

# AGENDA

## Meeting Planning and Regeneration Committee

**Date** Tuesday 14 July 2020

**Time** 11.00 am

**Place** Virtual Meeting

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### Members of the Committee

Andrew Boff AM (Chair)

Nicky Gavron AM (Deputy Chair)

Tony Devenish AM

Murad Qureshi AM

Navin Shah AM

A meeting of the Committee has been called by the Chair of the Committee to deal with the business listed below.

Ed Williams, Executive Director of Secretariat  
Monday 6 July 2020

[Note: This meeting has been called in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020. These regulations permit formal London Assembly meetings to be held on a virtual basis, with Assembly Members participating remotely, subject to certain conditions. The regulations apply notwithstanding any other legislation, current or pre-existing Standing Orders or any other rules of the Authority governing Assembly meetings, and remain valid until 7 May 2021. The meeting will be broadcast live via the web-link set out above. The regulations may be viewed [here](#).]

### Further Information

If you have questions, would like further information about the meeting or require special facilities please contact: Diane Richards, Committee Officer; email: [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk); 020 7084 2956.

For media enquiries please contact Lisa Lam; Telephone: 020 7983 4067; Email: [lisa.lam@london.gov.uk](mailto:lisa.lam@london.gov.uk). If you have any questions about individual items please contact the author whose details are at the end of the report.

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Certificate Number: FS 80233

**Agenda  
Planning and Regeneration Committee  
Tuesday 14 July 2020**

**1 Apologies for Absence and Chair's Announcements**

To receive any apologies for absence and any announcements from the Chair.

**2 Declarations of Interests** (Pages 1 - 4)

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk); 020 7084 2956

**The Committee is recommended to:**

- (a) Note the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, as disclosable pecuniary interests;**
- (b) Note the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s); and**
- (c) Note the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at Agenda Item 2) and to note any necessary action taken by the Member(s) following such declaration(s).**

**3 Membership of the Committee**

**The Committee is recommended to note the membership and chairing arrangements for the Committee, which were agreed by the London Assembly at its Annual Meeting on 15 May 2020:**

Andrew Boff AM (Chair)  
Nicky Gavron AM (Deputy Chair)  
Tony Devenish AM  
Murad Qureshi AM  
Navin Shah AM

## 4 Terms of Reference

**The Committee is recommended to note its terms of reference, which were agreed by the London Assembly at its Annual Meeting on 15 May 2020:**

To examine and report on matters relating to spatial development, planning and regeneration in London and to lead on scrutiny of the Mayor's Spatial Development Strategy ('The London Plan').

**Lead responsibility for scrutiny of:**

Old Oak Common and Park Royal Development Corporation (OPDC)  
London Legacy Development Corporation (LLDC).

## 5 Standing Delegations

**The Committee is asked to note the following standing delegations of authority to the Chair of the Committee:**

- (a) At its Annual Meeting on 1 May 2013, the Assembly agreed to delegate a general authority to Chairs of all ordinary committees and sub-committees to respond on the relevant committee or sub-committee's behalf, following consultation with the lead Members of the party Groups on the committee or sub-committee, where it is consulted on issues by organisations and there is insufficient time to consider the consultation at a committee meeting.**
- (b) At the Plenary Meeting on 6 June 2019, the assembly agreed to delegate authority to Chairs of ordinary committees, sub-committees and working groups to agree, in consultation with the relevant party Group Lead Members and Deputy Chairs:**
  - (i) The detailed terms of reference for any investigation to be undertaken by the relevant committee, sub-committee or working group within its work programme as agreed by the GLA Oversight Committee, and any related project plans and arrangements for related site visits or informal meetings; and**
  - (ii) The topic and scope for any additional projects to be added to its work programme, where it is not practicable to secure prior approval from the GLA Oversight Committee and subject also to subsequent ratification by the GLA Oversight Committee.**

## **6 Minutes** (Pages 5 - 74)

**The Committee is recommended to confirm the minutes of the Planning Committee held on 23 January 2020 and the minutes of the meeting of the Regeneration Committee held on 27 February 2020 to be signed by the Chair as a correct record.**

## **7 Summary List of Actions** (Pages 75 - 154)

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk); 020 7084 2956

**The Committee is recommended to:**

- (a) Note the completed, outstanding and closed actions arising from previous meetings and additional correspondence received and sent as listed in the report; and**
- (b) Note the response from the Ministry for Housing, Communities and Local Government in regards to the letter sent by the Planning Committee on the topic of Permitted Development Rights.**

## **8 Action Taken under Delegated Authority** (Pages 155 - 216)

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk); 020 7084 2956

- (a) The Committee is recommended to note the action taken by the Chairman of the Regeneration Committee under delegated authority in consultation with the Deputy Chair, namely to agree the Committee's output from the discussion on Public Land Disposal at the Committee Meeting held on 9 October 2019.**
- (b) The Committee is recommended to note the actions taken by the Chair of the Planning Committee under delegated authority in consultation with party Group Lead Members, namely:**
  - (i) to agree the Committee's output from the discussion on the London Plan at the Committee Meeting held on 23 January 2020;**
  - (ii) to agree the Committee's output from the discussion on Permitted Development Rights at the Committee Meeting held on 18 September 2019; and**
  - (iii) to agree the Committee's output from the discussion on Neighbourhood Planning and London's Communities at the Committee Meeting held on 25 May 2019.**

## **9 Response to Planning Committee: Planning Decisions of Potential Strategic Importance** (Pages 217 - 224)

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk); 020 7084 2956

**The Committee is recommended to note the response from the Deputy Mayor for Planning, Regeneration and Skills on behalf of the Mayor of London, to the Planning Committee output on Planning Decisions of Potential Strategic Importance.**

**10 Impact of the COVID-19 Crisis on Local Planning Authorities** (Pages 225 - 228)

Report of the Executive Director of Secretariat

Contact: Sarah-Jane Gay, [sarah-jane.gay@london.gov.uk](mailto:sarah-jane.gay@london.gov.uk); 07783805827

**The Committee is recommended to:**

- (a) Note the report as background to putting questions to the invited guests and the subsequent discussion.**
- (b) Delegate authority to the Chair, in consultation with the Deputy Chair, to agree any output from the discussion.**

**11 London Plan Update** (Pages 229 - 230)

Report of the Executive Director of Secretariat

Contact: Sarah-Jane Gay, [sarah-jane.gay@london.gov.uk](mailto:sarah-jane.gay@london.gov.uk); 07783805827

**The Committee is recommended to:**

- (a) Note the report as background to putting questions to the invited guests and the subsequent discussion.**
- (b) Delegate authority to the Chair, in consultation with the Deputy Chair, to agree any output from the discussion.**

**12 Planning and Regeneration Committee Work Programme** (Pages 231 - 232)

Report of the Executive Director of Secretariat

Contact: Sarah-Jane Gay, [sarah-jane.gay@london.gov.uk](mailto:sarah-jane.gay@london.gov.uk), 07783805827

**The Committee is recommended to note its work programme as agreed under delegated authority by the Chair of the Oversight Committee on 13 May 2020.**

**13 Date of Next Meeting**

The date of the next meeting of the Committee will be confirmed in due course by the London Assembly.

**14 Any Other Business the Chair Considers Urgent**

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# Subject: Declarations of Interests

**Report to: Planning and Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 14 July 2020**

**This report will be considered in public**

## 1. Summary

- 1.1 This report sets out details of offices held by Assembly Members for noting as disclosable pecuniary interests and requires additional relevant declarations relating to disclosable pecuniary interests, and gifts and hospitality to be made.

## 2. Recommendations

- 2.1 **That the list of offices held by Assembly Members, as set out in the table below, be noted as disclosable pecuniary interests<sup>1</sup>;**
- 2.2 **That the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s) be noted; and**
- 2.3 **That the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at below) and any necessary action taken by the Member(s) following such declaration(s) be noted.**

## 3. Issues for Consideration

- 3.1 Relevant offices held by Assembly Members are listed in the table overleaf:

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<sup>1</sup> The Monitoring Officer advises that: Paragraph 10 of the Code of Conduct will only preclude a Member from participating in any matter to be considered or being considered at, for example, a meeting of the Assembly, where the Member has a direct Disclosable Pecuniary Interest in that particular matter. The effect of this is that the 'matter to be considered, or being considered' must be about the Member's interest. So, by way of example, if an Assembly Member is also a councillor of London Borough X, that Assembly Member will be precluded from participating in an Assembly meeting where the Assembly is to consider a matter about the Member's role / employment as a councillor of London Borough X; the Member will not be precluded from participating in a meeting where the Assembly is to consider a matter about an activity or decision of London Borough X.

<b>Member</b>	<b>Interest</b>
Tony Arbour AM	
Jennette Arnold OBE AM	
Gareth Bacon AM MP	Member of Parliament, Orpington; Member, LB Bexley
Shaun Bailey AM	
Siân Berry AM	Member, LB Camden
Andrew Boff AM	Congress of Local and Regional Authorities (Council of Europe)
Léonie Cooper AM	Member, LB Wandsworth
Unmesh Desai AM	
Tony Devenish AM	Member, City of Westminster
Andrew Dismore AM	
Len Duvall AM	
Florence Eshalomi AM MP	Member of Parliament, Vauxhall
Nicky Gavron AM	
Susan Hall AM	Member, LB Harrow
David Kurten AM	
Joanne McCartney AM	Deputy Mayor
Dr Alison Moore AM	Member, LB Barnet
Steve O'Connell AM	Member, LB Croydon
Caroline Pidgeon MBE AM	
Keith Prince AM	
Murad Qureshi AM	
Caroline Russell AM	Member, LB Islington
Dr Onkar Sahota AM	
Navin Shah AM	
Peter Whittle AM	

[Note: LB - London Borough]

3.2 Paragraph 10 of the GLA's Code of Conduct, which reflects the relevant provisions of the Localism Act 2011, provides that:

- where an Assembly Member has a Disclosable Pecuniary Interest in any matter to be considered or being considered or at
  - (i) a meeting of the Assembly and any of its committees or sub-committees; or
  - (ii) any formal meeting held by the Mayor in connection with the exercise of the Authority's functions
- they must disclose that interest to the meeting (or, if it is a sensitive interest, disclose the fact that they have a sensitive interest to the meeting); and
- must not (i) participate, or participate any further, in any discussion of the matter at the meeting; or (ii) participate in any vote, or further vote, taken on the matter at the meeting

UNLESS

- they have obtained a dispensation from the GLA's Monitoring Officer (in accordance with section 2 of the Procedure for registration and declarations of interests, gifts and hospitality – Appendix 5 to the Code).

3.3 Failure to comply with the above requirements, without reasonable excuse, is a criminal offence; as is knowingly or recklessly providing information about your interests that is false or misleading.

- 3.4 In addition, the Monitoring Officer has advised Assembly Members to continue to apply the test that was previously applied to help determine whether a pecuniary / prejudicial interest was arising - namely, that Members rely on a reasonable estimation of whether a member of the public, with knowledge of the relevant facts, could, with justification, regard the matter as so significant that it would be likely to prejudice the Member's judgement of the public interest.
- 3.5 Members should then exercise their judgement as to whether or not, in view of their interests and the interests of others close to them, they should participate in any given discussions and/or decisions business of within and by the GLA. It remains the responsibility of individual Members to make further declarations about their actual or apparent interests at formal meetings noting also that a Member's failure to disclose relevant interest(s) has become a potential criminal offence.
- 3.6 Members are also required, where considering a matter which relates to or is likely to affect a person from whom they have received a gift or hospitality with an estimated value of at least £50 within the previous three years or from the date of election to the London Assembly, whichever is the later, to disclose the existence and nature of that interest at any meeting of the Authority which they attend at which that business is considered.
- 3.7 The obligation to declare any gift or hospitality at a meeting is discharged, subject to the proviso set out below, by registering gifts and hospitality received on the Authority's on-line database. The on-line database may be viewed here:  
<https://www.london.gov.uk/mayor-assembly/gifts-and-hospitality>.
- 3.8 If any gift or hospitality received by a Member is not set out on the on-line database at the time of the meeting, and under consideration is a matter which relates to or is likely to affect a person from whom a Member has received a gift or hospitality with an estimated value of at least £50, Members are asked to disclose these at the meeting, either at the declarations of interest agenda item or when the interest becomes apparent.
- 3.9 It is for Members to decide, in light of the particular circumstances, whether their receipt of a gift or hospitality, could, on a reasonable estimation of a member of the public with knowledge of the relevant facts, with justification, be regarded as so significant that it would be likely to prejudice the Member's judgement of the public interest. Where receipt of a gift or hospitality could be so regarded, the Member must exercise their judgement as to whether or not, they should participate in any given discussions and/or decisions business of within and by the GLA.

## 4. Legal Implications

- 4.1 The legal implications are as set out in the body of this report.

## 5. Financial Implications

- 5.1 There are no financial implications arising directly from this report.

<b>Local Government (Access to Information) Act 1985</b>	
List of Background Papers: None	
Contact Officer:	Diane Richards, Committee Officer
Telephone:	020 7084 2956
E-mail:	diane.richards@london.gov.uk

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# MINUTES

**Meeting: Planning Committee**  
**Date: Thursday 23 January 2020**  
**Time: 2.00 pm**  
**Place: Committee Room 5, City Hall, The Queen's Walk, London, SE1 2AA**

Copies of the minutes may be found at:

<http://www.london.gov.uk/mayor-assembly/london-assembly/planning>

**Present:**

Andrew Boff AM (Chair)  
Nicky Gavron AM (Deputy Chair)  
Tom Copley AM  
Tony Devenish AM  
Navin Shah AM

**1 Apologies for Absence and Chair's Announcements (Item 1)**

1.1 No apologies for absence were received.

**2 Declarations of Interests (Item 2)**

2.1 **Resolved:**

**That the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, be noted as disclosable pecuniary interests.**

### **3 Minutes (Item 3)**

#### **3.1 Resolved:**

**That the minutes of the Planning Committee meeting held on 18 September 2019 be signed by the Chair as a correct record.**

### **4 Summary List of Actions (Item 4)**

4.1 The Committee received the report of the Executive Director of Secretariat.

#### **4.2 Resolved:**

**That the ongoing and completed actions arising from the previous meetings of the Committee, as listed in the report, be noted.**

### **5 Action Taken Under Delegated Authority (Item 5)**

5.1 The Committee received the report of the Executive Director of Secretariat.

#### **5.2 Resolved:**

**(a) That the recent action taken by the Chair under delegated authority, following consultation with the Deputy Chair, namely, to agree the Committee's letter to the Mayor of London, regarding Mayoral Planning Decision Powers, attached at Appendix 1 of the report, be noted**

**(b) That the letter to the Mayor of London, regarding Mayoral Planning Decision Powers, be noted.**

### **6 London Plan Q&A (Item 6)**

6.1 The Committee received the report of the Executive Director of Secretariat as background to putting questions to invited guests on the draft new London Plan.

6.2 At the beginning of the item, the Chair provided confirmation of a correction within the report in paragraph 3.3, relating to the dates listed for the Examination in Public which should have read 15 January 2019 to 22 May 2019.

**Greater London Authority  
Planning Committee  
Thursday 23 January 2020**

- 6.3 The Chair welcomed the following guests to the meeting:
- Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills;
  - Jennifer Peters, Strategic Planning Manager, Planning, Greater London Authority (GLA); and
  - Rob McNicol, Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA.
- 6.4 A transcript of the discussion during the first session is attached at **Appendix 1**.
- 6.5 During the course of the discussion, the Deputy Mayor for Planning, Regeneration and Skills undertook to provide the following information:
- A timetable of when Supplementary Planning Guidance (SPG) would be published and the SPG topics;
  - Data on the satisfaction levels of people living in tall buildings;
  - An update on the Small Sites, Small Builders programme; and
  - Details on the uptake of the Care and Support Specialised Housing Fund.
- 6.6 During the course of the discussion, the Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA undertook to provide the following information:
- Detail of which London boroughs had developed article 4 directions, both for conversion of offices to residential in appropriate locations and for industrial uses to residential; and
  - Details of how much industrial space had been lost to residential through permitted development rights.
- 6.7 At the conclusion of the discussion, the Chair thanked the guests for their attendance and contributions to the meeting.
- 6.8 **Resolved:**
- (a) That the report and the discussion with invited guests be noted; and**
  - (b) That authority be delegated to the Chair, in consultation with the Deputy Chair to agree any output from the meeting.**

## **7 Planning Committee Work Programme 2019/20 (Item 7)**

7.1 The Committee received the report of the Executive Director of Secretariat.

7.2 **Resolved:**

**(a) That the Committee's work programme report, be noted.**

**(b) That the topic for the meeting in March 2020, as agreed at the GLA Oversight Committee meeting on 17 December 2019, be noted.**

## **8 Date of Next Meeting (Item 8)**

8.1 The date of the next meeting was scheduled for 18 March 2020 at 2.00 pm in Committee Room 5, City Hall.

## **9 Any Other Business the Chair Considers Urgent (Item 9)**

9.1 There was no other business that the Chair considered urgent.

## **10 Close of Meeting**

10.1 The meeting ended at 4.29pm.

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Chair

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Date

**Contact Officer:** Jonathan Baker, Senior Committee Officer; Telephone: 020 7084 2825; E-mail: jonathan.baker@london.gov.uk; Minicom: 020 7983 4458



London Assembly Planning Committee – Thursday 23 January 2020

Transcript of Agenda Item 6 – London Plan Q&A

**Andrew Boff AM (Chair):** Thank you. We have cantered through the dull stuff and now we go on to the interesting stuff. We will be today talking about the London Plan and, just before we start the session, I would like to confirm a correction of a little typo in the report. In paragraph 3.3 relating to the dates listed for the Examination-in-Public (EiP). This should read, “15 January to 22 May 2019”. I need that to be put onto the record.

I now welcome our guests: Jules Pipe [CBE], Deputy Mayor for Planning, Regeneration and Skills; Jennifer Peters, Strategic Planning Manager for Planning in the Greater London Authority (GLA); and Rob McNicol, Policy Team Leader for Economy, Culture & Social Infrastructure, GLA.

That is a hellishly long title. What do you do?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** I am Policy Team Leader within the London Plan team with a focus on the policies relating to the economy, culture and social infrastructure.

**Andrew Boff AM (Chair):** That is a lot of words. Thank you very much. If we can now go to our main business, which is to ask questions of our guests, for our first batch of questions I would like to hand over to Assembly Member Devenish, if I may.

**Tony Devenish AM:** Thank you very much. Good afternoon. Starting with the Deputy Mayor, when does the Mayor expect a response from the Secretary of State for Housing, [Communities] and Local Government [The Rt Hon Robert Jenrick MP], please, to the intended-to-be-published version of the London Plan submitted on 9 December last year [2019]?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** 19 February [2020].

**Tony Devenish AM:** Thank you. A nice straight answer. Does the Mayor expect the Plan to be ready in time for the papers to be prepared for the [London] Assembly Plenary on 6 February [2020], then? Presumably not.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Not the Secretary of State’s response, no.

**Tony Devenish AM:** OK. Has the Mayor received any indication from the Ministry of Housing, [Communities] and Local Government (MHCLG) to any potential responses they intend to make to the Plan when they do respond on 17 February [2020]?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No, only the most informal contact, officers to officers.

**Tony Devenish AM:** Thank you. When do you anticipate being able to publish the final version of the Plan?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** We hope to have it published before the pre-election period and so by 20 March [2020].

**Tony Devenish AM:** Thank you. Great straight answers today. I am very impressed.

**Nicky Gavron AM (Deputy Chair):** Chair, could I just come in? If you get the response from the Secretary of State on 17 February [2020], do you then have to respond to that response?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. If a response comes in on 17 February [2020] requiring some changes, we would then have to go back to the Secretary of State confirming that we had made those changes to the Plan.

**Nicky Gavron AM (Deputy Chair):** I am just trying to think in terms of this [London Assembly] Plenary business. That would be another week, would it, for you to respond or two weeks?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It would depend on how complicated they are.

**Nicky Gavron AM (Deputy Chair):** Sure. That makes sense. All right.

**Navin Shah AM:** Would that not have an effect on the publication date then?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Indeed, if they were complicated and there were irreconcilable differences, then yes.

**Navin Shah AM:** Then that would be at risk?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes.

**Navin Shah AM:** OK. Thank you.

**Nicky Gavron AM (Deputy Chair):** Do you have to make changes throughout the Plan? You do not know, do you, because you cannot have a plan ready for publication --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The Secretary of State is at liberty to go further than the issues of disagreement between us and the Inspectors.

**Nicky Gavron AM (Deputy Chair):** It is tricky, is it not?

**Andrew Boff AM (Chair):** Assembly Member Devenish, carry on.

**Tony Devenish AM:** Thank you. What are the key lessons that the Mayor has learned from the process of developing the Plan so far?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** London is facing an awful lot of challenges and competition for land and the variety of uses that we need to put land to in order to make London a successful city is a very contested space, literally.

**Tony Devenish AM:** You knew that already, though?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We got yet more evidence, though, that that is the case. The process really did highlight the polar opposite views that there are about the value of the Green Belt and the value of industrial land. In the EiP hearings, a very wide variety of views was heard. From what was distilled out of 4,000 different submissions to the Plan, we heard views as wide-ranging as, "The Mayor should go further", to, "London is full up and, therefore, we should be refusing development". Yes, this is a very contested space.

**Tony Devenish AM:** If we were in a lift together and you were going to give me a private anecdote that is a little bit public now, you have been around a long time in local government and so what is the thing that really stuck out for you, rather than the generalities that, with respect, you are giving us so far? Nobody disagrees with what you have said, but what is one thing that you think, "I did not realise that", "We need to do more on this", or, "We are doing well on that"? Perhaps not the latter one.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I am always terrible on those kinds of questions because I will just keep thinking around and around them. On all of these subjects, they are all contested, whether it is the value of wharves and the whole issue about agents of change and people moving into new accommodation next to wharves and thinking the wharves should close down, but then how are we going to bring the aggregates in to build homes for anyone else to live in? The list is endless if one is going to say, "What was the surprise?" We could go through almost page-by-page of the Plan and there could be an anecdote that would illustrate the contest that is at play on a particular issue. Therefore, I am loath to try to highlight one particular thing.

I am happy to talk around it and tease some out. I am not trying to keep anything to myself. I suppose it is an extensive list. Anywhere in the Plan one can find something.

**Tony Devenish AM:** Maybe I will ask you at future built environment events, anyway. How will the Mayor support boroughs to implement the policies contained within the Plan? We all know it is easy to say it. It is difficult to actually do it. What more can you do on resources for the boroughs?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There is a significant amount of work that we have been doing with the boroughs throughout the creation of the Plan to support them in both the way in which they can ready themselves to implement the Plan and also practical things to do with housing delivery. I am not sure which of those or whether perhaps both of those are things that you wanted to discuss.

**Tony Devenish AM:** Yes, please.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Firstly, by having a robust Plan in place that seeks to encourage boroughs themselves to produce their own local plans and things that we think need to be put in place to provide for quality decision-making and decision-making that is focused on achieving the targets that have been set is obviously a positive thing. We have been working in partnership with them a great deal around funding opportunities as well through Housing and Land. There is any number of projects that we have been working on, such as the Small Sites, Small Builders programme, whether it is

bringing more capacity in through the 80 or so built environment professionals who have been brought into local government in London and the South East through public practice. Jennifer will fill in the gaps while I am finding my extensive list.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes. One of the important things that we will be doing over the next few months - and in fact we have started with it - is developing a range of Supplementary Planning Guidance (SPG) and other guidance documents to help boroughs deliver the Plan.

Important on that and something we have already started on is design guidance on understanding optimising capacities. That will be a fairly processed piece of guidance that will help boroughs assess sites and understand the best and most suitable range of development to put on those sites. We have done some work on that over the last couple of years with boroughs as well and so they have fed into it. We have learned from examples where they are already doing that well and so we can roll that out.

Also, once we have the Plan in place, the team will then move into implementation mode, if you like, and that will include also going out to boroughs, doing training workshops, listening to boroughs and understanding where they may be uncertain about how to apply policy and then we can develop guidance as and when it is needed.

One of the things we are planning to do or hoping to do is to have a bit more guidance that we can more speedily update so that, as and when questions come up, we can put that online and people can search. If they are interested in a particular topic or area, they can search that and all of the areas of guidance will come up and they can find that. This means that we can put up guidance notes, as I say. If a particular question comes up, rather than waiting a year to write a document on a topic, we can come up with the answer to that question very quickly. That, again, will help to implement the Plan and, as Jules has already said, the Plan has been written in way that can be implemented quickly. We are following that up with quicker guidance, if you like.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Jennifer has covered the housing design guidance and bringing that forward. The Affordable Homes programme itself is all about delivery. The Building Council Homes for Londoners as well is directly involving the GLA with the boroughs to help them deliver that.

The Homebuilding Capacity Fund has £10 million of revenue funding directly, to help planning departments within boroughs, to skill up, to be able deliver some of this or even to employ someone from public practice if they do not have the revenue funding themselves to do that. I mentioned Small Sites, Small Builders. That is a £15 million-plus programme. There is the Community-Led Housing Hub that the Mayor launched in 2017 and the Community Housing Fund that followed in 2019, which is £38 million of capital grant and loans.

There is our work to bring forward public sector sites through Transport for London (TfL) and working with the National Health Service and the work that is being done in Housing and Land to diversity housing products like the encouragement of Build to Rent. The Prism tool is encouraging the modular building and optimising capacity on sites that are using modular building. I have mentioned public practice and of course there are things like the Mayor's Construction Academy to try to increase the workforce available to deliver some of these projects.

There is a variety of things that are designed to increase delivery.

**Tony Devenish AM:** Thank you very much. I will leave it there.

**Nicky Gavron AM (Deputy Chair):** Can I just come in on this one on the boroughs? It was really interesting, actually, listening to that whole list of all the different mechanisms, initiatives and funding that you have for delivery.

It is also important how boroughs are going to be able to respond to developers. Let us assume it is published in March, April or May [2020]. Developers are going to be ready, are they not, and the Design Guide will be coming out. They will not have done their open space, their tall buildings, their density frameworks. How could they? Half the boroughs - it is good, this - have characterisation assessments and some of them have area action plans, but a lot of them are not really ready for the developers. How are you going to respond to that? This came up a lot at the EiP. The boroughs do not have the planners, the urban designers, the architects or the resources.

By the way, when you are answering that, could you just say how many of the 80 - that number is great - public practice associates are actually in London boroughs?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** On the public practice associates, it is probably about - I am guessing - 65 to 70 out of the 80 or so.

**Nicky Gavron AM (Deputy Chair):** That could be more than one per borough?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. There are one or two with TfL, but the overwhelming majority - as I say, around 70 of the 85 or 86 that there are - are with London boroughs.

**Nicky Gavron AM (Deputy Chair):** In London?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes, or very close to. St Albans, for example.

**Nicky Gavron AM (Deputy Chair):** Yes, but we are talking about London boroughs. That is good to hear. And they go on for more than a year?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I am sure that less than a dozen are in places like Epping and St Albans around the periphery. All bar about one have stayed in the public sector and, again, all bar a handful are continuing either in the same role or in an associated role with the same borough. Overwhelmingly, it has established that resource semi-permanently, as long as these people want to continue.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** In terms of boroughs gearing up, obviously the Plan in draft form has been out since December 2017 and so they know the essence of what is in it and will be thinking about how they gear up for that and update their local plans. They would have been carrying out work on that and we know that because we have had some drafts in, and they are already starting to do what we require in this Plan.

Also, within the Plan itself, a lot of the policies and criteria, although sometimes they are designed mainly for using in a plan-led approach, also can be used on a case-by-case criteria and so tall buildings and a design

approach. You can use the same approaches but just in a more reactionary way as and when you need to while they are gearing up for their own local plans. We have been working with boroughs, as I say, particularly on the design elements and so they all know what is coming and what they need to do to gear up to that.

**Navin Shah AM:** I want to rewind to the SPGs we were talking about earlier on. You have committed to publishing many more SPGs. When can we expect to see that and how will you prioritise the topics for those SPGs?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Jennifer has an extensive timetable that we could let you have, which prioritises them. They play out over about the next 12 or 18 months.

**Navin Shah AM:** You have a list of topics and a timeframe for each of those? That is brilliant. One question. Will the publication of the new London Plan make the existing SPGs obsolete? What is the legal status?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We have to publish a list of existing ones that no longer apply. We publish that at the same time we publish the new Plan.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes, we will do. The guidance that exists at the moment is hooked off the current Plan and so, in theory, it falls away. However, what we will do is we will make sure that where that guidance is still relevant and in the interim while we are updating or providing new guidance, we will be clear about what is still relevant and what counts. There is a lot of stuff out there that we have done in the past that is still very useful and we would not want to lose that in the transition period. We will put that online, as Jules says, when we publish the Plan.

**Navin Shah AM:** Your list of SPGs will also state, in a sense, when the new Plan is published, what will become obsolete or will need lots of rewriting or redrafting of what will effectively be the adopted, so to say, and which are the ones that will be brand new. Talking about brand new, would you have any on tall buildings or densities, two separate ones?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** The design work that we are already undertaking, which will be one of the first ones to go out to consultation, deals with the issue of densities and how to understand the right density for a site. That should come out, hopefully, in the spring or the early summertime [of 2020].

In terms of tall buildings, yes, we are, slightly further down the road, looking at the different issues in the tall buildings policies, particularly things about daylight/sunlight and impacts on wind. We have a whole list of things that we are looking to cover in that. That will be, as I say, a bit further on. We have not started working on that yet, but that will be one that we will be bringing forward.

As I mentioned before, the way we are looking to do SPGs and guidance in general is that we will pick up issues. It might not be that we have a tall buildings guidance document that comes out, but we will ensure that we pick up all of the issues around tall buildings throughout the guidance that we will be doing.

**Navin Shah AM:** I have some questions on policies on both density and tall buildings. Given that boroughs are now left, as part of the new policies, to define what a tall building is and, for example, the density matrix also is left to them to determine, will this be something picked up strongly within the SPGs so that have strategic and clear guidance?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes. The design SPG that I have mentioned will help in this regard and so will the characterisation SPG. That is another one that we are looking to do quite quickly and then also the tall building guidance. The first two will help boroughs understand where is appropriate for tall buildings and what is 'tall' within their context, yes.

**Navin Shah AM:** And in a London context?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** And in their local context. What would be tall in Tower Hamlets is different from in Richmond.

**Navin Shah AM:** Sure, yes. All right. Thank you for that.

**Nicky Gavron AM (Deputy Chair):** Also, you know perhaps that we, the Assembly, argued that it is about time we had a distinction made between commercial tall buildings and residential tall buildings. Originally, the policies were written for commercial and in some cases mixed use, but they were not written for residential. We have gone on not changing that and now we are at a point where there is a huge pipeline of tall buildings. It was 80%. I do not know whether it still is. About 80% are going to be residential. It is very difficult designing residential tall buildings from designing for commercial. Even the location really matters, too.

I want to press you on this. Will you be looking at that?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes. Where there is a difference of things that have to be taken into account between the two different uses and whether a tall building for commercial or a tall building for residential is appropriate in a location, then, yes, that will be picked up by either the characterisation guidance or the design guidance.

**Nicky Gavron AM (Deputy Chair):** We will be looking at the design of these buildings? There are huge issues around families and cores and corridors and access.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes. We are looking at that. One of the things that we are doing at the moment is some research. An example is the Good Growth by Design inquiry into child-friendly cities. We are hoping that some of that research gives us some information about how we design better for children and families in mind. That will feed into some of our guidance.

There is other work going on. The Social Integration Lab is doing some work specifically with Tower Hamlets at the moment looking at social cohesion in tall buildings. We are thinking that some of the learning from that is the sort of thing that we might be able to fit into guidance. At the moment, we are still thinking about exactly what the guidance would look like, but we are looking to pick up those issues.

**Nicky Gavron AM (Deputy Chair):** That is encouraging.

This is a few questions on the Green Belt. The Mayor has rejected the Government Inspector's recommendation that he should do a review of the Green Belt. What you have said, if I have this right, is that he will do an appraisal of all the spatial development options that lead to a sustainable outcome as part of the next London Plan. Do I have that right?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes.

**Nicky Gavron AM (Deputy Chair):** Do I have it really right?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. You have made a better fist of describing it than I would have off the top of my head. Yes.

**Nicky Gavron AM (Deputy Chair):** OK. In that case, then, will this strategic appraisal also include the Green Belt?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** When going forward with producing the next Plan, whenever that is, part of the debate will have to be about taking a step back and looking at how we can address need in the context that London sits, basically the wider South East, but that is problematic without a regional approach to planning and we do not have that anymore in this country. The Mayor's remit goes only as far as the border of the GLA, as you know.

**Nicky Gavron AM (Deputy Chair):** Yes. Any appraisal will have to include - I think we all totally agree - looking at the wider South East. We have actually dealt with that in this Committee, too.

At the EiP, there was a lot of discussion about what I can only really call the inadequacy of the arrangements for tackling growth locations and the big, strategic issues, which need a lot of policies. They also need a lot of attention from relevant stakeholders and other interested parties.

It was suggested by the Assembly and by others that what is needed is a shared resource for resource and providing evidence for the growth locations and the associated strategic infrastructure that goes with growth locations and, in fact, as a step towards certainly making the case and then some form of not just contingent but strategic planning and co-ordination. We suggested a technical secretariat to undertake that. Obviously, that has to include the Mayor taking leadership, but the Government would have to be very supportive of that and possibly be part of it.

Are you lobbying for that? Are you thinking about that?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is not something that I am sighted on. If your point is about across the wider South East --

**Nicky Gavron AM (Deputy Chair):** It is.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** -- yes, then we are very much engaged with the representative bodies like the East of England grouping of councils and South East England [Councils] (SEEC). We are engaging with the newly created transport bodies for these areas like England's Economic Heartland and the south-eastern one and the eastern one. There is a lot of overlap but some of these representative bodies are not necessarily coterminous. We are working with individual local authorities. The representative bodies on London Councils and the GLA have put a call out to boroughs to meet on a bilateral basis with London to discuss these issues.

This is not necessarily the strategic approach that you are suggesting, but there is a lot of activity in this space about --



**Nicky Gavron AM (Deputy Chair):** We are very aware. That was absolutely rehearsed at the EiP, the activity, but a lot of it is with willing partners.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Exactly. That is exactly what it is. That is the point. Without a regional framework, we do not really have any leverage or even anything to lead within. There is not a construct or a framework within which we could lead and so, instead, it has to be on a 'willing partners' basis.

**Nicky Gavron AM (Deputy Chair):** Yes, and they are not necessarily --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are not that many --

**Nicky Gavron AM (Deputy Chair):** In terms of strategy or strategic locations, they are not necessarily the relevant partners always. They are not necessarily the willing partners on one-to-one arrangements around waste or something. In fact --

**Andrew Boff AM (Chair):** Assembly Member Gavron, could I just ask Assembly Member Devenish to come in? He wanted to come in on that point.

**Nicky Gavron AM (Deputy Chair):** Yes, of course.

**Tony Devenish AM:** Mine is a simpler point. I agree 100% with Nicky. Is it not really the case that you have to appoint somebody fulltime from your side, Jules, and get Homes England to appoint somebody and you have to go out as a team? Otherwise, you will spend half a day a month on it because you are doing all the other parts of your job. Nicky is absolutely right. We have to have the South East involved in this. Otherwise, you will just have a couple of discussions with Billericay or with Reading or whoever and nothing is going to happen.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No, there are some dedicated resources within the GLA team that address this very issue but, as I said, I believe that Nicky's point would really require a governance framework in place that would smack too much of regional planning for this Government to be interested.

**Nicky Gavron AM (Deputy Chair):** It would not. That is not what we were talking about. We were talking about a technical secretariat to --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Elements of that effectively exist.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Just to come in on that, as you heard at the EiP last year [2019], with the wider South East on trying to do joint research and do a joint evidence base. For example, our Demography team has done population projections for the whole of England. That process, even getting some of the organisations that Jules mentioned - SEEC and the East of England Association - signed up to even doing research together is very slow and hard because there are all of the trust issues about what London is trying to do to the wider South East. Are we trying to get rid of homes or whatever it is? We have had to work very carefully with them to do even that work.

However, we have had some successes. In some of the letters we have written to the Government about barriers to housing delivery, we have pulled together pipeline information from the whole of the wider South East, but --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is a list of agreed infrastructure projects around which we could all coalesce.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** -- it has been very slow in doing that. As Jules said, without the Government's backing, the only way we can do it is through very much a partnership approach, which is slow and is likely to have people who are not in agreement. The idea about having a dedicated technical resource is a good idea, but we would still need to be getting those different parties on board. That conversation is yet to be had and it would not necessarily be an easy one, even though, to a lot of us, it seems like a simple solution would be very useful.

**Nicky Gavron AM (Deputy Chair):** That was a very helpful answer, but it is something that really needs to be worked on because I do not understand how you can possibly do a strategic appraisal of all the options including the wider South East without that. It would be very difficult.

Chair, the Committee ought to think about this and see if it cannot lend some support to the whole cause, in a way, maybe by writing to the Government. Yes?

Anyway, just to go on to another question, in the plan, you are very robust about protecting the Green Belt. That is continuing, yes?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes.

**Nicky Gavron AM (Deputy Chair):** Does that mean that you do not accept that if there is a decision made, say to de-designate, which meets the criteria of the National Planning Policy Framework (NPPF), you would not -- I am just trying to find out where you are vis-à-vis the NPPF.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We believe our policy is consistent with the NPPF and, therefore, should be found acceptable. The Inspectors felt that it was unnecessary. The Mayor does write to object when there are moves to de-designate, but the NPPF does trump the London Plan and, therefore, the Inspectors are at liberty to agree with the de-designation proposed by a borough. The Mayor has set out his stall about how he feels about de-designation.

**Nicky Gavron AM (Deputy Chair):** OK. That is very clear.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** In terms of the Green Belt test, if a borough has done a review and has found some land that no longer meets any of those tests, then that is a different proposition because then it is no longer Green Belt in the way that we expect it to function. We have not actually had any of those come through. It is always 'exceptional circumstances' arguments, which are different because we are still losing Green Belt that meets the functions.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I vaguely remember someone applying to convert it to Metropolitan Open Land (MOL) because it no longer met the Green Belt tests. They had no intention of releasing it as green space but MOL designation was more appropriate than Green Belt. There was once one of those.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes.

**Nicky Gavron AM (Deputy Chair):** OK. The NPPF has a lot about protection in it but it also has a certain amount about enhancement. You stress in the London Plan - and we really supported you on that - the multifunctional nature of the Green Belt. It seems now that with the climate emergency, with the decline in biodiversity, the decline in wildlife habitats and so on, the need for more woodland, not to mention air quality, recreation and so on, there is a real role for the Mayor to emphasise enhancing the Green Belt. I wonder what initiatives are being put in place.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** You are absolutely right to highlight the Plan's explicit support for the enhancement of the Green Belt and its multiple uses and benefits for Londoners. Of course, the planning system, whilst it can say what it says, does not have a role in actively encouraging positive uses because many of the changes that would be welcome and that we would all want to see in the Green Belt actually do not require planning permission. The spatial rules we would have in the Plan are not necessarily relevant to encouraging those beyond the strong protection and the headline encouragement of policy G2 that supports the enhancement of the Green Belt. Really, it does more fall to environmental stewardship schemes that provide payments to landowners. Having those kinds of rules and the delivery of that is outside the scope of the GLA, but we in principle support those kinds of works.

The GLA is working with partners and stakeholders to try to influence those schemes. Previously it would have been through the European Union (EU) because the EU rules dictate how some of these land payments work because it amounts to subsidising landowners for particular beneficial uses. The typical one that would be discussed would be payments for farmers to set land aside that could be used for public use, for example. The GLA has previously engaged on that and would continue to engage with the Government about any new rules that are brought forward for that kind of environmental stewardship. Inevitably, there will have to be something that supersedes the EU rules around this during the Brexit transition period.

The GLA also works with people like the Woodland Trust and the Forestry Commission and we are actively supporting work in major woodland creation opportunities. The Mayor has met the ambition of achieving [National] Park City status, but we want to continue increasing the green cover, not just green space but wooded space as well.

**Nicky Gavron AM (Deputy Chair):** The GLA has quite a role here because, for a lot of the land, there is an issue about the landowners and bringing them together to do many of the things that you might want to suggest.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is interesting that perhaps only 60% of the Green Belt is agricultural land. This whole EU subsidies point and whatever replaces it has quite a bearing on Green Belt usage.

**Nicky Gavron AM (Deputy Chair):** The new stewardship changes? Yes, they do. Also, in terms of land ownership, between the City of London and a lot of the London boroughs, there is quite a chunk of the Green Belt that is in public hands. That is where the partnerships have to be struck to do the enhancements and the kinds of things you have just been talking about.

I have just one last question. What about access – this is within the Mayor’s hands – in terms of making sure that the Green Belt can be really enjoyed by Londoners in terms of recreation, cycle routes, roaming rights, pathways and all that? What initiatives are going on there?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Sorry?

**Nicky Gavron AM (Deputy Chair):** Maybe I should ask Heidi Alexander [Deputy Mayor for Transport], but just in terms of increasing access to the Green Belt for Londoners. It is very important for recreation, wellbeing and health. All of these local authorities have public health duties.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** We are highlighting, as Jules says, in the Plan the importance of being able to use the green space and those multifunctional purposes. We have work going on with things like the All London Green Grid, which we have as a document at the moment. That is all about enhancing green space and making sure that there is that access to it. However, as Jules said at the start, a lot of this is beyond planning. Only if a planning application comes in can we do much about that.

On your point about land ownership, a lot of the Green Belt, as you say, is in public ownership, but it is often freehold and is leased out for agricultural uses or is parks or woodland. In those areas, you can do a lot to bring in more access, but when it is agricultural land, even if it is in public ownership, there is less you can do because they have tenancies on them.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** To date, a lot of those payments on the agricultural land are about preventing adverse outcomes rather than about promoting positive outcomes and uses. This is something that the GLA is lobbying on and others can lobby the Government about how any new scheme could be far broader about achieving positive outcomes, benefits for Londoners and access, rather than just simply setting aside to prevent more fertiliser being used on a particular area or whatever. It should be less about setting aside and more about active uses for Londoners.

**Nicky Gavron AM (Deputy Chair):** It is a huge asset that we have allowed to decline and we need to think more about it. Thank you for that answer. That was helpful.

**Navin Shah AM:** This is in the context of tall buildings and density. The new policies very clearly put a new and very considerable burden on planning authorities. The question is something we have touched upon, but I want a bit more comprehensive response.

What more intervention can City Hall provide to support boroughs with decisions related to a design-led approach to density and also the much significant work that will be required on tall buildings?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Jennifer is best placed to answer that because it is a question about professional capacity and officer capacity within boroughs.

**Navin Shah AM:** That puts on an enormous burden in terms of financial resources and their ability to have that. At the same time, there is already support given from the GLA at different levels to the borough. How can that be enhanced so that local authorities do not have to entirely rely upon their own inhouse support or whatever they want to organise? This is very critical.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** The first thing I suppose I would say is that the design-led approach and the approach to tall buildings is not something totally out of the blue. A lot

of boroughs do that kind of work. If a borough is doing a site allocations document, for example, they will look at the site and understand its capacities to try to put out in the allocation or in the area action plan or masterplan what they would like to see on that site. A lot of this work is already going on. There are a few boroughs that have not done it yet and so they will need support in gearing up.

The important point that we are trying to push in this Plan is to do that work through the local plan to make sure that it is properly plan-led. That does frontload work a bit, but it means that when you have applications coming in, you are not reacting to those applications. You have already done the work. You have done the evidence and, therefore, you can encourage them to be the right schemes but, if they are the wrong schemes, you have the evidence and the information to explain why they are the wrong schemes. In lots of ways, it is work that would already happen, but we are just saying to do it at the front rather than at the back end.

Then, as I have already mentioned, the SPG guidance provides a step-by-step process - that is the idea - and a tool as well that can be used. Boroughs that have not necessarily done it before or have not done it as much as others can follow that guidance and deliver that and understand those capacities.

We are also doing the work on characterisation studies and so, again, boroughs can go through a process to make sure they understand the character and context, which leads them to understand where those taller buildings are, and make sure they can understand capacity in terms of transport and accessibility.

We think we have a package of measures within the Plan itself and then through the SPG guidance. Then there will be the training sessions that I have mentioned that we will do on the SPGs and also things like the public practice. Where there is a skills gap or a lack of capacity at a particular local authority level, they can draw in that expertise. The public practice people are designers. This is urban design. This is exactly the sort of thing that their skills can do.

We feel that, as I say, one, it is frontloading a lot of work that would already happen anyway and giving a clear process that boroughs can follow and have responded well to. A lot of the boroughs we have spoken to have said that they do already do this or that they are glad there is this pressure to do more of it, not just do it on one area or on an area action plan but do it on a whole-borough basis.

**Navin Shah AM:** I can see where you are coming from, but still the question remains that - call it frontloading or whatever - that preparation or forward plan, which will be critical to how those policies are implemented, would that require much bigger and stronger teams, which probably traditionally or currently the boroughs do not have, given that kind of scenario and also interpreting those policies when you have planning applications, which itself may require more than your normal capacity of urban designers, architects or whatever. This is why I have concerns about how it will actually work on the ground.

Do you see within the GLA or City Hall increasing that capacity so that the boroughs can benefit where you find there are gaps in specific requirements? Is this something we are gearing up to do?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Firstly, I would say that the boroughs will not require more capacity than they should have, whatever the system. They are stretched.

**Navin Shah AM:** Very stretched.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Many are stretched. It is different borough to borough and each borough is different, but many are stretched. The approach that we

have brought in with this Plan is -- it would be wrong to say, "Do not change to what we believe is a better system and a better approach", because at the moment boroughs have depleted resources. There is an issue, whatever the approach to density and tall buildings and the difference between a design-led approach versus a more numbers-driven approach. There is a capacity issue.

Regardless of the Plan, regardless of the change in approach, City Hall would want to do what it could to help boroughs in their capacity. I mentioned the public practice capacity building fund. There is the homes building capacity fund as well. One of its prime intentions is to help development teams within boroughs and development management teams within planning departments to bring forward housing.

The two things are slightly separate in my mind, the capacity and this particular change in approach.

**Navin Shah AM:** I have one last question. Given that the trend - and it will continue, I am sure - is to go high for residential buildings, as Nicky has already mentioned when talking about tall buildings, what proportion, do you reckon, of family-sized dwellings will those tall buildings contribute? It has lots of implications, including the whole family-friendly places, amenities and so on and, therefore, how appropriate they will be in those tall buildings.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. I am sure I had some numbers that I noted down about unit size in tall buildings.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** One of the facts that is quite interesting, which we trotted out at the EiP, was around the --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The surveys on satisfaction about them?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** That is another one.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is another one. I will come to that, then. I will do that one.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** You do that one. Tower Hamlets is delivering a lot of homes. It is one of the biggest deliverers and it delivers dense development but is also delivering a lot of family homes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is the one. That is the one I am thinking of.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It shows that it is not impossible to do family housing and dense development. It is not necessarily saying tall buildings, but there are tall buildings over there.

It is difficult to know exactly the proportion that will come through tall buildings because, when we do the Strategic Housing Land Availability Assessment (SHLAA), that is based on assumptions around density and is not necessarily assuming the form of that density and whether that is tall buildings or not.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** One of the points I was going to make was about the satisfaction thing. The survey showed that there was a great deal of positivity from people living in taller buildings, including families, which was counter to the assumption that people live in them as a last resort.

What it comes down to, whether someone thinks it is a positive experience or not, regardless of a family or not, is the quality of design, both inside and also outside, at ground-floor level, and also the issue about play space. The new Plan requires ten square metres of play space per child who is expected to live in a development. Going forward, the degree of importance placed on better design, including public realm and the provision of play space -- if it is being suggested that they are not suitable places for families to live, the evidence is not there to support that.

**Navin Shah AM:** I am just trying to get the scale rather than the design issues, but I am at risk of pinching questions from the family-size dwellings section and so I will stop there.

**Tony Devenish AM:** If the Deputy Mayor is saying what he just said in terms of people being satisfied living in tall buildings, can he write to us with the data? We are very cynical on that one, to put it mildly.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. It was published in the EiP, but we are happy to draw it out.

**Tony Devenish AM:** That would be great.

**Nicky Gavron AM (Deputy Chair):** I was going to say that it would be very useful to know. The Assembly put forward that for families, particularly families living in affordable housing, a large flat should be no higher than the fifth storey. We are talking now, by the way, about 50% of the towers, which are going to be between 30 and 70 storeys. That is from New London Architecture. I think I have that right. It is not the most up-to-date figure, but it was there a couple of years ago. There was a lot of discussion at the EiP about the design and about how a lot of the children's playgrounds are the corridors and the way you design the corridors, for instance. Also, the satisfaction rates generally are from people who are quite affluent and can take their children all over the place and can accompany them to things.

**Tony Devenish AM:** Do you mean architects?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Lawyers.

**Nicky Gavron AM (Deputy Chair):** It is a bit different. It would be really helpful - we might be looking at this in a later investigation - to look at the post-occupancy surveys, which are rarely done but have just been done in Tower Hamlets, which does have a lot of family housing in high-rise, and to find out really what people's experience is. We need to know because it would then inform us about how to go forward.

**Andrew Boff AM (Chair):** I of course have met many people who have said that it is great living in a block of flats with their families and, when I have questioned them, they always happen to be people who have a family home in the country that they bolt to on the weekend, but that is another issue and I am sure we could talk for a long time about tall buildings.

If we are done, I am going to talk now about small sites, if I may. It was quite clear from the EiP that the original small sites policy that you proposed lacked a proper evidence base, including the arbitrary targets and the upper limit of 25 for the presumption in favour.

How was it allowed into the draft London Plan in the first place and why was it allowed to get so far?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The basic number is already happening. It was the windfall sites that were created on small sites. What the Inspectors questioned was the degree to which that trend could be encouraged to grow. The scenarios we outlined were 0.3% increments in growth and we thought - it was a case of judgement - that in our judgment a 1% growth increase in the trend rate was reasonable. The Inspectors disagreed and thought that we should remain simply only banking on trend.

Our response has been to say that we will not include the numbers in case we are indeed wrong - fine - but we still think the policy is right to encourage sites to be brought forward and time will show whether we are right or not.

**Andrew Boff AM (Chair):** I think we are all at one about bringing small sites forward. It is about how you do that where there may be some dispute. Which boroughs have so far identified enough small sites to meet either the requirements of the London Plan or the reduced target?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Everyone will be currently achieving the reduced target, will they not, because it is all trend?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** No, it is slightly above trend with the 0.3%. The Inspectors have said in the report, which is quite useful, that that small sites number can be windfall and they so have to identify it because you would not identify a small plot for a couple of units. That kind of incremental intensification would not be identified through a site allocation, for example. However, we know that we have boroughs coming through at the moment with plans - Croydon is an example - and they are looking at options but within those options they can meet those numbers. In terms of the 0.3% number, as Jules said, boroughs would not have much trouble in bringing forward those sites, but they would not have to necessarily identify them because they can be windfall.

**Andrew Boff AM (Chair):** None have actually come forward and said, "Yes, we can do it"?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** They are going through their process at the moment of doing local plans. I imagine that most boroughs, especially outer London boroughs who had much higher targets in the draft Plan, are quite pleased with the targets now on small sites in the intended-to-be-published version because they will feel that they are much more deliverable. In fact, the 0.3% rate that the Inspectors went for was discussed and brought up by some boroughs in the room at the EiP and the West London Alliance work also suggested that that was about the right amount. I guess the Inspectors went with that because they felt there was the evidence to get to that level.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Or at least the support in the room.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes, or support in the room for that level.



**Andrew Boff AM (Chair):** What can be done, do you think, to mitigate the lower demand for smaller sites in outer London?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** I guess going back to your first question about the small sites approach, one of the difficulties I felt at the EiP about the back-and-forth on the argument is that, if you are only ever relying on trends or what has happened before, you can never do anything differently. Our point was that what we are trying to do is something quite different to bring forward more small sites.

One of the things that we are doing through still encouraging it in the policy and putting those targets as minimums and through the SPG work is trying to understand what those barriers are for sites coming forward. Some of it might be viability, but some of it is policies that indirectly impact the likelihood of small sites coming forward.

Other things are around - which was an argument we made at the time - having a positive attitude to small sites. Applicants will not be coming forward in a lot of boroughs at the moment because they know they just will not get permission, whereas if you change that and say, "If you come forward with a well-designed scheme, this is the sort of thing we would like to see", then we believe - and I still believe - that you will get more people coming forward with those sites. Development opportunities in outer London are being more and more viable and more attractive because you can deliver a bigger range of units, if you like, bigger units with gardens, even when you are intensifying.

**Andrew Boff AM (Chair):** You have now accepted the recommendations of the Inspectors. Are you speaking there after you have accepted those recommendations? Has your reply been that or has your reply been about what was previously in the Plan in terms of bringing more sites forward?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It is for both. Bringing more sites forward is why we put those targets as minimums, but to get up to the targets in the Plan, which is still at 52, we will need more small sites coming forward than we have in the past. Also, to see if there are more opportunities to meet more need, we are looking at how we can overcome those barriers to deliver good developments in those sorts of areas.

**Andrew Boff AM (Chair):** What can the Mayor do to protect non-designated green spaces such as gardens, play areas and community amenity spaces from development under the small sites policy?

**Jennifer Peters (Strategic Planning Manager - Planning, Greater London Authority): Jennifer Peters (Strategic Planning Manager - Planning, GLA):** All of the Plan policies apply, even to small sites, so any protections that exist apply whether it is a small site or not. Then we have a line in the supporting text around making sure that you replace green cover for minor applications. If it is ten units or more, then the Urban Greening Factor and all the greening policies apply. In terms of social infrastructure space, that is protected by the policies elsewhere in the Plan.

**Andrew Boff AM (Chair):** Would it be a better focus in the small sites policy to focus on genuinely redundant small sites - disused land, empty garages and that kind of thing - rather than on family homes and back gardens?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is all in there. This is all in addition, except that I would not characterise it as 'homes on back gardens'. That does give rise to the idea that there will be a regular street pattern and then someone will just dump a whole house on somebody's back garden and so you would come out into your back garden and would be next to some house that has sprung up. That is a view that would tend to put people off such a policy, understandably so.

In my mind, the most welcome kind of small site would be the one at the end of the street that was a couple of garages or ten garages and, instead of someone wanting to build two semidetached houses on it with parking for four cars outside, we would see a three-storey mansion block with 16 flats. At a stroke, we would be quadrupling what that site is delivering in housing for Londoners.

In terms of building on a back garden, the kind of building on a back garden I would welcome would be where someone is, say, subdividing a property into flats - as is common in inner London but not so much in outer London - and, to make enough room for bathrooms and kitchens at the back addition, they needed to extend out a little bit. In return, they are required to return the front garden from hard standing for cars back to soft planting. There would be no net loss of green space, biodiversity or sustainable urban drainage, but we would have an additional housing unit created out of the subdivision. That is a long way from the imposition of a great bulk of building, breaking up a rear building line, which is not what that policy is all about.

**Andrew Boff AM (Chair):** Yes, and one less family-sized home.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It depends on the size of the house. There are a lot of interwar semis in outer London the size of which could easily accommodate a family-sized home with three bedrooms in one unit and two bedrooms in another.

**Andrew Boff AM (Chair):** Yes. That is not to say that it would not allow the development of a house in a back garden. You are just saying that that would not be the usual --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It would depend on all the other policies in the Plan, which would make the scenario of it just being plonked down on part of a back garden rather unusual and very hard to achieve because of the other policies within the Plan.

**Andrew Boff AM (Chair):** Yes. You may have persuaded your team, but you have not persuaded us on that. With regard to industrial land, we will be talking about industrial land policies later, but does the small sites policy also protect non-designated industrial land from residential development or conversion?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Non-designated?

**Andrew Boff AM (Chair):** Yes, small bits of industrial land that are very important to jobs.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It does not protect them in the sense that it preserves them in aspic, but it does require them to maintain an industrial use, say, underneath a housing development.

**Nicky Gavron AM (Deputy Chair):** That was a change, was it not, in the Plan? Are non-designated industrial premises - which could be, of course, quite a lot of the various small and medium enterprises (SMEs) that are behind the high streets - now better protected?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** This is the first time that the London Plan has had explicit protection for non-designated industrial sites and so it is stronger than the previous Plan.

**Nicky Gavron AM (Deputy Chair):** They are the changes we argued for.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** In terms of the small sites policy even as it was or as it is now, it does not override other policies in the Plan. I will bring in Rob in terms of that non-designated policy.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Yes. As Jennifer says, the small sites policy, particularly as it is currently worded, does not then override the policy on non-designated industrial sites. Whilst we ought to encourage those small sites to come forward and some may be currently in industrial use, the non-designated industrial policy requires developers either to demonstrate that the industrial use is redundant and there is no demand for it or to re-provide that industrial capacity on that industrial site as part of a mixed-use development.

**Andrew Boff AM (Chair):** Some things, of course, cannot coexist with housing. Certain industrial processes cannot coexist with housing.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** That is why we would not mix them with Strategic Industrial Land (SIL) where those heavier uses are located, but if someone has a small maker space that is more typical in light industrial units, it is no worse many instances where people are living side-by-side with all sorts of uses within London.

**Andrew Boff AM (Chair):** I am tempted to use an anecdote. How much time do we have? I will. In Hackney, where I used to live, we had nice little areas opposite us, non-designated small industrial areas. Remarkably in Hackney, we had a blacksmith - of all things - in there and various other things, drycleaners, makers, food processing, all sorts of things. Then, of course, the Notting Hill Housing Trust came along and decided to buy the land and build on top of it. They persuaded the local planning committee that they would re-provide industrial space, but of course you cannot re-provide that. All you had then was retail outlets, not real makers. That is what we worry about - and I know we share that across the Committee - about those little areas of economic activity that are being pushed out of our urban areas because of the pressure of housing, which we absolutely understand.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. I would agree that historically that kind of encouragement to re-provide, along with the correct insistence that ground floors should be activated and should not be residential, but then an inappropriate thing was put on the ground floor. Nine times out of ten it was simply that the ceiling heights were too low for it to be anything other than an estate agency or whatever. I agree.

That is why there are policies to encourage the right kinds of spaces on ground floors. We have had any number of applications in the last six months or so where what is being proposed on the ground floor is a long way from a two-metre-high estate agent's office on a ground floor. People are often keen to bring forward B1(a) instead and say, "Look at our industrial space", but, no, we want B1(c). That fight is often had. The Plan has policies to encourage the bringing forward of true B1(c) underneath and as part of developments and, as I said, not just underneath but side-by-side as well in larger areas.

**Andrew Boff AM (Chair):** Yes. All those little industrial areas around the high street were recently discussed by the Economy Committee. Half the jobs in outer London are provided near the high streets. They are vital but are often neglected and too often got rid of. That was the view of the Committee.

**Nicky Gavron AM (Deputy Chair):** The only reason we are pushing this - as well - is because the Government's permitted development rights (PDR), which we have so far been totally unsuccessful in getting rid of, are now moving on to light industry; also, not just conversion but redevelopment as well.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I entirely agree with you about not liking the Government's PDR policy. The ability to redevelop well and maintaining high-ceilinged maker space and creative space on the ground floor is something that potentially leads developers away from using PDR. I would say to any developer who is insistent on going ahead with a conversation that they would probably get a much better result by putting in planning permission for doing a more comprehensive redevelopment that preserves B1(c) space on the ground and maybe the first floor and building the third and fourth floor as residential.

When you go down the Old Kent Road and go just behind the frontages there, there are loads of two-storey 1950s and 1960s, really low-density B1(c) space. You could see, if that was replicated in a modern building with residential above - this is the Old Kent Road, zone 2, almost walking distance to the centre of London - it would seem a sensible use of very valuable land. However, the danger is that it could just get flipped to very shabby residential or someone making the case for sweeping it all away and building purely residential there. We would not want to see either of those scenarios.

**Andrew Boff AM (Chair):** We know that many of the larger developers are particularly disinterested in small sites. They are a bit of a headache for them. What can the Mayor do to address the slowdown in the growth of SMEs in the construction industry, which has carried on for some years now?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is something that probably my predecessor in Housing and Land [former Deputy Mayor for Housing and Residential Development, James Murray] was taking a lead on to encourage small --

**Andrew Boff AM (Chair):** It is your job now.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Temporarily, Chair, very temporarily. However, of course, I have been very much involved from a skills point of view with the Mayor's Construction Academy and the hubs that have been created there. From the early signs, it appears that there is a really good story to tell on both numbers and the increasing diversity in women, black and minority ethnic people and young people coming into the construction sector. That can only be a good thing in terms of re-energising the sector.

I have to say that the economics of small builders is not something that I am particularly focused on in my role.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Going back to the small sites policy, part of that was - and still is - trying to encourage those players back into the market or new ones into the market. Setting out clarity, both at the London level but also at the local level, about what kind of development would be acceptable takes away some of that risk. Bringing forward some of those sites that boroughs are saying that, yes, where they can allocate small sites or do design codes about what they would be happy to see, as I said, then reduces some of that risk.

There is also the Small Sites, Small Builders programme, which is about TfL land and trying to apportion smaller sites and putting those out to smaller builders to try to bring them forward as well.

In combination, we are trying to build up that sector because, as you say, they have disappeared and we need them to gear up and build out more homes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are about 11 borough projects that have come through that as well. These are ones where they are de-risked and put on the website and marketed to small builders.

**Tony Devenish AM:** Could you write to us on that, though? We are all a bit cynical because you are right in the last comment you just made. The boroughs are leading that. They are packaging them up and they are leading that because the free market is not interested because they are not easy products to make successful. On what James [Murray, former Deputy Mayor for Housing and Residential Development] was doing, it would be good to have an update on where he has got to and also where TfL has got to. Perhaps they can compare notes because it is a bit disjointed.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. Over the last year, it was only TfL sites but now we have, as I said, about 11 borough projects in there. It is all about de-risking because previously the boroughs, if it is too small to be part of an estate and if it is not a regeneration project, will just sell it. It is far better if it is de-risked and then planned.

**Andrew Boff AM (Chair):** If you could undertake to write to us with those, we would appreciate that. Thank you. How does the Mayor reconcile the fact that his stated aims with regards to the small sites are lower than the small sites target figures?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Sorry, Chair?

**Andrew Boff AM (Chair):** The Mayor wants to build more homes than the targets you have set for small sites and so there is a gap now as a result of you reducing your ambition.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. We are saying that the small sites ten-year target is a minimum. That is what we have said. We welcome and would encourage overachievement of that, yes.

**Andrew Boff AM (Chair):** You have had to reduce your target and reduce your aspiration?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes, because we set the 1% growth on small sites, whereas the Inspectors have reduced us to 0.3% growth in what was happening already, the windfall.

**Andrew Boff AM (Chair):** That would have an overall effect on the Mayor's housing target?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes.

**Andrew Boff AM (Chair):** OK. The Committee recently investigated neighbourhood planning and found that in many cases it has been a good way to identify small sites at a very granular level. The close

involvement of the community in that process often means that they are more willing to accept higher densities.

Do you think the Plan goes far enough to acknowledge and support the role of neighbourhood planning?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We explicitly acknowledge the role that neighbourhood planning can have, but we do not go into detail in the Plan. There is a tier of planning between us and neighbourhood planning with the boroughs, but we do acknowledge its role and encourage neighbourhood planning. It is something for the boroughs to take forward rather than the GLA.

**Nicky Gavron AM (Deputy Chair):** Chair, it would be fair to say the report of the [Planning Committee on] Neighbourhood Planning is not yet published but it will make a number of recommendations not just to the boroughs but to the Mayor and to the Government about neighbourhood planning because there is a bit more of a role than is currently being played.

**Andrew Boff AM (Chair):** What we are looking for is a firmer acknowledgement in the London Plan that neighbourhood planning actually matters. When neighbourhood planning first started as a result of our investigation, there was a general assumption that neighbourhood planning was only for the well-resourced middle-class areas of London. Actually, our investigation showed that that is not the case and that neighbourhood planning is quite widespread in London.

**Nicky Gavron AM (Deputy Chair):** And in areas of change.

**Andrew Boff AM (Chair):** And predominantly in areas of change. An acknowledgement in the London Plan of the role of neighbourhood planning would be encouraging and may also guide people in the future as to the importance of those neighbourhood plan recommendations.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I will be interested to see when you bring the report forward about the specific suggestions. On your headline request, we think it is there. I would bring up the acknowledgement and the wording in the Plan. We feel that we have --

**Andrew Boff AM (Chair):** You feel that you are there, then?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We are there with that acknowledgement.

**Nicky Gavron AM (Deputy Chair):** It is there. To be fair, it's there as a headline point. We are looking at more recognition, more support and more leadership from the Mayor in areas of strategic regeneration where you are really looking at, with some of those, the most deprived areas where they would benefit from more resourcing and more acknowledgement about what is actually written in the Plan that the experience and knowledge of communities is a huge asset.

**Andrew Boff AM (Chair):** The Neighbourhood Planning Forums can be great partners in producing the kind of development that actually all of London is looking for.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** In terms of the broader community aspect, that was one of the changes we made as part of the first suggested changes to the good growth objective now to be very clear, about the role of communities because that was something that had come up.

They did not feel that that came through properly in the Plan. It was part of the supporting text but putting it in that objective makes that a lot clearer. Also, we have been clear in the introduction about how this Plan is for Neighbourhood Forums as well and it should feed into neighbourhood plans and that the resources we put out in terms of SPGs will be relevant for those forums as well.

**Nicky Gavron AM (Deputy Chair):** Yes. Just to add to that, it was well argued by community groups as well and you have also amended SD10. In a way, that is going to be very helpful in terms of the Mayor's role in neighbourhood planning where there are areas of change as well as where there is not neighbourhood planning and where there are areas of change in areas of strategic regeneration.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It absolutely highlights the importance of working with the community a lot more than it did before. As you say, that came up a lot in the discussion.

**Andrew Boff AM (Chair):** Do you think the small sites policy will make it easier for decision-makers going forward?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** When we have published the Housing Design Guide with a section on small sites, which is basically an online toolkit for people to work with, yes, it will be easier.

**Tom Copley AM:** Moving on to family-sized housing, I will start with the size mix scenarios. Do you think it is confusing, providing three different scenarios in the Plan?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** We did the Strategic Housing Market Assessment (SHMA) in 2017, which fed into the London Plan. One scenario that was used was, if you like, the main scenario and then another scenario. Then, through the discussions and the debates at the EiP, we brought in the third scenario as well. What we have done is we have referred to the SHMA addendum in the policy itself and put those three scenarios in the addendum to the SHMA.

What we are trying to set out there is that it is about the assumptions that you make and those assumptions will be more appropriate or less appropriate depending on the other evidence that you have at a local level. We feel that they are all useful to understand those nuances and that is why we have, through the process of the EiP, got to those three scenarios that, as I say, can all be drawn upon.

Another change that we made during the EiP was to be very clear that if local information exists - which is where you get a much better feel for actual size mix needs - that is the information that should be used. A London-wide figure is just not nuanced enough for those local decisions. In the --

**Tom Copley AM:** I guess the question then is why put it in at all if it is not relevant locally and then you have three different scenarios that may be confusing.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It provides that overall understanding of a strategic wide need and that size mix and it is useful to have an understanding of the size mix. It would be useful to understand how those different assumptions change that mix and to know what it is we are looking at.

They are useful for boroughs to draw upon, having three of them, and we try to make it clear, as I say, in the supporting text that there are those three scenarios.

**Tom Copley AM:** How are you going to make sure, though, that you do not end up with developers cherry-picking the one that is best for them, as it were?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** We have tried to make sure in the wording of the policy that what we are saying is that they are for boroughs to draw upon in their assessment, not necessarily for developers. We are trying to encourage, through the work that we have already talked about in terms of understanding the capacity of sites, boroughs to set size mix as part of their site allocations. Again, it is that upfront work and then they can be very clear, taking account of all the different things in part A of that policy, to make sure that they have the optimum mix for that particular site.

**Tom Copley AM:** In terms of things like downsizing, how is the Mayor communicating his downsizing schemes? Do you want to come in on this one, Jules?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** To be honest, I am not aware of downsizing schemes.

**Tom Copley AM:** There are things like Seaside and Country Homes and --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Those are longstanding. The Mayor has not introduced any specific ones. We are not assuming that there is going to be any active promotion to people of downsizing. The basis of the assumption was that over a period of time, within 25 years, on average people will have moved at least once. There was this opportunity that there would be, over time, a greater match of household size to dwelling size. It did not seem an unreasonable assumption to make in the scenario. That did not gain great favour.

**Tom Copley AM:** Yes. It assumed that no private renter, for example, would have a spare room and we know that people do have spare rooms in the private rented sector and probably will continue to.

I do, sorry, have one more question specifically on the size mix for Jennifer. We talked earlier about SPGs. Are you planning to do anything on size mix and bring forward an SPG or include it in an SPG?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It is not something on our list, to be honest, about size mix because we think that that policy sets out what needs to be taken into account. However, if there is guidance, with this new way of doing guidance we can put that up if we find that it is necessary.

One of the things that we could do in terms of the SHMA assessment document itself is update the executive summary. I know there was some concern that people were going to the SHMA and, if they were just reading the executive summary, would not know of the existence of the three scenarios. We can update that to make that clearer, which, again, will help local authorities.

Generally, local authorities are well used to understanding the size mix at a local level. They have their housing registers. They have their own information to do that. It is not something that we have had a lot of call from local authorities to do guidance on. However, as I say, we will keep listening and will hear what boroughs want from us.



**Tom Copley AM:** I know that in the past - and I think this is from 2004/05 - the GLA issued SPG that related to size mix and so it might be something to consider.

**Andrew Boff AM (Chair):** Can I come in, if you do not mind, specifically on downsizing? You were saying there is no specific downsizing scheme and yet one of the --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No pressure. The Mayor is not promoting the main scenario over the other two. It was based on the assumption that, increasingly, renters will not want more space than they need. Certainly, in the situation with Housing Benefit, that is a strong discouragement to people to be able to have more bedroom space, for example, than they absolutely require, and so over time there would be this downward pressure on under-occupation.

**Andrew Boff AM (Chair):** Without a scheme or encouragement, how does that address the severe problem that we have in London of overcrowding? I often hear the argument proposed that if you build one- and two-bedroom flats they are attractive to people who may want to downsize. People do not do that automatically. They typically do it when there is a scheme in place to allow them to do it. You are saying that there is no specific scheme by the Mayor to encourage such downsizing?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** That is right.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes. There are two issues there. From research that we have done, particularly for older people who may look to downsize there is not the right type of development out there at the moment, but as you build more one and twos of the right size, which our standards should ensure are delivered, then they will be more likely to want to downsize and make sure that they are in the right place. Our research shows that you are going to want to stay in the community that you are in, so the more you can build around where people live at the moment, the better.

In terms of the overcrowding point, that draws more onto an affordability point. A lot of families are overcrowded, as we found in the SHMA, because they cannot afford a property that is the right size. That is about delivering the right --

**Andrew Boff AM (Chair):** Or any property.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes, or any property, but that is about delivering the right-sized property and the right-priced property. They are not overcrowded because a bigger property does not exist, it is because they cannot afford that property. It is often about delivering the right affordable homes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are a number of people as well who would probably be perfectly happy in ones and twos, but they are sharing, say three couples sharing a three-bed house.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes, and that can free up those family homes.

**Andrew Boff AM (Chair):** The evidence I have seen does not support that.

**Nicky Gavron AM (Deputy Chair):** The social rented, the low-cost housing, two of the scenarios are suggesting that 69% or 70% should be one-bed. Having gone around quite a lot of schemes where older people have downsized or are wanting to downsize - I am now talking about really older people - it just does not work for them because they would need a carer, their grandchildren or somebody, or stuff. One person said to me, "For my stuff". It is just this idea that people are a couple who may then have a kid, but before they have a kid they are in a one-bed flat - this is what we are allocating in the affordable housing sector - or a couple with two kids cannot have more than two bedrooms between them. Somehow it is bound to breed overcrowding, and we have been operating on this kind of system.

What we have is an English Housing Survey which came out last January [2019], a year ago, saying that we have now unprecedented overcrowding - they have beaten the records - in one- and two-bed homes in both sectors, private and public. We just have to start thinking about family housing. I think what you are alluding to, because I was around then, is the 2005 guidance. It was not guidance on policy. It gave a target for family housing in social rented properties. I am just thinking now that maybe, if you are going to update -- we have a housing SPG at the moment, do we not? Let me just get this right. You have produced a new one which is about the --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Affordability and viability.

**Nicky Gavron AM (Deputy Chair):** Yes, that one, the affordability and viability one. But you still have -- am I right about this? The current Housing Strategy is still live?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** There is the Housing Strategy but there is also a housing SPG from 2016 which --

**Nicky Gavron AM (Deputy Chair):** I mean the housing SPG, don't I?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** That still exists, yes.

**Nicky Gavron AM (Deputy Chair):** Sorry. I am saying 'Housing Strategy'. I mean 'housing SPG', the guidance.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes.

**Nicky Gavron AM (Deputy Chair):** Are you planning either to do a new one or to update it?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** With that, it will depend on what elements of it are needed as guidance. We will pick up the specific parts of it. We will not update that document as such, but we will pick up any specific guidance in it that is needed. There is a lot in that that is very repetitive of policy rather than actually providing anything new.

In terms of your point about low-cost rent, obviously we have been very clear in the policy ever since the start, even with the changes, that what we want is for local authorities to understand their need for low-cost rent and plan for that need. If that is a lot of family homes, then that is what they need to be doing.

One of the issues you raised, about what people are allocated, is not a policy that sits with the Mayor. Allocation policies are local authority policies but they are obviously dictated very heavily by the fact of the bedroom tax, which means that people will not be put in properties that they can grow into; they will be put

into properties that are suitable for their need at that time. That is a much broader issue than the Plan or the Mayor can deal with.

**Andrew Boff AM (Chair):** Just on that, I am sorry we have driven a coach and horses through your set of questions, Assembly Member Copley --

**Nicky Gavron AM (Deputy Chair):** Sorry, Tom.

**Tom Copley AM:** It is fine, it is fine.

**Andrew Boff AM (Chair):** -- but we know how much the Assembly cares about this issue.

**Tony Devenish AM:** I think the issue fundamentally is - forget the rest of the London Plan and many good things that you are doing, Jules - I do not think you have answered the two questions that, cross-party, we all want you to point to, on how you are going to make it better rather than basically try to hand it over to somebody else, be it the boroughs or be it the markets. On the one hand, older living and various other brands are meant to be coming up where it may work for certain, very high net worth individuals but I have not seen much evidence. Mainly, older people with money are staying in their house, as my own mother is doing until this weekend, completely underutilising an asset on the one hand, whilst the rest of the population are living in more likely overcrowded conditions with more one-bedroom flats being built in London. Could you point to one policy line where you are going to do something to improve one of those two fundamental issues?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The Plan does encourage local authorities to set larger bedroom mixes and larger-bedroom properties in the affordable sector. What it did not do previously was encourage it in the market sector because the three-bed ones would be simply too expensive to buy. It does not actually solve the need that we need to address.

**Tony Devenish AM:** You are not encouraging people to go into smaller properties when they are effectively in their latter years at all. There is no real drive to do anything in this Plan on this issue.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No, the --

**Tony Devenish AM:** You are basically saying, "What will be will be", and we will be sitting here in four years' time and things will be worse.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No, no. There are trends that are not created by the Mayor, such as the bedroom tax, for example. We felt that that would push behaviour in a certain direction, and the Plan responds to that. In terms of older people, no, the Mayor has no policy of encouraging people *per se*, but the Plan does expect suitable housing for older people to be brought forward and there are policies in the Plan that encourage that.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** It is probably worth saying, in terms of the standards policies, that there are all the accessible housing standards policies. What we are trying to do is make sure that all homes that come forward are suitable for a range of people.

Just picking up on the point about under-occupation, in all three of the scenarios under-occupation in the owner-occupied sector is assumed as trend. We are not assuming that everyone who owns a property is

suddenly going to move out and get a smaller one, but what we are saying is that if you build the right type of properties that may happen naturally.

**Andrew Boff AM (Chair):** I am going to hand it back to Assembly Member Copley, if I can? That does not mean I am not going to come in --

**Tom Copley AM:** No, no, that is all right. I will just go through the remaining questions. In terms of downsizing, you have actually probably answered this question, Jen, because the Plan talks about identifying suitable locations for smaller homes that are attractive for Londoners to downsize to. You said basically the kind of thing is in their local area, essentially. Is that the key to getting people to downsize?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Definitely, and being near amenities, the town centre. Close to town centres and things like that.

**Tom Copley AM:** Infill development on a council estate that could encourage older people under-occupying to move out but stay in the same location?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Yes.

**Tom Copley AM:** OK. What has been the uptake of the Care and Support Specialised Housing Fund? Does anyone have the answer to that?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** I do not, I am afraid. We would have to find out.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We can write to you on that.

**Tom Copley AM:** That would be fine, thank you. Will the Mayor set targets for accessible housing, particularly for older and/or disabled Londoners and those with children?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** In terms of accessible homes, all of the new-build homes built in London should meet - and this is where I get my things confused - M4 (2), which is generally accessible, and 10% of homes should meet M4 (3), which is wheelchair accessible. Essentially what we are saying is that all new-build homes that are built are accessible for those groups.

**Tom Copley AM:** Thank you. Just in broad terms, what is the Mayor going to be doing to encourage the development of more three-plus-bedroom homes?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Again, in terms of the low-cost rented sector I think the Plan does that through being clear about the strategic need for larger low-cost rented housing but also being clear that what we want is for boroughs to set very clear requirements for that and then - through this site allocation approach - understand where that would be. In terms of the site allocations, again that can help understand where the market larger units could go but the focus is more on the affordable or low-cost rented family homes and making sure we deliver those.

**Tom Copley AM:** OK. Thank you.

**Nicky Gavron AM (Deputy Chair):** Can I just say, that means then that the third scenario, which is the one that is not based on hypothetical assumptions about how people might behave but is based on trend and on an evidence base, is the one that gives a lower proportion of one-bed, dropping it from 69% or 70%-plus to 44%. That is one-bed and studio flats in the social rented sector. What you are saying is you will be encouraging that scenario, then, because that is the one that has -- I am not sure what the breakdown is between two-bed and three-bed but certainly it has far fewer one-beds, 44%. It is nearly half.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** What we are saying in the policy is that what we are encouraging boroughs to do is understand their housing waiting list or their Housing Register, sorry, and therefore their need in their local area, and plan for that need.

**Nicky Gavron AM (Deputy Chair):** We know that families on the waiting lists have to wait a whole lot longer, do they not, because there just are not enough family homes in the affordable sector?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** This would make sure that they --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The Plan encourages them to dictate that the affordable units in a development should be three-bed.

**Nicky Gavron AM (Deputy Chair):** OK. I will leave it at that.

**Andrew Boff AM (Chair):** You said something along the lines of, "It is not the Mayor's responsibility on allocations". I absolutely accept that. However, should the Mayor be paying regard to the stock, the housing stock in London and what that looks like?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I do not understand why what I just said, encouraging boroughs to decide what they need locally and impose that on developers --

**Andrew Boff AM (Chair):** There is a big argument there that development follows the money, and the Mayor has not allocated any money to family housing. That is an argument for your other hat, which will soon be passed on. He has not allocated any money to encouraging family housing and he expects the boroughs just to unilaterally say, "Yes, we want more family housing". Always follow the money, and that is not the case.

What I am interested in is that we are embarking with the London Plan on a process of building the most inflexible forms of home, which are one-bedroom flats or even two-bedroom flats. With a large family home, over a period of years it might be a family home, it might be a house in multiple occupancy (HMO), it might be subdivided in many ways and then go back to being a family home over a period of many decades. That is the most flexible form of housing that you can have. By encouraging the development of one- and two-bedroom flats based upon a SHMA that is going to look totally different in a few years' time, we are building inflexibility into the system as a whole. Does the Mayor not recognise that the demands of the moment are not necessarily the demands of the future? How do you build that into the Plan when thinking about the overall stock in London? That is a long question and I apologise.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** You are talking about the market side. You are suggesting subsidising the market side so that they can --

**Andrew Boff AM (Chair):** The Mayor does not even subsidise the affordable side in terms of family housing, or insufficiently.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There is no premium for size but obviously the Mayor has a significant affordable homes programme, the largest, I think, that has ever been run from City Hall. As I say, I come back to that if the need locally is for affordable homes in a development then the borough, in negotiating the affordable homes for a particular development -- we work in the percentages of habitable rooms. How those habitable rooms are dispersed across how many units is a negotiation for the borough and the developer.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Also, I would point to policy 4.10.4 of the Plan, where we explicitly set out how, yes, one-bedroom units can play a role in meeting housing need, but make your point that they are the least flexible type of unit and therefore all schemes should provide a range of unit types and unit sizes. That is in the policy as well.

Just in terms of the affordable housing point, one of the things around the threshold approach to affordable housing is that 35% threshold is based on habitable rooms to ensure that there is no incentive to do a lot of affordable one-beds just to get through the threshold. We have thought about that to make sure there is no disincentive to do larger units.

**Andrew Boff AM (Chair):** OK. I just see the Mayor abandoning family size targets and pushing the responsibility for addressing overcrowding down to the boroughs, and then adopting the evidence of the SHMA to develop the most inflexible form of housing, which is in direct contradiction to what the boroughs have been telling him about what their requirements are. It just seems as though the Plan is ignoring one of the biggest social problems we actually have in London --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I am sorry, Chair --

**Andrew Boff AM (Chair):** -- which is overcrowding. 360,000 children are being brought up in overcrowded conditions, with all the implications that that has for their futures, and yet it does not seem to be an imperative within this Plan.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I do not think that is true, Chair. I am sorry, I have repeated a number of times that I do not think that saying the boroughs can decide is shuffling off the responsibility to the boroughs. It is quite the opposite. It is saying, "Boroughs, what do you need? This Plan says you can impose that". If the requirement in affordable housing is for three-bed homes, then in a negotiation with a developer over a site the requirement can be for predominantly three-bed homes in the social requirement on that site.

What the Plan does not do is encourage boroughs to say, "You can only build three-bedroom market homes", which will cost a fortune and will not sell, other than to very wealthy individuals or to landlords who will rent them out to become HMOs.

**Andrew Boff AM (Chair):** They can be HMOs. Over 100 years, who knows what happens to a house?

**Nicky Gavron AM (Deputy Chair):** Yes. We as an Assembly do not have problems with people who cannot afford to rent alone, flat sharing.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** An element of that already does happen. It is a case of a balance, is it not? In any development there are also three-bed units, three-bed market units, but what we are saying is that there is not really the evidence to say that we should actively incentivise, particularly with public money, the building of large market homes. We think the little money that we are given from Government should be prioritised on genuinely affordable homes and the building of social products, social and low-cost rented products.

**Andrew Boff AM (Chair):** We will argue this in another forum whether or not the record amount of allocation could be described as 'little'.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** In the context of what is needed, Chair, it is little. We need about seven times the rate of affordable housing grant if we are going to address the need in London.

**Tony Devenish AM:** I will not dwell on this point for much longer, but I have to say that when you have a cross-party consensus -- the Mayor of London does not have that many responsibilities. It is housing, police and transport. To almost abdicate responsibility and say that if a borough goes and does lots of family housing that is great but that is up to them, and if the others do not, that is almost their tough luck -- you are not putting it quite that rudely but it does feel that if we are sitting here in four years' time and a handful of boroughs have addressed family housing while the vast majority have just said, "We will build one-bed flats and capital will go to the private rented sector, etc, and it is for somebody else to sort out" --

The whole idea of being the Mayor is to grasp the big challenges of London. This is one of the big challenges of London. When you get Andrew Boff [AM], Nicky Gavron [AM] and me agreeing, and the gentleman over there almost -- although Tom [Copley AM] better be quiet, I guess, because he is a loyalist to Sadiq [Khan]. There is a real consensus here.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I am sorry, Chair, all I can do is read you the London Plan:

*"Boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of evidence of local housing needs, including the local Housing Register and the numbers and types of overcrowded and under-occupying homes."*

It goes on with other criteria that boroughs should take into account. It says, "This guidance should take account of". It says, "Boroughs should provide guidance on". This is the Mayor requiring boroughs to do things. This cannot and should not be characterised as, "The Mayor is just leaving boroughs to do whatever they want and in a few years' time we will see how it turns out". I think that is really quite specific.

**Andrew Boff AM (Chair):** Yet the SHMA indicates that there should be certain numbers of properties that should be built, a certain size mix that should be built.

Anyway, I often wish that I could be a fly on the wall on those planning committees in the 1960s that made dreadful mistakes to find out what it is that they did wrong.

**Navin Shah AM:** This is on industrial land. I have a number of questions. A couple are the demand-related issues. Due to future demand, you have accepted the recommendation that industry land should be provided

and not just maintained. Given the situation, how will you achieve this and does this impact on your plans for industrial land in the coming ten years?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** You are looking to Rob [McNicol]. I am happy to kick it off but, Rob, you just get straight in there.

**Navin Shah AM:** I am looking across. Jules, you can take it.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Well, I know this Plan goes far further than any other Plan in its protection and promotion of the importance of industrial land. When you look at the rate of loss it is three times the rate of expected loss from the previous Plan. In central London, it is around seven times the expected loss in the previous Plan.

The industry and planners are only now really beginning to understand that you can almost get to a formula. We are not far off being asked to know what the formula is, but for every home you build you actually have to create a certain amount of industrial floor space, even if it is only for the just-in-time deliveries from supermarkets and Amazon, the way we purchase online now. It has gone way beyond, “You need some employment space near homes”, to a much broader need and requirement for B8 usage as well as other usage.

There is a lot in there for maintaining capacity in SIL, expanding capacity in a number of boroughs and only accepting a reduction in capacity in two or three boroughs, mainly in east London. That is balanced by a similar number of boroughs that are provide boroughs, which are expected to increase their amount of SIL. There are a number of policies in the Plan to address that and then in the industrial land primer that we have produced is a kind of toolkit to be able to show how these policies can be implemented.

What we are always keen to say, I am keen to say, is that this is not about preserving current industrial usage in aspic. I am keen to counter the idea that there is all this underutilised industrial land that is going to waste and we should just start building homes on it. There is plenty of industrial land that is underused that has long since been given away or designated for housing. Some of it may not have been necessarily built out yet, but that is different from industrial land that we ought to keep because of the need. On that point I will hand over to Rob.

**Navin Shah AM:** Also, it is not only under-utilisation but we need to have intensification of the existing industrial land.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are plenty of policies in here and encouragement to --

**Navin Shah AM:** If you can comment on that.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Where no mixed use is suitable - SIL - we are encouraging double- and treble-decking, for example, of industrial land. Where it does not have those heavy uses on and it is not SIL we are open to mixed use, but in all those scenarios we are keen that the industrial capacity is re-provided because all this is about capacity and not preserving footprints and, as I say, business as usual.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Just to add to that a couple of things, one is that we are now seeing industrial developers - the likes of



SEGRO, the likes of Prologis - coming forward with schemes for multi-storey, really quite high density industrial use, both the big logistics sheds in places like Park Royal where that is an appropriate use but also the smaller, lighter industrial stuff with goods lifts going up four or five storeys. We are seeing this stuff happen and we are working with the market to deliver this.

In terms of the point around trying to provide additional industrial space, there is a spatial aspect to that. As Jules rightly said, in east London there is some spare capacity for industrial land so those areas are appropriate, through a Plan-led approach, to release some industrial land for housing. We are obviously working closely with the relevant boroughs there. In other parts of London, though, we are asking boroughs to find ways to provide additional capacity. That might be through encouraging and setting higher requirements for their industrial areas to provide industrial land, it might be through designating some non-designated industrial land to say, "This is an important bit of industrial land that we need to retain", and it might be through working with other local authorities in the surrounding area to take a more joint and property market area approach, to see what can be provided right across the board.

**Navin Shah AM:** Given the high demand, are you undertaking new demand studies or are the boroughs undertaking new demand studies, particularly to incorporate in your policy considerations new and emerging types of industries? That has changed substantially from traditional industry uses. Where are we on that?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** We obviously undertook industrial land demand and supply studies to inform this iteration of the London Plan. We will have to update that evidence at some point in time as a holistic piece to review all of that. We have not set a specific date for that, but we will also be monitoring the industrial land supply that comes through the London Development Database (LDD) to see what we get in terms of increased capacity in the relevant places and so forth. It is a case of monitoring that and also reviewing our evidence at an appropriate time.

**Navin Shah AM:** How will you be protecting smaller premises or non-designated land around town centres and high streets, for example, so that SMEs can continue to thrive across the city, and even enhance those uses? It is about regeneration of your high streets, something those strategies can actually help with.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Shall I? We have obviously introduced, as Jules [Pipe CBE] I think said earlier, a policy protection for non-designated industrial sites, policy E7C of the Plan. That is the first time the London Plan has had a specific policy on non-designated industrial sites, and that sets certain tests around redundancy of those premises or encouraging them to come forward for mixed use with residential and industrial use as well. There may also be some other non-designated industrial sites where local authorities think, "Actually, this is playing an important role, so let us have a policy or let us designate it as a Locally Significant Industrial Site so that we can make sure that that is maintained as an industrial function".

I think it is worth saying that we require boroughs to look at developing town centre strategies as well. As part of that work, it would make a lot of sense for boroughs to think about not just your traditional retail/office/cultural uses as part of your town centre but actually think about town centres as places of work and look at this important relationship between those town centres and the high streets and the light industrial stuff that often supports them. That is an aspect that we will probably follow up with some SPGs to look at how that operates and work with some boroughs to figure out how that can be done.

**Andrew Boff AM (Chair):** Assembly Member Gavron could just come in there, perhaps.

**Navin Shah AM:** Yes.

**Nicky Gavron AM (Deputy Chair):** I will let you finish and then I will add a few. Have you finished, Navin?

**Navin Shah AM:** No, I have a few more questions, but if you want to come in now, please do.

**Nicky Gavron AM (Deputy Chair):** Should I come in now? It is on the back of a couple of things you have said. This is born out of an enormous amount of sitting on planning committees, for years and years, trying to protect employment space and light industrial space. I have talked to Business Improvement District (BID) people about this too. I think the test is that you market it, and I cannot remember how long. How many years are we saying?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** I will just take you through what the tests are, if that is useful. To demonstrate no demand, an applicant needs to provide a strategic and local assessment of demand, evidence of vacancy, evidence of marketing with appropriate lease terms for at least 12 months --

**Nicky Gavron AM (Deputy Chair):** Twelve months.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** -- and if it is obsolete and derelict then it needs to be marketed with potential for redevelopment for industrial occupiers, and then to look at the scope for mixed use intensification of that site.

**Nicky Gavron AM (Deputy Chair):** It is the marketing bit, because in fact a year is nothing really, and if you know that your asset is going to change class or you are going to get more money from what you are about to do, you do not have any incentive to really market. It is a big issue.

**Andrew Boff AM (Chair):** It is like the pubs.

**Nicky Gavron AM (Deputy Chair):** Yes. It is a massive issue. We really wanted to get that taken out, that bit. What we did succeed in getting taken out was the fact that if you can identify another premise then that would be fine too. That is gone. The other tests are good, but it is flawed, that. That was one point I wanted to make, and I do not know what can be done about that now but it really needs to be monitored.

The other one was that I remember, Jules, you coming to us on this Committee a couple of years ago when we were looking into industrial land and telling us about your horror at the amount that had been released. I think we have been extremely slack in the past about monitoring the release of industrial land. There has not really been any proper control and I want to know how we are going to monitor and control now the release of land. What are you putting in place that is going to make it any different from the past?

My third question is that you said something very interesting about non-designated. If you have to provide more capacity, you can actually say that something – an area or I do not know how many premises – can be designated. Now, for instance, there was a row of shops in Brent, in Alperton. Not shops. Behind the high street there was a row – there was a whole street, really – which was about producers and makers. They make props and a whole range of things. A little cluster. Could you designate that, then?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Yes. If the borough thought that that was --

**Nicky Gavron AM (Deputy Chair):** Can you designate a bit of a street, a cluster?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Yes, yes. Some of the Locally Significant Industrial Sites, which are one of the two layers of designation we have, are actually, across London, really quite small sites themselves. There is no reason a borough could not either designate it with that particular designation or come up with their own policy approach to those smaller industrial units that goes further than the requirements we have in the London Plan for that 12 months of marketing. They could be very specific about their site allocations and saying, "We need to see this come forward for mixed use industrial space and it needs to provide this amount of space".

**Nicky Gavron AM (Deputy Chair):** OK. On the latter, on this third point, it is news to me. It certainly does not come out of your last study on industrial land demand because all that study talks about is the extraordinary loss of industrial premises. That is something that really needs to be worked up, I think. There is a town centre policy. There is no high street policy. We really ought to be thinking about that if you are producing some kind of guidance. I think boroughs need to know that if they have to provide more capacity, that is one way to provide more capacity and help their high streets and town centres.

Now, to go back to the control and monitoring, how are we going to do it?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Through our local plan conformity process we can make sure that we are keeping a watching brief on what boroughs are doing in terms of their local plans, and that would be picking up where they are allocating more space, providing that industrial space where necessary. If we are talking specifically about non-designated industrial space then we have the LDD, which you will know we are updating and improving. That will help us understand what is being lost. Obviously where applications come to us, we can make sure we apply the policy very strongly.

**Nicky Gavron AM (Deputy Chair):** Are you insisting of an audit of non-designated?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** I do not think we insist on an --

**Nicky Gavron AM (Deputy Chair):** An audit of premises, really.

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Yes. What we ask boroughs to do is to audit their premises when they are looking at their approach in their local plans to providing industrial capacity. Particularly that will focus, understandably, I think, on the SIL and the Locally Significant Industrial Sites, but for those boroughs that are provide capacity boroughs I think we would certainly encourage, if not expect those boroughs to think about their non-designated sites as part of that mix and what they are providing and contributing to their local economies as well.

**Nicky Gavron AM (Deputy Chair):** I think it sounds quite weak at the moment. One last point. We have said this before, I think. We definitely said it at the EiP. We need to have a new study done, a new demand study looking at some of the emerging industries and some of the new industries. That is something that would be very helpful in terms of assessing down the line whether we should be releasing any more of the land

that has been earmarked for the next 20 years, because you will be reviewing that, will you not, and monitoring it?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** Absolutely, and when we come to do a new industrial land demand study, a new industrial land supply study, we are going to look very closely at some of these more emerging sectors because we know that this is overall a shifting scene. The industrial economy is moving and has changed a fair amount over the past five to ten years.

**Nicky Gavron AM (Deputy Chair):** Sure. Right, OK.

**Navin Shah AM:** I have still a couple of questions. This one is on PDR. What has been the impact of PDR in terms of protection of industrial land, particularly in outer London areas? Are there any further steps that we can take to stop the impact of PDR?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** I do not have the figures to hand in terms of the impact of PDR on industrial premises as such. We know obviously that it has had a very significant impact on offices. My understanding is that the impact on industrial premises has not been anything like as significant, but there have been some examples of where PDR to convert offices to residential has happened within designated industrial areas. That obviously then stagnates the function of those industrial areas if suddenly you have residential units, a block of flats or whatever it is, that have been built right in the middle of an industrial estate.

The Mayor gives support for boroughs to develop article 4 directions [under the Town and Country Planning (General Permitted Development) Order 1995], both for conversion of offices to residential in appropriate locations and for industrial uses to residential as well. A number of boroughs have done that. Southwark did it very quickly, for example, and brought that in, and we can provide information of which boroughs have brought in those article 4 directions as well.

**Navin Shah AM:** I think that would be useful, if we can have that. Also, like you said, boroughs have a lot of information as part of their efforts to deliver an audit on PDR and loss of offices from PDR. Do you know if boroughs are doing a similar exercise on loss of industrial land from PDR?

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** We will have that information in the LDD. We can pull that information off and provide how much industrial space has been lost to residential through PDR.

**Navin Shah AM:** Yes. What can the Mayor do in terms of stopping conversion of industrial land to other uses?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Support the boroughs in terms of advice and professional planning support. But there is no route to intervene, is there, in the actual --

**Rob McNicol (Policy Team Leader (London Plan Team) – Economy, Culture & Social Infrastructure, GLA):** No, that is right. Because of the way the legislation is written, the Mayor has no powers to stop conversions as and when they are applied for to local authorities.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is one of the devolution asks, that it comes to the Mayor, that they devolve that from the MHCLG to City Hall and other mayoral regions so that the Mayor could either choose to change the policy or to have them made referable. It could be amended in a number of ways if it was devolved.

**Navin Shah AM:** One final question. It is industrial uses versus affordable challenges, affordable units. Can the Mayor deliver on his commitments to affordable housing for Londoners and at the same time deliver on his 'no net loss' approach to industrial land?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. The Plan is obviously a balance between all these competing requirements and the whole concept of good growth is that a balance should be taken so that whatever is built out, whichever communities are built out, are sustainable communities. Housing is crucial, particularly provision of affordable housing is crucial, but it is not sustainable if we just build huge dormitories and sweep away everything in between, whether it is open space, green space, employment space or service space in terms of logistics. A balance has to be found and that is why we have to be creative in terms of maintaining capacity even if it means in some areas mixing residential in with light industrial.

This is not about putting residential along heavy metal bashing and heavy industries. When you wander through light industrial areas today they are artisanal cheesemakers, gin distilleries and propmakers. In promoting the importance of light industrial, the GLA Regeneration Team put a promotional video together which looked at all the different makerspaces across London that were used to support the Barbican Theatre. It was a myriad of different kinds of places, including those little Victorian workshops behind rows of Victorian houses that you access through this one arch in the middle of a terrace. I think that was a gin distillery, behind that, and the propmakers and whatever. There were a couple of dozen businesses or whatever across London that all support just this one operation in central London.

Proximity was important as well. If they were all working out of corrugated sheds up in Luton, then it is not the same thing and would not necessarily be getting that work in central London. This proximity issue is huge because saying that, "Well, it is industrial land. It can all just go outside of London and all this land could be swapped over to housing", obviously there are the usual, traditional objections to that about employment, which are right, but there is also sustainability in terms of congestion and pollution in travelling, bringing everything down the A1 and M1. People are still making those arguments, though. Often some of the boroughs surrounding London will make the argument, "Surely you could give us some of your industry and move some of that light industrial out of London". That frees up space, but it will cause other problems.

**Navin Shah AM:** Thank you.

**Andrew Boff AM (Chair):** Of course, the EiP Inspectors recommended a Green Belt review on the basis of the 'no net loss' policy that you have adopted.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Encouraging industrial to go on Green Belt --

**Andrew Boff AM (Chair):** Encouraging --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Encouraging industrial to go on Green Belt is what they -- part of the review was suggesting that some Green Belt should be used for relocation of industrial, yes.

**Andrew Boff AM (Chair):** Do you think that the policy might encourage that drift?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Which policy? What, the policies that we have in Plan would encourage that drift?

**Andrew Boff AM (Chair):** Yes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No. No, I do not think so, no.

**Navin Shah AM:** Is it not the review we are talking about?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are protections on the Green Belt. The policies designed to maintain and/or provide capacity of industrial would not encourage the creation of that space on Green Belt.

**Andrew Boff AM (Chair):** OK.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** As we always say, the Plan has to be read as a whole. There are too many other checks and balances. That does not mean to say that the importance of creating industrial trumps the preservation of Green Belt.

**Andrew Boff AM (Chair):** Boroughs such as Enfield are saying that they are having to look at Green Belt in order to keep with your policy of no net loss.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** No, I think that particular --

**Andrew Boff AM (Chair):** Is that not the case?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I mean that borough has indeed promoted the idea of moving industrial onto Green Belt, but it is not one that we support or think is necessary.

**Andrew Boff AM (Chair):** Right, but where I live is? In Barking and Dagenham, you can get rid of industrial land?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Barking and Dagenham is one of the release boroughs where --

**Andrew Boff AM (Chair):** It is just that I live in the middle of it, so those releases ...

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes, because of the huge tracts that were released.

**Nicky Gavron AM (Deputy Chair):** Just very quickly, if you are saying 'no net loss' and then you are also saying we are going to not just maintain but we are going to increase industrial capacity, I do not quite --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Well, some boroughs --

**Nicky Gavron AM (Deputy Chair):** Unless that is where --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There are a handful of provide boroughs and there are less than a handful of release boroughs in the east. We are saying no net loss across London. The Inspector has encouraged us to actually tighten slightly so that --

**Nicky Gavron AM (Deputy Chair):** You are talking about industrial land, are you not?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. Yes, sorry.

**Nicky Gavron AM (Deputy Chair):** No net loss of industrial land.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. We are not talking about Green Belt.

**Nicky Gavron AM (Deputy Chair):** No, no, no. I have moved away from the Green Belt.

**Andrew Boff AM (Chair):** But you do not think there is a pressure on Green Belt as a result of no net loss?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Of industrial land.

**Andrew Boff AM (Chair):** Of industrial land.

**Nicky Gavron AM (Deputy Chair):** You are not talking about premises. That is what I am trying --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Well --

**Andrew Boff AM (Chair):** Is there not a knock-on from that?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is hard, I suppose. I come back to probably the very first point that I made as we sat down, that all these uses are competing for land. In making any statement about, say, the importance of creating housing, that is putting pressure on industrial land, Green Belt and every other usage. They are all competing. I suppose it is like a balloon: you push on one bit; the other bits push out. Everything puts pressure on everything else as one allocates the land.

**Andrew Boff AM (Chair):** It depends what hierarchy you have and what hierarchy ultimately the Mayor has in his mind.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** As I say, it is more of a balance because if it is a simple hierarchy and we say housing is the most important then everything would go to housing, and obviously no one around this table is saying you would just allocate everything to housing. A balance has to be struck.

**Andrew Boff AM (Chair):** I cannot really talk about that can I? But there are examples of where the Mayor has allowed or overridden local boroughs' height of buildings policies in order to put more affordable housing

on top of an already tall building. Those are the kinds of decisions that the Mayor has taken. Richmond Homebase, for example, which I do not expect you to talk about. Carry on, sorry.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Well, as I say, a balance has to be taken, and a balance is struck on an example of additional affordable housing that the public benefit is seen to outweigh the departure from the local policy.

**Andrew Boff AM (Chair):** Thank you.

**Tom Copley AM:** Moving on to Gypsy and Traveller sites, how long do you or does the Mayor envisage the Londonwide review of accommodation for Gypsies and Travellers will take?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Shall I come in on this one? We are scoping it at the moment, in the very early stages of that. We have an internal steering group looking at it. The last time we did it, it took a number of years, so we are trying to work through how long it will take, but we know, because it will take some time to build up those contacts to work up the methodology, that we are starting it now, basically.

**Tom Copley AM:** By the way, it is something I really welcome because it is an element I badgered the previous Mayor about and the answer was just no, so I very much welcome this. Are you going to be using -- the Government have changed the definition of Gypsies, who is a Gypsy or a Traveller, and a lot of people are very unhappy with that change.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** We will be sticking to the Mayor's adopted definition.

**Tom Copley AM:** Good. Excellent. Very pleased to hear that. Then in terms of provision, there has been very little new provision recently, only 24 new pitches provided since 2007/08. How are you going to make sure that boroughs actually are delivering, once this assessment has been done?

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** Even in the policy at the moment - obviously we have not done the updated study but we have the old Fordham study as a kind of backstop - we are encouraging boroughs to update their studies, but also that they need to put in their plans a target for delivery.

**Tom Copley AM:** Great.

**Jennifer Peters (Strategic Planning Manager - Planning, GLA):** That means that they need to understand the need and then plan to meet some of it or all of it through their local plans, which is more than we have had in the past. Then what we also need to think about is how we bring in looking at sites more into the SHLAA process than we have had in the past. In the past it has been something that we have asked boroughs to contemplate when they are looking at sites but not really put too much pressure on that, and I think we can do more. Especially once we have done the study and we know what the need is, we can then understand better and put more pressure on boroughs to allocate those sites.

**Tom Copley AM:** Thank you.



**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** As you know, the Mayor's affordable homes programme has money for pitches.

**Tom Copley AM:** Has money for, yes, Gypsy and Traveller pitches. The last question, which I think I can answer myself, actually, is: why has it taken over a decade for a new comprehensive accommodation assessment for Gypsies and Travellers? I presume that is because the Government removed the requirement and the previous Mayor did not want to do one.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There will be that. I think it was felt that the boroughs were best placed to lead on it, but we have moved on.

**Tom Copley AM:** Yes. As I say, I very much welcome that. Thank you.

**Andrew Boff AM (Chair):** Thank you very much. I think those are all the questions we have for you. Thank you ever so much, all three of you, for sticking with us.

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# MINUTES

**Meeting: Regeneration Committee**  
**Date: Thursday 27 February 2020**  
**Time: 10.00 am**  
**Place: Chamber, City Hall, The Queen's Walk, London, SE1 2AA**

Copies of the minutes may be found at:

<https://www.london.gov.uk/about-us/london-assembly/london-assembly-committees/planning-and-regeneration-committee>

**Present:**

Tony Devenish AM (Chairman)  
Navin Shah AM (Deputy Chair)  
Tony Arbour AM  
Andrew Dismore AM  
Joanne McCartney AM

**1 Apologies for Absence and Chairman's Announcements (Item 1)**

1.1 No apologies for absence were received.

**2 Declarations of Interests (Item 2)**

2.1 **Resolved:**

**That the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, be noted as disclosable pecuniary interests.**

### **3 Minutes (Item 3)**

#### **3.1 Resolved:**

**That the minutes of the Regeneration Committee meeting held on 28 January 2020 be signed by the Chairman as a correct record.**

### **4 Summary List of Actions (Item 4)**

4.1 The Committee received the report of the Executive Director of Secretariat.

#### **4.2 Resolved:**

**That the outstanding actions arising from previous meetings of the Committee be noted.**

### **5 Delivering on Opportunity Areas (Item 5)**

5.1 The Committee received the report of the Executive Director of Secretariat as background to a discussion with the invited guests on the Mayor's Opportunity Areas (OAs) programme.

5.2 The Chair welcomed the following invited guests to the meeting:

- Jules Pipe CBE, Deputy Mayor, Planning, Regeneration and Skills;
- Darren Richards, Growth Strategies and Urban Design Manager, GLA;
- Sarah Scannell, Assistant Director for Planning and Development, London Borough of Hounslow; and
- Councillor Martin Seaton, Chair, Planning Committee, London Borough of Southwark.

5.3 A transcript of the discussion is attached at **Appendix 1**.

5.4 During the discussion the Deputy Mayor for Planning, Regeneration and Skills undertook to provide:

- A breakdown of figures for each Opportunity Area, including the number of jobs per square metre and homes planned, the current progress and numbers completed, alongside the overall target period for development; and
- Detail of the accountability arrangements for each of the 47 Opportunity Areas.

5.5 During the discussion the Growth Strategies and Urban Design Manager, GLA, undertook to provide information on the ten-year housing capacity figures for Opportunity Areas.

5.6 At the end of the discussion, the Chairman thanked the guests for their attendance and helpful contributions to the meeting.

5.7 **Resolved:**

**(a) That the report and discussion with invited guests be noted; and**

**(b) That authority be delegated to the Chairman, in consultation with the Deputy Chair, to agree any output from the discussion.**

## **6 Regeneration Committee Work Programme (Item 6)**

6.1 The Committee received the report of the Executive Director of Secretariat.

6.2 **Resolved:**

**That the progress on the work programme, as set out in the report, be noted.**

## **7 Date of Next Meeting (Item 7)**

7.1 The date of the next meeting was scheduled for 17 March 2020 at 3:30pm in Committee Room 5, City Hall, however the Chairman advised that this meeting slot may be used in the form of a site visit.

## **8 Any Other Business the Chairman Considers Urgent (Item 8)**

8.1 There was no other business the Chairman considered urgent.

## **9 Close of Meeting**

9.1 The meeting ended at 11.28 am.

**Greater London Authority  
Regeneration Committee  
Thursday 27 February 2020**

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Chairman

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Date

**Contact Officer:** Jonathan Baker, Senior Committee Officer; Telephone: 020 7084 2825;  
Email: [jonathan.baker@london.gov.uk](mailto:jonathan.baker@london.gov.uk)

## Regeneration Committee – Thursday 27 February 2020

### Transcript of Agenda item 5 – Delivering on Opportunity Areas

**Tony Devenish AM (Chairman):** We are moving on to the substantive item, the Mayor's Opportunity Area (OA) programme. Can I welcome our guests to the meeting and invite them to introduce themselves? Deputy Mayor.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills.

**Tony Devenish AM (Chairman):** Thank you. Darren?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Darren Richard, Growth Strategies and Urban Design Manager, Greater London Authority (GLA) Planning Team.

**Tony Devenish AM (Chairman):** Sarah?

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** Sarah Scannell, Assistant Director for Planning and Development at the London Borough of Hounslow.

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Councillor Martin Seaton, Chair of Planning in Southwark and a Ward Councillor in North Walworth.

**Tony Devenish AM (Chairman):** Thank you all. We will start with question 1. We should start with question 1, should we not? We will start with the Deputy Mayor. Is the current approach the best means of delivering the intended outcomes for OAs? Why do you not start, sir, by saying what an OA is?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Right. Well, they are simply identifying the capital's most significant growth locations, the definition of that being that they can accommodate at least 5,000 jobs, 2,500 new additional homes or a combination of the two, or something of that order. The documents are not there to impose any new policy or conflict with any existing policy, either London Plan or local. It is about aggregating the information, possibilities and opportunities, and crucially the infrastructure needs that need be to be brought forward and constructed to enable that identified opportunity for homes and jobs to be brought forward.

**Tony Devenish AM (Chairman):** Is it the best means, do you think? If you were doing this from the start, would you have gone down this route?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is a contributor to bringing these forward. I would be keen to get across that obviously, yes, they are in place to encourage the development to come forward, the right kind of development - the latest Opportunity Area Planning Frameworks (OAPFs) obviously encourage good growth, drawing on London Plan principles and plans - and obviously we want capacity for new homes and jobs to be brought forward, but at the same time, it would be wrong to say that it is the vehicle through which these things are delivered. It is a sort of contributory information-gathering process.

Also, what I think we could get into is that the process is almost as important as the outcome. It is bringing people together in that phase of constructing the OAPF documents that is a useful thing, as it always is if you just looked at a small development area, an estate regeneration, for example, those initial years of bringing people round the table, drawing lines all over maps and planning. It is part of the suite of documents that you would want in place if anyone challenged, whether it be the Mayor, the Borough or indeed anybody, "What is the intention? What could one build there? What should one build there? If you took that forward, what would it need to make it happen and happen well?" I think the OAPFs are documents that are meant to answer that series of questions, rather than be a vehicle through which City Hall drives something. It is not intended to be like that. It is, as I say, one of a suite of documents, and it is shared between the Greater London Authority (GLA) and the borough. The GLA cannot impose the document on a borough. It has to be a consensual, two-way thing.

**Tony Devenish AM (Chairman):** Thank you. Has the GLA level of support been sufficient to enable the effective delivery of the intended outcomes for the OAs? Rather than starting with the Deputy Mayor, why do I not start with, dare I say, a customer? Maybe Sarah [Scannell] and then Councillor Seaton.

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** The London Borough of Hounslow has two identified OAs, one in the current London Plan and another one in the new London Plan, and we lobbied for those to be included. We were very keen for those to be part of the London Plan identified OAs. We have decided to take those forward as part of our own Local Plan review and we are still to get to adoption but throughout the process we have been closely talking to the GLA at all stages to identify how best we can deliver those through a variety of means. Some parts are to do with transport, parts are to do with homes and parts are to do with releasing and changing the way that we look at industrial land. From Hounslow's perspective it has been an advisory role from the GLA, and we will eventually, once we get to adoption, turn that into an OAPF. We have had the support of the GLA officers throughout that process.

**Tony Devenish AM (Chairman):** Councillor?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Yes. It is useful for me to be here. Usually I am fronted by my colleagues, the Cabinet Member for Great Estates, which is our council home delivery programme, or by my colleague Councillor [Johnson] Situ on Planning, Regeneration and Licensing. I normally sit behind the scenes, although a significant influence. I am here today, I accepted the invitation because it seems right that this time I should be out in the open.

First of all, we have three OAs at Elephant and Castle, Canada Water and of course Old Kent Road. These are significant areas in which we hope we will build more than 20,000 new homes across the piece over a period of time.

Is this the best way of proceeding? Yes and no. Yes, clearly, we need to identify areas which we want to develop because they have capacity for those developments, but clearly if we want such a statement what we are actually saying to industry is, "This is an investment opportunity". The moment you say that, what you effectively do is create a rush to acquire land and plots of development opportunities. A consequence, of course, is that you immediately impact upon the viability of any schemes that are in those areas. I hope later on we can get onto that, as to the impact of, first, a strategic authority such as the GLA identifying in the London Plan, and then a local authority such as Southwark conceding and saying, "This is an area for development", and the consequence it has for the local community whom we ultimately serve. I am going to pause there for the moment because of course what will happen as we proceed, I am sure, is that we will begin to understand the impact of the OAs on the authority, those who live there and of course the industry as a whole.



**Tony Devenish AM (Chairman):** You hit the bullseye there, Councillor. I think my third question is almost a repeat of the first two, so I am going to leave that and move on to Assembly Member Shah.

**Navin Shah AM (Deputy Chair):** I want to explore social and economic values of OAs, what was planned and what has been achieved so far. Those are the areas I want to cover. The starting question is: what should be the primary benefits derived from OAs? If we can start with the borough guests. What should be the primary benefits derived from the OAs? What is, therefore, the scale of what you have embarked upon in your areas? How much have you achieved? Starting with Councillor Seaton, you mentioned, for example, 20,000 homes as the target of what you are embarking upon. Not only homes, there are jobs as well. We would want to know what would be the case in your borough, in Southwark. Similarly, Sarah, if you can tell us that as well, the scale and what actually you have achieved. May we start with Councillor Seaton?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Thank you. Another reason why I am here is that I want to make sure that as we make decisions, particularly in planning, all of our decisions are in the context not only of our planning policy but our wider responsibility. Of course, we have our Social Regeneration Charter, where we map out what are the needs for local people within those OAs and indeed across the borough. Across the three OAs which we have identified, we identified, first of all, health inequalities; secondly, housing inequalities; and thirdly, job inequalities. Where we identify areas where there are significant deficits, our sole aim, of course, is using the planning and indeed the related policies in order to address those issues.

What have we achieved? First of all, we have a clear intention -- we have the largest council house building programme, I believe, in London, not compared to the Mayor of course. Secondly, we have a clear programme to address health inequalities. Thirdly, we have a clear programme to address housing inequalities. Since my time as Chair we have hit a minimum of 35% affordable home quantum on all of our approvals to date, with the exception of one which I might refer to Jules [Pipe CBE] later on but we will not discuss right now, I suppose.

That has meant that we have been able, through the private sector, to achieve record numbers of affordable homes, but alongside that we have a programme to build just over 11,000 new homes within the immediate future, of which 250 have been brought forward to date and there are a further 1,700 that will be achieved this financial year. In proceeding years, those numbers will rank up quite considerably. Our programme is intended to be sensitive and acknowledge that the market is challenging. Skills are a challenge. Us no longer being part of the European Union, the accessibility of affordable labour is going to be a challenge for us. That may well increase our costs, but that is a genuine increase. It is not caused as a result of pure speculation, it is caused simply by supply of labour.

Secondly and I think equally as important, it is so important that as we begin to project forward what is our genuine achievement, it is measured by our local residents. They have to see a measurable change in their life experience within the borough. This is a measure for us, in terms of broad satisfaction. For a residents who are currently unemployed, not in education and therefore not in any particular scheme, part of our regeneration schemes should contribute - this is linked to our Social Regeneration Charter - to ensuring those individuals find either an apprenticeship or that they are taken on as part of a broader programme to ensure that local people are employed and are therefore trained in what we might call either academic or contemporary - the best word I should use here - plumbing, electrical or general development work. They are actually employed. We chart it by the numbers of those individuals who are entering the workforce. To date, in the past three years, 5,000 individuals who were otherwise not employed are now employed as a result of our regeneration schemes. What we aim to do is to continue to increase those numbers over time. If the OAs are not contributing to improving the life chances of local people, then it is not regeneration; it is something else by another name, which I will not mention today.

**Navin Shah AM (Deputy Chair):** Sarah, again, the primary benefits, and then what your plan says you require to achieve in terms of jobs and homes and then where you are in that respect, please.

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** The London Borough of Hounslow is working on two OAs. They are both quite different, one for 7,500 homes and 14,000 jobs and the other, in a different part of our borough, for 12,000 homes and 11,000 new jobs. We are getting to the end of the road of putting our plans in place and we know that the biggest issue for the London Borough of Hounslow is the affordability of new homes so that is a key priority in our plan.

The two different areas have distinct needs in terms of the job opportunities. Reflecting what my colleague has said, it is really important that we look at the nature of the jobs that we have. In the west of the borough we have high employment but lots of it is low-skilled and low-paid so we are working on employment plans to improve the quality of the offer that we are providing in those new jobs. In the other OA, the Great West Corridor, we are looking at the affordability of homes because the land values are so high that we have to make our mark that we are providing for our residents in the tenure of homes that we provide.

The challenge in terms of where we have got so far is that the planning policy process is long and arduous. We have been working on these plans for nearly five years. They are still not adopted but we are, again as my colleague has said, dealing with applications coming in on the back of this great label of being an OA. We have had to try our best to enforce what we want from these plans and the social and economic benefits that it will bring, in a world where we do not have the policy backbone to support us in some events. That has led to some challenges.

For example, we have had one scheme that has come in front of the Mayor because we were not in a position where our policy allowed us to make that decision. In the converse to that, in the west of the borough where we have not had very much development movement, we have seen huge rises in the opportunities that have been presented to us as a council because we have the label of an OA and we are going out to the market saying, "We are an outer London borough. You have not heard of Feltham and the west of the London borough of Hounslow borough before, but come and we will be open for business. We have this emerging plan, it is framed, and it is coming".

**Navin Shah AM (Deputy Chair):** Jules, if we can move to you, you have alluded to primary benefits or what you expect OAs to deliver. On the question of delivery, if you want to expand on that basic coverage please do so, but also I think what would be very useful for this Committee to have is Londonwide figures, if you have them - you can write to us - in terms of a borough-by-borough breakdown of the planned delivery figures for homes and jobs, where they are currently in terms of numbers completed, numbers started and so on. I think it would be good to have an audit. And obviously when those were implemented in each case and what the overall target period is for development as well.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes, we would be happy to supply figures. It might be useful to do it by OA, so you would have 47 sets of figures.

**Navin Shah AM (Deputy Chair):** Sure. Absolutely, yes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Obviously some are at different stages. Some are purely recently designated. Are we still calling them "nascent"?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** That is the designation at the moment, yes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Then obviously ones that are very well developed out and nearing completion. We certainly can supply the homes delivered for each one. There is more of a difficulty with jobs because we do not actually have the number of jobs but we do have the business floorspace created. I am sure we could come up with a proxy of jobs --

**Navin Shah AM (Deputy Chair):** From that, you can extrapolate?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Jobs per square metre of the different types, B1, B1(a), B1(c), and so on. We can certainly supply those.

On terms of impact, one of the key things is obviously to prompt interest from the development community in an area that they otherwise might not have been considering, but I am always keen that we try to deter people thinking that -- while I think the "open for business" phrase is a good one and it is one that we all use, it is not running up the flag saying, "This is the Wild West of development here, come and build loads of dense things because that is what the designation is". It is not about that at all. What I would prefer to think is going on when a developer displays interest in an OA is the fact that they have greater clarity about what is wanted in the location, and of course developers like certainty. Their shareholders like certainty. That is a useful thing that the OAPFs bring in terms of a journey towards outcomes, that certainty for developers.

I have mentioned that another outcome is the process itself of engagement and community involvement in shaping it, certainly the ones now. I am not sure that that was always the case but certainly the ones that we have been doing in the last three or so years, that has definitely been a strong focus.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Just to build on that last point about particularly the social and economic impact, the work we do at the moment now with the OAPFs we are working on - particularly in Thamesmead and Abbey Wood, but also work we did in the Isle of Dogs - is we do look at social infrastructure requirements for the growth. We do not just look at how many homes and jobs the area might be able to have capacity for; we also look at what that would mean in terms of the number of schools. What would be the impact on health services? It is a very important part of delivering a framework, whether it is the GLA doing it or whether it is a borough doing it through a local plan. They will prepare their own infrastructure delivery plans. Part of that is assessing what the requirements will be from the level of growth that could occur in those OAs. Those will be built into some of the policies or the recommendations in the OAPF that will then influence planning decisions as those developments come forward.

**Navin Shah AM (Deputy Chair):** That was one of my questions that I was going to follow. It is delivery of social infrastructure, which is what you are talking about, whether it is the health facilities, medical facilities or school places and so on and so forth. At what stage do you plan how it is funded and how it is monitored? We are developing very large neighbourhoods and we want them to be sustainable. Therefore, that delivery of social infrastructure is critical for success. To me, that needs to be part of early planning. How are you managing that important aspect of the whole OA programme?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Part of the reason we focus on these areas is because they will require funding, and we have already explained in the London Plan that to deliver the level of growth in the London Plan, London requires more investment. Part of the OA frameworks is to justify why this additional housing could only be delivered with a level of investment. Often it is involved closely with transport investment and that is where things like the Old Kent Road OA are very closely linked to the need for the Bakerloo line extension (BLE). Without the BLE we would not see the level of growth at Old Kent Road.

It is also true for the social and economic infrastructure. That is why the partnership is important, because a lot of that funding will either come through the council or through developers paying the Community Infrastructure Levy (CIL) and Section 106. Again, by setting out the requirements at the start it gives councils more ability to set out what they will be requiring in their delivery plan through the Infrastructure Levy or through section 106 agreements on individual sites, things like schools, for example, which has happened on the Isle of Dogs, the negotiation with developers on major sites and the requirements for education facilities.

**Navin Shah AM (Deputy Chair):** If we can move on to the bits on affordable housing, are the affordable housing targets for OAs mandatory, assuming there are clear requirements for affordable housing and therefore there are targets associated with that? If so, what powers does City Hall have to ensure that those delivery targets are actually met?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I turn over to Darren on the issue of how different -- because they would not be different to -- in any application, it has to be dealt with on its own terms. The existence of the OA framework does not add any additional policy.

**Navin Shah AM (Deputy Chair):** There are no targets?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The existing policy would run.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Yes. The London Plan target, 50%, and the strategic target, a 35% threshold, apply in OAs as they do elsewhere. The homes figures in the Plan are not targets. They are our assessment of capacity over the next 25 years. What the policy is asking is that through working with the boroughs or through our work on frameworks, we start to look at what that capacity is looking like on the ground. They are obviously high-level targets at high-level capacity figures. Through the process of the frameworks and through local plans, looking at the sites and looking at things that have changed since then, often the capacity figures can change and we can identify what particular sites could accommodate in terms of development. The affordable housing target would be the requirement in the London Plan, 50% or 35%.

**Navin Shah AM (Deputy Chair):** So, there are no specific or separate targets. They are what the London Plan requires, full stop. OK. Moving on to the next one, I have a figure of 303,000 homes which must be the total delivery figure for OAs. Here it says 40% will be low-cost. The question here is: when does the Mayor expect the OAs to deliver the estimated 303,000 homes? Would it be at the end of 25 years? How does it work? How will it work? When will we have this target achieved?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** As part of the Examination in Public (EiP) - it is on the website - we were asked about those figures. As I said, we have in the Plan for each OA a homes capacity figure and a jobs capacity figure, but that is to 2041. What we are at and how many of those figures are in the first 10 years, and therefore in the boroughs' 10-year targets for housing, we have split that out in terms of capacity. I can send you those details.

**Navin Shah AM (Deputy Chair):** Please, yes.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** I do not have the total in front of me but obviously it is not that 300,000, it is significantly less than that, because, as we state, a lot of the capacity in these OAs is latent. It is capacity if we got the transport investment, if we were able to acquire the land, if developers brought forward development in the next 10 or 15 years rather than hold back and wait for things to change. I think we can be more certain about the next 10 years but for the 25 years, the Plan is very clear that a lot of that capacity will not come forward if we do not have the transport investment. The Bakerloo line [extension]. The West

London Orbital could affect Hounslow. The potential Docklands Light Railway (DLR) extension through Beckton to Thamesmead could potentially deliver another 7,500 homes in Thamesmead that will not come forward if we do not have the DLR connection. It is a latent figure. It is a figure that could be delivered if the investment was made in certain transport infrastructure.

**Navin Shah AM (Deputy Chair):** What about this 47% low-cost?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** I would have to check. I do not know where that figure --

**Navin Shah AM (Deputy Chair):** If you could check, yes.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** It would be interesting if you can tell me which document you are quoting from.

**Navin Shah AM (Deputy Chair):** I think we will have to go back to teams outside this meeting.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Certainly, in this plan we do not have a target for low-cost housing and we would not normally set it in an OAPF. Boroughs do set their own affordable housing targets and it is open to them to differentiate those targets in particular areas of the boroughs if they thought that was useful. Often, they do because of the spatial distribution of affordable housing and how they want to plan for that.

**Navin Shah AM (Deputy Chair):** I have two further bits I want to explore very quickly. One has not quite featured in the way I want to see. You talked about social infrastructure. There is the physical infrastructure as well. I am not just talking about public transport, bus and train journey improvements and so on in those areas, which are so critical for the new and existing communities. The question is: I live on the edge of an OA in Harrow. Already, before those 2,000 or 3,000 homes and other activities become functional, you often find gridlock. This is not untypical, I would say, for any area in London, particularly outer London areas where you have huge problems in terms of congestion and pressures on local infrastructure. Is there a planned investment programme to meet those local infrastructure changes that would be required or are required already, in readiness for the large developments that are taking place? It is not fit for purpose now. It probably will be worse when a massive, massive development - which you need - comes into being.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Certainly OAPFs, or today's ones, seek to deliver modal shift and encourage people in walking, cycling and public transport. Obviously in larger areas there might be whole new road layouts delivered. I am thinking there of things like Thamesmead, Abbey Wood and the Royal Docks, where new town centres effectively will be created, with the benefits that those would bring to localities. There obviously is an opportunity there. The problem is where there are already well-established road layouts, speaking directly to your gridlock question. Darren?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** As part of the preparation - we have been talking about transport infrastructure - we worked very closely with Transport for London (TfL) and they recognise that in the Mayor's Transport Strategy, which does talk about how, particularly in OAs, there is need for future investment, not just about the big schemes. We have been talking about these big, major schemes but we do still look at the smaller interventions, particularly around local connections.

A major part of us working with boroughs on a framework - often the boroughs are the transport authority rather than TfL because they would be borough roads - is looking at how we can encourage people to walk and cycle to those

facilities rather than use cars, or they can use public transport. We do look at that, in terms of: where are those facilities? How are the new residents going to get to them? Are there existing or new links that we need to create? Could that be linked to things like greenways, making those journeys safer and quicker for people so they do default to using sustainable modes rather than using the car?

We would also work with the boroughs if there were existing problems and that would be factored into the work we do on the framework. We do not only look at what the impact of the new development is. A lot of the modelling that is done looks at the impact across the area of existing development, planned development and then what additional infrastructure might be required for the new development.

**Navin Shah AM (Deputy Chair):** Thank you very much.

**Tony Devenish AM (Chairman):** We are moving on to the environment and Assembly Member Arbour.

**Tony Arbour AM:** I have various questions. Can I firstly say that Feltham, as far as I am concerned, is not a forgotten part of London? I really want to ask whether or not OAs can do anything to combat climate change. Is there anything that local authorities on their own can do to combat climate change? In a direct question to you, Jules, how relevant are OAs in contributing to a low-carbon economy? If I can ask Sarah first because yours is the borough I am most familiar with, how are they combating climate change in Brentford?

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):**

Interesting. Our plan, as I have said, has been in the making for five years and in that time the world has moved on in relation to energy. The fact that it takes so long to get planning policy through means that the policies that are in that plan reflect old-style thinking. What we are doing at the moment is encouraging every developer we have to be better than what our policy says, specifically in terms of the low-carbon economy, and we are seeing that there has been a very positive response to that in the development industry but mostly because our members are holding us to account when we are saying that to them. We get to Planning Committee and we are seeing things come under lots more scrutiny if they are not higher on the scale of a low-carbon scheme than they would be.

Effectively what we would be looking to do in our plan is to set stringent policies that would mean that all developers have to adhere to higher carbon requirements on schemes, on sites, than they do currently. Effectively the planning system has the power to ensure that all developments are as green as possible; it is just how far and how quickly we can turn the juggernaut that is the development industry to realise that they have to invest more money in making their schemes zero-carbon.

**Tony Arbour AM:** For example, if I can take the new Brentford stadium and the huge development you have there, 950-odd houses, I wonder if there is not any double-counting in the figures we have here for OAs. Clearly, I am most interested in the Great West Corridor. A great many of the targets which are in there for housing and other things -- notwithstanding you saying it has been thought over for five years, many of these developments have been longer than five years in the making and it may well be that this current Mayor, and indeed his predecessor, seized on stuff which was already in the pipeline and put them into the OAs to make it look as though OAs are more successful than they really are. That is possibly not one for an officer like you but one for a politically appointed officer like Jules [Pipe CBE]. There is an element, is there not, of double-counting?

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** Just two seconds to come back on that first. We have been really rigorous about our numbers and we have been held to account not only by the GLA on what numbers go into that capacity but also our own members, because very much like you, the past is the past and developments like the Brentford football club, with its zero affordable housing and the fact that it

does not have very good energy credentials because it was approved in a different plan time, we do not want those developments to be our legacy. The plan that we have specifically about the Great West Corridor, those numbers are capacity sites going forward, not the ones that have been granted planning permission to date.

**Tony Arbour AM:** I see. OK. Is there any element of double-counting as a sort of general point, Jules?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Not that I am aware of. They are clear that it is additional capacity that is meant to be identified. In terms of keeping score on delivery, I suppose the new London Development Database (LDD) will certainly help us keep track of this better and in real time. I am not aware of systematic or even isolated incidents. No one has ever brought one to my attention that said or claimed there was an element of double-counting.

**Tony Arbour AM:** And you, Councillor? Does climate change come into any of your thinking at all in Southwark as far as OAs are concerned?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** It most certainly comes into our thinking in Southwark. We have just recently appointed a Director of Climate Change and we have a cabinet member with responsibility for climate change and developing our strategies. We are, in fact, next month going to hold a conference as to how we can embed that right across the authority.

I am bemused, of course, sometimes when I hear planners talk about this subject because within either Southwark, London or the National [Planning] Policy Framework document, the way it is discussed is as an aside. What we do not have is primary legislation that gives local authorities real powers to implement a strategy to reduce carbon but also implement across the piece, through the local authority, strategies that improve the environment, continue to improve air pollution, reduce the use of plastic and of course also seek to generally teach people how to live healthily.

The challenge we have as local authorities is that the powers rest with central Government and those powers have not yet been fully delegated to local authorities. If we had the powers to implement, say, a truly effective carbon reduction strategy in Southwark, we would do it overnight, but we just do not have those powers. I do not believe it is embedded in our planning policy. We are not allowed, for example, to say to a developer, "Your development must be absolutely neutral when it comes to generating carbon dioxide. It must be neutral". Yes, they pay into our carbon offset fund as a way of mitigating the impact, but the materials and the policies just do not exist at the local level, which is why it has persisted.

We would say to you and to Government that what you need to do is give us real powers to create an environment in which all developers know that if you are going to develop in London, not just Southwark, these are our minimum red lines, and within those red lines you now develop your development proposal. That is the certainty they need. At the moment they can get out of the option by simply paying us money and thereby we come up with a strategy to offset carbon or indeed other materials that might get into the atmosphere.

**Tony Arbour AM:** Thank you. It sounds like a prescription for lots of climate change enforcement officers, which might well drive developers out of London.

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Can I respond to that? That is a really important point and it also goes back to the earlier point as to how confident we are as local authorities. Prior to my election as Chair of Planning, I was told one of the reasons why many developments prior to my arrival were yielding less than 35% affordable homes is because the development industry would not tolerate it. I have to say to you that is a complete fallacy.

**Tony Arbour AM:** Really?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** We in Southwark are overwhelmed with applications because we have created a certain environment in which developers know exactly what the minimum red lines are that we would accept, and therefore they cost that into their financing prior to making the proposal to the borough. The real problem we have in London is lack of confidence. This is a major financial centre in the world. We have land values which are so through the roof that local people cannot afford either to rent or buy a house in their immediate neighbourhood. That is not the result of the market. It is a failure of politicians like us to be clear about what our policies are and why those policies exist. Confidence is what I say to colleagues. We must have confidence that we are an attractive city. This is a place for investment. We are open for investment but on our terms, not on the terms of the market.

**Tony Arbour AM:** Strewth! Thank you, Chair.

**Tony Devenish AM (Chairman):** Absolutely.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Chair, sorry, may I come back on the environment point?

**Tony Arbour AM:** Please.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Obviously I know the OAPF in its development is expected to very much draw on, absolutely draw on the London Plan, and clearly the London Plan is very specific about environmental requirements and expectations on improving air quality as well as things like modal shift. Whether it is the Transport Strategy or the Environment Strategy, they are played out, although we did not try to duplicate those two documents. The suite of documents together delivers the outcomes that we are looking for. But Darren does have, actually, some good examples of where the recent OAPFs that we have drawn up specifically illustrate the expectations of the policies in the Strategies and the London Plan.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Yes. We take the strategic policies in the London Plan and look at how they would be applied and implemented in the OAs. The example I give you now is the Thamesmead and Abbey Wood OAPF, which is currently out for consultation. There is a whole section on there around the environment and green infrastructure. There is a section on energy because one of the advantages of looking at an area that is going to have significant development is the opportunity for an energy masterplan. We can have a shared look at the energy requirements of that area. Being on the coast or being next to the river, flood risk and the riverside strategy is very important. We work very closely with the Environment Agency about that. That, again, is built into our assessment of the framework. Also, things like waste and recycling, the circular economy, are built in, and air quality. It comes back to this point about creating healthy routes. How can the development in the OAPF contribute to improving air quality and reducing exposure to poor air quality?

For all those things, what we do is take the strategic policies and look at how they could be applied in a local area, supporting the boroughs in applying these policies at the local level, so that developers are very clear - it comes back to this point about certainty - about what the expectations are around the requirements for development.

**Tony Arbour AM:** No third runway is going to help you, is it not? You have seen the decision, have you not?



**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I do not know. What is the time? I might be able to comment on that in another 14 minutes, I think.

**Tony Devenish AM (Chairman):** We are all very happy in this building.

**Tony Arbour AM:** We are. We are, yes.

**Tony Devenish AM (Chairman):** Moving on to my colleague, Joanne.

**Joanne McCartney AM:** I want to ask about some of the challenges there are in OAs. Now, Jules, at the start you said that the process of becoming one is important and it brings partners together, but I think London First did a report in 2015 and they highlighted some challenges about it being quite an informal process. Is one of the challenges for the GLA that you do not have a more formal process and cannot impose a more rigid structure and monitoring requirements on local authorities?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Did you say 2015?

**Joanne McCartney AM:** Yes.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Obviously I was not here then but I think I am right in saying that the process now is very different to the earlier ones. The ones that we have done more recently, Darren is probably better placed to comment about the way we now go about it.

**Joanne McCartney AM:** It has changed?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Certainly the documents are a lot thicker and more detailed. Again, maybe we could talk about in what way documents have changed, being more specific about what is needed for delivery rather than being -- I do not mean to be pejorative but I think they were a bit more like brochures before about the opportunity, as opposed to, "Here is the opportunity and this is what we need to put in place in order to get delivery".

**Joanne McCartney AM:** I suppose my question really is: from a GLA point of view, given that these are going to build the homes that you need for your targets as well, do you think the structures are there that you need?

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Because of the nature of planning in London - the Mayor's powers around planning are quite prescribed - I think we have arrived at the best we can do with the status of the London Plan and the conformity. Local plans have to be in conformity with the London Plan, general conformity. By identifying these areas we have a way to have discussions with the boroughs about how we take forward those OAs. In terms of how they are defined and then adopted, I would disagree about there not being a formal process. The process of preparing the London Plan is a formal process that is set out in statute and in regulations. We consult on them. There is an EiP.

The point to make is that successive panel inspectors have supported the principle of OAs and supported the evidence about why they are required. Often it is around changes, new opportunities around transport infrastructure, opportunities that derive from new schemes coming forward or proposals for new schemes, and us saying, "Well, if those areas are going to be affected by development, we know the areas which will see better accessibility will face development pressures". It must be better to manage those pressures by having a plan, identifying the area and saying we need to plan for those pressures, than just ignoring it and waiting for it to come along.

**Joanne McCartney AM:** Yes. I suppose my question really is that you have different OAs and they will all have different challenges, but is there anything that you would need in extra powers to make sure that you can drive the necessary development from a regional point of view? I am going to come to the local in a minute.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Powers, yes, but not necessarily as part of the OAPF. The powers and process are there to do what the OAPF needs to do, as I have said, about the identification. Delivery powers, changes to Compulsory Purchase Orders (CPO) and things like that, whilst welcome, are probably the stage after the OAPF as opposed to part of it.

**Joanne McCartney AM:** Can I turn now to Sarah and Martin? There is obviously the current structure. Could you just perhaps briefly outline to us what some of the challenges are in delivering those homes and jobs? Perhaps then go on to what you would like to see.

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** One of the issues that has not quite come up yet is that our Heathrow OA bridges Hounslow and Hillingdon and there is a bit of a challenge there about the apportionment of numbers. Hounslow, as I have said, is a very pro borough. We are working very hard to make sure that we deliver the most jobs and homes we can for our borough. Hillingdon has a different perspective on what they are doing on the edge of their borough and that means that that part of the OA has come under some scrutiny. We are now facing to go to an EiP with the numbers because we have basically taken up most of the numbers of that OA, on the basis of a quite challenging negotiation with Hillingdon on who is going to take what, effectively. That is part of the duty to co-operate and there is nothing new in that - that is what planning is - but it is something where it seems like there might be an additional power that could help, not that I know the answer when you have boroughs that are very clear on what they are planning to do. It does seem like cross-boundary issues will need more exploring.

Part of our challenge is just the treacle that is the planning process to get plans across the line. It is not a policy vacuum. We deal with schemes all the time in these areas and ensure that they are in conformity with the plans that we have had in place as much as possible, and we have been quite successful in that. On the long-term issue in terms of monitoring, we are held to account in our numbers just as we are for our wider numbers. We report our numbers to the Development Database. Our members require that we report those numbers to them, and we are being held to account over the quality of those as well. We have very much an internal local council process for monitoring and then we have the LDD, or what it will become, to feed into at a London wide scale and how our OA will make that happen.

**Joanne McCartney AM:** Thank you. Martin?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Avoiding repeating what has been said, which is quite correct, I said earlier on the greatest challenge we have, particularly, I suppose, being in inner London, is the existing use value once established versus the value when there is a proposal for development are so vastly different that it thereby impacts on the ability for us to secure an acceptable level of affordable homes. That is an issue for us to contend with. If it were possible that we were able to use our CPO powers to secure those plots of land once we have established with a developer what is to be built there and agreed the terms, that would, I suspect, improve the value of the contribution that boroughs are able to make to the overall housing development scheme across London. That is the first issue.

The second issue for us is in terms of the GLA and the grant environment. I understand that many developers do not approach the GLA because of the complexity of applying for grants. Now, it does seem to be a very bureaucratic exercise and the reasons why some developers may not approach the GLA may be purely internal but it does appear that

the realm of the grant funding environment is quite bureaucratic and, if I may say so, may not be working strategically in the public interest, if developers are choosing not to apply for grant funding.

The last issue, as I said at the beginning, as soon as we make the statement, "This is an OA" -- my colleague here said, "We are open for business". In Southwark we are definitely open for business, but we sit on prime land here in London, only a stone's throw from the major financial centres and of course from Parliament. Southwark sits on prime land and therefore the viability schemes do not work in Southwark. A small change to the components in the viability schemes mean a very significant change in the affordable home quantum. In Southwark, we say that developers should think about not the current value of the proposal but what the likely value of the proposal will be over a five or 10-year period. It is highly unlikely, here in London, anyway, that land values or indeed house values are going to decline. They are likely to continue to rise over time. That has been proving the case for the past 50 to 100 years.

Therefore, I would really encourage the GLA and central Government to think carefully about the conditions here in inner-city areas particularly, like Southwark, and the impact broader policies have on our ability to deliver on what is our total commitment to build homes that local people can afford. It should not be purely determined by the market.

**Joanne McCartney AM:** That leads me on to my question, again to the local authority representatives if I can, and that is just about the funding opportunities that there are in these OAs. You obviously have competing priorities. Infrastructure is extremely expensive. How is providing that infrastructure progressing in your OAs and what are the difficulties?

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):**

Infrastructure is the biggest cost. We realise that, and as Darren [Richards] has outlined, because we are doing ours through a local plan we have the infrastructure plan attached to that which outlines fundamentally, "If you want to provide this many homes in these capacities on these sites that you have outlined, you will need to do X, Y and Z in your infrastructure to make that happen". We hope that our CIL strategy is aligned with that in the specific areas and we are utilising all the planning powers we can to make that happen, but what we have found is that the plans that we have put in place for those OAs have assisted us in going to other bidding areas, for example, going to TfL and saying, "We have this plan in place. Make this one of the Mayor's transport priorities because we have these plans in place and it will come through. We have planned development and you can identify what time they will come through".

As Darren has already touched on, one of the examples is in the Great West Corridor OA, the West London Orbital. That has now been taken on and developed with the West London Alliance and TfL is working very closely with us to deliver that connection into the Crossrail hub. That is fundamentally because we made a great business case that in the Great West Corridor you have 7,000 homes and 15,000 jobs coming that will make that transport connection work, and then it grew from there and other boroughs came on the back of that and said, "Well, we have an OA. We have these planned sites". That is how we have done things, through our infrastructure plan and our CIL charging, but also using the plan-led approach to justify bidding opportunities in the widest sense for other funding structures.

**Joanne McCartney AM:** Jules, we have heard that local authorities report to you their targets. Do you think the GLA has a good wealth of information about what is happening in each of the OAs and you are able to monitor what is happening there sufficiently well?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** There is plenty of data, but it is not always in real time, certainly, on both applications and delivery. That is why we want to revolutionise the LDD to make it a more real-time set of data, plus being able to more accurately monitor delivery. There is even work going on talking to the United Kingdom Space Agency about being able to monitor changes in developed surface area of the capital to

enable changes on sites to be picked up more easily, but that is a development down the line. It is no more intrusive than Google Maps, before anyone is worried about that.

Probably Darren is best-placed to go into the technical detail of what data we do have, but just to come back to a point about infrastructure, obviously, as I said, the key thing for OAPFs is to identify what is needed and they can corral different players into being able to bring forward funding. Probably one of the best examples of creating a new mechanism for funding is the Northern line extension at Vauxhall, Nine Elms and Battersea and the whole tax increment financing thing to fund it being born out of an OAPF process.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Just to take your monitoring point, we are producing an annual monitoring report and I think your officers have seen the early stages of that, which we will put up onto the website, that starts to track progress against the OAs using the information we are getting now from the improved LDD.

Just on the infrastructure point as well about preparing these documents when there is not the funding, often they can help make the case for funding. A good example is the Housing Infrastructure Fund (HIF), where a large number of OAs will or could be unlocked by the successful bids around the DLR and the Overground. It was an important part of that bid that we were able to link the improvements to particular sites and particular areas in London because that was what then made the business case stack up to have successful bids. Having those in place, while there might not be a funding stream at the moment, we know that there will be something in the future and having that work means we can very quickly respond to it. If we did not have that, it would take us a lot longer to respond to those requests for information about, "If there is money to invest, where would you like us to invest it?" This gives us an opportunity to put together a bid to be clear about where investment would unlock delivery of new homes and new jobs.

**Tony Devenish AM (Chairman):** Thank you. On your last point about the HIF, could you write to us just with a very brief -- which ones actually have money and what they are going to do with it? I lose track of what is happening, which ones are happening and which ones are not. It would just be very simple, not a huge *War and Peace*.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I am happy to say something about that. Off the top of my head, obviously there is the DLR depot and extension at South Poplar that the Isle of Dogs and South Poplar OAPF has contributed to. I think I am right in thinking that the Overground one has also got to the stage of acceptance. Things like the Canada Water OAPF would have contributed to justifying that investment.

**Tony Devenish AM (Chairman):** That is great. Thank you. That comes on to my next question: what measures has the Mayor put in place to support boroughs that struggle to finance OA development? Other than the HIF what else have you done, Jules?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Sorry, Chair, could you --

**Tony Devenish AM (Chairman):** What measures has the Mayor put in place to support boroughs that struggle to finance OA developments?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** To fund OA developments?

**Tony Devenish AM (Chairman):** Or pump-prime them, I guess is what we are asking because obviously developers --

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** There are a couple of things here. First, there is obviously the work we do directly in preparing an OAPF. That is particularly

important, and it comes back to Sarah's [Scannell] point about Hillingdon and Hounslow. A good example is Thamesmead. It straddles the boundary between Bexley and Greenwich. Both boroughs preparing their local plans did not have the capacity to do the work that we all agreed was needed there, so we have stepped in using our resources to lead on that proposal.

In other places it will be more support through other teams in the GLA. With Old Kent Road, which Southwark are leading, we have a joint team that works on that. We have a partnership board that Jules sits on that oversees that. There will also be other work we will be doing through the local planners. As Sarah has mentioned, we will put resources in place when local plans are being prepared and meet and talk through the evidence, and we might assess the evidence that is being prepared. TfL will often put in resources around modelling and help with looking at the impact of developments. It will assist using its modelling expertise to assess the impacts of development for boroughs.

On a broader note, there are things like public practice. Quite a few boroughs are using their public practice placements to focus on OAs. Newham and the Royal Docks team there have public practice placement. Bexley have one working on Thamesmead and Bexley Riverside. Therefore, in terms of planning support, that is the support we can provide. There is also money going in from Housing and Land, things like the land assembly pilots. They are looking at opportunities for: could you acquire land? That is more about the expertise of boroughs around things like CPOs, acquiring land and pulling land together. Housing and Land is supporting a project around that. There is also some work around industrial intensification, looking at sites and thinking, "How do we have some exemplar sites that demonstrate what intensified industrial land will look like?"

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** It is a real mosaic of funding all of these things. A good example is probably the meeting we had the other day between Newham, Greenwich and TfL, trying to create a pot of money that could look at both taking the DLR over the river from Beckton into Thamesmead but, also, in the more immediate future, a rapid transport link in the Thamesmead area: £100,000 from one borough, £100,000 from another, £500,000 from TfL, something like that.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Plus the developers.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes, plus the developers. We were looking at in excess of £1 million, £1.3 million or £1.5 million, drawing on all these different interested parties who obviously all have a vested interest in creating transport links.

**Tony Devenish AM (Chairman):** Thank you. Moving back to local authorities with Andrew.

**Andrew Dismore AM:** Yes. How engaged do you think your local communities and businesses are with OAs, Martin and then Sarah?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** They are indeed very engaged. Most certainly businesses are engaged because of the potential for profit. They have a vested interest to work with us, as the Southwark local authority, within each of our development OAs and, indeed, wider opportunities that present within the borough.

The challenge with the community, of course - and I alluded to it earlier on - is benefit. They will engage if there is clear benefit. I started off by talking about inequalities: health, housing and job opportunities. If there is genuine benefit, they welcome the investment. If the result of that investment is to effectively disenfranchise them or price them out of the area, clearly, they will not welcome the development. I am always struck that the GLA does not talk about truly

affordable homes. In Southwark the average salary is around £30,000, whereas to rent a two-bedroom property it costs £24,000 per annum. That is crazy. As an elected official - forgive me, colleagues here - I cannot support such a strategy. Therefore, local people would not support an initiative that does not benefit them. There has to be a material benefit for locals so that they will engage in our efforts to regenerate their areas. Generally, they are engaged but they are cautious because what they have seen across London - and parts of Southwark, unfortunately - is that they have been forced out of the area, either on cost or insufficient provisions.

With a local authority, while we have some powers it is really the GLA and central Government that need to give us, I would argue, far more powers to intervene in the market. I mentioned earlier the existing use values being the base values on which a plot of land or property might be assessed, but once it is identified as an OA prices go through the roof. Therefore, why would someone who lived next door to an OA engage positively with you? The policy will be designed to effectively disenfranchise them. That is my response to you: they will respond if they receive material benefit and their families can continue to live in that area and benefit from the inward investment.

**Andrew Dismore AM:** Yes, thanks. That probably coincides with my experience in Barnet with Colindale and Mill Hill, which is a great intensification area. The real problem there is that communities just do not see any benefit. In fact, it is all negative, in that in Colindale all they are seeing is great tower blocks going up and all the car parking being taken up by people in the neighbouring streets, the people from the developments, because those developments are not allowed car parking. The net result is they just fill up the local streets and annoy everybody and change the context of the area.

Similarly, with public transport in Mill Hill. What has happened there is that the single-track line from Mill Hill East is always full before it even leaves the station at the end of the line. There are a lot of problems there. Also, it is to do with the pricing as you say. If we take the Mill Hill one, for example, granted there were 2,500, nearly 3,000 properties but they are only being built at about 250 a year to keep the price up, which is just ridiculous. There is no real help there.

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Yes.

**Andrew Dismore AM:** I do not know if Sarah wants to comment on any of that.

**Sarah Scannell (Assistant Director for Planning and Development, London Borough of Hounslow):** Well, like most things in planning, I can echo everything that you have said. Communities find change - and significant change, which we are always talking with OAs - very challenging. I am not going to repeat things that you said but if I think about the positives maybe - which are few and far between - the commercial engagement with the Great West Corridor, for example. We have loads of businesses there. They have decided to locate there. The OA will mean that they have homes for their people to live in and they have new transport opportunities, which eases the ability for their staff to get there. That is a huge positive and a huge benefit, and they have been engaging really well in that.

In the west of the borough, in our Feltham OA, we have, say, 60% of our residents who need to get to Heathrow but cannot get there because of the transport links and it is a prohibitive cost-wise for them to do so. You will find lots of people getting cabs because the buses do not go or the trains do not go. In that way, while most of the community feel like they are going to have a challenge with the scale of growth, they do see the benefits of the improved transport and connectivity that will come with the growth that they are offering. Through that, we have been able to plot a course that means that we have had quite positive engagement overall with the local plan proposals.

The challenge for us has been when individual sites come forward and then the reality of what that means for an individual community is felt, overshadowing it, and those types of things. Overall, the strategic nature of having a

planned way forward for growth gives people comfort about what they are going to have and the benefits that you can reap from that, particularly around the infrastructure.

**Andrew Dismore AM:** Do you want to comment, Jules? Also, the question is: what levers do you have to do anything other than rely on tall buildings? We end up with great canyons in Colindale, for example.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Yes. I mean I agree very much with what Sarah says. We have been talking around the issue of the value of the strategic approach, but the problem does come when it comes site by site and then viability comes into play. If we could say, "It is in the plan. This is the tariff for these things. This is the contribution you have to make, not just to transport but to the social infrastructure. You have to pay for your share, otherwise the development does not go ahead", then life would be easier for all of us, and certainly for planners, policymakers and administrations in City Hall and in local government.

Site by site, we do see too much development going through at whatever stage, whether it is local authority with the GLA, or it gets called in by the Secretary of State and passed, without sufficient infrastructure associated with the development that actually delivers on the strategic plan.

**Andrew Dismore AM:** What about tall buildings?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I do not think it is fair to characterise the Plan as relying on tall buildings. The Mayor has been clear when he speaks on this issue that he believes - and the Plan reflects this view - that they have their place, if they are well designed, if they are safe and if they make a positive contribution to the skyline. That is the policy position. Has every tall building that has got through in London - in planning committees and including through City Hall - always achieved all of those things, particularly in terms of its positive addition to the skyline and its wind effects at ground level? No, I do not think it has. That is where the planning system is not sufficiently robust against the whole issue of viability testing.

**Andrew Dismore AM:** Can you achieve the housing targets without relying on tall buildings?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The numbers do not rely on tall buildings. The plan is clear that a site should be optimised, not maximised. It should not go as high as possible. It should just go to the height that works well for the context that that site is in.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** The new tall building policy in the plan is very clear that it is for boroughs to identify locations for tall buildings. That might be in an OA, but it might not. It depends on the OA and the context, and we are clear in the policy that context, design context and historic context --

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** Is important to consider.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Yes, it is an important consideration within the OA. It is not a given that OAs should have tall buildings. They may be appropriate in the right places in an OA but the policy --

**Andrew Dismore AM:** That creates mission creep. If we take Colindale, for example, we have the defined area for the OA but on the fringes of that they are saying, "Oh, we want tall buildings because they have these tall buildings in Colindale. We may not actually be in the OA, but we are sufficiently close to it, so let us have a tall building as well". It is mission creep all around the area.

**Darren Richards (Growth Strategies and Urban Design Manager, Greater London Authority):** Yes, and that is where the birth of a local plan needs to be very clear about what a tall building is and where they would support them and where they would not support them.

**Andrew Dismore AM:** Martin, you want to comment. You are obviously grinning.

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** Yes. In my experience, it does appear that, in order to achieve one red line, which is 35% [affordable] with a quantum between 70% social and 30% intermediate, that there is a *quid pro quo* and viability suggests that there is an increased density, and that increased density inevitably leads to taller buildings. That seems to be the formula. My colleague here and others might say otherwise, but that seems to be the formula I am observing both in Southwark and across other parts of London.

Again, I am not going to repeat what I said a moment ago about the viability scheme not being appropriate for inner London or maybe London as a whole, but I can assure you this viability scheme you have is not fit for purpose. It needs to be reviewed. It is not appropriate. It does not meet the needs of local people. For that reason, generally, I have to tell you that applications that are brought to my Committee that include a proposal that might be less than 35%, OK, but includes a tall building, I have to question very closely. How is it possible that a major developer -- before I continue, I should say, just for the record here, that I maintain an open, independent view on all applications that are brought to my Committee. Now to continue: there was a recent approval by British Land in the Canada Water area. It is 38% affordable homes. There were a few taller buildings but that was necessary to ensure viability worked for that organisation. Now if it could work there, it could work anywhere in London, in my view.

It is down to politicians and to experts like you here to ensure it is consistent. It is the inconsistencies which is the problem for the development market and - to answer your question directly - therefore, it is City Hall and local authorities that must work hand in hand to ensure, first, that the viability scheme works in London and, secondly, there is an appropriate funding scheme that allows, where there is a deficit, for that deficit to be met by public funds. The bureaucracy surrounding the determination of availability for that scheme should be less, I suppose, bureaucratic. As I said earlier on, it takes a long time. There is a great deal of paperwork involved, when in fact a chartered accountant or a planning expert could easily resolve it in a single day. It takes the GLA sometimes years to resolve. That is the real problem we have at the moment.

To answer the question even further, my role in planning is to represent local people and, while I absolutely want to attract inward investment, local people must be the beneficiaries. If the systems do not benefit local people, I will resist all applications, OK, whatever their form, because that is not appropriate. What it will do is it will eventually drive industry out of London to other parts of the country. That must be the end result if you price people out of London. That cannot be in the long-term interest of this great city of London.

**Andrew Dismore AM:** That is an important point. If you look at Barnet's population, all these OAs, very few local people are moving. We are just getting more and more people moving in from outside the borough to fill up these tower blocks. The net result is the population of the borough has increased, not through people moving within the borough but new people coming in to take up all these places.

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** A quick point on that point, and that is a really important one because I have an interesting development in my own ward. I do not need to name it right now, but suffice it to say that it was one of the earlier schemes, not while I was Chair, but I note that many of the dwellings were bought off books overseas, usually the Far East. They are owned, therefore, mainly by overseas persons and they rent essentially to local people. Of course, what we find in those estates is that the percentage that a



person pays in rent, which should be around 30%, is usually closer to 50% because the rent is so expensive. I believe that is a national scandal and should not be allowed to happen, and I will resist all applications of that form while I am chair because that is what is wrong with London at this stage.

These are the obvious mistakes we are making, and we can see the mistakes we are making but I am not seeing an adequate response from the GLA. It is abundantly obvious. You have recited to me, you know it, but I am not seeing a response from the GLA. Clearly we are pricing people out of London. It is unacceptable and therefore we have to change policy.

**Tony Arbour AM:** Do you get lots of appeals? If you are taking this very personal attitude, are Southwark getting lots of appeals by developers?

**Councillor Martin Seaton (Chair, Planning Committee, London Borough of Southwark):** No, no, no, we have had a handful in recent time but generally we create certainty. We say, "A minimum of 35% affordable home quantum with a 70/30 split between social and affordable. We should have appropriate amenity space both for young children, middle-aged and so on, and lastly the design should be excellent". That is all we ask, and we can negotiate around the edges. That ensures the sustainability and liveability of those homes. If that is the minimum that is a reasonable expectation. A property developer builds a home for the super-rich and does not have to pay any of the social consequences of their actions. We politicians are at fault. We are the ones that have to change the regime. No, we are not experiencing a flood of outward investment. We have inward investment because we have clear, well defined criteria on which we would accept inward investment into Southwark. It is on our terms and not on the market terms.

**Andrew Dismore AM:** We will allow Jules to answer that particular point. I remember when Sadiq [Khan, Mayor of London] got elected he was talking about first dibs for local people on these developments. Well, I do not see that happening very much.

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** The first dibs policy is something under Housing and Land because it is not a planning policy. You cannot have first dibs in planning terms. Instead, what the Mayor has secured in first dibs terms is it has to be an informal arrangement with developers that falls outside planning. Obviously, I disagree with a lot of the comments that have just been made. I can agree entirely with the aspiration but, having seen a number of Southwark planning applications here in this chamber for stage 3s and obviously seeing them at stage 1 and 2, I know full well what the issues are and the realities of what all the boroughs have to contend with.

The Mayor sets a strategic target, as the Committee well knows, of 50%. We look to achieve 35% of that 50% through planning gain, the rest being achieved through public sites and industrial sites that should be achieving more, plus the Mayor's grant powers and grant funding for affordable homes.

Coming back to where you started about the density within OAs, the thing is that many OAs will be identified for significant capacity because they are brownfield sites and they are relatively well connected or will be when it is identified that Crossrail is going to come through. There are five stations alone in Ealing, which has obviously had a big impact there as far as this issue is concerned. They are already going to be looked at in terms of density, and then I think it is a separate issue, the whole viability thing that drives them higher is something that applies to all sites, whether or not they are in an OA: the fact that they are expected to work harder than they financially are able to.

We see this with, say, the significant developments over underground stations where they are expected to contribute to step-free access, a contribution to TfL in some other form and supply 50% affordable housing. You can only spend the money once, but these developments are expected to spend the money two or three times over, and then all too often

the balancing factor in the equation is the affordable housing and that is what gets squeezed. Then it is not acceptable to pass something at 10% or 15% affordable housing and that is when the developers start going upwards.

**Tony Devenish AM (Chairman):** We will move on at this stage. I have three final points on this, and I would like to finish on time.

First, I should also wish your Leader, Peter John [OBE, also Chair of London Councils] the very best in what he does next. He announced last night that he is retiring from Southwark. He is a friend of the GLA, so I wish Peter well.

Can I ask the Deputy Mayor: is one person and one organisation accountable for each of these 47 OAs? You do not have to answer that now. You could write to me. One of the issues is about the huge amounts of different stakeholders, so perhaps you could reflect on that and write to me.

My final question I am going to ask is - I think Jules will like this question actually - what powers, if devolved to City Hall, would best enable you and the Mayor to accelerate the delivery of OAs more effectively, mitigating the challenges faced by local authorities? Do you have a wish list that is practical?

**Jules Pipe CBE (Deputy Mayor for Planning, Regeneration and Skills):** I would say two things. For powers, it is CPO. Powers over land assembly. That would be that. The other one is not power, it is funding. Well, it could be powers actually; it could be powers to raise funding, so fiscal devolution. That would be it: CPO and fiscal devolution to be able to raise the capital to make significant investments.

**Tony Devenish AM (Chairman):** Thank you, a nice short summary answer. Anything else from my colleagues before I move on to other business? No. Then may I thank our guests for their attendance in a very heated and very lively debate? Thank you to all of you for your helpful contributions.

# Subject: Summary List of Actions

**Report to: Planning and Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 14 July 2020**

**This report will be considered in public**

## 1. Summary

- 1.1 This report sets out details of actions arising from previous meetings of the Planning Committee and the Regeneration Committee.
- 1.2 The London Assembly approved the merger of the two Committees into one combined Planning and Regeneration Committee at its Annual Meeting on 15 May 2020.

## 2. Recommendations

- 2.1 **That the Committee notes the completed, outstanding and closed actions arising from previous meetings of the Planning Committee and the Regeneration Committee, and additional correspondence received and sent, as listed in the report.**
- 2.2 **That the Committee notes the response from the Ministry for Housing, Communities and Local Government in regards to the letter sent by the Planning Committee on the topic of Permitted Development Rights, attached as Appendix 1.**

### Planning Committee Actions

#### Action Arising from the Planning Committee meeting of 23 January 2020

Minute item	Subject and action required	Status	Action by
6.	<p><b>London Plan Q&amp;A</b></p> <p>The Deputy Mayor for Planning, Regeneration and Skills undertook to provide the following:</p> <ul style="list-style-type: none"> <li>• A timetable of when Supplementary Planning Guidance (SPG) would be published and the SPG topics;</li> <li>• Data on the satisfaction levels of people living in tall buildings;</li> </ul>	Completed. See <b>Appendix 2, 2a and 2b.</b>	Deputy Mayor for Planning, Regeneration and Skills

	<ul style="list-style-type: none"> <li>An update on the Small Sites, Small Builders programme; and</li> <li>Details on the uptake of the Care and Support Specialised Housing Fund.</li> </ul>		
	<p>The Policy Team Leader (London Plan Team) – Economy, Culture &amp; Social Infrastructure, GLA undertook to provide the following information:</p> <ul style="list-style-type: none"> <li>Detail of which London boroughs had developed article 4 directions, both for conversion of offices to residential in appropriate locations and for industrial uses to residential; and</li> <li>Details of how much industrial space had been lost to residential through permitted development rights.</li> </ul> <p>That authority be delegated to the Chair, in consultation with the Deputy Chair, to agree any output from the discussion.</p>	<p>Completed. See <b>Appendix 3, 3a, 3b and 3c.</b></p> <p>Completed. See <b>Agenda Item 8.</b></p>	<p>Policy Team Leader (London Plan Team) – Economy, Culture &amp; Social Infrastructure</p> <p>Senior Policy Advisor</p>

#### Action Arising from the Planning Committee meeting of 18 September 2019

Minute item	Subject and action required	Status	Action by
<b>6</b>	<p><b>Permitted Development Rights</b></p> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.</p>	Completed. See <b>Agenda Item 8.</b>	Senior Policy Adviser
<b>7</b>	<p><b>Work Programme</b></p> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree the Planning Committee’s draft London Plan Examination in Public report, listing the Assembly’s proposals for policy changes.</p>	In Progress.	Senior Policy Adviser

### Action Arising from the Planning Committee meeting of 11 July 2019

Minute item	Subject and action required	Status	Action by
8	<p><b>Mayoral Planning Decisions Powers</b></p> <p>During the course of the discussion, the Committee requested a summary of the changes made to planning applications during the call-in process for those applications called-in under the current Mayor.</p>	Completed. See <b>Appendix 4.</b>	Deputy Mayor for Planning, Regeneration and Skills

### Action Arising from the Planning Committee Meeting of 25 April 2019

Minute item	Subject and action required	Status	Action by
9	<p><b>Neighbourhood Planning and London's Communities</b></p> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.</p>	Completed. See <b>Agenda Item 8.</b>	Senior Policy Adviser

### Action Arising from the Planning Committee Meeting of 27 June 2018

Minute item	Subject and action required	Status	Action by
10	<p><b>Rapporteur Report – “Never Again: Sprinklers as the next step in fire safety”</b></p> <p>The Committee delegated authority to Navin Shah AM to lead any follow-up work in relation to the recommendations in consultation with the Chair and Deputy Chair of the Committee</p>	Ongoing.	Senior Policy Adviser
12	<p><b>Tall Buildings – Implications for Examination in Public</b></p> <p>Invite some of the new executive mayors for the boroughs of Lewisham, Newham and Hackney to a future meeting of the Planning Committee to discuss issues associated with opportunities and challenges presented by medium height building developments.</p>	Closed. Superseded by subsequent investigation.	Senior Policy Adviser

## Regeneration Committee Actions

### Actions arising from the Regeneration Committee meeting on 27 February 2020

Minute item	Subject and action required	Status	Action by
5	<p><b>Delivering on Opportunity Areas</b></p> <p>During the course of the discussion the Deputy Mayor for Planning, Regeneration and Skills undertook to provide the following information:</p> <ul style="list-style-type: none"> <li>• A breakdown of figures for each Opportunity Area, including the number of jobs per square metre and homes planned, the current progress and numbers completed, alongside the overall target period for development; and</li> <li>• Detail of the accountability arrangements for each of the 47 Opportunity Areas.</li> </ul> <p>During the course of the discussion the Growth Strategies and Urban Design Manager, GLA, agreed to provide information on the ten-year housing capacity figures for Opportunity Areas.</p> <p>The Committee delegated authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the discussion.</p>	<p>Completed. See <b>Appendix 5.</b></p> <p>Completed. See <b>Appendix 5 and 5a.</b></p> <p>Ongoing.</p>	<p>Deputy Mayor for Planning, Regeneration and Skills</p> <p>Growth Strategies and Urban Design Manager, GLA</p> <p>Senior Policy Advisor</p>

### Actions arising from the Regeneration Committee meeting on 28 January 2020

Minute item	Subject and action required	Status	Action by
5	<p><b>London Borough of Culture</b></p> <p>During the course of the discussion the Deputy Mayor for Culture and Creative Industries undertook to provide the following information:</p> <ul style="list-style-type: none"> <li>• Detail of how the success of the London Borough of Culture would be robustly measured; and</li> <li>• Detail of the Cultural Impact Awards, particularly the programme in the London Borough of Barking and Dagenham.</li> </ul>	<p>Completed. See <b>Appendix 6.</b></p>	<p>Deputy Mayor for Culture and Creative Industries</p>

	<p>During the course of the discussion the Assistant Director, Culture and Heritage Services, London Borough of Waltham Forest undertook to provide information regarding the key partners in terms of external funding as well as other community organisations and stakeholders that were part of the projects for the London Borough of Culture in Waltham Forest, and how this was approached.</p> <p>The Committee delegated authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the meeting and any additional activity to support the Committee's scrutiny investigation</p>	<p>Completed. See <b>Appendix 7 and 7a.</b></p> <p>Ongoing.</p>	<p>Assistant Director, Culture and Heritage Services, London Borough of Waltham Forest</p> <p>Senior Policy Adviser</p>
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#### Action arising from the Regeneration Committee meeting on 9 October 2019

Minute item	Subject and action required	Status	Action by
5	<p><b>Public Land Disposal and Regeneration</b></p> <p>During the discussion, the Director of Partnerships, Strategic Estates Planning Service, NHS, undertook to:</p> <ul style="list-style-type: none"> <li>• Provide an explanation of the NHS's approach to putting information about its estates in the public domain, and whether in the light of the comments made by the Committee regarding accountability and transparency, the NHS would review its position;</li> <li>• Confirm whether it would be possible to update the NHS's surplus land data digital services on a quarterly rather than an annual basis;</li> <li>• Provide data on the progress of the housebuilding programme and whether it was on track to meet its targets;</li> </ul>	<p>In progress. A follow up request was made on 21 May 2020.</p>	<p>Director of Partnerships, Strategic Estates Planning Service, NHS</p>

	<ul style="list-style-type: none"> <li>• Provide a progress report on the five pilot sites in London for allocating a proportion of the affordable housing to either key workers or NHS staff; and</li> <li>• Provide details of the disposal by the Royal Free Hospital of the Queen Mary’s House, and whether the current key worker residents would have any priority in the allocations for the replacement housing.</li> </ul> <p>During the discussion, Andrew Dismore AM raised issues relating to the development of TfL’s carparks next to outer London Tube stations in his constituency and that of Joanne McCartney AM. The Director of Property Development, TfL, agreed to discuss the issue further with the Members concerned.</p> <p>The Committee delegated authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the meeting and any additional activity to support the Committee’s scrutiny investigation.</p>	<p>In progress. A meeting and briefing has been offered.</p> <p>Completed. See <b>Agenda Item 8.</b></p>	<p>Director of Property Development, TfL</p> <p>Senior Policy Adviser</p>
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**Action arising from the Regeneration Committee meeting on 31 January 2019**

Minute item	Subject and action required	Status	Action by
5	<p><b>The GLA’s Housing Zones Programme</b></p> <p>The Committee delegated authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the meeting and any additional activity to support the Committee’s scrutiny investigation.</p>	Ongoing.	Senior Policy Adviser

**3. Additional Correspondence**

- 3.1 Following consultation with the Deputy Chair, the Chair wrote to Philip Graham, Executive Director, Good Growth on 10 June 2020, to ask for more details in regards to the proposed changes within the GLA Planning Team. A copy is attached at **Appendix 8**. The response is also attached at **Appendix 9**.



3.2 On 8 May 2020, the Chair and the Deputy Chair wrote to Jules Pipe, Deputy Mayor for Planning Regeneration and Skills in regards to expected timelines for the next stages of the London Plan following the Secretary of State’s directions. A copy is attached at **Appendix 10**. The response is attached at **Appendix 11**.

#### **4. Legal Implications**

4.1 The Committee has the power to do what is recommended in this report.

#### **5. Financial Implications**

5.1 There are no financial implications to the Greater London Authority arising from this report.

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#### **Appendices to this report:**

Appendix 1 – Response to Planning Committee from MHCLG dated 13 May 2020

Appendix 2, 2a & 2b – Response to Planning Committee London Plan Q&A 19 Feb 2020

Appendix 3, 3a, 3b & 3c – Response to Planning Committee from Policy Team Leader

Appendix 4 – Changes made to call in planning applications

Appendix 5 and 5a – Response to Planning Committee from Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and Skills dated 31 March 2020

Appendix 6 – Response from Deputy Mayor for Culture and Creative Industries dates 7 March 2020

Appendix 7 & 7a – Response to Regeneration Committee from Assistant Director, Culture and Heritage, Waltham Forest March 2020

Appendix 8 – Letter from Chair to the GLA Planning Team 10 June 2020

Appendix 9 – Response from Philip Graham to the Chair 24 June 2020

Appendix 10 – Letter from Chair and Deputy Chair to Deputy Mayor re new Assembly Year 18 May 2020

Appendix 11 – Response from Deputy Mayor re London Plan 29 June 2020

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None
Contact Officer: Diane Richards, Committee Officer
Telephone: 0207 084 2956
E-mail: <a href="mailto:diane.richards@london.gov.uk">diane.richards@london.gov.uk</a>

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Ministry of Housing,  
Communities &  
Local Government

**Luke Hall MP**

*Minister for Rough Sleeping and Housing*

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Our Ref: 6804640

13 May 2020

Dear Andrew,

Thank you for your letter dated 17 April to the Rt Hon Robert Jenrick MP about the findings of the London Assembly's Planning Committee around permitted development rights for change of use to residential. I know how important housing is in London and I am grateful to you for bringing your findings to our attention. I have been asked to reply on behalf of the Secretary of State.

National permitted development rights play an important role in the planning system, providing flexibility, reducing bureaucracy and making the most effective use of existing buildings. The permitted development right for the change of use from office to residential, in particular, is making an important contribution to the delivery of new homes across the country. In the four years to March 2019, over 54,000 homes to buy or rent have been delivered under the right, many of which might not otherwise have come forward under a planning application.

We are aware of the concerns about some of the developments brought forward under this right. That is why we announced last year that we will review permitted development rights for conversion of buildings to residential use in respect of the quality standard of homes delivered. Further announcements will be made in due course.

Once again, I am grateful to you for bringing your findings to our attention.

**LUKE HALL MP**

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# MAYOR OF LONDON

**Andrew Boff AM**  
Chair of the Planning Committee  
GLA City Hall  
The Queen's Walk  
London SE1 2AA

**Date:** Wednesday 19 February

*Dear Andrew*

Thank you for inviting me to the Assembly Planning Committee on 23<sup>rd</sup> January and for your follow up letter.

As you noted in your letter, during the course of the discussion, I undertook to provide various information. This is summarised below and attached as follows:

**A timetable of when Supplementary Planning Guidance (SPG) would be published and the SPG topics**

Please see attachment

**Data on the satisfaction levels of people living in tall buildings**

This information can be found in London Plan density research - Project 2 & 3 Lessons from Higher Density Development, in particular paragraphs: 0.14, 5.18, 10.6. the main report and the technical report can be downloaded from this webpage <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports#acc-i-48973>

**An update on the Small Sites, Small Builders programme**

The attached spreadsheet details the sites that have been launched through the GLA's Small Sites Small Builders (SSxSB) portal including the stage that they have reached in the process. Further due diligence work is being funded by the GLA to enable 4 other boroughs to bring their sites to the portal in due course. The sites on the portal are in addition to the 13 sites that the capital programme is funding to unlock site specific issues and enable the small sites to come forward for development by the boroughs. A third round of capital funding and revenue funding is being launched at the end of February for boroughs to bid for.

**Details on the uptake of the Care and Support Specialised Housing Fund.**

The Mayor's Care and Support Specialist Housing (CASSH) programme, which is funded by the Department of Health and Social Care (DHSC), funds the delivery of new build or remodelled supported and specialist housing for older and/or disabled Londoners, including people with learning, physical or sensory disabilities or mental health problems - to enable them to live independently.

The programme budget is £111 million. This includes an additional £36m for London secured by the Mayor from DHSC in 2018.

The CASSH scheme is one of the initiatives contributing to the Mayor's aim of increasing downsizing options for older people.

At the end of quarter two of 2019/20, 1,088 units had been started and 560 completed.

Yours sincerely,



**Jules Pipe CBE**

Deputy Mayor for Planning, Regeneration and Skills

## London Plan Guidance

**To be made available for information only as drafts in March 2020 and progressed later in 2020 with formal consultation:**

- Energy Monitoring
- Energy Assessment
- Fire Safety
- Public London Charter
- Housing Design
- Whole Life Carbon
- Circular Economy Statements

**Programmed for progress in 2020:**

- Affordable workspace and cultural infrastructure
- Urban Greening Factor (UGF)
- All London Green Grid
- Industry
- Play and Informal Recreation

**Further guidance still to be programmed:**

- Characterisation and growth potential assessment
- Tall building design
- Affordable housing and viability
- London View Management Framework
- Social Infrastructure
- World Heritage Sites
- Heat Risk
- Disabled Person Parking
- Electric Vehicle Charging
- Digital Infrastructure

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Landowner	Launch date	Site name	Location	Status	
Pilot – Tfl	23 March 2018	1) Albany Road	LB Enfield	Submitted for planning approval	
		2) Aylesbury Street	LB Brent	Submitted for planning approval	
		3) Beechwood Avenue	LB Barnet	Started on site	
		4) Brentmead Place	LB Barnet	Bidder selected	
		5) Bridge View	LB Hammersmith & Fulham	Withdrawn	
		6) Cable Street	LB Tower Hamlets	Bidder selected	
		7) Christchurch Road	LB Lambeth	Bidder selected	
		8) Colliers Wood	LB Merton	Bidder selected	
		9) Long Lane (remarketed R2)	LB Barnet	Bidder selected	
		10) Portree Street	LB Tower Hamlets	Submitted for planning approval	
Wapping - Tfl	11 December 2018	11) 125-129 Wapping High Street	LB Tower Hamlets	Bidder selected	
		12) 13-15 Cinnamon Street	LB Tower Hamlets	Bidder selected	
		13) 14-16 Clegg Street, E1W	LB Tower Hamlets	Bidder selected	
Round 2 - Tfl	31 May 2019	14) 424 Upper Richmond Road West	LB Richmond upon thames	Bidder selected	
		15) Site 13 at Western Avenue	LB Ealing	Bidder selected	
		16) Land at Newham Way	LB Newham	Bidder selected	
		17) 60-66 Arbutnot Lane	LB Bexley	Bidder selected	
		18) Chiswick High Road	LB Hounslow	Bidder selected	
		19) Atkins Road, Clapham	LB Lambeth	Bidder selected	
		20) North Ealing Station Car Park	LB Ealing	Bidder selected	
		21) Leyton Way & Poppleton Rd	LB Waltham Forest	Bidder selected	
Round 2 - LB Croydon	29 July 2019	22) The Lawns	LB Croydon	Crystal Palace Community Land Trust selected	
Round 2 - LB Hounslow	27 Sept 2019	23) 14-16 Brentside	LB Hounslow	Bidder selected	
		24) Land at G1-G18 The Lindens	LB Hounslow	Bidder selected	
		25) Land to rear of Quinton Court	LB Hounslow	Bidder selected	
		26) Land at Saint Thomas' Road	LB Hounslow	Bidder selected	
		27) Swann Court	LB Hounslow	Bidder selected	
		28) Land on west side of Garth Road	LB Hounslow	Bidder selected	
		29) Land to west of Gunnersbury Close	LB Hounslow	Bidder selected	
		30) Oxford Court, Wellesley Road	LB Hounslow	Bidder selected	
		2nd December	31) Algar Road	LB Hounslow	Submissions' review
			32) Magdala Road	LB Hounslow	Submissions' review
	33) Byfield Road		LB Hounslow	Submissions' review	
	34) Hartland Road Site A		LB Hounslow	Submissions' review	
	35) Hartland Road Site B		LB Hounslow	Submissions' review	
	6th January	36) 48 Beech Avenue	LB Hounslow	Closing date on portal 21.02.2020	
		37) 86 Beech Avenue	LB Hounslow	Closing date on portal 21.02.2020	
		38) Beaconsfield - 3 sites	LB Hounslow	Closing date on portal 21.02.2020	
39) Florence Gardens		LB Hounslow	Closing date on portal 21.02.2020		

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## Planning Committee – 23 January 2020: follow-up requests

### 1. Detail of which London boroughs had developed Article 4 directions, both for conversion of offices to residential in appropriate locations and for industrial uses to residential

As of 31 January 2020, in twenty-three London boroughs (including OPDC) there is at least one Article 4 Direction in force that removes Class O permitted development rights (B1a Office to C3 Residential), either in specific locations or across the whole borough.

In five London boroughs (including OPDC) there is an Article 4 Direction in force that removes Class P permitted development rights (B8 Storage to C3 Residential), either in specific locations or across the whole borough.

In ten London boroughs there is at least one Article 4 Direction in force that removes Class PA permitted development rights (B1c Light Industry to C3 Residential), either in specific locations or across the whole borough.

Furthermore, two non-immediate Article 4 Directions are expected to come into force later this year, if confirmed, in LB Brent (removing Class O and Class PA permitted development rights; from 1 November 2020) and LB Camden (removing Class PA permitted development rights; from 1 October 2020). Both boroughs already have Article 4 Directions in place that remove the relevant permitted development rights in other locations within their borough boundaries.

Article 4 Direction	In force (# boroughs)
B1a Office to C3 Residential (Class O)	23
B8 Storage to C3 Residential (Class P)	5
B1c Light Industry to C3 Residential (Class PA)	10

Further details – including the full list of boroughs with Article 4 Directions – are available in the ‘Borough Article 4 Directions’ spreadsheet attached to this letter.

## 2. Details of how much industrial space had been lost to residential through permitted development rights

As of 31 January 2020, analysis of the London Development Database shows that around 2,100 sqm of B1c Light Industry floorspace has been lost to residential as a result of developments (either completed or started) under Class PA.

An additional 6,851 sqm of B1c Light Industry floorspace is earmarked for conversion to residential under Class PA, as a consequence of approved Prior Approvals<sup>1</sup>.

<b>B1c Light Industry to C3 Residential</b>	<b>B1c floorspace loss</b>	<b>C3 Residential units</b>
<i>Completed</i>	- 1,054 sqm	15
<i>Started</i>	- 1,047 sqm	20
<i>Submitted</i>	- 6,851 sqm	119
<b><i>Total</i></b>	<b>- 8,952 sqm</b>	<b>154</b>

Source: London Development Database

Analysis of the London Development Database shows that 17,734 sqm of B8 Storage floorspace has been lost to residential as a result of developments (either completed or started) under Class P.

An additional 8,942 sqm of B8 Storage floorspace is earmarked for conversion to residential under Class P, as a consequence of approved Prior Approvals.

<b>B8 Storage to C3 Residential</b>	<b>B8 floorspace loss</b>	<b>C3 Residential units</b>
<i>Completed</i>	- 12,612 sqm	246
<i>Started</i>	- 5,122 sqm	107
<i>Submitted</i>	- 8,942 sqm	163
<b><i>Total</i></b>	<b>- 26,676 sqm</b>	<b>516</b>

Source: London Development Database

Detailed information is available in the 'LDD - B1c to Residential' and 'LDD - B8 to Residential' spreadsheets attached to this letter.

<sup>1</sup> Prior Approvals that have been approved are recorded as 'Submitted' on the relevant LDD spreadsheets

## Changes of use from B1c (light industrial) to residential

Permission Financial Year	Planning Authority	Borough Reference	Permission Type	Sector	Residential units from light industrial	Net B1c Floorspace	Existing B1C Floorspace	Existing Total Floorspace	Existing Total Residential Units	Proposed B1C Floorspace	Proposed Total Residential Units	% from light industrial	Easting	Northing	Development Type	Current permission status	Development Description
FY2017	Barnet	17/6949/PNL	Prior Approval (Class P)	Outer	4	-273	273	273			4	100	519446	191602	Change of use	Lapsed	Change of use from Use Class B1c (Light Industrial) to Use Class C3 (residential) to provide (4 units).
FY2017	Bromley	17/05426/B8RES	Prior Approval (Class P)	Outer	2	-140	140	140			2	100	533577	170501	Change of use	Submitted	Change of use of existing workshop from light industrial (Class B1(c)) to dwellinghouse (Class C3) to provide 2 two bedroom flats. (56 day application for prior approval under Class PA, Part 3 of the GPDO in respect of transport and highways, contamination, flooding risks and the impact of the proposal on the sustainability of the provision of light industrial services).
FY2017	Bromley	17/05760/B8RES	Prior Approval (Class P)	Outer	4	-214	214	214			4	100	541776	168747	Change of use	Submitted	Change of use from Use Class B1 (c) light industrial to C3 dwellinghouse to form 4 residential units at Restoration Works, Page Heath Villas (56 day application for prior approval in respect of transport and highways, contamination risks, flooding risks and consideration of the impact on industrial services/storage/distribution services within the area under Class PA Part 3 of the GPDO)
FY2017	Croydon	18/00030/GPDO	Prior Approval (Class P)	Outer	8	-303	303	303			8	100	532717	163985	Change of use	Started	Conversion of the existing B1 (C) building into 8 one bedroom flats
FY2017	Croydon	18/00863/GPDO	Prior Approval (Class P)	Outer	4	-145	145	145			4	100	533218	166209	Change of use	Submitted	Use as 4 flats
FY2017	Haringey	HGY/2017/3176	Prior Approval (Class P)	Outer	11	-472	472	472			11	100	533844	190156	Change of use	Submitted	Prior approval for change of uses of upper floors from B1(c) (light industrial use) to C3 (dwelling house)
FY2017	Harrow	P/4663/17	Prior Approval (Class P)	Outer	2	-130	130	130			2	100	513019	187814	Change of use	Completed	Conversion of light industrial (Class B1c) to 2 self-contained flats (Class C3) (PRIOR APPROVAL)
FY2017	Harrow	P/5642/17/PRIOR	Prior Approval (Class P)	Outer	4	-120	120	120			4	100	519166	191624	Change of use	Submitted	Conversion of light industrial (Class B1c) to 4 self-contained flats (Class C3) (PRIOR APPROVAL)
FY2017	Kingston upon Thames	17/12931/PNRR	Prior Approval (Class P)	Outer	6	-425	425	425			6	100	518249	169919	Change of use	Completed	Change of use of the building from light industrial (B1c) to 2 x 1 bed, 3 x 2 bed and 1 x 3 bed flats (C3).
FY2017	Lambeth	17/05315/P3P	Prior Approval (Class P)	Inner	8	-485	485	485			8	100	529609	170572	Change of use	Submitted	Application for Prior approval for the change of use of existing building from light industrial (Use Class B1(c)) to provide 8 residential units (Use Class C3).
FY2017	Lambeth	17/05387/P3P	Prior Approval (Class P)	Inner	1	-103	103	103			1	100	531567	174890	Change of use	Completed	Prior Approval for the change of use of ground floor and basement from light industrial (Use Class B1C) to 1 residential dwelling (Use Class C3).
FY2017	Richmond upon Thames	17/4422/GPD15	Prior Approval (Class P)	Outer	1	-200	200	200			1	100	515664	171121	Change of use	Submitted	Change of use of the ground floor and accommodation above the rear workshop from Class B1(C) Light Industrial to Dwelling (Class C3).
FY2018	Barnet	18/2583/PNL	Prior Approval (Class P)	Outer	3	-477	477	477			3	100	526682	195806	Change of use	Submitted	Change of use from Use Class B1C (Light Industrial) to Use Class C3 (residential) to provide (3 Unit)
FY2018	Bexley	18/00486/PRIOR	Prior Approval (Class P)	Outer	2	-93	93	93			2	100	551402	174966	Change of use	Submitted	Prior notification for the change of use from light industrial use (Class B1(c)) to 2 studio flats (Class C3).
FY2018	Camden	2018/1961/P	Prior Approval (Class O - formerly J)	Inner	1	-150	150	150			1	100	526190	184634	Change of use	Started	Change of use from a recording studio (B1c light industrial use) to residential (C3 use) comprising 1x2 bedroom flat with off-street parking.
FY2018	Camden	2018/4983/P	Prior Approval (Class P)	Inner	1	-25	25	25			1	100	526190	184634	Change of use	Submitted	Change of use from light industrial (Class B1c) to residential (Class C3) comprising 1x studio flat
FY2018	Croydon	18/00853/GPDO	Prior Approval (Class P)	Outer	2	-135	135	135			2	100	532449	163127	Change of use	Submitted	Use of part of workshop as 2 flats
FY2018	Ealing	181508PAOR	Prior Approval (Class P)	Outer	4	-322	322	322			4	100	515263	180092	Change of use	Completed	Change of use from light industrial (B1c Use Class) to residential (C3 Use Class) to accommodate 4 residential units (Class PA, 56 day Prior Approval Notification Process)
FY2018	Haringey	HGY/2018/0701	Prior Approval (Class P)	Outer	4	-300	300	300			4	100	534504	190494	Change of use	Started	Prior approval for change of use from B1(c) (print works) to C3 (dwellings) to create 4 no. apartments.
FY2018	Haringey	HGY/2018/1823	Prior Approval (Class P)	Outer	10	-494	494	494			10	100	528793	189755	Change of use	Submitted	Notification for Prior Approval for a proposed change of use from B1(c) Light Industrial to Use Class C3 Residential.

Permission Financial Year	Planning Authority	Borough Reference	Permission Type	Sector	Residential units from light industrial	Net B1c Floorspace	Existing B1C Floorspace	Existing Total Floorspace	Existing Total Residential Units	Proposed B1C Floorspace	Proposed Total Residential Units	% from light industrial	Eastings	Northing	Development Type	Current permission status	Development Description
FY2018	Haringey	HGY/2018/3757	Prior Approval (Class O - formerly J)	Outer	6	-190	190	190			6	100	534509	190506	Change of use	Started	Notification for Prior Approval for a Change of Use from Premises in Light Industrial Use (Class B1(c)) and any land within its curtilage to 6 self-contained flats - (Dwellinghouses (Class C3)
FY2018	Havering	J0011/18	Prior Approval (Class O - formerly J)	Outer	1	-104	104	104			1	100	551570	188588	Change of use	Started	Change of Use Class B1(C3) to 1x 2 bed apartment (PRIOR APPROVAL)
FY2018	Hillingdon	23509/APP/2018/3	Prior Approval (Class P)	Outer	1	-70	70	70			1	100	511028	187995	Change of use	Submitted	Change of use from light industrial (Use Class B1(c)) to 1 x 1-bed self contained flat (Notification for Prior Approval under Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015)
FY2018	Hillingdon	35291/APP/2018/4	Prior Approval (Class P)	Outer	8	-362	362	362			8	100	506269	180455	Change of use	Submitted	Change of use from light industrial (Use Class B1) to 8 x 1 bedroom self contained flats (Use Class C3) involving the addition of a mezzanine (Prior Approval)
FY2018	Lambeth	18/00797/PA	Prior Approval (Class P)	Inner	3	-204	204	204			3	100	529381	175338	Change of use	Submitted	Prior approval for the change of use from light industrial use (Use Class B1c) to residential (Use Class C3).
FY2018	Lambeth	18/02153/PA	Prior Approval (Class P)	Inner	3	-336	336	336			3	100	529882	171505	Change of use	Submitted	Prior of approval for the change of use of the property from light industrial accommodation (Use Class B1(c)) to 3 single dwelling houses, together with cycle storage, waste and recycling storage.
FY2018	Lewisham	18/107420	Prior Approval (Class P)	Inner	4	-390	390	390			4	100	537740	173999	Change of use	Lapsed	Prior Approval for the change of use from Use Class B1(c) (light industrial) to Use Class C3 (residential) in the form of 4 x 1 bedroom units at 25 Scrooby Street, SE6 pursuant with Class PA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
FY2018	Lewisham	DC/18/108911	Prior Approval (Class P)	Inner	4	-518	518	518			4	100	538829	174456	Change of use	Submitted	Prior Approval for the change of use from Use Class B1(c) (light industrial) to Use Class C3 (residential) in the form of 4 x two bedroom self-contained flats within the former joinery works building occupying the land to the rear of 49 Beacon Road SE13 pursuant with Class PA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
FY2018	Richmond upon Thames	18/3815/GPD15	Prior Approval (Class P)	Outer	8	-298	298	298			8	100	517565	169582	Change of use	Submitted	Change of use of two detached buildings and the associated curtilage from light industrial use (Class B1(c)) to residential use (Class C3) to provide 7 x 1 bedroom units and 1 x 2 bedroom unit.
FY2018	Sutton	DM2018/01640	Prior Approval (Class P)	Outer	4	-96	96	96			4	100	526368	164420	Change of use	Submitted	Prior approval application for a change of use from light industrial (Class B1(c)) to 4 self contained residential units (Class C3).
FY2018	Tower Hamlets	PA/18/00552	Prior Approval (Class P)	Inner	7	-410	410	410			7	100	534191	182549	Change of use	Submitted	Prior approval for the change of use from light industrial (B1c) to residential (C3) in the form of 7 self-contained flats pursuant to Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015.
FY2018	Wandsworth	2018/5234	Prior Approval (Class P)	Inner	2	-74	74	74			2	100	528652	173580	Change of use	Completed	Determination as to whether prior approval is required for change of use from (Class B1c) to residential (Class C3)
FY2019	Barnet	18/6397/PNL	Prior Approval (Class O - formerly J)	Outer	1	-90	90	90			1	100	524530	196865	Change of use	Submitted	Change of use of ground floor from Printers (Use Class B1(C)) to 1no residential unit (Use Class C3).
FY2019	Camden	2019/0254/P	Prior Approval (Class P)	Central Activities Zone	2	-150	150	150			2	100	530723	182779	Change of use	Submitted	Notification for Prior Approval for change of use from premises in light industrial use (Class B1c) to dwellinghouses (Class C3) under the GPD (England) Order 2016, Schedule 2, Part 3, Class PA.
FY2019	Croydon	19/02727/GPDO	Prior Approval (Class P)	Outer	6	-468	468	468			6	100	532617	167229	Change of use	Submitted	Change of use from Light Industrial (B1c) to Residential (C3) to create 16 Flats
FY2019	Havering	J0003/19	Prior Approval (Class O - formerly J)	Outer	1	-58	58	58			1	100	552488	182046	Change of use	Submitted	Conversion to 1 bed class C3 dwelling as per submitted plan and supporting statement. (PRIOR APPROVAL)
FY2019	Havering	J0017/19	Prior Approval (Class O - formerly J)	Outer	2	-170	170	170			2	100	551698	187396	Change of use	Submitted	Prior Approval Notification of a change of use from B1(c) (light industrial) to C3(residential) - to form 2 residential units
FY2019	Hillingdon	35291/APP/2019/1	Prior Approval (Class P)	Outer	8	-273	273	273			8	100	506269	180455	Change of use	Submitted	Change of use from light industrial (Use Class B1) to 8 x 1 bedroom self contained flats Use Class C3) involving the addition of a mezzanine (Prior Approval)

Permission Financial Year	Planning Authority	Borough Reference	Permission Type	Sector	Residential units from light industrial	Net B1c Floorspace	Existing B1C Floorspace	Existing Total Floorspace	Existing Total Residential Units	Proposed B1C Floorspace	Proposed Total Residential Units	% from light industrial	Easting	Northing	Development Type	Current permission status	Development Description
FY2019	Islington	P2019/0594/PRA	Prior Approval (Class O - formerly J)	Inner	1			0			1	100	532163	186005	Change of use	Submitted	Prior Approval application for conversion of existing light industrial (class B1c) units to a residential dwelling (class C3).
FY2019	Lambeth	19/03687/PA	Prior Approval (Class O - formerly J)	Inner	6	-229	229	229			6	100	530287	170386	Change of use	Submitted	Prior Approval for change of use and conversion of the buildings from Light Industrial (Use Class B1(C) to Dwellinghouses (Use Class C3) to create 6 no. one bedroom flats within the existing buildings. (To Units 2, 3, 4 and 5).
FY2019	Redbridge	3519/19	Prior Approval (Class P)	Outer	1	-34	34	34			1	100	544492	187403	Change of use	Submitted	Change of use from light industrial (B1(c)) to residential (C3). (Summary)
FY2019	Richmond upon Thames	19/1033/GPD23	Prior Approval (Class P)	Outer	1	-85	85	85			1	100	520517	175507	Change of use	Submitted	(Corrected address) - Change of use from premises in light industrial use (Class B1(c)) to one dwelling house (Class C3).
		Count:	42		162						162						

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## Approvals of residential units from all B8 sites

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2015	Barking and Dagenham	15/01800/PRIOR	Outer	2	-106	106	106	2	100	Change of use	Lapsed	544329	184111	Application for prior approval: Notification of a proposed change of use of outbuilding used for storage and distribution purposes (Class B8) to C3 residential use (2 one bedroom dwellings).
FY2015	Barnet	15/02924/PNP	Outer	1	-202	202	202	1	100	Change of use	Started	524588	191814	Change of use of storage and distribution building (Class B8) for use as a three bedroom bungalow (Class C3)
FY2015	Croydon	15/03009/GPDO	Outer	1	-40	40	40	1	100	Change of use	Completed	532327	169436	Change of use of the ground floor from Class B8 to a studio flat
FY2015	Croydon	15/03226/GPDO	Outer	1	-60	60	60	1	100	Change of use	Completed	532884	166783	Use as dwelling house
FY2015	Greenwich	15/3567	Inner	1	-37	37	37	1	100	Change of use	Completed	544013	178235	Prior notification is sought for the change of use from storage (B8) to residential (C3).
FY2015	Hackney	2015/2270	Inner	1	-500	500	500	1	100	Change of use	Lapsed	533438	183671	Prior notification for a change of use from storage or distribution building (use class B8) residential (use class C3)
FY2015	Hackney	2015/4590	Inner	7	-427	427	427	7	100	Change of use	Lapsed	534301	188155	Prior notification for change of use from Class B8 (storage and distribution) to Class C3 residential to provide 7 residential units at first floor and roof level.
FY2015	Hammersmith and Fulham	2016/00136/PD56	Inner	3	-323	323	323	3	100	Change of use	Completed	523237	180024	Change of use of the ground, first and second floor level from storage and distribution Class B8 into 3 self-contained residential flats (Class C3) comprising of 1 x two bedroom, 1 x three bedroom and 1 x four bedroom flats.
FY2015	Kingston upon Thames	15/16658/PNO	Outer	1	-180	180	180	1	100	Change of use	Submitted	520808	165624	Change of use from storage (B8) to residential (C3) to provide a dwellinghouse
FY2015	Merton	15/P2408	Outer	13	-1,226	1,226	1,226	13	100	Change of use	Completed	524030	169410	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE OF EXISTING TWO STOREY WAREHOUSE (CLASS B8) TO RESIDENTIAL (CLASS C3) CREATING 13 x SELF-CONTAINED FLATS, COMPRISING 12 x 2 BED FLATS AND 1 x 1 BED FLAT
FY2015	Merton	16/P0377	Outer	2			0	2	100	Change of use	Completed	528856	170456	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE OF EXISTING STORAGE SPACE (CLASS B8) TO RESIDENTIAL (CLASS C3)
FY2015	Merton	16/P0428	Outer	1	-139	139	139	1	100	Change of use	Lapsed	527804	170479	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE FROM STORAGE (CLASS B8) TO RESIDENTIAL (CLASS C3)
FY2015	Redbridge	2160/15	Outer	12	-354	354	354	12	100	Change of use	Completed	541686	189887	Change of use of part of building from Storage & Distribution (B8) to Dwelling (C3).

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2015	Redbridge	2683/15	Outer	4	-90	90	90	4	100	Change of use	Completed	545246	186612	Change of use of part first floor from Storage (B8) to four dwellings (C3) (summary).
FY2015	Southwark	15-AP-5042	Central Activities Zone	1	-43	43	43	1	100	Change of use	Completed	533093	179365	Change of use from B8 Storage to C3 Dwelling
FY2015	Waltham Forest	153648	Outer	2	-78	78	78	2	100	Change of use	Completed	537401	192709	B8 to C3 [2 studios].
FY2016	Barnet	15/07008/PNP	Outer	9	-425	425	425	9	100	Change of use	Completed	526716	195557	Change of use of Ground and First floor and existing roof space from Class B8 to Class C3 to form 7 flats (including external alterations).
FY2016	Barnet	16/1698/PNP	Outer	8	-446	446	446	8	100	Change of use	Started	525215	190877	Change of use of ground floor from class B8 (storage and distribution ) to class C3 (residential), to provide 8no. units
FY2016	Barnet	16/1800/PNP	Outer	11	-355	355	355	11	100	Change of use	Completed	526145	191946	Change of use of the rear building, from Storage/Distribution (B8) to Residential (Class C3 ), to provide 11 units
FY2016	Bexley	16/00846/PRIOR	Outer	2	-120	120	120	2	100	Change of use	Completed	546258	173943	Notification for Prior approval for a change of use of the first floor from storage space (Class B8) to 2 x 2 bed flats.
FY2016	Brent	16/2689	Outer	10	-397	397	397	10	100	Change of use	Started	522217	184710	Prior approval for change of use from B8 (Storage and Distribution) to C3 (Residential)
FY2016	Bromley	16/02944/B8RES	Outer	3			0	3	100	Change of use	Started	542972	159284	Change of use of barn (B8 Storage) to Class C3 (Dwellinghouse) to from 3 2-bed units (56 day application for prior approval in respect of transport and highways, contamination, flood risk and noise under Class P, part 3 of the GPDO)
FY2016	Camden	2016/5336/P	Inner	13	-481	481	481	13	100	Change of use	Completed	528919	185289	Change of use from warehouse (Class B8) to 13 self-contained residential units (Class C3).
FY2016	Croydon	16/02336/GPDO	Outer	6	-200	200	200	6	100	Change of use	Completed	531760	166511	Use as 6 flats
FY2016	Croydon	16/03386/GPDO	Outer	8	-600	600	600	8	100	Change of use	Started	532678	167511	Use of ground floor as 8 one bedroom flats
FY2016	Croydon	16/03501/GPDO	Outer	2	-84	84	84	2	100	Change of use	Completed	530729	169317	Use of the detached rear building as 2 one bedroom flats at ground and first floor.
FY2016	Croydon	16/03916/GPDO	Outer	3	-195	195	195	3	100	Change of use	Started	530551	169658	Use as 3 flats
FY2016	Croydon	16/04680/GPDO	Outer	6	-245	245	245	6	100	Change of use	Completed	534200	166961	Use of ground floor as 6 flats (amended description)
FY2016	Croydon	16/04743/GPDO	Outer	1	-100	100	100	1	100	Change of use	Completed	532468	166657	Use of 1a as flat
FY2016	Croydon	16/05324/GPDO	Outer	3	-246	246	246	3	100	Change of use	Started	530520	169760	Use as 3 flats.
FY2016	Croydon	16/05576/GPDO	Outer	8	-378	378	378	8	100	Change of use	Started	532753	166221	Conversion of B8 warehouse into 8 self-contained flats
FY2016	Croydon	16/05782/GPDO	Outer	3	-130	130	130	3	100	Change of use	Completed	534200	166961	Conversion of existing B8 warehouse into 1 studio and 2 one bedroom flats
FY2016	Croydon	16/06311/GPDO	Outer	3	-126	126	126	3	100	Change of use	Completed	532454	165159	Use of building to rear as 3 flats
FY2016	Croydon	16/06532/GPDO	Outer	10	-477	477	477	10	100	Change of use	Started	532753	166221	Use as 10 flats
FY2016	Greenwich	16/1734	Inner	1	-59	59	59	1	100	Change of use	Completed	543482	173357	Prior Notification is sought for the change of use of ground floor from B8 Storage/Distribution to provide an additional residential unit.

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2016	Hackney	2016/2941	Inner	15	-427	427	427	15	100	Change of use	Completed	534368	188119	Prior notification for change of use from Class B8 (storage and distribution) to Class C3 residential to provide 15 residential units at first and mezzanine level within the roofspace
FY2016	Haringey	HGY/2016/3604	Outer	13	-230	230	230	13	100	Change of use	Submitted	532354	188097	Prior approval for change of use from storage (Class B8) to residential (Class C3)
FY2016	Haringey	HGY/2017/0351	Outer	3	-131	131	131	3	100	Change of use	Submitted	532856	188793	Prior Approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Dwellinghouse)
FY2016	Hounslow	00297/G4/PA2	Outer	1			0	1	100	Change of use	Submitted	517149	177380	Prior Notification for change of use of the first floor of the building from Storage/Distribution (B8 Use) to provide one self-contained flat (C3 Use).
FY2016	Hounslow	00297/G8/PA4	Outer	2	-120	120	120	2	100	Change of use	Submitted	517125	177391	Prior Notification for change of use of the ground floor of the building from Storage/Distribution (B8 Use) to provide two self-contained flats (C3 Use).
FY2016	Hounslow	01431/A/PA2	Outer	5	-220	220	220	5	100	Change of use	Completed	520699	178536	Prior Notification for change of use of ground floor of 4 Dolman Road and whole of 17 Dolman Road from Storage/Distribution Use (B8) to three residential units (C3)
FY2016	Islington	P2016/4904/PRA	Inner	4	-259	259	259	4	100	Change of use	Completed	531075	187132	Prior Approval (Class P) for the conversion of the existing storage unit (Use Class B8) to four self contained flats (Use Class C3).
FY2016	Kingston upon Thames	16/14513/PNO	Outer	3	-60	60	60	3	100	Change of use	Completed	520993	168205	Change of use from storage space (Class B8) to residential accomodation (Class C3)
FY2016	Lambeth	16/03301/P3P	Inner	1	-68	68	68	1	100	Change of use	Submitted	530144	170813	Application for Prior Approval for a change of use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3).
FY2016	Lambeth	16/04448/P3P	Inner	11	-496	496	496	11	100	Change of use	Completed	529838	171557	Application for Prior Approval for the Change of Use of existing storage warehouse B and part of existing storage warehouse A from Use Class B8 to provide 11 residential dwellings with associated cycle parking and waste storage - resubmission.
FY2016	Lambeth	16/04643/P3P	Inner	3	-204	204	204	3	100	Change of use	Started	530278	171728	Application for Prior Approval for the Change of Use from warehouse storage (Use Class B8) to provide 3 self-contained flats (2x1bed and 1x2bed) (Use Class C3) at ground and first floor levels.
FY2016	Lambeth	16/04948/P3P	Inner	1	-120	120	120	1	100	Change of use	Completed	532129	175923	Application for Prior approval for the change of use from storage (Use Class B8) to a single dwellinghouse (Use Class C3).

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2016	Merton	16/P1789	Outer	3	-350	350	350	3	100	Change of use	Completed	524036	169441	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE (CLASS B8) TO RESIDENTIAL (CLASS C3).
FY2016	Merton	16/P1790	Outer	3	-206	206	206	3	100	Change of use	Completed	525306	170047	PRIOR APPROVAL IN RELATION TO THE CHANGE OF USE FROM STORAGE OR DISTRIBUTION (USE CLASS B8) TO RESIDENTIAL USE (USE CLASS C3).
FY2016	Merton	16/P3815	Outer	4	-390	390	390	4	100	Change of use	Submitted	525887	168668	PRIOR APPROVAL FOR CHANGE OF USE OF STORAGE BUILDINGS (CLASS B8) TO RESIDENTIAL (CLASS C3)
FY2016	Merton	16/P3828	Outer	6	-350	350	350	6	100	Change of use	Completed	524036	169441	PRIOR APPROVAL FOR CHANGE OF USE FROM STORAGE (USE CLASS B8) TO RESIDENTIAL (CLASS C3)
FY2016	Newham	16/01318	Inner	4	-187	187	187	4	100	Change of use	Completed	540268	182231	Prior approval for change of use from Warehouse (Use Class B8) to Residential (Use Class C3), to create 4 new studio flats.
FY2016	Newham	16/02725	Inner	1	-148	148	148	1	100	Change of use	Completed	540933	182467	Prior approval change of use from Storage or Distribution Buildings (Use Class B8) to residential (Use Class C3) (1 x 1 bed)
FY2016	Richmond upon Thames	16/1105	Outer	1	-43	43	43	1	100	Change of use	Completed	515717	173154	Conversion of Existing Coach House (B8 Use Class) to 1 No. 1-bedroom house (C3 Use Class).
FY2016	Richmond upon Thames	16/2618	Outer	1	-67	67	67	1	100	Change of use	Completed	518303	175550	Change of use from B8 Storage use to C3 dwellinghouse to accommodate 1 bedroom.
FY2016	Richmond upon Thames	16/3526	Outer	1	-47	47	47	1	100	Change of use	Completed	515728	173151	Change of use from B8 (Storage) to C3 (Residential Use) to create 1 x 1 bedroom unit.
FY2016	Southwark	16-AP-4215	Inner	3	-157	157	157	3	100	Change of use	Completed	535377	176330	Change of use from an existing storage (Use Class B8) to 3 x residential apartments (Use Class C3)
FY2016	Southwark	16-AP-5067	Inner	1	-72	72	72	1	100	Change of use	Completed	534106	174457	Change of use of a building and its curtilage from Class B8 (storage or distribution) to Class C3 (dwelling houses).
FY2016	Sutton	C2016/74051	Outer	10	-471	471	471	10	100	Change of use	Completed	527543	165319	Change of use from storage and distribution use to a residential use.
FY2016	Tower Hamlets	PA/16/01793/A1	Inner	2	-210	210	210	2	100	Change of use	Completed	536365	181912	Prior approval for the conversion of first floor warehouse (Use Class B8) to 1x two bed flat and 1x three bed flat.
FY2016	Tower Hamlets	PA/16/03410	Inner	5	-381	381	381	5	100	Change of use	Completed	534654	181418	The proposal is for the change of use of the existing former storage facility (Class B8) to residential use (Class C3), at 31 Turner Street, London, E1 2AU.
FY2016	Waltham Forest	162017	Outer	10	-670	670	670	10	100	Change of use	Completed	536370	190216	Change of Use from (Use Class B8) storage to (Use Class C3) residential to provide 10 self-contained flats.

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2016	Waltham Forest	170331	Outer	2	-116	116	116	2	100	Change of use	Submitted	537338	192737	Determination as to whether prior approval is required for change of use from Storage to Distribution Buildings (Class B8) to 1x1 bedroom and 1x2 bedroom flats(Class C3).
FY2017	Barnet	17/7472/PNP	Outer	4	-230	230	230	4	100	Change of use	Completed	526281	192505	Change of use from Use Class B8 (storage) to Use Class C3 (residential) to provide (4 Units)
FY2017	Barnet	17/7520/PNP	Outer	1	-53	53	53	1	100	Change of use	Submitted	525151	187323	Conversion of the existing building from B8 (Warehouse) to C3 (Residential) (1 Units).
FY2017	Bexley	17/02727/PRIOR	Outer	7	-166	166	166	7	100	Change of use	Started	551392	174965	Prior notification for the change of use from storage (Class B8) to 7 studio flats (Class C3).
FY2017	Brent	17/1077	Outer	1	-75	75	75	1	100	Change of use	Submitted	522370	186922	Prior approval for change of use of ground floor from Warehouse / Storage (B8) use to Residential (C3) to provide one two bed flat
FY2017	Brent	17/1977	Outer	2	-146	146	146	2	100	Change of use	Submitted	523661	185476	Prior approval for change of use of storage and distribution centre (Use class B8) into residential (Use class C3) involving the creation of 2x two-bed residential units
FY2017	Bromley	17/02274/B8RES	Outer	11	-450	450	450	11	100	Change of use	Started	541475	168860	Change of use from Class B8 (storage and distribution) to Class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO)
FY2017	Croydon	17/02651/GPDO	Outer	1			0	1	100	Change of use	Submitted	535037	162312	Use of building at rear as studio flat
FY2017	Croydon	17/03836/GPDO	Outer	10	-242	242	242	10	100	Change of use	Submitted	532093	169179	Prior Approval application (Notification under GPDO 2015) for change of use from warehouse/storage (Class B8) to use as 10 flats ( 8 x 2 bedroom and 2 x 1 bedroom flats).
FY2017	Croydon	17/04886/GPDO	Outer	10	-477	477	477	10	100	Change of use	Started	532753	166221	Notification for prior approval under the GPDO 2015 from change of use under Class P from storage and distribution (Class B8) to residential for conversion to form 10 flats (Class C3).
FY2017	Croydon	17/05368/GPDO	Outer	3	-115	115	115	3	100	Change of use	Submitted	533193	166172	Alterations and conversion of the existing single storey B8 storage unit at the rear to form 2 one bedroom and 1 two bedroom flats. Provision of cycle and refuse storage

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2017	Ealing	178269PRDIS	Outer	11	-454	454	454	11	100	Change of use	Completed	519831	179196	Change of use of part building (first floor and part ground floor) from warehouse (Use class B8) to 11 residential flats (Use class C3) (56 day Prior Notification Process)
FY2017	Hackney	2016/3048	Inner	12	-426	426	426	12	100	Change of use	Completed	534334	188105	Prior notification for the change of use of the first floor and roof space from Use Class B) to 12 x self-contained residential units (Use Class C3).
FY2017	Haringey	HGY/2017/2255	Outer	1	-35	35	35	1	100	Change of use	Completed	533126	189291	Prior Approval for change of use of part of ground floor from B8 (storage) to C3 (dwelling house) to include up to 1 residential unit
FY2017	Haringey	HGY/2017/2682	Outer	1	-74	74	74	1	100	Change of use	Completed	529812	188035	Notification for Prior Approval for a Proposed Change of Use of a building from Storage and Warehouse Use (Class B8) to a Dwellinghouse (Class C3)
FY2017	Hillingdon	1654/APP/2017/2801	Outer	6	-300	300	300	6	100	Change of use	Completed	505010	183645	Change of use from Use Class B8 (Storage or Distribution Centre) to Use Class C3 (dwellinghouse) for 6 x 1 bed flats (Prior Approval).
FY2017	Hillingdon	70141/APP/2018/248	Outer	2	-142	142	142	2	100	Change of use	Submitted	510276	190176	Change of use from B8 (storage and distribution) to C3 residential (2 units) (Prior Approval)
FY2017	Hillingdon	73211/APP/2017/4012	Outer	1	-65	65	65	1	100	Change of use	Submitted	509054	178855	Change of use from Use Class B8 (Storage) to Class C3 for use as a 1-bed self-contained dwelling (Prior Approval).
FY2017	Hounslow	01293/1/PA1	Outer	3	-272	272	272	3	100	Change of use	Submitted	517541	177422	Prior notification for the change of use of the existing premises from Storage and Distribution (B8 use) to provide three self-contained flats (C3 use)
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FY2017	Lewisham	17/101579	Inner	3	-161	161	161	3	100	Change of use	Submitted	537659	173985	Prior approval for the change of use of 44 Wildfell Road, SE6, from Storage and Distribution (Use Class B8) to Residential (Use Class C3) consisting of 3 one bedroom self-contained flats pursuant with Class P, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
FY2017	Merton	17/P4084	Outer	3	-377	377	377	3	100	Change of use	Completed	528137	170286	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE OF STORAGE BUILDINGS (CLASS B8) TO RESIDENTIAL (CLASS C3)
FY2017	Merton	18/P0464	Outer	5	-344	344	344	5	100	Change of use	Completed	524210	170089	PRIOR APPROVAL IN RESPECT OF THE PROPOSED CHANGE OF USE FROM STORAGE (CLASS B8) TO RESIDENTIAL (CLASS C3) - (5 x 3 BEDROOM HOUSES)
FY2017	Redbridge	0293/17	Outer	3	-120	120	120	3	100	Change of use	Completed	541683	189868	Change of use of ground floor from Storage and Distribution (B8) to 3 flats (C3). (Summary)

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2017	Richmond upon Thames	17/3001/GPD16	Outer	1	-62	62	62	1	100	Change of use	Submitted	516215	171077	Change of use from B8 (storage) to C3 (residential use) to create a 1 bedroom unit.
FY2017	Richmond upon Thames	17/3003/GPD16	Outer	2	-78	78	78	2	100	Change of use	Submitted	516224	171078	Change of use from B8 (storage) to C3 (residential) to create 2 Studio units.
FY2017	Richmond upon Thames	17/3402/GPD16	Outer	1	-34	34	34	1	100	Change of use	Submitted	516208	171077	Change of use from B8 (Storage) to C3 (Residential) to create 1 no. studio flat.
FY2017	Richmond upon Thames	17/3696/GPD16	Outer	6	-250	250	250	6	100	Change of use	Submitted	520442	175588	Change of use of premises from B8 (warehouse/distribution) to C3 (residential - 6 x 1 bed flats)
FY2017	Sutton	B2017/76584	Outer	1			0	1	100	Change of use	Submitted	526622	164884	Prior Approval for Change of use from storage/distribution to residential use providing 1 residential unit
FY2017	Sutton	C2017/77682	Outer	4	-354	354	354	4	100	Change of use	Lapsed	526792	164554	Prior Approval for Change of use from storage or distribution building (B8) to a residential use providing 4 no studio units.
FY2017	Sutton	DM2018/00208	Outer	4	-330	330	330	4	100	Change of use	Submitted	524258	166188	Prior Approval for Change of use from storage and distribution building (B8) to a residential use (C3) providing 4 flats (1x2 bed and 3x1 bed) and 4 parking spaces.
FY2017	Waltham Forest	173215	Outer	1	-38	38	38	1	100	Change of use	Submitted	537096	187613	Prior Approval - Change of use from storage (Class B8) to residential (Class C3).
FY2017	Waltham Forest	173906	Outer	2	-133	133	133	2	100	Change of use	Completed	537381	187590	Prior Approval - Change of Use from storage or distribution (Class B8) to residential (Class C3) (2 Units).
FY2017	Waltham Forest	174268	Outer	1	-51	51	51	1	100	Change of use	Started	537152	187644	Prior Approval - Change of Use from storage (Class B8) to create 1 x residential unit(Class C3)
FY2017	Waltham Forest	174641	Outer	1	-67	67	67	1	100	Change of use	Submitted	537381	187590	Prior Approval - Change of Use from Storage (Class B8) to create 1 x residential unit (Class C3).
FY2017	Waltham Forest	180378	Outer	12	-493	493	493	12	100	Change of use	Started	535963	190042	Prior Approval - Change of Use from Storage (Class B8) to create 12 residential units(Class C3).
FY2017	Wandsworth	2018/0569	Inner	1	-18	18	18	1	100	Change of use	Submitted	527680	174924	Determination as to whether prior approval is required for change of use from storage (Class B8) to residential (Class C3) to provide 1 x studio flat.
FY2018	Brent	18/0581	Outer	5	-185	185	185	5	100	Change of use	Submitted	522616	184490	Prior approval for change of use of from storage or distribution (Use Class B8) to 5 self-contained studio flats (Use Class C3)
FY2018	Brent	18/4228	Outer	1	-145	145	145	1	100	Change of use	Submitted	523661	185476	Prior approval for change of use from storage (Use Class B8) to residential (Use Class C3) involving the creation of 1 x 3-bed dwellinghouse
FY2018	Croydon	18/00875/GPDO	Outer	6	-245	245	245	6	100	Change of use	Completed	534200	166961	Prior approval application for use from Class B8 to use as 6 two bedroom flats

Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2018	Croydon	18/03638/GPDO	Outer	1	-114	114	114	1	100	Change of use	Submitted	532261	168926	Application for Notification of Prior Approval of the GPDO 2015 Part 3 Class P storage or distribution centre to dwellinghouse (Use Class C3).
FY2018	Ealing	181064PRDIS	Outer	4	-340	340	340	4	100	Change of use	Submitted	520474	180004	Change of use from storage and distribution (Use Class B8) to residential (Use Class C3) to accommodate 4no. residential units (Class P, 56-day prior approval process)
FY2018	Ealing	182013PRDIS	Outer	14	-1,085	1,085	1,085	14	100	Change of use	Submitted	519972	182191	Change of use of part of basement level from storage (Use Class B8) to residential (Use Class C3) to accommodate 14 residential units (Class P, 56 day Prior Approval Notification)
FY2018	Hammersmith and Fulham	2018/01873/PD56	Inner	2	-348	348	348	2	100	Change of use	Submitted	524259	177347	Change of use of the basement and ground floor level from storage (Use Class B8) into 2 x 2 bedroom self-contained flats (Class C3).
FY2018	Haringey	HGY/2018/3279	Outer	2	-84	84	84	2	100	Change of use	Submitted	529473	189214	Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)
FY2018	Haringey	HGY/2019/0238	Outer	6	-131	131	131	6	100	Change of use	Started	532854	188793	Prior Approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Dwellinghouse).
FY2018	Haringey	HGY/2019/0663	Outer	1	-124	124	124	1	100	Change of use	Submitted	531884	190624	Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)
FY2018	Harrow	P/4219/18/PRIOR	Outer	4	-272	272	272	4	100	Change of use	Submitted	519106	191701	Conversion of warehouse (Class B8) to 4 self-contained flats (Class C3) (Prior Approval)
FY2018	Kingston upon Thames	18/12700/PNSR	Outer	8	-296	296	296	8	100	Change of use	Submitted	519271	169738	Change of use of building from Class B8 storage/distribution to Class C3 to provide 8 x 1 bedroom residential dwellings.
FY2018	Kingston upon Thames	18/12701/PNSR	Outer	6	-399	399	399	6	100	Change of use	Submitted	519224	169704	Change of use of the existing building from B8 storage/distribution to 6 residential units (Use Class C3)
FY2018	Southwark	18-AP-1342	Inner	2	-157	157	157	2	100	Change of use	Completed	535378	176331	Prior notification for the change of use from storage (Use Class B8) to residential (Use Class C3)
FY2018	Sutton	A2017/78544	Outer	6	-266	266	266	6	100	Change of use	Submitted	524258	166188	Prior Approval for Change of use from storage or distribution building (B8) to a residential use providing 6 units along with 5 car parking spaces
FY2018	Sutton	DM2018/01777	Outer	1	-52	52	52	1	100	Change of use	Submitted	528654	165687	Notification for Prior Approval for a Change Of Use from Storage Buildings (Class B8) to a dwelling.
FY2018	Waltham Forest	182515	Outer	3	-200	200	200	3	100	Change of use	Completed	537409	187539	Prior Approval - Change of Use from storage (Class B8) to residential (Class C3)



Permission Financial Year	Planning Authority	Borough Reference	Sector	Number of units from B8	Net B8 Floorspace	Existing B8 Floorspace	Existing Total Floorspace	Proposed Total Residential Units	% from B8	Development Type	Permission Status	Easting	Northing	Development Description
FY2019	Barnet	19/2534/PNP	Outer	1	-26	26	26	1	100	Change of use	Submitted	524548	188176	Change of use from storage use (Class B8) to provide one dwellinghouse (Class C3).
FY2019	Brent	19/0879	Outer	1	-44	44	44	1	100	Change of use	Submitted	523550	183252	Prior approval for change of use of storage unit (Use Class B8) to residential (Use Class C3) to provide 1 studio dwelling
FY2019	Bromley	19/00919/B8RES	Outer	3	-209	209	209	3	100	Change of use	Started	535594	170188	Change of use of ground floor from Class B8 storage to Class C3 dwellinghouses to form 3 two bedroom duplex flats at 2-4 Raleigh Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO)
FY2019	Haringey	HGY/2019/0616	Outer	1	-25	25	25	1	100	Change of use	Submitted	527833	189550	Prior Approval for change of use from B8 (Storage and Warehouse Use) to C3 (dwelling house).
FY2019	Newham	19/01001/PRECOU	Inner	7	-461	461	461	7	100	Change of use	Submitted	542485	185824	Prior approval for change of use of the existing warehouse building (Use Class B8) to 7No. self-contained flats (Use Class C3). (This application affects the setting of a Grade II Listed Building)
FY2019	Redbridge	1478/19	Outer	6	-431	431	431	6	100	Change of use	Submitted	541238	190680	Change of use from storage and distribution buildings (B8) to 6 x 1 bedroom residential units (C3). (Summary)
FY2019	Redbridge	4832/18	Outer	10	-431	431	431	10	100	Change of use	Submitted	541218	190679	Change of use from storage use (B8) to 10 x 1 bedroom self-contained flats (C3). (Summary).
FY2019	Redbridge	4835/18	Outer	10	-431	431	431	10	100	Change of use	Submitted	541238	190681	Change of use from storage use (B8) to 10 x 1 bedroom self-contained flats (C3). (Summary)
	Count:		123	531	-28,202	28,202	28,202	531						

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## Schedule of Article 4 Directions (excludes those for Conservation Areas and minor Article 4 for specific properties)

31 Jan 2020

Article 4 Directions						
Inner/Outer	CAZ Borough	Borough	Type	Coverage	Status	Date made
Outer	No	Brent	B1a Office to C3 Residential	Wembley Growth Area - includes Wembley Central, Wembley Stadium and Wembley Park	In force	04-Aug-17
Outer	No	Brent	B1a Office to C3 Residential	Wembley Strategic Industrial Location, Staples Corner, Alperton (Park Royal) and East Lane Strategic Industrial Locations; Stonebridge, Queensbury, Kingsbury Road, Neasden, Alperton Lane, Church End, Colindale, Edgware Road and Alperton Locally Significant Industrial Sites and Alperton Growth Area	In force	04-Aug-17
Outer	No	Brent	B1c Light Industry to C3 Residential	Wembley Strategic Industrial Location, Staples Corner, Alperton (Park Royal) and East Lane Strategic Industrial Locations; Stonebridge, Queensbury, Kingsbury Road, Neasden, Alperton Lane, Church End, Colindale, Edgware Road and Alperton Locally Significant Industrial Sites and Alperton Growth Area	In force	04-Aug-17
Outer	No	Brent	B8 Storage and Distribution to C3 Residential	Wembley Strategic Industrial Location, Staples Corner, Alperton (Park Royal) and East Lane Strategic Industrial Locations; Stonebridge, Queensbury, Kingsbury Road, Neasden, Alperton Lane, Church End, Colindale, Edgware Road and Alperton Locally Significant Industrial Sites and Alperton Growth Area	In force	04-Aug-17
Outer	No	Brent	B1a Office and B1c Light Industry to C3 Residential	Remainder of the borough (coming into force on 1 Nov 2020)	Non-immediate	21-Oct-19
Outer	No	Bromley	B1a Office to C3 Residential	Bromley town centre (North west, north east and south)	In force	01-Aug-15
Inner	Yes	Camden	B1a Office to C3 Residential	Various office clusters including parts of Camden Town, Kentish Town, Kilburn, Finchley Road/Swiss Cottage, Hamstead and Highgate	In force	07-Oct-14
Inner	Yes	Camden	B1a Office to C3 Residential	CAZ	In force	04-May-18
Inner	Yes	Camden	B1c Light Industry to C3 Residential	Several specific light industrial clusters	In force	11-May-17
Inner	Yes	Camden	B1c Light Industry to C3 Residential	Additional specific locations (coming into force on 1 Oct 2020)	Non-immediate	18-Sep-19
Inner	Yes	City of London	B1a Office to C3 Residential	Whole of City	In force	31-Jan-18

<b>Article 4 Directions</b>						
<b>Inner/Outer</b>	<b>CAZ Borough</b>	<b>Borough</b>	<b>Type</b>	<b>Coverage</b>	<b>Status</b>	<b>Date made</b>
Outer	No	Croydon	B1a Office to C3 Residential	Croydon Town Centre Opportunity Area	In force	05-Sep-14
Inner	No	Greenwich	B1a Office to C3 Residential	Pier Walk / Mitre Place (Greenwich Peninsula)	In force	28-Jan-14
Inner	Yes	Hackney	B1a Office to C3 Residential	Priority employment areas and Major and District town centres	In force	20-Jul-15
Inner	Yes	Hackney	B1a Office to C3 Residential	CAZ and Tech City	In force	12-Mar-18
Inner	Yes	Hackney	B1c Light Industry to C3 Residential	Whole borough	In force	01-May-17
Inner	Yes	Hackney	B8 Storage and Distribution to C3 Residential	Whole borough	In force	01-May-17
Inner	No	Hammersmith and Fulham	B1a Office to C3 Residential	Whole borough (excluding OPDC area) (subject to confirmation will come into force 26 -Apr-2018)	In force	25-Apr-17
Inner	No	Hammersmith and Fulham	B1c Light Industry to C3 Residential	Whole borough (excluding OPDC area) (subject to confirmation will come into force 26 -Apr-2018)	In force	25-Apr-17
Outer	No	Haringey	B8 Storage and Distribution to C3 Residential	Designated employment areas	In force	28-Jun-16
Outer	No	Hillingdon	B1a Office to C3 Residential	Uxbridge town centre, Heathrow Perimeter (Bath Road) and Stockley Park	In force	22-Nov-16
Outer	No	Hillingdon	B1c Light Industry to C3 Residential	Uxbridge Industrial Area, Hayes Industrial Area (outside the Hayes Housing Zone), North Uxbridge Industrial Estate, Stockley Park, Bath Road sites and Packet Boar Lane LSIS	In force	22-Nov-16
Outer	No	Hounslow	B1a Office to C3 Residential	32 areas defined in the Direction including Hounslow, Chiswick, Brentford and Feltham town centres, Bedfont Lakes, Chiswick Business Park, Great West Road, Strategic Industrial Locations and other business areas.	In force	05-Jan-17
Outer	No	Hounslow	B1c Light Industry to C3 Residential	32 areas defined in the Direction including Hounslow, Chiswick, Brentford and Feltham town centres, Bedfont Lakes, Chiswick Business Park, Great West Road, Strategic Industrial Locations and other business areas.	In force	05-Jan-17
Inner	Yes	Islington	B1a Office to C3 Residential	Specific clusters of office uses outside CAZ and Tech City in various parts of the borough	In force	17-Sep-14
Inner	Yes	Islington	B1a Office to C3 Residential	CAZ and Tech City	In force	20-Mar-18
Inner	Yes	Islington	B1c Light Industry to C3 Residential	Vale Royal / Brewery Road Locally Significant Industrial Site, the Central Activities Zone within Islington and other B1(c) locations across the borough	In force	03-Nov-16
Inner	Yes	Kensington and Chelsea	B1a Office to C3 Residential	Whole borough (as current exemption)	In force	12-Sep-17

<b>Article 4 Directions</b>						
<b>Inner/Outer</b>	<b>CAZ Borough</b>	<b>Borough</b>	<b>Type</b>	<b>Coverage</b>	<b>Status</b>	<b>Date made</b>
Inner	Yes	Kensington and Chelsea	B1c Light Industry to C3 Residential	St Helen's, Golborne, Notting Dale and Colville wards and Lots Road Employment Zone, plus selected car repair garages outside these areas.	In force	23-Sep-16
Outer	No	Kingston upon Thames	B1a Office to C3 Residential	Kingston, New Malden, Surbiton and Tolworth town centres and several industrial, business clusters outside of town centres	In force	23-Sep-14
Inner	Yes	Lambeth	B1a Office to C3 Residential	The whole of Brixton town centre, some sites in Clapham town centre, and the whole or part of ten areas known as 'Key Industrial and Business Areas' (KIBAs).	In force	25-Jul-16
Inner	Yes	Lambeth	B1a Office to C3 Residential	CAZ	In force	28-Mar-18
Outer	No	Merton	B1a Office to C3 Residential	Wimbledon town centre, Willow Lane, Garth Road, Durnsford Road and Plough Lane industrial areas and South Wimbledon Business Area and Prince George's Road.	In force	25-Nov-13
Outer	No	OPDC	B1a Office to C3 Residential	Majority of OPDC area (excludes residential areas)	in force	12-Sep-16
Outer	No	OPDC	B8 Storage and Distribution to C3 Residential	Majority of OPDC area (excludes residential areas)	In force	12-Sep-16
Outer	No	Richmond upon Thames	B1a Office to C3 Residential	Land within the town centres of Richmond, Twickenham and Teddington, and other industrial and business locations across the Borough	In force	04-Nov-13
Outer	No	Richmond upon Thames	B1a Office to C3 Residential	Parts of Richmond, Hampton, Hampton Wick, Hampton Hill, Teddington, Twickenham, East Twickenham, Kew, East Sheen and Mortlake and Barnes	In force	04-Sep-15
Inner	Yes	Southwark	Railway Arch uses A1, A2, SG, B1a, B1c and B8 to C3 Residential	Railway Arches	In force	31-May-16
Inner	Yes	Southwark	B1c Light Industry to C3 Residential	Various industrial sites across the borough	In force	28-Sep-17
Inner	Yes	Southwark	B1a Office to C3 Residential	CAZ	In force	29-Mar-18
Outer	No	Sutton	B1a Office to C3 Residential	Sutton Town Centre	In force	07-Nov-13

<b>Article 4 Directions</b>						
<b>Inner/Outer</b>	<b>CAZ Borough</b>	<b>Borough</b>	<b>Type</b>	<b>Coverage</b>	<b>Status</b>	<b>Date made</b>
Inner	Yes	Tower Hamlets	B1a Office to C3 Residential	CAZ/City Fringe Opportunity Area Planning Framework boundary, the Isle of Dogs Community Infrastructure Levy charging area, Blackwall Local Office Location, Mile End Neighbourhood Town Centre and some areas around Whitechapel and Cambridge Heath that fall outside of the aforementioned boundaries.	In force	09-Feb-18
Outer	No	Waltham Forest	B1c Light Industry to C3 Residential	Whole borough	In force	21-Nov-16
Outer	No	Waltham Forest	B1a Office to C3 Residential	Walthamstow town centre, designated Employment areas and District and Neighbourhood Centres	In force	09-Feb-18
Inner	Yes	Wandsworth	B1a Office to C3 Residential	All parts of CAZ lying within Wandsworth and several town centres, business and industrial locations in the borough listed in the Direction	In force	11-May-17
Inner	Yes	Westminster	B1a Office to C3 Residential	CAZ	In force	15-Feb-18

**Summary of changes made to planning applications during the call-in process for those applications called-in under Sadiq Khan.**

**Period 5 May 2016 – 11 July 2019.**

<b>Site and Hearing Date</b>	<b>Proposal</b>	<b>Amendments</b>
Palmerston Road, LB Harrow  Approved at hearing 10 March 2017	186 residential units with commercial space, in buildings up to 17 storeys. 35% affordable housing.	Amendments made following call-in: Unit numbers and the height remained the same, just a minor amendment to the tenure mix.
Hale Wharf, LB Haringey  Approved at hearing 10 March 2017	505 residential units with commercial space, in buildings between 16-21 storeys. 35% affordable housing	Amendments made following call-in: Unit numbers remained the same, a building was omitted and the floorspace redistributed across the scheme with no increase in height. Units were flipped from market to intermediate to increase the affordable from 30% to 35%
National Institute for Medical Research, LB Barnet  Approved at hearing 6 October 2017	460 residential units in buildings between 3-9 storeys. 35% affordable housing	Amendments made following call-in: Unit numbers and height remained the same, parking numbers and tree removal reduced. Affordable increased from 17.7% (all intermediate) + £4.56 PIL to 35% with a 30:70 split
Swandon Way, LB Wandsworth  Approved at hearing 17 October 2017	385 residential units with commercial space, in buildings between 8-17 storeys. 35% affordable housing	Amendments made following call-in: 37 additional units, 2 additional storeys on the tallest block and 1 additional storey on one of the lower blocks. Affordable increased from 23% (all intermediate) to 35% with a 60:40 split
Citroen, LB Hounslow  Approved at hearing 20 July 2018	441 residential units in buildings between 12-18 storeys. 50% affordable housing	Amendments made following call-in: 14 additional units, 2 additional storeys to one block. Affordable increased from 40% to 50%
Newcombe House, RBKC  Approved at hearing 18 September 2018.	55 residential units, retail, office, GP surgery and step-free access to the London Underground, in buildings up to 18 storeys. 35% affordable housing	Amendments made following call-in: 9 additional units, 2 additional storeys to one block and 1 additional storey to another. Affordable increased from 17% to 35%

Beam Park, LBs Barking & Dagenham and Havering  Approved at hearing 28 September 2018.	3,000 residential units, 2 primary schools, retail, leisure, community uses, railway station, and open space, in buildings up to 16 storeys. 50% affordable housing	Amendments made following call-in: 100 additional units (from 2,900-3,000 total) involving a number of height increases, notably taking the tallest building up 7 storeys from 9-16 reflecting its position adjacent to the new railway station and station square
Eynsham Drive, RB Greenwich  Approved at hearing 7 December 2018	272 residential units and replacement pet hospital, buildings up to 17 storeys. 40% affordable housing.	Amendments made following call-in: No additional units, minor design changes and tweak to housing mix
VIP Trading Estate, RB Greenwich  Refused at hearing 29 January 2019	771 residential units in buildings up to 10 storeys. 40% affordable housing	Amendments made following call-in: Reduction in the height of some blocks to address amenity issues and increase in others (1-2 storeys max) with no change in unit numbers. Reduction in car parking. Affordable increased from 35% to 40%
Kensington Forum Hotel, RBKC  Approved at hearing 21 June 2019	62 residential units and a hotel in a part 30, part 22 and part 9 storey building. 100% affordable housing	Amendments made following call-in: Units increased from 46-62, with 2 additional storeys to residential block. Affordable increased from 47% to 100% (all LAR)
Pentavia Retail Park, LB Barnet  Approved at hearing 25 July 2019	844 residential units and commercial space in buildings between 4-16 storeys. 41% affordable housing	Amendments made following call-in: Units increased from 724-844, additional storeys to a number of blocks, between 1 and 4. Affordable increased from 35% to 41%. Parking reduced from 0.75 to 0.45



# MAYOR OF LONDON

**Tony Devenish AM**

Chair of the Regeneration Committee

**Date:** 31 March 2020

Dear Tony,

**Regeneration Committee 27 February 2020**

Thank you for your letter of 16 March 2020.

I agreed to provide details on the following:

1. A breakdown of figures for each Opportunity Area, including the number of jobs per square metre and homes planned, the current progress and numbers completed, alongside the overall target period for development;

Please find attached a spreadsheet containing information on jobs and homes in each of the 47 Opportunity Areas. I should clarify that there is no target period for development. The homes and jobs figures are the capacity for each Opportunity Area to 2041, but delivery will be dependent on infrastructure investment.

2. Detail of the accountability arrangements for each of the 47 Opportunity Areas.

Opportunity Areas are designated in the London Plan, which provides strategic guidance on the key principles for enabling Good Growth in these areas that have the potential to deliver significant numbers of new homes and jobs. Progress relies on a wide range of factors, with some areas already seeing development under construction, while others may need to wait years or decades to reach their full potential. In light of this, it is not appropriate or efficient for the GLA to put in place accountability arrangements for every area.

The Plan sets out an overarching framework for the development of more detailed policy guidance at the local level. It provides an effective strategic framework for boroughs to use their local plans and/or Opportunity Area Planning Frameworks (OAPFs) to set out how they will deliver the potential for growth, including creating employment and housing choice for Londoners, planning for the necessary infrastructure, establishing capacity for growth using good design, supporting industrial capacity, supporting sustainable transport and regeneration, and involving the local community in the process.

Successful Opportunity Areas are managed locally, with strong support from local stakeholders, extensive local political engagement and buy-in from existing and neighbouring communities. In line with this, active Opportunity Areas each have some form of board involving the senior members and officers from the relevant boroughs to oversee production of the planning framework, such as the Nine Elms Partnership at Vauxhall, Nine Elms and Battersea, or the Isle of Dogs Partnership Board.

In order to make the most efficient use of resources, the Mayor directs his focus to one or two key Opportunity Areas at any one time. The Isle of Dogs and South Poplar OAPF was adopted in October 2019. At the moment the GLA Planning team is working in partnership with the boroughs on Opportunity Area Planning Frameworks for Thamesmead and Abbey Wood, and Royal Docks and Beckton Riverside. Other parts of the GLA may provide support and assistance at any time in other OAs where this will aid delivery.

If you have any further queries relating to this, or to Opportunity Areas more generally, please contact Darren Richards, Growth Strategies and Urban Design Manager.  
[Darren.richards@london.gov.uk](mailto:Darren.richards@london.gov.uk)

Yours sincerely,

A handwritten signature in black ink that reads "Jules Pipe". The signature is written in a cursive style with a horizontal line underneath the name.

**Jules Pipe CBE**

Deputy Mayor for Planning, Regeneration and Skills

	Opportunity Area	Borough	Status (GLA website)	Status (2018 OA AMR)	Homes (London Plan 2019 Guide)*	Jobs (London Plan 2019 Guide) *	10 year Homes Capacity 2019/20-2028/29 Forecast**	20 year Jobs Capacity - 2016-2031 Forecast**	Jobs capacity 2016-2031 as % of Total Jobs Capacity 2016-2041	Net housing approvals 2018/19 (LDD)	Net housing Completions 2018/19 (LDD)	Net Housing Starts 2018/19 (LDD)	Net Housing Pipeline 2018/19 (LDD)	Net B1,B2,B8 floorspace (sqm) Completions 2018/19 (LDD)	Net B1,B2,B8 floorspace (sqm) Pipeline 2018/19 (LDD)	Net Housing Completions TOTAL 2014-19 (LDD)
1	Bexley Riverside	Bexley	In progress	Nascent	6,000	19,000	1,686	7,400	39%	304	123	505	927	30843	66581	1289
2	Bromley	Bromley	Emerging	Nascent	2,500	2,000	2,134	1,900	94%	129	215	6	271	-1324	-8434	588
3	Canada Water	Southwark	Adopted	Underway	5,000	20,000	2,911	20,000	100%	12	347	50	1,176	-10006	-46250	498
4	Charlton Riverside	RB Greenwich	Adopted	Ready to Grow	8,000	1,000	4,458	1,000	100%	0	17	0	74	0	-4786	15
5	City Fringe / Tech City	ney / Islington / Tower Ha	Adopted	Maturing	15500	50500	9,289	50,400	100%	898	847	384	6,767	23252	284700	6116
6	Clapham Junction	Wandsworth	Emerging	Nascent	2,500	2,500	1,444	***	***	642	180	438	355	-2269	-1123	657
7	Colindale / Burnt Oak	Barnet / Brent	Adopted	Maturing	7,000	2,000	4,201	2,000	100%	1,227	355	918	4,323	0	10777	3134
8	Cricklewood / Brent Cross	Barnet / Brent	Adopted	Ready to Grow	9,500	26,000	6,647	21,500	83%	767	334	7	1,874	0	-1938	1132
9	Croydon	Croydon	Adopted	Ready to Grow	14,500	10,500	9,124	10,500	100%	1,740	570	1,024	5,552	-40947	122967	4120
10	Deptford Creek / Greenwich Riverside	Lewisham / RB Greenwich	In progress	Underway	5,500	3,000	4,236	3,000	100%	427	239	14	4,299	-8057	-16620	1590
11	Earls Court & West Kensington	Hammersmith & Fulham/RB	Adopted	Underway	6,500	5,000	1,976	5,000	100%	0	2	0	6,093	0	212518	267
12	Elephant & Castle	Southwark	Adopted	Underway	5,000	10,000	1,748	10,000	100%	1,126	701	77	3,370	-1339	-10356	2113
13	Euston	Camden	Adopted	Ready to Grow	2,800-3,800	8,600-15,000	45	(fig updated in intend to pu	100%	0	94	23	-107	-3230	24003	195
14	Great West Corridor	Hounslow	Emerging	Nascent	7,500	14,000	5,242	***	***	943	172	1,563	3,410	0	-108878	1506
15	Greenwich Peninsula	RB Greenwich	Adopted	Maturing	17,000	15,000	7,506	5,800	39%	262	140	0	16,957	0	-48199	3001
16	Harrow & Wealdstone	Harrow	Adopted	Underway	5,000	1,000	2,923	1,000	100%	950	695	900	3,080	-14051	-213528	1722
17	Hayes	Hillingdon	Emerging	Ready to Grow	4,000	1,000	3,707	***	***	1,721	249	1,529	2,055	-11069	8960	627
18	Heathrow	Hounslow, Hillingdon	Emerging	Nascent	13,000	11,000	9,984	11,000	100%	1,338	649	898	5,302	14790	200304	3615
19	Ilford	Redbridge	Adopted	Underway	6,000	500	4,989	500	100%	328	361	307	1,952	-6595	-3664	353
20	Isle of Dogs	Tower Hamlets	Adopted	Underway	29,000	110,000	18,026	110,000	100%	2,612	549	284	18,381	0	770867	3476
21	Kensal Canalside	RBKC	In progress	Underway	3,500	2,000	1,050	2,000	100%	0	0	0	0	0	0	0
22	King's Cross	Camden / Islington	Adopted	Maturing	1,000	25,000	766	(fig updated in intend to pu	100%	376	0	0	1,056	20180	610644	605
23	Kingston	RB Kingston Upon Thames	Emerging	Nascent	9,000	5,000	5,044	***	***	237	364	22	1,112	-3862	12779	1114
24	London Bridge Bankside	Southwark	Adopted	Maturing	4,000	5,500	2,248	5,500	100%	550	817	200	1,544	-32284	21913	2064
25	London Riverside	arking & Dagenham, Hav	Adopted	Ready to Grow	44,000	29,000	18,884	25,500	88%	5,353	880	3,853	19,105	26129	133753	2,278
A	New Cross / Lewisham / Catford	Lewisham	In progress	Underway	13,500	4,000	7,827	3,600	90%	1,971	1,150	2,152	6,672	-9077	-22172	5,037
27	New Southgate	Enfield, Barnet, Haringey	Emerging	Nascent	2,500	3,000	464	***	***	43	77	88	450	0	1233	677
28	Old Kent Road	Southwark	In progress	Ready to Grow	12,000	5,000	5,228	5,000	100%	228	274	152	946	-3685	18901	792
29	Old Oak & Park Royal	Ealing, Hammersmith & F	Adopted	Ready to Grow	25,500	65,000	13,992	12,200	19%	255	23	580	3,802	5240	-25890	661
30	Olympic Legacy	Waltham, Tower Hamlets, Wa	Adopted	Maturing	39,000	65,000	29,745	55,000	85%	6,490	1,251	1,333	22,283	-441	159275	6,699
31	Paddington	Westminster	Adopted	Underway	1000	13000	355	13,000	100%	335	335	342	601	0	121403	686
32	Poplar Riverside	Tower Hamlets	Emerging	Nascent	9,000	3,000	***	***	***	1,733	269	10	3,134	-1114	-8866	2,380
33	Romford	Havering	Emerging	Ready to Grow	5,000	500	4,501	***	***	1,019	36	55	1,399	0	-13238	958
34	Royal Docks & Beckton Riverside	GLA Royal Docks, Newhar	In progress	Nascent	30,000	41,500	17,177	41,500	100%	243	1,545	283	8,504	25980	191433	3,221
35	Southall	Ealing	Adopted	Underway	9,000	3,000	7,024	***	***	415	244	367	4,589	0	-6725	687
36	Sutton	Sutton	Emerging	Nascent	5,000	3,500	727	***	***	181	129	172	558	-2543	-5519	832
37	Thamesmead & Abbey Wood	RB Greenwich, Bexley	In progress	Nascent	8,000	4,000	4,621	4,000	100%	247	1	1	1,887	0	-7870	43
38	Tottenham Court Road	Westminster	Adopted	Maturing	300	6000	10	6,000	100%	1	13	18	199	0	32036	206
39	Upper Lea Valley	Waltham Forest, Haring	Adopted	Nascent	21,000	13,000	16,108	12,700	98%	3,470	512	1,953	8,359	17392	-111641	3,068
40	Vauxhall Nine Elms & Battersea	Lambeth/Wandsworth	Adopted	Underway	18500	18500	12,477	18,200	98%	3,817	1,340	583	15,404	-44662	100747	5,551
41	Victoria	Westminster	Adopted	Maturing	1000	4000	291	4,000	100%	0	0	0	636	128	-100584	273
42	Waterloo	Lambeth	Adopted	Maturing	1500	6000	1,328	6,000	100%	214	1	24	1,502	0	95842	25
43	Wembley	Brent	Adopted	Underway	14,000	13,500	9,254	10,200	75%	1,539	559	690	7,584	-2311	429824	1,992
44	White City	Hammersmith & Fulham	Adopted	Ready to Grow	7,000	2,000	5,853	2,000	100%	474	152	0	4,109	4903	-109970	439
45	Wimbledon / Colliers Wood / South Wimbledon	Merton	Emerging	Nascent	5,000	6,000	***	***	***	18	3	0	87	-1389	6342	273
46	Wood Green	Haringey	Emerging	Nascent	4,500	2,500	3,671	***	***	0	0	0	0	0	-826	460
47	Woolwich	RB Greenwich	Adopted	Maturing	5,000	2,500	4,264	2,500	100%	211	681	28	3,342	0	-24514	1,633

KEY

- Not started
- SPD
- patchwork of separate plans
- AAP/LDF (borough only)
- OAPF (joint with GLA)

\* draft london plan DEC 2019  
 from M14 supplementary Question:  
 \*\* [https://www.london.gov.uk/sites/default/files/nlp\\_ex\\_12\\_gla\\_response\\_to\\_m14\\_sq\\_opportunity\\_areas.pdf](https://www.london.gov.uk/sites/default/files/nlp_ex_12_gla_response_to_m14_sq_opportunity_areas.pdf)  
 Forecast completion years in the LESD1 are only available for 2016, 2021, 2026, 2031, 2036 and \*\*\* 2041.  
 • Phasing information is only available for Opportunity Areas analysed in the 2017 LESD

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Tony Devenish AM  
**Chairman of the Regeneration Committee**

7 March 2020

By hand/ via email

Dear Tony Devenish AM,

**Regeneration Committee – follow up information**

Thank you very much for your letter dated 12 February 2020 following my attendance at the London Assembly Regeneration Committee on 28 January 2020. We were grateful for the Committee's time and for the opportunity to share our work.

Please see below additional information requested in your letter.

If you have any further questions, please don't hesitate to contact me.

Yours sincerely

Justine Simons OBE  
**Deputy Mayor for Culture and Creative Industries**

**You requested details of how the success of London Borough of Culture would be robustly measured**

Regular reporting is made to the GLA and Key Performance Indicators are reported through the Culture and Creative Industries Unit's performance dashboard which is published to the London Assembly on a quarterly basis. The Audience Agency has been commissioned to deliver the overall London Borough of Culture programme evaluation. This will look at the long-term impact of the programme for all boroughs involved, including Cultural Impact Award winners.

In addition, each title winning borough is undertaking local evaluation based on the specific targets for their programme, supported by guidance from the Audience Agency. A summary of Waltham Forest's evaluation outcomes is below. [A full evaluation report](#) was published by Waltham Forest on 7 March, we have enclosed a copy with this letter.

## WALTHAM FOREST 2019

Outcome	Outputs	Performance Indicators
<b>Raising borough's profile</b>	Increasing visits to cultural events	<ul style="list-style-type: none"> <li>• <b>Over 500,000 additional visits</b> to culture</li> <li>• <b>Over 1,000 events</b>, activities and workshops</li> </ul>
	Increasing press coverage	<ul style="list-style-type: none"> <li>• <b>368 media features</b></li> <li>• <b>BBC One Imagine</b> programme about Eastside Story project - viewing figures of 508,800</li> </ul>
<b>Boosting the local economy</b>	Increased spend in local businesses	<ul style="list-style-type: none"> <li>• <b>£4.1 million</b> spent by audiences (10 key events)</li> <li>• <b>1.2 million</b> Londoners <b>more likely to visit</b> Waltham Forest</li> <li>• <b>£1 million</b> leveraged in <b>sponsorship</b></li> <li>• <b>70% of creative businesses</b> in Waltham Forest reporting <b>increased revenue</b> in 2019</li> <li>• <b>£500,000</b> to community projects through small grants</li> </ul>
<b>Raising pride in the borough</b>	Civic pride increases	<ul style="list-style-type: none"> <li>• <b>80% satisfaction</b> rate with council and <b>78% residents proud</b> to live in Waltham Forest – up from 59.9% approval rating in 2009.</li> </ul>
	Residents make up majority of volunteers and participants	<ul style="list-style-type: none"> <li>• Over <b>1,000 registered volunteers</b>,</li> <li>• <b>68%</b> of volunteers were <b>residents</b>, <b>80% live or work</b> in Waltham Forest.</li> </ul>
	Increase in community led cultural activities	<ul style="list-style-type: none"> <li>• <b>7,600 creative opportunities</b> led by 26 Community Fellowship Projects</li> </ul>
<b>Embedding culture in local businesses and within the council</b>	Local creative professionals increase revenue during 2019	<ul style="list-style-type: none"> <li>• <b>300 new partnerships</b></li> <li>• <b>241 businesses</b> commissioned</li> <li>• <b>70% of creative businesses</b> in Waltham Forest reported <b>increased revenue</b> in 2019.</li> </ul>
	Culture integrated across council's activities.	<ul style="list-style-type: none"> <li>• <b>Culture</b> has been <b>embedded across council units</b> including Regeneration, Economic Development and Education</li> <li>• <b>Positive impact on Council staff</b>: increased 'ambition, unity and pride' and team morale.</li> </ul>
<b>Upskilling local people, establishing pathways to creative careers</b>	Local cultural businesses provide work experience placements	<ul style="list-style-type: none"> <li>• <b>43 funded</b> young creative <b>internships/placements</b>. Target is 100 by March 2020.</li> </ul>
	Involvement of schools	<ul style="list-style-type: none"> <li>• <b>100% schools engaged</b> (total 88 schools)</li> </ul>

## **You requested details of the Cultural Impact Awards, in particular the programme in the London Borough of Barking and Dagenham.**

Below is a brief summary of London Borough of Culture's Cultural Impact Awards to date.

### **Cultural Impact Awards made in Round One**

#### **Barking and Dagenham – New Town Culture**

New Town Culture is building connections between culture and social care services. Through it, the council is supporting social care staff and carers to learn how creative ways of working can enhance social care services.

Children and adults using social care services in the borough have taken part in workshops, exhibitions, clubs, live performances and courses, led by artists and supported by leading arts organisations including as The Foundling Museum and the Serpentine Galleries.

One key project is Radio Ballads – a series of radio programmes about people living in the borough. Experienced artists Sonia Boyce, Rory Pilgrim, Ilona Sagar and Helen Cammock are working with groups including carers and people in sheltered housing centres.

Through this project, Barking and Dagenham aims to demonstrate the positive impact that participation in cultural activity can have on health and wellbeing. This includes both the impact on vulnerable residents as well as on social care workers, for example by improving recruitment and retention rates. The project has developed a new training module with Goldsmiths, University of London to help social workers to use creative approaches in their work.

As a result of the success of New Town Culture, the programme will be expanding with funding from the GLA's Violence Reduction Unit.

#### **Camden – Camden Alive**

Camden Alive celebrates stories of the borough through commissions with artists and residents with ten housing estates in Camden. Partners include Camden Archive, Cockpit Arts, artists David Blandy & Larry Achiampong, hip hop theatre company Beats & Elements and the Roundhouse.

#### **Kingston - CirKT**

CirKT is a new live music circuit connecting venues, artists and promoters, building on Kingston's rich music heritage and benefiting local audiences. It has delivered events, music industry conferences, a new talent development programme and public workshops, with activities throughout 2019. CirKT aims to continue supporting young people, local music venues and promoters, with funding committed by Kingston Council.

#### **Lambeth – ELEVATE**

ELEVATE is a three-year programme opening up creative workplaces to local young people and improving diversity in the arts. Partners include the Old Vic, WOW (Women of the World) Foundation, Southbank Centre, National Theatre, Rambert, BFI, ERIC Festival and B3 Media. To date, ELEVATE has delivered:

- A careers fair designed by and for young people.
- Old Vic's Lambeth Front Line, providing paid work placements in organisations.
- Inside Out, a youth stage at Lambeth Country Show led by young people.
- WOWsers, girls' clubs in secondary schools, being mentored to showcase projects at the 10th Women of the World Festival at the Southbank Centre.



- An incubator lab for artists and filmmakers to advance their careers.

### **Lewisham – Age Against the Machine, a festival of creative ageing**

Age Against the Machine was a new arts festival promoting positive ageing. It delivered around seventy different events ranging from live music, theatre, dance, film and exhibitions to discussions, pop-up choirs and large-scale outdoor performances. It supported inter-generational groups to work with artists and delivered a conference about creative ageing.

### **Merton – Film Merton**

This project is bringing film to Merton residents, installing pop-up cinemas across the borough in unusual locations including youth centres, barber shops and car parks. The programme is curated by the community and guest curators and working with emerging film-makers to create short films. Guest curators have included Jamie Murray, Francesca Martinez and Alison Lapper. Community curated film seasons have addressed themes such as dementia, gangs and inspirational black women.

### **Cultural Impact Awards, London Borough of Culture, Round Two, 2021-2023**

#### **Hammersmith and Fulham – Sounds Like Hammersmith and Fulham**

Hammersmith and Fulham will run a training programme for excluded young people. It will include music making and event production, working with leading music industry professionals. It will culminate in a music festival curated by young people.

#### **Haringey – Cultural Feast**

Haringey will host a large-scale feast which will take over Alexandra Palace, creating a community gathering with locally sourced food. From crockery to napkins, everything will be made by local craft makers and the money raised will go towards food banks.

#### **Sutton – Sutton STEAMS Ahead**

Sutton's programme will explore the arts and science. Working with artists, young people in every school will become scientists for a day. This programme will support the opening of the new London Cancer Hub in Sutton in 2023.

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## Economic Growth & Housing Delivery

Strategic Director: Stewart Murray

Waltham Forest Town Hall, Forest Road, Walthamstow, E17 4JF

Ask for: Lorna Lee  
Email: Lorna.lee@walthamforest.gov.uk

City Hall  
The Queen's Walk,  
London SE1

4<sup>th</sup> March 2020

Dear Sheenagh,

I am providing the response requested by Tony Devenish, Chair of the London Assembly's Regeneration Committee in his letter of the 12 February 2020, following the session I attended on 28 January 2020.

I have set out below information regarding the key partners in terms of external funding, and other community organisations and stakeholders that were part of the projects for the London Borough of Culture in Waltham Forest, and how this was approached.

### External Funding

In addition to the GLA funding for the London Borough of Culture programme, other external funders and sponsors are as follows:

- National Lottery Heritage Fund (formerly Heritage Lottery Fund)
- Paul Hamlyn Foundation
- Arts Council England
- Art Fund
- The Mall, Walthamstow
- Legal and General (Homes for rent by Blackhorse Mills)
- Urbaser Ltd
- Taylor Wimpey
- Uber EATS;
- Hills
- Countryside Properties;
- Kind and Co
- Servicestore;
- Google Arts and Culture
- Mitre Construction Co Ltd –
- Mulalley & Co Ltd
- NSL Services Group
- NPS London Ltd
- J B Riney & Co Ltd
- ISHA
- Basis Ltd
- Gristwood and Toms
- Clarion Housing Group

## Community Organisations and Stakeholders

I attach a full list of local, regional and national partners who were involved with the London Borough of Culture; these are in addition to all of our 88 schools who took part in a range of activities.

Our partners and stakeholders were involved through a variety of engagement activities. Some were directly involved in creating our programmes, and worked with local artists, creatives and performers to co-produce and deliver the events throughout the year; others were recipients of Fellowship Funded grants, enabling them to create hyper local activities in their neighbourhoods. We also worked on productions with partners based outside Waltham Forest, such as The Royal Court theatre, Barbican and National Portrait Gallery who worked locally with our creative organisations and individuals. Many Waltham Forest alumni also returned to their home borough, to deliver events, again working in partnership with local groups, schools and the London Borough of Culture team. These included Sir Matthew Bourne, whose dance company, New Adventures, worked with every year group in his former primary school, Damon Albarn who brought international music to Leytonstone with Africa Express; The Circus, and Talvin Singh who helped to coordinate the music for our opening show Welcome to the Forest.

I trust this information will be of interest to the Regeneration Committee.

Best wishes



Lorna Lee  
Asst Director, Culture and Heritage, Waltham Forest Council  
and Executive Director for the London Borough of Culture 2019.

**LIST OF ORGANISATIONS/ARTIST S/PARTNERS INVOLVED WITH  
THE LONDON BOROUGH OF CULTURE 2019 WALTHAM FOREST**

2Fox  
4TY  
A Good Night Out  
Abdulmaalik Tailor  
Accute Art  
Ace Avenger cricket and sport club  
Acme  
Acorn Films  
Adam Ptaszyński  
Addictive TV  
Adrian Lee  
Africa Express Ltd  
Afrikan Boy  
Afrikan Simba  
Aga Khan Trust for Culture  
Aga Khan University  
Agata Madejska  
Age UK  
Agnieszka Zalewska  
Aida Diop  
Aisling Fahey  
Albion Kids Show  
Aldriche Way (TRLA)  
Alice Theobald  
Alison Cotton  
Alison O'Connor  
Alke Schmidt  
Allied Bakeries  
Alpha Sports LTD  
Alvin Tran  
Amanda Noble  
Amanda Ramasawmy  
Amber Cowen  
Ameet Chana  
Amelia Poamz  
AMEXCID  
Amy Cutler  
Ana Gzirishvili  
Anaïs Castro  
And Now  
Andrea Scopetta  
Andrea Zucchini  
Andy Shipley  
Angela & Peter Panesar

Angharad Davies  
Animals in Wire  
Anna Allock  
Anna Skodbo  
Anni Kruus  
Anomalous Events  
Anser Khan  
Anthony Hett  
Antonitetta Toreisillo  
Apache Indian  
Appolonie  
Apus Productions  
Architects of Air  
Argent  
Ari Haque  
Arjun  
Art Fund  
Art in Churches  
Art Night  
Artillery  
Artistry Youth Dance  
Arts Canteen  
Arts Catalyst  
Arts Council England  
Ashton John  
Astrid Gnosis  
Athena Papadopoulos  
ATMA  
Attitude is Everything  
Audio Technica  
Audio Visual Mechanism  
Audrey Gbaguidi  
Ayesha Tan Jones  
Bangs  
Bank Job  
Bao Sissoko  
BAPS Bisterne Avenue Park and Surrounds  
Barbara Kruger  
Barbican  
Barry Sykes  
Basel Rejoub  
Bat Fast  
BAT Studios  
Bates of London  
Batida  
Beatroots

Benito Mayor Vallejo  
Benjamin Racionzer  
Benji Davies  
Beth Kettel  
Bethan Lloyd Worthington  
Beyonder  
Bhagya Lakshmi's Academy for Performing Arts  
Bicycle Ballet  
Big Creative Academy  
Big Creative Education  
Bisi Oyekanmi  
Black Obsidiean Sound System  
Black Saloon Studios  
Blackhorse Arts Limited  
Blackhorse Workshop  
Blanca Regina  
Block9  
Blue May  
Bluecoat, Liverpool  
Bob and Roberta Smith  
Bob Bicknell-Knight  
Bobby Bedi  
Bolly X  
Bollywood Keep fit with Mavish  
Bonafide  
Bonez  
Boogie Cartel  
Box Fit Friday Yasar  
Boxing4Life  
Braceman  
Break Tha Cycle  
British Library  
Brookdale Road  
Bside Events  
Bukkey Leo  
Bunny Morel  
Bureau DJs  
Bushwood Area  
Byron Vincent  
Byzantia Harlow  
Camille Barton  
Canada House  
Canan Batur  
Candoco  
Cann Hall and Harrow Green Baptist Church  
Caralie Vogelaar

Caramel Quin  
Carnivalista  
Carole Rothoff  
Carole Wright  
Carolie Vogelaar  
Caroline Bergvall  
Caroline Ophis  
Casey Pearl  
Cassie McQuater  
Catalyst in Communities  
Cathy Phillips Brady  
Cell Projects  
Central Saint Martins  
Chai and Chaat Club  
Charity Kase  
Charlemagne Palestine  
Charlie Coffey  
Charlotte-Maëva Perret  
Charlton Gallery  
Cheeky Little Monkey's  
Chingford Athletics Football Club  
Chingford Historical Society  
Chingford Ladies Inspirational Choir  
Chingford Mount Market  
Chirstie's  
Chloe Feinbridge  
Chris Wootton  
Christine Sun Kim  
Christopher Pearson  
Church Hill Nursery School  
Cinthia Oram  
City of London  
Claire Collison  
Clare Archibald  
Club Soda  
Community Housing and Therapy  
Company-ish  
Connaught School for Girls  
Connection Crew  
Contemporary Art Society  
Continental Drifts  
Cory Arcangel  
COS  
Craftworks  
CREST  
Crick Insitute



Crosslucid  
Culture Mile  
Daata Editions  
Damon Albarn  
Daniel Carney  
Daniel Edelstyn  
Daniel Jones  
Daniel Louis  
Daniel Ryder  
Danielle Braithwait-Shirley  
Daria Blum  
Das Brass and London School of Samba  
Dauda  
David Furlong  
David Lance Callahan  
David Mac  
David Piggott  
David Worrall  
Dawn Scarfe  
De La Warr Pavilion (Bexhill-on-Sea)  
Deaf Rave  
Dèbora Delmar  
Deborah Rothoff  
Deepti  
Delight Wedlinka Supermarket  
Demelza Watts  
Demelza Woodbridge  
Dennis Bovell  
Design Kollektiv  
Dias Gomis  
Disco Shed  
Diverse Voices CIC  
Divine Company  
DJ Cal Jader  
DJ Gin  
DJ Krassus  
DJ Luck & MC Neat  
DJ Mighty Atom  
Django Django  
Dobet Gnaore  
Dorothy Feaver  
Dr Claire Fitzgerald  
Dr Hari  
Dr Ryan  
Drey Cheekz  
Drumworks

Drysdale and District Residents Association  
Dunya Kalantery  
E17 Choir  
East 17 Singers  
East London Boxing Academy  
East London Brass  
East of Eden  
Eastfield FC  
Eastside Community Heritage  
Eastside Story  
Eccles Centre for American Studies  
Ed Webb-Ingall  
Eddie Brett  
Edwin Mingard  
Eleanor Levenson  
Electronic 17  
Ellen Arkbro  
Ellie Wilson  
Elmfield Road Street Party Committee  
Embassy of Mexico to the United Kingdom  
Emily Saunders  
Emily Vanns  
Emma Smith  
Emma Talbot  
Empire Cinema  
Ensemble Dance  
Eral Metal Works  
Erland Cooper  
Erland Cooper Music  
Estelle Marois  
Esther Neslen  
Eternal Maharana and She II (2013), Güler Ates  
Eva Papamargariti  
Evelyn Studios E11  
Everyone involved with E17 Art Trail  
Evie Rose  
Express Horns  
Ezra Elia  
Fabienne Hess  
Farrah Ishaq  
Fatimah Elizebeth  
Fay Nicholson  
Fedzilla  
Feras Charestan  
Ferndale Area Residents Association  
Film London

Film Service Waltham Forest  
Finn Thomson  
Fitty Plus Elderly Asian Club  
Flames Basketball  
Flat Time House  
Floating Arland  
Forest Poets  
Forest Recycling Project  
Forest View Street Festival  
Forma Art and Media  
Frances Stark  
Francis Road Community Group  
Frederica Road Street Party Organisor  
Fredrick Bremer School  
Fresh Start  
Friends of Epping Forest  
Friends of Lloyds Park  
Friends of Pimp Hall Park and Pimp Hall Nature Reserve  
Friends of St James Park  
Friends of Stoneydown Park  
Friends of the Winns  
Fritha Jenkins  
Gail Penfold  
Gary Beestone Events & Theatre  
Gary Dickson & Lover's Rockm Adam Taylor  
Gasworks Studio  
Gazelle Twin  
Generation Uncovered  
Georgia Barnes  
Georgie Roxby Smith  
Georgie White  
Georgina Hill  
Ghetts  
Giles Abbott Storytelling  
Gnome House Community Asset CIC  
Gods Own Junkyard  
Goethe-Insitut London  
Goodard Family  
Google Arts & Culture  
Gosport Ringwood Tennyson  
Government Art Collection  
GQD Designs  
Grace Schwindt  
Great British Carnival  
Greenaway & Greenaway  
Grizedale Arts

Gruff Rhys  
Guy and Chan Bharj  
Guy Oliver  
Hackney Creative Social Centre  
Haley Fohr  
Halo  
Hampus Lindwall  
Handprint Theatre  
Hani King  
Hannah Ford  
Hannah Kemp-Welch  
Hannah Quinlan  
Hannah Regal  
Hanne Lippard  
Haroon Mirza  
Harriet Fleuriot  
Harriet Moore  
Harrow Green Community Library  
Harvey Sahota  
Hassan Vawda  
Hayley Kasperczyk  
Hayley Matthews  
Hayreezy  
H-Dhami  
Heart of Glass  
Helen Muggeridge  
Helen Nisbet  
Helm  
Hervisions  
Hewing Wittare  
Highams Park and Chingford Synagogue  
Highams Park Community CIC  
Highams Park School  
Hilary Powell  
Hillyfield Primary Academy  
Hillyfields School Choir  
Hornbeam Academy  
Hornbeam Centre  
Hornbeam Joyriders  
House of Fairytales  
House of Krip  
Human Library  
Humeera Dar  
lamin  
Idea Space  
Ifeanyi Awachie

Imaginers  
Imarhan  
Incognito  
Inderpal Lolay  
Ines Alpha  
Inky Cuttlefish Studios  
Insight Lighting  
Inspiration Arts  
Institute for the Study of Muslim Civilisations  
IPS  
Iree Island  
Irene Pulga  
Iris Chan  
Isobella Du Plessis  
Iwona Nowacka  
Jack Arts  
Jack Houston  
Jakob Rothoff  
Jacky's Jukebox - Latin and Ballroom Moves  
Jacques Nimki  
Jade Montserrat  
Jah Wobble  
Jaidon Joshiah  
James Brady  
James Bulley  
Jamie Crewe  
Janek Turkowski & Iwona Nowacka  
Jasdeep Bamrah  
Jay Kumar  
JEANOCIDE  
Jeff Wootton  
Jennifer Lizotte  
Jenny La Touche's Gospel Choir  
Jerome Harvey  
Jess Hudsley  
Jesse Hackett - Gorillaz / Owiny Sigoma  
Jesse Quin  
Jessica Retnolds  
Jia-Yu Corti  
Jihye Kim  
Jo Namy  
Joan As Policewoman  
Jockstrap  
Joe Duddell  
John Rogers  
John Russel

John Smith  
John Thole  
Jonny Greenwald & Shyam Knight  
Josh Grigg  
Joy Anonymous  
Julia Santoro  
Julie Cunningham  
Julien Boinot  
Julika Gittner  
Kaladjula  
Kaliane Bradley  
Kamaria  
Kara Gut  
Kara-Lis Coverdale  
Karin Kytökangas  
Kat Richond  
Katarzyna Perlak  
Kate Price  
Kateshia Marie  
Katherine E. Bash  
Kathleen Tufton  
Katie Fiore  
Katie Grennall  
Katie Matilda Deo  
Keiken Collective  
Kelmscott School  
Ken Tuitt FC  
Khaled Harim  
Kinshasa sound system  
Kirsteen Mchnish  
Kitch  
Korantema Anyimadu  
Korean Cultural Centre UK  
Krar Collective  
Krassus  
Kris Beaghton  
Krixpanx  
Krxze  
Ksenia Zemstova  
Kulvinder and Reena Lal  
L.E.A.D.E.R.S  
La John Joseph  
Lamine Sow  
Lantern Workshop  
Laura Anderson  
Laura Martinez

Layil Barr  
LBWF Adult Learning Service  
Le Delice  
Le Tigre  
Leila Arenou  
Lemzi  
Lesley Palmer  
Lethal Bizzle  
Lettuce Drake  
Leyton and Leytonstone Historical Society  
Leyton Library Knitting Group  
Leyton Muslim Community Centre  
Leyton Orient FC  
Leyton Orient Trust  
Leyton Royal Mail  
Leyton Sikh Temple  
Leyton Sixth Form  
Leytonstone and Wanstead Synagogue  
Leytonstone Festival  
Leytonstone Library  
Li Shuang  
Libby Heaney  
Libby Liburd  
Lillie P  
Lime Tree Surgery patient participant group  
Lindon Harris  
Linsey Wynton  
Lisandro Miranda Pinto  
Lisson Gallery  
Lloyd Park  
Locus of Walthamtwow  
Lokkhi Terra  
Lola Lely Studio  
Lola Zoido  
Loli Kavakou  
London African Drumming  
London Canal Museum  
London College of Fashion  
London Community Gospel Choir  
London East Jazz Network  
London Forest Choir  
Lora & Lola Lily  
Lord of the Mics  
Louis G Burton  
Louisa Tomsen Brits  
Louise Ashcroft

Louise Weir  
Love North Chingford CIC  
Love South Chingford  
Lucie MacGregor  
Lucy Gibson  
Lucy Rainbow  
Luke November  
Luke Turner  
Luke Walker  
LUVLY  
Lyndsay Burtonshaw  
Lyrix Organix Social Centre  
Madhuriya Art House  
Madness  
Maggie Campbell  
Magic Me  
Mahogany Carnival  
Mai Omer  
Making it Mindful  
Malcolm Stow  
Malick Pathe Sow  
Mamadou Sarr  
Mandu AK  
Mandy Parnel  
Manni Fizzottu  
Manuela Benini  
Marcus Shepard  
Margaret Wall  
Marian Missionary Sisters Of the Poor  
Marina Abramović  
Mark Clack  
Mark Kass  
Mark Mulholland  
Mark Springer  
Markhouse Corner and Lea Bridge  
Marshmallow Laser Feast  
Martine Syms  
Martyn Loukes  
Mary Feliciano  
Masha Batsea  
Matana Roberts  
Matharoo Family  
Matt Karmil  
Maud Milton  
Maui Lum Lopez  
Mbilla Arts CIC



MC Momelo  
Mela Committee  
Melodians Steel Orchestra UK  
MEN  
Mendhika\_UK  
Mia Greenaway  
Mia Vilcin  
Mica Coca  
Michael Kiwanuka  
Micheal Sookhan  
Micheal Takeo Magruder  
Middlesbrough Institute of Modern Art (MIMA)  
Miki Holloway  
Miriam Elia  
Mirth Marvel Maud  
Miss Dionne  
Mista Silva  
Mita Vaghela  
Modhamed Zaahidur Rahman  
Mohamed Beljoudi  
Mohini Mehta  
Momart  
Momtaz Begum Hossain  
Mona Singh  
Monika Kuhne-Jorgensen  
Morena Leraba  
Mothers Ruin  
Mounir Troudi  
Move17  
Mrs Linda Brooks  
Mrs Wellbeing Community Interest Company  
Muhammed Afzal  
Muntu Valdo  
Museum of London  
Musiuk Handmade  
Muslim Cultural Forum  
Muzi  
MVP Workshops  
Naira Mushtaq  
Najma Akhtar  
NAO  
Naomi Edmondson  
National Gallery  
National Library for Scotland  
National Parks City Festival  
National Portrait Gallery

National Trust  
Natural Voices Choirs  
Navin Kundra  
Neanate  
Neighbourhood Watch  
New Spitalfields Market  
Newport Lollipop Lady  
News from Nowhere Club  
Newtoy Ltd  
Nicholas Pankhurst  
Nick Ferguson  
Nick Zinner  
Nicole Bachmann  
Nicole Ruggiero  
Nigerian Community in Waltham Forest (NICOWF)  
Nii-Tete Yartley  
Nikki Agency  
Niro Tha DJ  
Nisha Duggal  
Nisha Ramayya  
Number8 Events  
Nwando Ebizie  
Octavia Bright  
Olga Fedorova  
Olivia Aherne  
Omni Colour  
On the Record Community Interest Company  
Onipa  
Oof Magazine  
Open Source  
Optimistic Foundation  
Organic Lea  
Oscar Murillo  
Paka the Uncredible  
Partyusha  
Paul Gunter  
Paul Simonin  
Paul Williams  
Paula David  
Paulina Ascencio Celina Basra  
Pauline Black  
Pell Ensemble  
Perky Blenders  
Peter Burr  
Petr Kroutil  
Phannatiq

Pidgin Perfect  
Pierre Bismuth  
Pillars Brewery  
Pimpernickle  
Pitch Studios  
Poetry Society  
Polish Cultural Institute, London  
Potē  
Precious Okoyomon  
Purple Penguin Wellbeing  
Purvi Raniga  
Pyromantic  
QED Productions  
Radical Fairy Drum Circle  
Raji Jagadeesan  
ramoslübbert  
Ranvir Juttla  
Ravenswood Fringe Arts  
RAW Academy  
Real AI Company  
Rebecca Bellantoni  
Rebel Brass Band  
Red Light Busking  
Redgits  
Reeps One  
Remake London  
Remi Kabaka  
Renee Pfister  
ResisDance  
REVIVEHER  
Rhiannon Armstrong  
Richard Murphy  
Richard Russell  
Richie Moment  
Rimski's Bicycle Piano  
Riz Ahmed  
Rizvana Asgher  
Roach Killa  
Rodrigo B. Camacho  
Roger Huddle  
Rokia Band  
Rokia Traore  
Rory Sky  
Rose and Crown Singers  
Rose Gray  
Roshni

Rosie Gibbens  
Rosies Hastings  
Rowdy SS  
Roy Immanuel  
Royal Court  
Ruby Irfan  
Ruckholt Manor Junior High School  
Ruckholt Steel Band  
Ruth Caicedo  
Ruth Calland  
Rythms of the City  
Sabrina Ratte  
Saelia Aparicio  
Sagg Napoli  
Sahara  
Sam Ayre  
Sam Castell -Ward  
Sam Jones  
Sandra Araujo  
Sandra Macphee  
Sara el Harrak  
Sara Rodriguez  
Sarah Allen  
Sarah Barbee  
Sarah Cockings  
Sarah Walsh  
Saroj Patel  
Screaming Me Mes  
Script to Performance  
Seb Roachford  
Seduction City Sound  
SET  
Seye Adelekan  
Sgaire Wood  
Shama Rahman  
Sharon Drew  
Sharon Gal  
She17  
Shell Like  
Shiraz Bayjoo  
Shucks and Ged Wells  
Shyne Phiri  
Sibot  
SILVIA  
Simon Milthorp Ltd  
Simon Ward

Sing17  
Sir George Monoux School  
Sirojiddin Juraev  
Sisters Uncut  
Skandz  
Slambassadors  
Slaves  
Small Island Games  
Smiles & Sons Limited  
Sol Downes  
SON Theatre  
Sondos Azzam  
Sonny Nwachukwu  
Sophia Thakue  
Sophie Coletta  
Sophie Dutton  
Sophie Hoyle  
Sophie Mackfall  
Sophie Mallett  
Sophie Seita  
Soul Picnic  
Soundthread  
Sri Lankan Dance School  
St Annes Church  
St Barnabas  
Stadium Place Tenants and Residents Association  
Starlighters Musical Theatre  
Stella Scott  
Stephen Shiell  
Steven James Adams  
Steven Warwick  
Stone Space  
Stopgap Dance Company  
Stories & Supper  
Stow Film Lounge  
Strongroom Studios  
Stuart McClean  
Stuart Wright  
Studio Carrom  
Sue Goode  
Sukanya Purkayastha  
SuMay Hwang  
Susan Ferguson  
Suzannah Pettigrew  
Swiss Cultural Fund UK  
Synergy Theatre Project

Tai Shani  
Talvin Singh OBE  
Tanvir Juttie  
Tash LC  
Teanne Andrews  
Tell Tails  
Tells  
Tenant of Culture  
Terique Simpson  
Terry Reid  
Thanusan Gunabalasingham  
The Apathy Band  
The Art Newspaper  
The Artist Asylum  
The Big Sing  
The Conservation Volunteers  
The Discovery Space  
The Drawing Shed  
The Good the Bad and The Queen  
The Limes Community Centre  
The Meeting Point  
The Mill  
The Search for Peace LTD  
The Singing Room Choir  
The Staying Out Crew  
The Turbans  
The Vacuum Cleaner  
The Windrush Community Group  
Third Nature  
Tilly Geddes  
Tim Emblem-English  
Tina and Amit Mohindra  
Together Productions  
Tom Crawford  
Tomasz Kobialka  
Tongue Fu  
Tony Allen  
Tony Mortimer  
Toya Delazy  
Trades Hall  
Tramway (Glasgow)  
Trust for London  
Tulin Bayramoglu  
Tyrone Isaac-Stuart  
U Can Too  
Una Hamilton Helle

Undercurrents  
Uniting Friends  
University of East London  
University of the Arts London  
Up Projects  
Urban Crafts Foundation  
Valeria Napleone  
Vanessa Jamie  
Vanessa Woolf  
Varsha bedi  
Vestry House Museum  
Vicki Busfield  
Victòria Cribb  
Victoria Miro  
Victoria Sponge  
Victoria Trimble  
Vital Arts  
Vital Education Enterprise and Training LTD  
Walk the Plank  
Waltham Forest Business Chamber  
Waltham Forest Community Choir  
Waltham Forest Community Hub LTD  
Waltham Forest Community Radio CIC  
Waltham Forest Music Society  
Waltham Forest Tamil Dance School  
Waltham Forest Tamil Sangham  
Waltham Forest Youth Choir  
Walthamstow School for Girls  
WARA  
Warren Ellis  
WAVE Choir  
WD Business Chamber  
We are Parable  
Wednesday Kim  
Wellcome Trust  
WF Business Chamber  
WF Trades Union Council  
Whipps Cross University Hospital - Barts Health NHS Trust  
Whitefield Academy Trust  
Wild Card Brewery  
Will Ashton  
Will Burns  
William Galinsky  
William Morris Gallery Young Producers  
Willowherb Review  
Wolf Alice - (Ellie Rowsell, lead singer)

Wood Street First  
Wood Street South Gardening Club  
Wood Street Walls  
Worth Unlimited  
Woven World  
Writerz and Scribez CIC  
X17  
X7eaven  
Yanique Pennicooke  
Yarat (Baku)  
Yasmine Hamdan  
Young Collectors Collective  
Yumino Seki  
Zabludowicz Collection  
Zadie Xa  
Zaiba Jabbar  
Zaina Budaly  
Zakiya McKenzie  
Zarah Vawda  
Zechariah Lovell



## **Andrew Boff AM**

**London Assembly Member  
Chair of the Planning and  
Regeneration Committee**



**City Hall  
The Queen's Walk  
London  
SE1 2AA**

Philip Graham  
Executive Director, Good Growth  
(sent via email)

Dear Philip,

10 June 2020

Many thanks for your recent communications providing an update on the GLA Planning Team. The London Assembly's Planning & Regeneration Committee looks forward to working with Lucinda Turner and the wider team over the next 12 months.

We note that one of Lucinda's responsibilities will be to review the case for enhanced joint working and potential integration of the GLA Planning Team and TfL Spatial Planning Function. Furthermore, we have noted that you mention you will put in place arrangements to deal with any instances in which the two organisations need to take differing positions on a planning issue.

I am writing to ask if you could kindly provide more detail on these arrangements, including how they will work and how they will be maintained.

We are particularly concerned about the potential for conflict on planning applications where TfL is the applicant, the landowner, or has a land interest, as well as the frequent occasions when TfL comments on planning applications, either as an interested party or a consultee.

We would therefore welcome a response at your earliest convenience, no later than 18th June.

Yours sincerely,



**Andrew Boff AM**

Chair of the Planning and Regeneration Committee

GREATER **LONDON** AUTHORITY

Good Growth Directorate

City Hall

The Queen's Walk

More London

London SE1 2AA

Switchboard: 020 7983 4000

Web: [www.london.gov.uk](http://www.london.gov.uk)

**Andrew Boff**  
**AM London Assembly Member**  
**Chair of the Planning and Regeneration Committee**

24 June 2020

Dear Mr Boff

Thank you for your recent letter regarding Lucinda Turner's interim appointment as Assistant Director for Planning at the GLA, alongside her ongoing role as TfL's Director of Spatial Planning.

Given the importance of integrated land use and transport planning, I believe the dual role and enhanced joint working between the GLA Planning Team and TfL Spatial Planning Function are a positive development. However, I absolutely agree with you that we must be vigilant in this (particularly where TfL is the applicant, the landowner, or has a land interest) and you have asked for more detail on the arrangements we are putting in place in this regard.

The potential for conflict and the need for separation of functions is not an unfamiliar concept for public bodies. Local planning authorities routinely grapple, for example, with the need to maintain clear lines between their decision-making and land-owning activities. In the case of the GLA and TfL, many of these concerns are anticipated and addressed in their published codes of conduct which set out the behaviour expected of employees. Relevant to the joint role these comprise: TfL Code of Conduct, GLA Code of Ethics and Standards for Staff and the GLA Unified Planning Code.

The intention of the GLA Unified Planning Code is to ensure that those to whom it applies, conduct themselves in accordance with the highest standards of probity, openness and transparency in the sphere of the GLA's planning work and it clearly sets out the principles to which Lucinda Turner will adhere. It highlights that those covered by this Code shall ensure that all planning matters are considered solely on their merits; and that bias or the appearance of bias arising from personal interests or connections is avoided.

In addition to these general principles we are drawing up a protocol to provide further guidance on discharging the requirements of the joint role. Lucinda's role (across both organisations) is inherently that of professional advisor and not decision maker. The protocol will cover practical matters such as: the conduct of meetings, handling of communications and documentation and the need to maintain confidentiality across the two sides of the role. The protocol will be kept under review.

Clearly, as you highlight, care will be needed around TfL Commercial Development interests. Already in Lucinda's current role in TfL there are separations in place since she is responsible for the regulatory role of TfL in the planning system - the Spatial Planning team deals with TfL's own applications (or applications where they have a direct land or share-holding interest) in the same way as other applications, applying the London Plan policies, seeking proper mitigation for any impacts and providing objective advice to the Mayor on transport matters that are relevant to planning. There is a separate planning team within TfL Commercial Development that represents TfL's planning interests as a landowner – and this is in an entirely separate Directorate and will remain so.

For referable applications where TfL is the applicant, Lucinda will not advise the Mayor on the application. In these cases, transport advice to the Mayor will be provided by TfL's Planning Manager and/or Director of City Planning. Advice to the Mayor on the referred application will be led by the GLA's Head of Development Management.

For referable applications where TfL has a land or development interest in a site - but is not the applicant - Lucinda will carefully consider the potential for any actual or perceived conflict of interest to arise and declare accordingly. This is particularly important where Lucinda has, prior to her appointment to the joint role, already advised TfL on the matter in question. In all instances where the potential for an actual or perceived conflict is identified the application will be handled in the manner set out above.

I believe that the frequent occasions when TfL comments on planning applications, either as an interested party or a consultee, are not a significant issue in this respect. As we know, planning is about balancing issues and transport is an important factor which needs to be taken account in planning decisions. Lucinda will, in these instances, provide advice to the Mayor on all planning aspects relevant to his decision-making, including the strategic transport aspects, while TfL's specific interests or more detailed views will be represented by senior members of the Spatial Planning team.

With transport being so critical to unlocking many areas for development, there are also various instances where TfL either allocates or bids for funding (eg from HIF) for transport schemes which serve to facilitate development on third party-owned sites and where the related planning application is likely to be referred to the Mayor. The TfL role in this will be led by its Growth and Masterplanning Manager or Planning Manager, with Lucinda and the GLA team providing overall advice on the applications.

Given the integral role of transport to London's growth and development, Lucinda also sits on many groups – often specific to particular Opportunity Areas for example. She is reviewing her involvement to assess in what capacity (or whether) she should continue to attend.

I hope this is helpful and demonstrates that we are guarding against any actual or perceived conflict of interest. The review will look at whether there is a case for potential integration in particular areas, but I must stress that there are no pre-determined views on this and it will, of course, take these considerations into account.

I know that Lucinda and the wider team look forward to working with you and the London Assembly's Planning and Regeneration Committee.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Graham', with a stylized flourish at the end.

Philip Graham  
**Executive Director, Good Growth**

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**Andrew Boff**  
**London Assembly Member**  
**Chair of the Planning and**  
**Regeneration Committee**

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**Nicky Gavron**  
**London Assembly Member**  
**Deputy Chair of the Planning and**  
**Regeneration Committee**

Jules Pipe  
Deputy Mayor, Planning, Regeneration and Skills  
(Sent by email)

18 May 2020

Dear Jules,

On 15 May the London Assembly met for its Annual Meeting. We are writing to inform you of a change to the Committees relevant to your area - the Planning and Regeneration Committees have combined to form one Committee. This will be known as the Planning and Regeneration Committee. Andrew Boff AM will be the Chair, and Nicky Gavron AM will be the Deputy Chair.

With the new Assembly year now underway, we are looking to our plans for the year ahead. To enable us to set our workplan, we would like to request that you share expected timelines on the changes and subsequent publication of the London Plan, following the Secretary of State's directions.

We look forward to hearing from you and working with you over the coming year.

Yours sincerely,

**Andrew Boff AM**  
Chair of the Planning and Regeneration Committee

**Nicky Gavron**  
Deputy Chair of the Planning and Regeneration Committee

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# MAYOR OF LONDON

**Andrew Boff AM**

Chair of the Planning and Regeneration  
Committee

[Andrew.boff@london.gov.uk](mailto:Andrew.boff@london.gov.uk)

**Date:** 29 June 2020

**Nicky Gavron AM**

Deputy Chair of the Planning and Regeneration  
Committee

[Nicky.gavron@london.gov.uk](mailto:Nicky.gavron@london.gov.uk)

Dear Andrew and Nicky,

Thank you for your letter of 18<sup>th</sup> May regarding the new Planning and Regeneration Committee, and your query about the timescales for formal publication of the London Plan. I likewise look forward to working with you over the coming year.

You will be aware that we do not have any control over when the Secretary of State will provide his response. Following the Mayor's letter on this matter on 24<sup>th</sup> April, officers met with MHCLG officials on 7<sup>th</sup> May and discussed the changes that were considered necessary to make the plan workable in practice following the Secretary of State's Direction.

Officers have remained in contact with MHCLG officials to press on this important issue for London. However, the Secretary of State has not yet responded to the suggested areas of change.

Once we have the informal approval from the Secretary of State (and any other relevant government departments he wishes to consult with) there are still a number of steps that are required to finalise the Plan which I have set out below:

- Complete the Integrated Impact Assessment, Habitat Regulations Assessment and necessary legal checks taking into account the final wording of the Plan as agreed with the Secretary of State (informally).
- Take the Mayoral Decision on the new Plan.
- Formally send the Secretary of State the final Plan.
- Receive the Secretary of State's Section 337 (GLA Act) confirmation that either the amendments in the Plan satisfy the Direction or he withdraws the Direction.
- Formal publication, including creation of the final document and preparation of the web version and the statutory notices in newspapers and notifications.

We estimate that internal procedures from receipt of the Secretary of State's informal response to formally seeking his approval to publish would take at least 4 to 6 weeks providing there are no significant issues with the Secretary of State's response that need to be taken into account.

It would be a further 2 to 3 weeks following the Secretary of State's formal confirmation that the Mayor can publish his plan before actual publication could take place, primarily relating to the placing of statutory notification in the papers, but also the work needed to get the web version live.

Clearly there is potential for a scenario where further time is required to consider specific wording or other complications that would add, possibly significantly, to these timescales.

I recognise that this does not give you much certainty to set the workplan for the new Planning and Regeneration Committee for the year ahead. I will ensure that you are kept up to date on any developments with respect to the Secretary of State's response to enable you to take this into account as early as possible.

Yours sincerely,

A handwritten signature in black ink that reads "Jules Pipe". The signature is written in a cursive style with a horizontal line underneath the name.

**Jules Pipe CBE**  
Deputy Mayor Planning,  
Regeneration & Skills

# Subject: Action Taken Under Delegated Authority

**Report to: Planning and Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 14 July 2020**

**This report will be considered in public**

## 1. Summary

- 1.1 This report sets out recent actions taken by the Chair of the Planning Committee and the Chairman of the Regeneration Committee under delegated authority, in accordance with the delegations granted by the respective Committees.

## 2. Recommendations

- 2.1 **That the Committee notes the action taken by the Chairman of the Regeneration Committee under delegated authority in consultation with the Deputy Chair, namely to agree the Committee's output from the discussion on Public Land Disposal at the Committee Meeting held on 9 October 2019.**
- 2.2 **That the Committee notes the actions taken by the Chair of the Planning Committee under delegated authority in consultation with party Group Lead Members, namely:**
- (a) to agree the Committee's output from the discussion on the London Plan at the Committee Meeting held on 23 January 2020;**
- (b) to agree the Committee's output from the discussion on Permitted Development Rights at the Committee Meeting held on 18 September 2019; and**
- (c) to agree the Committee's output from the discussion on Neighbourhood Planning and London's Communities, at the Committee Meeting held on 25 May 2019.**

## 3. Background

- 3.1 Under Standing Orders and the Assembly's Scheme of Delegation, certain decisions by Members can be taken under delegated authority. This report details those actions.

## 4. Issues for Consideration

### Regeneration Committee

- 4.1 The Regeneration Committee, at its meeting on 9 October 2019, delegated authority to its Chairman, in consultation with the Deputy Chair, to agree any output from the discussion on public land disposal and regeneration.
- 4.2 Following consultation with the Deputy Chair, the Chairman of the Regeneration Committee agreed to send a letter to the Mayor of London containing recommendations on public land disposal and regeneration, attached at **Appendix 1**.
- 4.3 The Committee is asked to note the action taken by the Regeneration Committee Chairman under delegated authority.

### Planning Committee

- 4.4 The Planning Committee, at its meeting on 23 January 2020, delegated authority to its Chair, in consultation with the Deputy Chair to agree any output from the discussion on the London Plan.
- 4.5 Following consultation with the Deputy Chair, the Chair agreed the letter, attached at **Appendix 2** to the Mayor of London setting out the Committee's key findings.
- 4.6 The Planning Committee, at its meeting on 18 September 2019, delegated authority to its Chair, in consultation with the party Group Lead Members to agree any output from the discussion with experts on Permitted Development Rights.
- 4.7 Following consultation with the Deputy Chair, a letter was drafted to the Secretary of State, Ministry of Housing, Communities and Local Government containing an account of the Committee's findings and recommendations regarding Permitted Development Rights in London. The letter sent to the Secretary of State, Ministry of Housing, Communities and Local Government can be found in **Appendix 3**.
- 4.8 The Planning Committee, at its meeting on 25 May 2019, delegated authority to the Chair, in consultation with the party Group Lead Members to agree any output from the discussion with experts on Neighbourhood Planning.
- 4.9 Following consultation with the Deputy Chair, a report was produced and sent to the Mayor of London containing recommendations regarding Neighbourhood Planning. The report can be found in **Appendix 4**.
- 4.10 The Committee is asked to note the actions taken by the Planning Committee Chair under delegated authority.

## 5. Legal Implications

- 5.1 The Committee has the power to do what is recommended in the report.

## 6. Financial Implications

6.1 There are no direct financial implications to the Greater London Authority arising from this report.

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### List of appendices to this report:

Appendix 1 – Letter to the Mayor – Public Land Disposal 9 March 2020

Appendix 2 – Letter to the Mayor – The London Plan 16 April 2020

Appendix 3 – Letter to the Secretary of State – Permitted Development Rights 17 April 2020

Appendix 4 – Neighbourhood planning – progress and insights report March 2020

### Local Government (Access to Information) Act 1985

List of Background Papers:

Member Delegated Authority Form 1125 (Regeneration Committee – Public Land Disposal)

Member Delegated Authority Form 1148 (Planning Committee – London Plan)

Member Delegated Authority Form 1121 (Planning Committee – Permitted Development Rights)

Member Delegated Authority Form 1084 (Planning Committee – Neighbourhood Planning)

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**Sadiq Khan**  
Mayor of London  
City Hall  
The Queens Walk  
London  
SE1 2AA

9 March 2020

Dear Sadiq,

### **Regeneration Committee investigation – Public Land Disposal**

In October 2019, the London Assembly Regeneration Committee examined the processes for the disposal of surplus public land, with a focus on three of London's public landowners: the Metropolitan Police, the London Fire Brigade and the NHS. We spoke to senior estate management representatives from these three bodies and a major housing association, alongside representatives from Mayor's Office for Police and Crime, Transport for London (TfL), and the GLA Housing and Land team.

Guests provided insight into the processes for identifying surplus public land and bringing this to market for development, the challenges they face in doing this and their experience of support provided by the GLA and other bodies. In this letter we set out some of our findings from the investigation, together with recommendations as to how public land disposal in London could be better supported.

#### **Maximising the potential of the brownfield land register**

The London Land Commission produces a register of publicly owned land and property<sup>1</sup>, which was conceived as a platform for identifying public land available for development. The site itself states that your team is "working to improve the content of the register, including investigating the potential to identify surplus brownfield land which could come forward for redevelopment." Despite assurances given in responses to MQTs<sup>2</sup>, dating back to 2017, it appears that the improvements to the database to facilitate development have not materialised and the map remains essentially a static resource that is updated on an annual basis. The Committee calls on you to prioritise making the land register map of greater use to developers, planners and other interested parties, by converting it into a live resource of available public land in London.

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<sup>1</sup> <https://maps.london.gov.uk/LLC/>

<sup>2</sup> <https://www.london.gov.uk/questions/2018/5492>

**Recommendation 1**

*That you prioritise making the brownfield land register map a live resource of available public land to encourage development.*

**Reviewing the London Development Panel**

The Committee acknowledges that the reconstituted London Development Panel 2, a framework for use by UK public sector bodies, free of charge, to deliver schemes in Greater London only, has only been in place since 2018 and that it built upon the learning gathered from the first iteration of the Panel. We are still concerned, however, that it is not meeting the needs of London's public landowners. Guests' experiences of using the Panel were mixed. One of the bodies represented said that they had tried to make use of it but abandoned their attempts due to lack of interest from potential developers, which was further compounded by the statutory best value rules by which public landowners are bound. They therefore took their usual open market route for disposing of the surplus land. Given this, the Committee urges you to work more closely with the public landowners in London to develop the panel into a platform that meets their specific needs to facilitate bringing surplus land to market.

**Recommendation 2**

*That you engage with London's public landowners to gather their views on how the London Development Panel can be improved to meet their land disposal needs.*

**Sharing good practice in public land disposal**

The session demonstrated that London's public landowners were facing similar challenges to disposing of surplus land. However, they were taking separate approaches to managing these issues. Whilst there were no problems identified with individual bodies taking their own approach, the Committee believes that there is more that the GLA could do to gather and disseminate best practice in relation to public estate management in London. Thanks to the reforms put in place to TfL estate management in response to the Housing Committee's Homes Down the Track<sup>3</sup> report in 2017, TfL introduced a number of strategic and operational improvements to the way surplus land is identified for development and planning aligned with boroughs and other partners. This learning would be invaluable for other bodies in similar circumstances. However, it was not clear whether any of this had been shared outside the confines of the TfL.

The Committee calls on you establish a mechanism to encourage the sharing of good practice in public land disposal amongst London's public landowners. This would need to draw on TfL's experience, which has seen a transformation in its approach to surplus land management in recent years and could be in the form of, for example, a learning forum.

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<sup>3</sup> [https://www.london.gov.uk/sites/default/files/housing\\_committee\\_-\\_homes\\_down\\_the\\_track\\_report.pdf](https://www.london.gov.uk/sites/default/files/housing_committee_-_homes_down_the_track_report.pdf)



**Recommendation 3**

*That you establish a learning forum to encourage the sharing of good practice in public land management, drawing on TfL's experience.*

**Strengthening the co-ordination and transparency of London's NHS estates**

The Committee recognises the complexity of NHS estate management in London given the diversity of landowners and the interdependency between different services. We acknowledge the role taken by London Estates Board and the London Estates Delivery Unit, to provide greater clarity and co-ordination on major decisions around NHS estates. Whilst there has been progress, the Committee believes that more needs to be done, especially as the Board transitions into a new decision-making role on capital investments and key business cases in London.

The Committee was disappointed that the NHS representatives were unable to share any information on surplus NHS land in London and gave "commercial sensitivity" as the reason for this. The other public landowners were happy to share their information to quite a level of detail and did not feel bound by commercial confidentiality, despite the obvious operational sensitivities about these services in London. The Committee supports the principles of openness and transparency in the public interest and as the London Estates Board evolves into its decision-making role, it needs to ensure that it also applies these principles to its processes and to the information it holds on surplus land. Greater transparency would benefit the development of NHS estate in London, by ensuring that the relevant stakeholders are better informed and engaged in the process.

**Recommendation 4**

*As Chair of London Health Board, that you encourage the London Estates Board to prioritise greater transparency of decision making and information on available NHS land, as it moves into its new phase of making decisions on capital investment in London.*

The Committee believes that the work of the London Estates Board and its Delivery Unit was still very much focused on the large hospital and mental health trusts in London and overlooked the vast primary care estate in the capital. There are thousands of relatively small primary care facilities across the capital, from local GP surgeries to larger walk-in centres. However, there does not appear to be a strategic approach to how this estate is being managed and rationalised. There is a role here for the London Estates Board, which should develop a work programme aimed specifically at the primary care estate and build the necessary relationships to identify, pool together and publicise available primary care land in London. Sir Robert Naylor, in his 2017 independent review of NHS property and estates<sup>4</sup>, made the case for this type of locally driven delivery and was praised for his work.

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<sup>4</sup> Naylor, Sir R, NHS Property and Estates: why the estate matters to patients, Department of Health 2017 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/607725/Naylor\\_review.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607725/Naylor_review.pdf)

**Recommendation 5**

*As Chair of London Health Board, that you encourage the London Estates Board to develop a primary care estate work programme that will build relationships with the relevant stakeholders to identify, pool and publicise available primary care land in London.*

**Expanding the Small Sites Programme**

The Small Sites programme<sup>5</sup> aims to provide a streamlined service to encourage public sector landowners to bring small sites forward for housing-led development and facilitate interaction with smaller, local developers. The programme initially focused on TfL small sites and in its second phase expanded to include local authorities. The Committee urges substantial further expansion to small sites owned by the London Fire Brigade, the Metropolitan Police, the NHS and the G15 group of housing associations. This programme would be of particular use to primary care landowners, whose sites are numerous and predominantly smaller in size, and would align with the creation of a primary care specific work programme outlined above.

**Recommendation 6**

*That you expand the Small Sites programme to incorporate all public landowners in London, such as the London Fire Brigade, the Metropolitan Police and the NHS, to include primary care sites in due course.*

I would be grateful to receive a response to our findings and recommendations within three months from the date of this letter. Please could you send your response to Sheenagh Simpson, Senior Policy Adviser for the Regeneration Committee, ([sheenagh.simpson@london.gov.uk](mailto:sheenagh.simpson@london.gov.uk)).

Yours sincerely,



**Tony Devenish AM**  
Chair of the Regeneration Committee

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<sup>5</sup> <https://www.london.gov.uk/what-we-do/housing-and-land/land-and-development/small-sites/making-small-sites-available-small-builders>

## **Andrew Boff AM**

**London Assembly Member**  
**Chair of the Planning Committee**



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Sadiq Khan  
Mayor of London  
(Sent by email)

16 April 2020

Dear Sadiq,

### **London Plan Q&A**

On 23 January 2020, the London Assembly Planning Committee held a formal question and answer session with Greater London Authority representatives on the topic of the forthcoming London Plan. The guests were Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills; Jennifer Peters, Strategic Planning Manager; and Rob McNicol, Policy Team Leader.

In addition to the draft Plan itself, we examined the recommendations made by the Planning Inspectors following the Examination in Public (EiP) of the Plan, and the likely impact these may have on housing supply, industrial land and the protection of the Green Belt. I am now writing to you to inform you of our key findings.

### **Green Belt**

This Committee supports your commitment to robust protection of the Green Belt, but we wish you to go further and enhance its multi-functional uses and benefits to support London's resilience to a changing climate by, for example, preventing flooding, increasing woodland and tree cover, supporting food growing, providing habitats for wildlife, boosting

biodiversity, and granting access to green space for recreation and relaxation for Londoners.<sup>1</sup>

You have rejected the Inspectors' recommendation that you should do a review of the Green Belt. Instead, you have said you will do an appraisal of all the spatial development options that lead to a sustainable outcome as part of the next London Plan. When asked if this strategic appraisal would include the Green Belt, Jules Pipe told us:

*“When going forward with producing the next Plan, whenever that is, part of the debate will have to be about taking a step back and looking at how we can address need in the context that London sits, basically the wider South East, but that is problematic without a regional approach to planning and we do not have that anymore in this country. The Mayor’s remit goes only as far as the border of the GLA”.*<sup>2</sup>

In the context of this statement, it is important to reiterate that this Committee has previously made representations that the Plan should set out more formalised arrangements for the co-ordination of both contingent planning and a longer term strategic planning framework in London and the wider South East, to better realise the potential of London and its functional urban region. We have argued for a shared research function and framework for collaborative planning, and suggested setting up a ‘technical secretariat’ to provide evidence that would underpin collaboration and identify sustainable growth locations in the wider South East.

The panel informed us of the existing work underway to collaborate with the wider South East, including working with individual local authorities and representative bodies. We also discussed some of the barriers perceived to be standing in the way of establishing a technical secretariat, including national Government opposition to regional planning, and issues of trust stemming from perceptions of the impact of London’s growth on the wider South East. Jennifer Peters summarised:

*“Without the Government’s backing, the only way we can do it is through very much a partnership approach, which is slow and is likely to have people who are not in agreement. The idea about having a dedicated technical resource is a good idea, but we would still need to be getting those different parties on board. That conversation is yet to be had and it would not necessarily be an easy one, even though, to a lot of us, it seems like a simple solution would be very useful.”*<sup>3</sup>

The Committee maintains that, despite potential difficulties in establishing this approach, a technical secretariat is a necessary precondition to effective strategic appraisal due to the importance of involving the wider South East.

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<sup>1</sup> Mayor of London, [Response to Inspectors’ Recommendations](#), December 2019 p.10

<sup>2</sup> [Transcript of Planning Committee Meeting](#), January 2020 p.8

<sup>3</sup> Ibid, p.10

## Family homes

The protection and supply of family sized housing has been an important issue for the Committee throughout this Mayoralty. Ahead of and during the EiP, the Assembly argued against the assumptions underlying the size mix calculations in the Strategic Housing Market Assessment (SHMA). The principal issue was the assumption that no households in either the private or affordable rented sector would have a spare room. To be clear, this is not just about “under-occupation”, which is defined as having **two or more** spare rooms than required, according to the ‘bedroom standard’, but also that no renting households would live in homes with exactly one ‘spare’ room – for example, a couple renting a two-bedroom flat, or a family with two young children living in a three-bedroom home. The rate of under-occupation in the rented sectors is low, at around 8%, but nearly a third of renting households have exactly one spare room, and a further 16% are ‘overcrowded’ (i.e. they have fewer rooms than they require).<sup>4</sup>

This assumption resulted in the scenario, initially presented as the only scenario in the Plan, which provided that 55 per cent of all new homes, and 69 per cent of low-cost rented homes, should be one-bedroom units. The Committee has long been concerned that this does not adequately reflect the need for family-sized homes in London, and is based on assumptions that are extremely unlikely to occur.

Ahead of the EiP, your London Plan team produced a new third scenario, based on current rates of occupation continuing into the future. By removing the above assumptions, the identified need for one-bedroom units reduces to 30%, and increases to 43% for family-sized homes. The Committee believes this is a more realistic size mix to meet London’s needs, against the backdrop of growing levels of overcrowding, especially in one- and two-bedroom homes in the private rented sector.

The Committee notes that, following this meeting in January, the Deputy Mayor for Planning, Regeneration and Skills updated the SHMA’s executive summary to make it clear that this third scenario – and not those that made assumptions about renters having no spare rooms – be used as a starting point for boroughs and decision makers when considering the appropriate size mix requirements for their area, and hope that you use these figures as a benchmark when considering applications that are referred to you. We have nevertheless been concerned that there is not sufficient incentive for the development of family-sized homes throughout the Plan. The Committee suggested that developers may still choose one of the three scenarios that is most desirable to them, and while the panel asserted that it was for boroughs to determine the appropriate housing mix and impose this on developers, we remain concerned that there has been and will continue to be an overprovision of one- and two-bedroom units that will exacerbate overcrowding, and we will closely monitor the delivery of larger homes as the new Plan is implemented.

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<sup>4</sup> [The 2017 London Strategic Housing Market Assessment \(2<sup>nd</sup> update\)](#), p. 4

Given that the SHMA was carried out in 2017, the Committee would ideally like to see new work be carried out in the next year, based on more up-to-date demographic evidence from the Office for National Statistics (ONS) and the GLA's own in-house teams. Any new SHMA, or equivalent assessment, should not make the same assumptions about occupation rates that the 2017 version did in its initial two scenarios, and should consider prioritising urgent need, while allowing for housing aspiration, such as a household having a spare room, rather than strictly applying the bedroom standard to all. The Committee would also like to explore further with you and your team the idea of carrying out a specific London Housing Survey, rather than relying on a small sample of the English Housing Survey, so that City Hall can have a more robust understanding of London's households and their needs. This should lead to supplementary planning guidance developed that is based on recommending a new scenario that allows all renting households to have a spare room, as a robust, evidence-based method of deciding the appropriate size mix for developments.

### **Small sites**

The Committee has raised concerns about small sites, including that the policy on protection of green spaces only relates to open space and does not include private gardens, and that non-designated green spaces, such as local play spaces, are at risk of development. Jules Pipe asserted that such development would "*depend on all the other policies in the Plan which would make the scenario of it just being plonked down on part of a back garden rather unusual and very hard to achieve*".<sup>5</sup> We are not convinced that this approach is sufficiently robust to protect family homes and back gardens from inappropriate development, and maintain that it would be better to focus the small sites policy on genuinely redundant small sites.

### **Tall buildings**

The Committee is concerned that the new Plan does not provide adequate guidance to ensure new tall buildings are appropriate to their location and surroundings. The panel stated that supplementary planning guidance (SPG) was being developed to this effect. In particular, Jennifer Peters mentioned that they are looking to do an SPG on design and an SPG on characterisation, which will help boroughs understand the appropriateness of tall buildings in a particular locale, and what is considered 'tall' within their context. We note that the pre-consultation draft of your *Good Quality Homes for All Londoners* guidance has now been published.<sup>6</sup> The Committee plans to investigate the different social, environmental and economic impacts of various building typologies, and we hope to respond to this consultation to ensure that the full cost of tall buildings is translated into planning guidance.

The Committee has long been concerned that the Plan, and previous plans, do not distinguish between tall buildings of different uses (residential, commercial or mixed use). The policies come from a time when the majority of tall buildings planned were commercial

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<sup>5</sup> Ibid, p.18

<sup>6</sup> [Good Quality Homes for all Londoners SPG Pre-consultation draft](#)

office buildings, but current evidence finds that 90% of the 541 tall buildings planned in London are for residential use.<sup>7</sup> The Committee previously argued for a distinction between commercial tall buildings and residential tall buildings. We were pleased to hear that the design or characterisation SPG will take into account these different uses when deciding whether tall buildings are appropriate in a location.

### **Industrial land**

The Committee is interested in protecting light industrial spaces, where possible and locally appropriate, to support London's economy and SMEs. This is particularly important in relation to the impact of Government's policies on permitted development rights, which are the subject of an upcoming letter from the Committee to the Secretary of State at the Ministry for Housing, Communities and Local Government. During our Committee meeting, some of the challenges relating to preserving this space were highlighted. For example, when true light industrial use (for example, this would include food processing, prop design, and other makers) is lost during redevelopment on the promise of developers re-providing it in a new form, this new form is often office space and retail, which we do not consider true light industrial use.

We were encouraged by the panel's assertion that the Plan has policies to encourage the bringing forward of true light industrial provision underneath and as part of developments, and a specific policy on non-designated industrial sites which requires developers to demonstrate redundancy if they are not re-providing the industrial use. However, part of demonstrating redundancy requires evidence of marketing with appropriate lease terms for at least 12 months. The Committee maintains that this test is flawed, as developers seeking to change the use class have no incentive to appropriately market the industrial space. We suggest the application and outcomes of this test should be rigorously monitored.

The Committee questioned the panel on whether small areas, such as a high street, could be designated industrial land. We were interested to hear that this was possible, and suggest it should be modelled into guidance for boroughs seeking to increase their industrial capacity.

We also suggested to the panel that a new demand study looking at emerging industries would be beneficial in determining future land releases. We were encouraged that a new industrial land supply study will consider this issue closely.

In conclusion, the Committee hopes you will take cognisance of these findings when developing guidance and other policy positions during the life of the new London Plan.

We note that the Secretary of State has now responded to your 'Intend to Publish' version of the Plan, and has made many directions to the Plan, including some that relate to the issues raised above. The Committee will be examining these, and their impact on the final published Plan, as part of our continuing scrutiny of the Plan's application in practice over the coming years.

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<sup>7</sup> [NLA, London Tall Buildings Survey 2019](#)

The Committee would welcome a response by 18 May 2020. Please address your response to Sarah-Jane Gay, Senior Policy Adviser, at Sarah-Jane.Gay@london.gov.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Boff', written in a cursive style.

**Andrew Boff AM**  
Chair of the Planning Committee



## **Andrew Boff AM**

**London Assembly Member**  
**Chair of the Planning Committee**



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Secretary of State  
Ministry of Housing, Communities and Local Government  
2 Marsham Street  
London  
SW1P 4DF

17 April 2020

Dear Secretary of State,

### **Re. Permitted Development Rights (PDR)**

On 18 September 2019, the London Assembly's Planning Committee examined the current impact of permitted development rights (PDR) on London and considered the impact of Government's intention to expand the PDR scheme. I am writing to you with an account of our findings and to seek your response to them.

PDR allow certain changes to a building's use without the need to seek planning permission. The focus of our investigation was on the utilisation of PDR to change the use of a building from commercial/office space to residential units. The investigation therefore looked at the advantages and disadvantages of the scheme for developers, local authorities and Londoners. Alongside this, the investigation sought views on the quality of housing that is produced through the scheme.

# LONDON ASSEMBLY

## Planning Committee

In 2018, your department undertook a consultation regarding the usage of PDR to ‘*support the high street and increase the delivery of new homes*’.<sup>1</sup> Subsequently, the Government expanded PDR - in early 2019, amendments were implemented to enable hot food takeaways to be changed to residential use. Your department has also stated an intention to make future changes to allow for upward extensions on commercial and residential buildings to provide for more housing, and develop a PDR that allows commercial buildings to be demolished and replaced with homes.<sup>2</sup>

As part of its investigation, the London Assembly’s Planning Committee heard testimony from:

- i. Paul Lewin (Planning Policy Team Leader, Brent Council)
- ii. Jack Airey (Head of Housing, Policy Exchange)
- iii. Dr Jessica Ferm (Bartlett School of Planning, University College London)
- iv. Arshad Bhatti (Chief Executive, Apex Airspace)
- v. Julia Park (Head of Housing Research, Levitt Bernstein)
- vi. Henry Smith (Projects and Policy Manager, Town and Country Planning Association).

You will no doubt be aware that the office-to-residential PDR scheme was first introduced in May 2013 for a temporary period of three years, and the scheme was made permanent in 2015.<sup>3</sup> Subsequently, numerous concerns have been voiced about PDR. Of the 15,929 new homes built through permitted development in London since 2013, only 71 were defined as “affordable” – just 0.4%.<sup>4</sup> This may be far lower than if these homes had been built with full planning permission and had to meet local planning policies. In addition, there are concerns about space and quality, which this letter explores; you have rightly put an emphasis on ensuring we build new homes with beauty, but many PDR homes in London fall far below that standard. Meanwhile, the issue of additionality has also been raised as it is not clear how many of the new homes built through PDR are extra, rather than homes that would have been built anyway through normal change of use planning permission.

While the Committee notes these broader concerns, the investigation focused on quality, the balance between residential and office space and related issues of location, and upward expansion. The London Assembly has been following the impact of office-to-residential PDR in London for many years and has raised concerns before. This is due to the quality and affordability of the housing it produces, the damage it does to local economies, the erosion of jobs and how it undermines the viability of our high streets. The Committee believes it would be best for London if such conversions were no longer allowed through Permitted Development, and instead had to secure typical change of use planning permission. However, we understand that you and your Government are committed to existing PDR policy and are looking to expand it further, and the recommendations from this investigation set out ways

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<sup>1</sup> Ministry of Housing, Communities and Local Government, [Planning Reform: Supporting the high street and increasing the delivery of new homes](#), 2018

<sup>2</sup> [The Secretary of State for Housing, Communities and Local Government](#) (then James Brokenshire), 2019

<sup>3</sup> RICS, [Assessing the impacts of extending permitted development rights to office-to-residential change of use in England](#), 2018

<sup>4</sup> Tom Copley, AM, *Slums of the Future: Permitted Development conversions in London*, 2019  
<https://www.london.gov.uk/node/52075>

in which permitted development rights could be improved to deliver better outcomes for Londoners.

As a result of this investigation, the Committee is asking your department to:

- 1. Improve the quality of housing by creating a set of standards that developments must meet, regardless of whether they are developed with planning permission or through permitted development rights.**
- 2. Provide guidance to local authorities to ensure that existing office-to-residential developments are not used to house vulnerable people in substandard accommodation.**
- 3. Ensure that prior approvals are not used to undermine building standards.**
- 4. Use powers to ensure that local planning authorities strike the appropriate balance between residential and commercial/office land space demand.**
- 5. Ensure that residential conversions are in appropriate locations, promote a sense of community and that residents have access to transport links, green spaces, and amenities.**
- 6. Ensure that any upward extension PDR scheme does not lead to a deterioration in building safety, quality or aesthetics.**

### **Quality of housing**

The Committee heard from Jack Airey that despite the increase in the number of houses being built due to the scheme, the current scheme contains loopholes. Loopholes that allow for *“some substandard homes.”*

The Committee were made aware by Jack Airey that the homes produced under the PDR scheme tend to be *“at the lower end of the market”*. Henry Smith told the Committee that the *“vast majority”* of housing units created under the scheme are *“studio flats and one-bedroom flats”*, many of which do not comply with space standards. He informed the Committee that there is a lack of *“monitoring or compliance of the homes that are being created, you are seeing overcrowding within these units.”*

Space is a significant issue. Dr Ferm highlighted to the Committee that *“the bottom line is that some of those units are affordable because they are tiny and they are really, really poor quality. [UCL’s] figures at the national scale are that 30 per cent of the units delivered under PD meet national space standards, compared to 94 per cent under planning permission.”*

The Committee was also made aware of concerns that the scheme leads to an undermining of local standards and regulations. Henry Smith informed the Committee of a systemic undermining of local authorities’ resources for enforcement and building regulations through loss of revenue raised through the planning permission process. He spoke to the Committee of an example *“in Croydon, where one of the stairwells was removed through the conversion of the building for 118-unit scheme, leaving only one stairwell left for them all.”*

The overwhelming majority of those speaking to the Committee echoed the words of the Royal Chartered Institute of Surveyors’ (RICS) 2018 report, which stated that *“office-to-*

*residential PD has been a fiscal giveaway from the state to the private sector real estate interests, while leaving a legacy of a higher quantum of poor quality housing than is seen with schemes governed through full planning permission.”<sup>5</sup> Dr Ferm summed this sentiment up for the Committee when she informed the Committee that the “separation of planning and building control and the fact that building control is now essentially privatised, or that there is an option to go through a private provider, means that there are loopholes.” It also results in a loss of control for local authorities as prior permission cannot be refused for these reasons.*

### Use of poor-quality PDR homes by local authorities

The Committee were also made aware that housing built under the scheme was being offered by local authorities to households in housing need. Julia Park highlighted that some developers under the scheme “*deliberately offer these homes in converted office buildings to local authorities for people on their housing waiting list, and it works because they are the smallest, worst homes in the neighbourhood, and that makes them the cheapest.*”

Ms Park outlined that PDR, either in the form of office conversion or upward extension, risks becoming a form of de facto social housing. She noted that frequently “*it is the worst, smallest, poorest quality developments that are typically being let to people on housing benefit.*” The Committee is deeply concerned that the negative impacts on wellbeing associated with poor quality housing are disproportionately being shouldered by the most vulnerable.

### Prior approvals

Many PDR relating to change of use require prior approval from the local planning authority to consent to a limited range of technical aspects of the development, e.g. its siting, design, contamination flood risks, transport and highways issues. Concerns around abuse of this system were highlighted to the Assembly’s Committee. Henry Smith informed us of a trend in which developers obtain prior approval for planning, and then subsequently make changes to these approved plans. Thus, you have within the same building, a set of units that meet planning standards with “*general equality of design*” juxtaposed against “*units that are being built through developments that are 15 square metres and fall below the standards that a local authority would assume and expect in an area.*” This can lead to “*a form of social segregation.*”

Julia Park pointed out to the Committee that developers may place applications for, for example, changing windows to suit a residential layout before seeking permission for residential usage. This can lead to planning authorities being placed in the unenviable position of having to approve the further changes, or risk the developer exercising their prior approval

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<sup>5</sup> Ibid

regardless. Ms Park commented that this represents “a complete full circle of exploiting a loophole.”

Recommendations:

- 1. Improve the quality of housing by creating a set of standards that developments must meet, regardless of if they are developed with planning permission or through permitted development rights.**
- 2. Provide guidance to local authorities to ensure that existing office-to-residential developments are not used to house vulnerable people in sub-standard accommodation.**
- 3. Ensure that prior approvals are not used to undermine building standards.**

### Location

#### Balancing office space and residential space

The Assembly’s Planning Committee recognises that PDR allow for the creation of more residential dwellings. However, the increase in residential land under the scheme comes as a direct result of losing office and commercial space. Paul Lewin highlighted to the Committee how this scheme has led to perverse incentives within Brent. *“We are now seeing, certainly in Brent, fully occupied offices because the rents are not as good as the benefits to the developer or the landowner as a residential scheme. We are now seeing businesses being booted out of offices, and those offices coming under the prior approval process, and us not being able to find new premises for businesses with the borough.”* The above evidence is important because since 2013, over 676,000m<sup>2</sup> of London office space has been lost.<sup>6</sup>

In an economic and commercial context, the loss of office space has adverse effects on the rate of inward investment. As Henry Smith pointed out to the Assembly’s Planning Committee, quoting an anonymous London borough: *“[the scheme] is a disaster for housing and also has very badly affected our commercial centre due to the loss of office space. In addition, the local charitable sector have been finding themselves without places to operate from.”* This highlights that PDR have had negative unintended consequences for civil society.

The Committee was made aware of some PDR conversions that were either planned for, or had been developed in, units on industrial estates. Paul Lewin pointed out that *“once you introduce a residential use within an industrial estate that is operating on a 24-hour basis with smelly and noisy uses around it, those businesses are also adversely impacted upon. That is where the planning system would deal with those types of matters to ensure that the development occurs in the right place and has the right conditions attached to it to ensure that noise is not adversely affecting the residents in the block, etc, which the current prior approval process has absolutely no controls over whatsoever”*. This is particularly problematic, as such developments would also serve to deprive residents of amenity space and/or green spaces and may be poorly served by public transport.

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<sup>6</sup> MQT 2018/5371 [Extension of permitted development rights](#) 20 December 2018

Thus, in a residential context, the combination of poor quality and inappropriate location can have impacts on wellbeing. It is well documented that providing access to green spaces, dedicated walking areas, exercise areas and welcoming shopfronts and amenities encourages positive social interaction and promotes wellbeing. In contrast, a lack of access to green spaces and/or long stretches of featureless, monotonous walls, are known to increase persistent and pervasive negative thought patterns – known as ‘rumination’ - and reduce the desire of people to socially interact with one another.<sup>7</sup>

#### Article 4

Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, allows a planning authority to remove PDR in a specific geographical area. The Mayor of London worked with London boroughs to implement Article 4 exemptions for the Central Activities Zone, which includes the City of London, South Bank, West End, commercial area in the north of the Isle of Dogs, Tech City in the City Fringe opportunity area in east London, and London’s Enterprise Zone in the Royal Docks.

The Assembly’s Planning Committee was made aware by Paul Lewin, that the London Borough of Brent *“cannot achieve the London Plan goal of increasing the amount of employment floor space within [Brent] if on the one hand the huge supply chain is being lost without the need for replacement.”* Due to the conflicts caused by the need for both commercial/office space and residential units, planning authorities feel that there is no alternative but to cover whole areas with Article 4 exemptions. However, the Committee was also made aware that Article 4 exemptions do not necessarily provide a solution. Henry Smith informed the Committee that *“in some instances the office space that [planning authorities] value is quite dispersed and the Article 4 directions are not really a feasible way of tackling that, because they have to show how the council would meet the housing requirements from elsewhere.”*

The Committee was also made aware of the financial impacts of Article 4 exemptions on planning authorities. Dr Ferm highlighted to the Committee that the London Borough of Camden *“spent £30,000 or more just gathering evidence to support the Article 4, thousands more pounds to send out the notification letters, and £20,000 of officer time to put all this through. That is their estimate. On top of that they are not getting the fees that are associated with planning applications. There are resource implications, financial implications, for local authorities in all of this.”*

Recommendations:

- 4. Use powers to ensure that local planning authorities strike the appropriate balance between residential and commercial/office land space demand.**
- 5. Ensure that residential conversions are in appropriate locations, promote a sense of community and that residents have access to transport links, green spaces, and amenities.**

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<sup>7</sup> Centre for Urban Design and Mental Health [How Urban Design can Impact Mental Health](#)

## **Upward Extension**

The Government has extended the PDR scheme to upwards extension by two storeys. The Committee was made aware by Julia Park that rooftop extensions carry “*practical and aesthetic challenges, which should not be underestimated.*” The Committee also heard from Arshad Bhatti that any rooftop extension requires that “*the whole building, the building below and the new one, complies with the current building regulations.*” This is the case irrespective of the PDR scheme. He also highlighted that such extensions can lead to enhancing, rather than merely maintaining, buildings. This can result in greater security for residents, and superior fire-safety measures for the building as a whole.

Recommendations:

- 6. Ensure that any upward extension PDR scheme does not lead to a deterioration in building safety, quality or aesthetics.**

The Committee is alive to the issues that have been raised regarding PDR, which can serve to systemically undermine planning authorities’ standards and regulations. Furthermore, the Committee is also alive to the risk of creating a skewed playing field in which some developers must abide by higher standards and planning permission bureaucracy fees, whilst other developers may not have to do this. As a result, the Committee would urge greater efforts to ensure a level playing field for developers and universal living standards for residents.

The Committee notes your announcement of 12 March regarding upward extension by two storeys and we hope you take this letter into account before publishing the full details of this legislation. You also announced a future consultation on demolition and rebuild of vacant commercial, residential and/or industrial buildings for development for residential use, and a future planning white paper, to which the Committee may respond to once published.

The Committee would welcome a response by 17 July 2020. Please address your response to Sarah-Jane Gay, Senior Policy Adviser, at [Sarah-Jane.Gay@london.gov.uk](mailto:Sarah-Jane.Gay@london.gov.uk).

Yours sincerely,



**Andrew Boff AM**  
Chair of the Planning Committee

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# LONDON ASSEMBLY

## Neighbourhood planning – progress and insights



**Planning Committee**  
March 2020

Holding the Mayor to  
account and  
investigating issues that  
matter to Londoners

**LONDON**ASSEMBLY

# Planning Committee Members



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AM  
(Deputy Chair)  
Labour



Navin Shah  
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The Planning Committee's role is to scrutinise the detail of the London Plan, the Mayor's use of his planning powers and the strategic planning challenges facing London.

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# Nicky Gavron AM

Deputy Chair, London Assembly Planning Committee



Neighbourhood Forums in London confound expectations. This report marks the third time that the London Assembly has investigated Neighbourhood Planning in the capital. Previously, there has been an assumption that Neighbourhood Planning is the preserve of relatively affluent neighbourhoods, but our evidence this time shows that is no longer the case. From Tooting to Stratford, from Deptford to Harlesden, Neighbourhood Forums have sprung up across London, reflecting the desire of communities of all backgrounds to take more

control over their future.

Even though Neighbourhood Planning has been around now for more than eight years, many people are still in the dark about how it works, what its purpose is and what it can do. Our findings show that there are many challenges and obstacles community groups face in planning for their areas.

The take up of Neighbourhood Planning has been lower in London than the rest of the country, demonstrating the specific barriers faced in a city with a hugely diverse and often transient population, and where the pressure of development on the planning system is so large. Other areas of England have parish council structures which make Neighbourhood Planning more straightforward, and the Government should look to re-instate additional grant funding for Neighbourhood Forums in London.

Currently, debate around the planning system is highly charged – in London in particular, with perceived winners and losers. All too often, existing communities feel that planning is something that is done to them, rather than with or by them. If we are to build and grow a sustainable city for the future, we need to ensure that communities are empowered to control their destinies, rather than missing out on the benefits that growth can provide. We heard from many representatives that successful Neighbourhood Planning:

- drives community engagement and bolsters cohesion
- is a very important conduit between city government, local government and the communities that they serve;
- is an effective tool to realise the Mayor's goal of building strong and inclusive communities.

Above all, we recognise the passion, dedication and creativity of everyone involved in Neighbourhood Planning in London, and it has been so heartening to hear from people from all walks of life who care and think so much about the future of their community and neighbours.

But they are all crying out for more support, from all levels of Government, without which the strengths and potential of the process will not be realised. Greater funding to support detailed work that reflects the level of outreach needed and the realities of London life; knowledge and awareness from local authorities so that hurdles can be overcome; allyship and resources from the Mayor and City Hall in recognition that Neighbourhood Planning has a key role to play in the sustainable growth of our city.

# Summary

This report looks at progress in neighbourhood planning and discusses key themes that emerged from discussions at the Planning Committee’s meeting on 25 April 2019, and makes recommendations to the Mayor, local authorities and the Government. This meeting involved several experts engaged in neighbourhood planning as well as six representatives of organisations who have participated in neighbourhood planning in London.

This meeting, investigation and report are timely: the committee was held during the Examination in Public of the Mayor’s new London Plan, and this report takes into account subsequent relevant changes made to the draft plan as a result of issues raised by community and neighbourhood groups throughout the examination process. Our report is now being published to tie in with the adoption of the new plan. The Planning Inspectors, who were appointed by Government to conduct the Examination in Public, specifically noted that London has three distinct statutory tiers of plan-making – regional, local and neighbourhood – and the role that neighbourhood planning can play in complementing a more strategic spatial development framework for the city.

## Background on neighbourhood planning

### *Introduction of neighbourhood plans*

In May 2010, the then government announced, ‘the time has come to disperse power more widely in Britain today’,<sup>1</sup> and subsequently introduced the Localism Act 2011. Among other wider aims, this Act set out to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

The Localism Act introduced ‘a new right for communities to draw up a neighbourhood plan’<sup>2</sup>. This means that communities in England are not legally required to produce a plan, but it gives them the choice whether to produce one or not. Given this voluntary nature of neighbourhood planning, without resourcing to ensure that *all* communities have the time and means to participate and create a plan, access to this right could be unequal, and reserved for only select communities with existing knowledge and funding to draw up their own plan.

### *What is neighbourhood planning?*

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<sup>1</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

<sup>2</sup> Ibid



Neighbourhood planning aims to allow communities to come together and draw up a planning document that becomes part of the statutory local framework about land use, for example where new houses, businesses and shops should go.

At the start of the neighbourhood planning process, the neighbourhood area and forum must first be designated by the local planning authority. This defines the boundaries of the area that can be subject to the plan and provides the forum with responsibility to continue the planning process. There are multiple stages to complete when preparing the plan to ensure it meets the necessary conditions, with community engagement and consultation necessary throughout.<sup>3</sup>

A neighbourhood plan must be examined by an independent examiner and pass a referendum from voters in the area before it can be 'made'<sup>4</sup> by the local planning authority. There are narrow circumstances in which the local authority is not required to make the neighbourhood plan at this stage<sup>5</sup>. In London, neighbourhood plans sit alongside the relevant borough plan(s) and the London Plan, which are more strategic in nature.

See Appendix 3 for a description of each stage in the neighbourhood planning process.

A neighbourhood plan can:

- Decide where and what type of development should happen in the neighbourhood.
- Promote more development than is set out in the borough plan.
- Include policies, e.g. design standards, which take precedence over policies in the borough plan.

A neighbourhood plan cannot:

- Conflict with the strategic policies in the borough plan.
- Be used to prevent development that is included in the borough plan.
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

Typical things that a neighbourhood plan might include:

- The development of housing and bringing vacant or derelict housing back into use.
- Provision for businesses to set up or expand their premises.
- Transport and access (including roads, cycling and walking).
- The development of schools, places of worship, health facilities, and leisure facilities.
- The restriction of certain types of development and change of use.
- The design of buildings.
- Protection and creation of open space, play areas, parks, gardens.

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<sup>3</sup> [https://neighbourhoodplanning.org/wp-content/uploads/NP\\_Roadmap\\_online\\_full.pdf](https://neighbourhoodplanning.org/wp-content/uploads/NP_Roadmap_online_full.pdf)

<sup>4</sup>A 'made' plan is one brought into force as part of the development plan for the area alongside the local plan [https://neighbourhoodplanning.org/wp-content/uploads/NP\\_Roadmap\\_online\\_full.pdf](https://neighbourhoodplanning.org/wp-content/uploads/NP_Roadmap_online_full.pdf)

<sup>5</sup>Where it considers that the making of the neighbourhood plan or Order would breach, or otherwise be incompatible with, any EU or human rights obligations. See <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning>

- Protection of important buildings and historic assets.<sup>6</sup>

#### *Financial support for neighbourhood planning*

In 2018, the government made a £23 million fund to continue supporting the development of neighbourhood planning until 2022, delivered in the form of grants by Locality.<sup>78</sup> There are two types of grant funding available:

- Basic grant funding of up to £9,000
- Additional grant funding of up to £8,000

Prior to 2018, the basic grant funding was still £9,000 but the additional grant funding was £6,000 and designed to target deprived areas<sup>9</sup>. The additional grant funding no longer has that purpose and instead requires one of the following five conditions (see Appendix 4 for more detail on funding conditions):

- Allocating sites for housing
- Including design codes in your plan
- A designated business neighbourhood plan
- A cluster of three or more parishes writing a single plan
- A Neighbourhood Area with a population of over 25,000<sup>10</sup>

Importantly, neighbourhood forums were automatically eligible for the additional grant funding in the previous neighbourhood planning support programme, but this has not been the case since 2018. This has a major impact on London because its neighbourhood plans need to be delivered by neighbourhood forums with the sole exception of Queens Park where a parish council has been established.

#### *Previous Planning Committee investigations into neighbourhood planning*

The Planning Committee has published two previous reports on neighbourhood planning:

- 2012 – Beyond consultation; the role of neighbourhood plans in supporting local involvement in planning.<sup>11</sup>
- 2014 – Localism in London; what’s the story?<sup>12</sup>.
- 2012 Beyond consultation; the role of neighbourhood plans in supporting local involvement in planning – findings and recommendations<sup>13</sup>

<sup>6</sup> <https://www.planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/neighbourhood-plans/some-general-principles-for-neighbourhood-plans>

<sup>7</sup> <https://www.gov.uk/government/news/government-commits-to-further-support-for-neighbourhood-planning>

<sup>8</sup> Locality is a ‘national membership network supporting local community organisations to be strong and successful’ <https://locality.org.uk/about/>

<sup>9</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/530332/160309\\_LA\\_Funding\\_neighbourhood\\_planning\\_16-17\\_-\\_Chief\\_Planner\\_letter\\_-\\_amended.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/530332/160309_LA_Funding_neighbourhood_planning_16-17_-_Chief_Planner_letter_-_amended.pdf)

<sup>10</sup> <https://neighbourhoodplanning.org/about/grant-funding/>

<sup>11</sup> <https://www.london.gov.uk/moderngov/documents/s8691/Appendix%20%20-%20Beyond%20Consultation.pdf>

<sup>12</sup> <https://www.london.gov.uk/moderngov/documents/s43257/15-01-22-Appendix%201-Final-Localism-Report.pdf>

<sup>13</sup> <https://www.london.gov.uk/moderngov/documents/s8691/Appendix%20%20-%20Beyond%20Consultation.pdf>

This report closely followed the introduction of the Localism Act 2011. It considered the potential benefit from the Act and whether it was likely to deliver its objectives, with reference to 'vanguard' case studies of neighbourhood forums that had already entered the process.

The 2012 report was mostly forward looking, identifying three areas of potential concern that could hamper the progress of neighbourhood planning in London:

- What is a neighbourhood? Defining the term in London is particularly challenging because one borough could have multiple neighbourhoods, or neighbourhoods could span across borough boundaries.
- How can neighbourhood planning influence the wider planning framework, given that framework's complexity and the powerful interests involved?
- How can the neighbourhood group build their skills and resources? Where can they find support?

From the outset, the Committee saw benefit in neighbourhood plans, supporting their role in giving communities a greater sense of ownership over decisions that impact them.

Most recommendations were directed to the then Mayor, calling on him to be supportive of neighbourhood planning in general, coordinative ways, such as producing and sharing best practice and guidance. Recommendations did not call on the Mayor to provide additional financial support. See Appendix 2 for the full list of recommendations.

The current Mayor does not provide London specific guidance on neighbourhood planning or share best practice. Both Mayoral Development Corporations (the London Legacy Development Corporation and the Old Oak and Park Royal Development Corporation) have a responsibility to support neighbourhood planning within their boundaries in the same way a London borough does.

#### *2014 – Localism in London; what's the story? – findings<sup>14</sup>*

This report assessed the progress made in London since introduction of the Localism Act 2011. The Committee confirmed its view that neighbourhood planning could benefit London and had the potential to give people real influence, but did not make any recommendations.

The Committee found that progress in neighbourhood planning was too slow:

- Interest in the process of neighbourhood planning was limited, with only 78 of London's 1,200 neighbourhoods<sup>15</sup> expressing any interest in the process and many of these still not with designated neighbourhood forums.
- Only one neighbourhood plan had been made and was influencing the development of a local area.

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<sup>14</sup> <https://www.london.gov.uk/moderngov/documents/s43257/15-01-22-Appendix%201-Final-Localism-Report.pdf>

<sup>15</sup>The London Plan at that time identified 1,200 neighbourhoods in relation to local shopping areas

- Areas of higher social and economic characteristics were over-represented, with almost half of the activity taking place in just two relatively affluent boroughs: Westminster and Camden (although the latter includes the Somers Town neighbourhood forum, in a more deprived area). More affluent communities had greater access to professional expertise to drive the formation of neighbourhood forums having an advantage over those with less capacity or history of community organisation.
- Financial considerations and the budget pressures on local authorities may have been slowing down the progress of neighbourhood planning in London.
- Greater promotion for neighbourhood planning in London's opportunity areas needs to further the aims of localism and regeneration and boost a sense of legitimacy and support in these areas.
- Government reforms to speed up the process were urgently needed.

## Progress since 2014 (previous Committee report)

On 25 April 2019, the Committee held a meeting to understand progress of implementing neighbourhood planning in London since the Committee last reviewed the issue in November 2014.

The Committee heard that there had been minimal progress:

- As of April, there were 12 made neighbourhood plans in London. A thirteenth was confirmed on 30 May 2019, two further plans were made in October 2019 and another in February 2020 bringing the total number of made neighbourhood plans in London to 16.
- There were 78 designated neighbourhood forums in London<sup>16</sup>.
- More than 110 communities had expressed an interest in developing a neighbourhood plan.

The Committee heard that activity is still concentrated in a few areas:

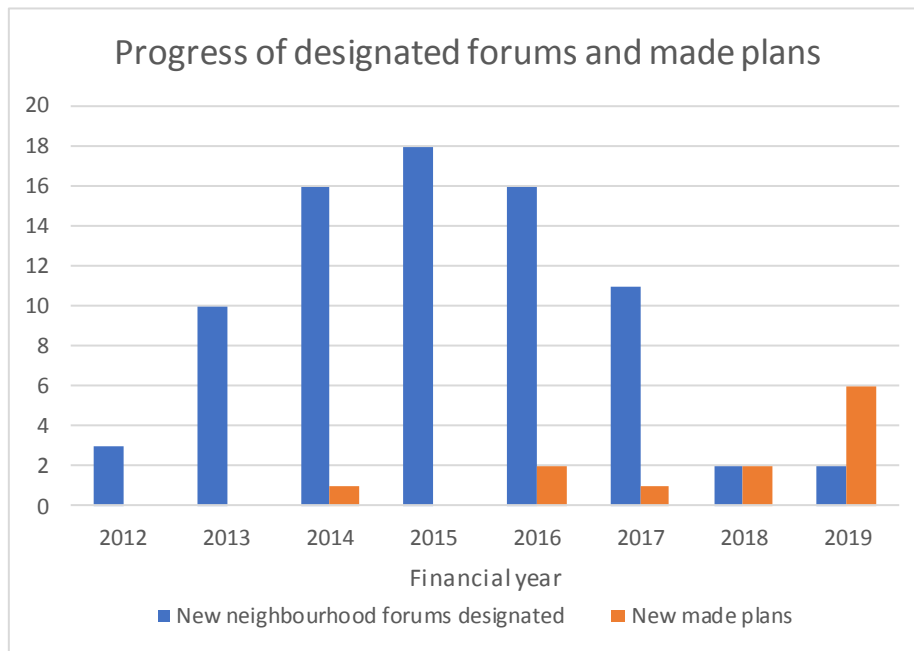
- Four of the 15 plans are in Camden.
- Most London boroughs have no plans (24 of the 33 boroughs).
- 9 London boroughs are neighbourhood planning 'deserts' and have no designated neighbourhood forums.
- In contrast to what the Committee heard in 2014, there appears to be no correlation between the number of plans and the socio-economic position of the area.<sup>17</sup>

The number of neighbourhood plans per year has increased, with eight plans made in 2019, the most of any year (Figure 1). However, the number of new neighbourhood forums designated has declined from a high of 18 in 2015, to only 2 in 2019 (Figure 1).

<sup>16</sup> By the end of the 2019 financial year using Neighbourhood Planners.London data

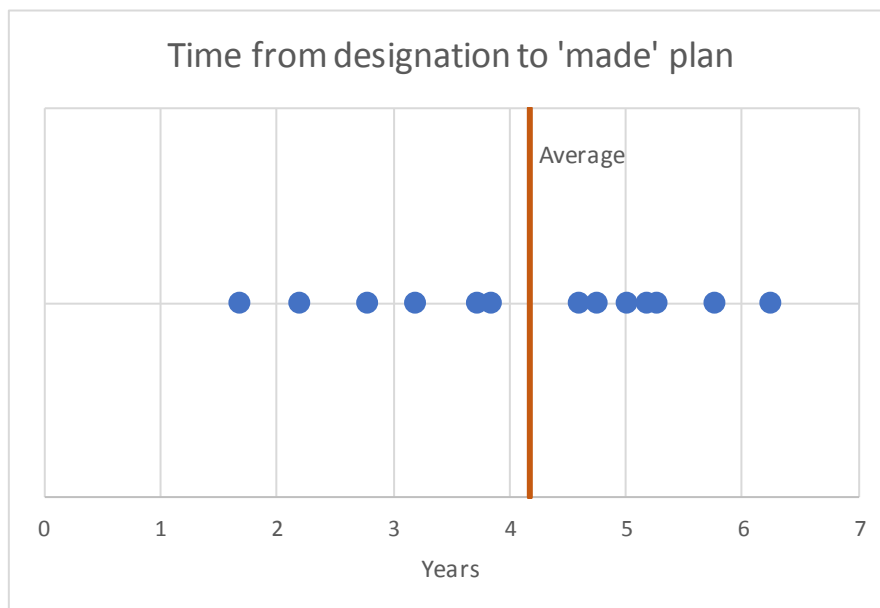
<sup>17</sup> <https://www.london.gov.uk/moderngov/documents/b18470/Minutes%20-%20Transcript%20of%20Item%206%20-> p. 20

**Figure 1**



The time taken from designation to a made plan has varied considerably between the 13 made plans (Figure 2). The average is a little over four years, but five of the plans took over five years. This suggests that the peak of new neighbourhood forums designated around 2015 could continue to deliver made plans over the next few years. However, with only two new designated neighbourhood forums in 2018 and 2019, it is becoming likely that the pipeline for plans will run out leaving much of London without any new plans.

**Figure 2**



### *London is a case apart*

London is severely lagging behind the country as a whole in terms of implementing neighbourhood plans. Over 700 neighbourhood plans have been made in England – compared to 16 in London. This amounts to fewer than 2 per cent of made plans being in London despite the capital having 16 per cent of England's population.

In considering this progress it is important to recognise the challenges facing London.

The vast majority of neighbourhood plans across the rest of England are prepared by already established parish or town councils.<sup>18</sup> With the exception of Queens Park, these are absent in London (and, with a handful of exceptions, from most urban areas in England). In London, a new neighbourhood forum must first establish itself and get officially designated by the local planning authority before it begins preparing the plan.

Part of this difference can also be attributed to London's local government structure, with boroughs sitting between neighbourhood forums and the Greater London Authority. London is the only part of the country with a three-tier development plan system. This can create new challenges when forming the neighbourhood forum and area, and during ongoing plan development. The complexity of London's neighbourhoods means that in London, each borough will contain within it multiple different neighbourhoods, and neighbourhoods can often span borough boundaries.

The cultural and demographic diversity of London also provides significant challenges for neighbourhood planning. London in general has a higher proportion of renters than the rest of the country, which often creates a more transient population, making it more difficult for people to be involved in plan making that takes four years or longer. However, it is notable that neighbourhood forums have been designated and neighbourhood plans completed in a wide variety of different locations, geographically and economically.

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<sup>18</sup> Tony Burton (Convenor of the Neighbourhood Planners.London), p. 2

## Case studies – how is the process playing out in practice?<sup>19</sup>

At its meeting, the Committee heard evidence from six representatives from neighbourhood forums who are at various stages in the preparation process for making neighbourhood plans:

- **Stephen Kenny** (Grove Park)
- **Roger Winfield** (Kentish Town)
- **Leao Neto** (Harlesden)
- **Janiz Murray** (Greater Carpenters)
- **Andrea Carey Fuller** (Deptford)
- **Jane Briginshaw** (Tooting Bec and Broadway)

Forum representatives were asked to elaborate on the following questions:

- The size of the area and the community profile it represents
- The stage the plan was at, and how long it took to establish the forum
- The origin of the plan and if there was a prime mover, or whether it grew out of people coalescing around a specific planning issue
- How many people are actively involved in the forum and its diversity
- The level of community engagement achieved and how it was done

Along with the representatives from forums, the Committee had guests with a wide understanding of neighbourhood planning across London:

- **Tony Burton** (Convenor of the Neighbourhood Planners.London). Neighbourhood Planners.London is a volunteer-run informal network of neighbourhood planners throughout London
- **Henry Peterson** (Chair St Quintin and Woodlands Neighbourhood Forum and Co-convenor of Neighbourhood Planners.London)
- **Emma Brunskill-Powell** (Researcher at Publica). Publica undertook a study for Neighbourhood Planners.London looking at the potential for neighbourhood planning in areas experiencing higher levels of socioeconomic deprivation
- **Brian O'Donnell** (Strategic Planning and Implementation Manager, London Borough of Camden)
- **Sharon Hayward** (Co-coordinator, London Tenants Federation)

The groups reported on a wide variety of experiences and progress. Some were positive, others less so. This section outlines some of the key findings.

### *Initial motivations and formation*

Creating a neighbourhood forum and defining the neighbourhood plan area are the first stages towards making a plan. These stages can be a greater hurdle in London. Tony Burton: 'In London, you have to establish a new organisation and a neighbourhood forum, and London is

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<sup>19</sup> <https://www.london.gov.uk/moderngov/documents/b18470/Minutes%20-%20Transcript%20of%20Item%206%20-%20Neighbourhood%20Planning%20and%20Londons%20Communities%20Thursday%2025-Apr-20.pdf?T=9>

particularly complicated because of the nature of its demographics, the challenges of boundaries, the value of the land and sometimes the attitude of local authorities and indeed the Mayor.<sup>20</sup> Emma Brunskill-Powell: 'There are...challenges in terms of this non-parish status, which means that in some cases that I have been looking at as part of this study it has taken two years just to get the area designated. That adds a lot more potential for it to slow down and for it to stall in the process.'<sup>21</sup>

A number of themes emerged from the case studies to explain how and why forums overcame the initial hurdle of establishing and designating the forum and neighbourhood plan area.

**Diversity and community.** Several forum representatives spoke of the diversity in their neighbourhoods and the importance of respecting and representing it, whether across religious, ethnic, socio-economic, or other grounds. Jane Briginshaw, highlighted that after asking what people most loved about Tooting, diversity and community was the top response,<sup>22</sup> and Andrea Carey Fuller explained that community engagement and cohesion were core objectives of her forum.<sup>23</sup>

**Growing from existing community groups.** Some forums already had the beginnings of coordination or existing networks to draw from. For example, the Tooting Bec and Broadway forum included representatives from local businesses, food kitchens and a local history group that tells the story of 182 people who died in the first world war<sup>24</sup>. The Harlesden forum grew from the Town Centre Team that was established to make changes to a road scheme.<sup>25</sup>

**Being highly motivated.** Some forum representatives spoke of a specific spark, such as protecting an area of their neighbourhood. For example, the Greater Carpenters forum started from an action group with the objective of preserving the Carpenters estate. After consulting with the community and the London Legacy Development Corporation<sup>26</sup>, it discovered that developing a neighbourhood plan would be the best avenue for influence.<sup>27</sup> Other examples included the protection of local pubs<sup>28</sup> or views of significant or attractive sites, such as the river.<sup>29</sup>

Other key motivations included:

- Addressing decline and neglect – Stephen Kenny identified that Grove Park 'has had no investment for 30 years'<sup>30</sup>

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<sup>20</sup> Tony Burton (Convenor of the Neighbourhood Planners.London), p. 2

<sup>21</sup> Emma Brunskill-Powell (Strategic Planning and Implementation Manager, London Borough of Camden), p. 3

<sup>22</sup> Jane Briginshaw (Tooting Bec and Broadway), p.17

<sup>23</sup> Andrew Carey (Deptford), p.14

<sup>24</sup> Jane Briginshaw (Tooting Bec and Broadway), p. 16

<sup>25</sup> Leao Neto (Harlesden), p.10

<sup>26</sup> A Mayoral Development Corporation formed to deliver legacy promises made in the original London 2012 Games bid. <https://www.queenelizabetholympicpark.co.uk/our-story/the-legacy-corporation>

<sup>27</sup> Janiz Murray (Greater Carpenters), p. 11

<sup>28</sup> Roger Winfield (Kentish Town), p. 8

<sup>29</sup> Andrea Carey Fuller (Deptford), p.15

<sup>30</sup> Stephen Kenny (Grove Park), p. 12



- A sense that the ‘planning system [outside of neighbourhood planning] is currently broken. There is not truly effective community engagement.’<sup>31</sup>

### *Benefits of neighbourhood planning*

The core objective when establishing neighbourhood planning through the Localism Act 2011 was to provide people at a local level with the opportunity to ‘influence the future of the places they live’, rather than being ‘told what to do’.<sup>32</sup> Two related benefits emerged from the discussions.

**Neighbourhood planning brings communities closer together.**<sup>33</sup> While most of the forums were already motivated by a strong sense of community when initially forming, this grew in strength as they worked together to deliver a neighbourhood plan. Leao Neto identified community participation as the key value from the experience, enabling them to ‘put Harlesden on the map’ for the Council. The Harlesden forum is now continuing action for the community by supporting the establishment of a community-led housing project. Brian O’Donnell expressed the view that the community cohesion built was possibly even more valuable than the 12 plans.

**Detailed local knowledge improves planning.** Many forum representatives emphasised their intentions to develop and bring prosperity to their neighbourhoods, with Stephen Kenny highlighting that ‘it is not about just saving stuff’.<sup>34</sup> Roger Winfield and Henry Peterson both provided examples of where their local knowledge had led to identifying under-occupied sites (in terms of capacity and density). Henry Peterson’s St Quintin and Woodlands forum transformed light industrial units that were ‘not doing very much’ into more productive co-working spaces.<sup>35</sup> Emma Brunskill-Powell reiterated that her research had revealed this benefit, saying of forums that ‘there is no one who can better cover things like area characterisation or identifying small sites, small-scale interventions and small-scale social projects’.<sup>36</sup>

### *Challenges and frustrations with neighbourhood planning*

#### **Funding conditions are too rigid, and availability of additional funding is variable.**

Jane Briginshaw said the new criteria made it harder to secure grant funding, ‘Because of this new business about what you can spend it on, we have to contort ourselves’<sup>37</sup> (see Appendix 4 for more detail on funding conditions). Some forums also successfully secured funding beyond the government grants (between £9,000 and £17,000). For example, the Greater Carpenters forum secured grants from Trust for London, Loretta Lees, London Tenants Federation and UCL’s Engineering Exchange.<sup>38</sup> However, availability of additional funding can vary, and the

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<sup>31</sup> Andrea Carey Fuller (Deptford), p. 15

<sup>32</sup> P. 12 Localism Act guide

<sup>33</sup> Brian O’Donnell, p. 18

<sup>34</sup> Stephen Kenny (Grove Park), p.13

<sup>35</sup> Henry Peterson, p. 23

<sup>36</sup> Emma Brunskill-Powell, p. 38

<sup>37</sup> Jane Briginshaw (Tooting Bec and Broadway), p. 26

<sup>38</sup> Janiz Murray (Greater Carpenters), p. 12

process of seeking it can be time consuming. Jane Briginshaw had ten meetings with Wandsworth Council to seek the £2,000 shortfall that her forum needed but had no success.<sup>39</sup>

**The neighbourhood planning process is demanding and requires multiple forms of support.** All forum representatives shared this sentiment, referring not only to funding, but services, meeting rooms, or other in-kind resources. Most could leverage existing community networks for assistance, for example, the Harlesden forum had a local organisation providing secretariat services. Tony Burton: 'There is additionally, technical support, which is provided by a single consultancy, Aecom, around a set of pre-agreed packages of support on issues that have already been defined for you.'<sup>40</sup> If what you are interested in fits into one of those packages, then you get some support. 'Jane Briginshaw criticised the inflexibility of technical support packages, 'we have to do things that we would not particularly want to do. We do not particularly want to do design code and we really do not have the capacity to allocate for housing because we probably have no sites, but we are doing both.'<sup>41</sup>

**Neighbourhood forums cannot easily access the Community Infrastructure Levy (CIL).** The CIL is a charge on new infrastructure development, intended to help address demands that development places on an area. In most of England, the local parishes can decide how to spend a portion of the CIL, receiving 25 per cent if they have a neighbourhood plan and up to 15 per cent if they do not, incentivising the parish to produce a plan.<sup>42</sup> In London, while the same portion of the levy must be spent in the neighbourhood it is collected, and the community must be consulted, the neighbourhood forum is not guaranteed direct control over how it is spent.<sup>43</sup> Henry Peterson raised that the CIL is not working as intended in London, where the: 'neighbourhood element of CIL remains with the local authority and, if you look across London, a lot of authorities barely mention that fact and do not explain on their websites that neighbourhood CIL exists.'<sup>44</sup>

**Representing the breadth of a community is time consuming and intensive.** Forums took their responsibility of representing their community seriously, using a variety of methods to reach people, including meetings, exhibitions, door-knocking and surveys. Andrea Carey Fuller sought to use empty shops or offices on the high street to reach people, in particular those from more disadvantaged backgrounds who may be too busy to engage. This was unsuccessful, but she was able to put designs and reports on display at the local Pepys Resources Centre.<sup>45</sup> Jane Briginshaw said that they wanted to build 'massive legitimacy' through people, and began the process by asking questions of the community at events, schools, online, and through business, getting over 1,500 individual responses. However, she was concerned that the 'narrow' process and funding limitations 'pushed us to become unrepresentative'.<sup>46</sup>

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<sup>39</sup> Jane Briginshaw (Tooting Bec and Broadway), p.17

<sup>40</sup> Tony Burton, p. 6

<sup>41</sup> Jane Briginshaw (Tooting Bec and Broadway), p. 26

<sup>42</sup> [https://mycommunity.org.uk/wp-content/uploads/Community-Infrastructure-Levy\\_NP\\_MyC.pdf](https://mycommunity.org.uk/wp-content/uploads/Community-Infrastructure-Levy_NP_MyC.pdf)

<sup>43</sup> <https://www.local.gov.uk/sites/default/files/documents/unlocking-potential-commu-f1d.pdf>

<sup>44</sup> Henry Peterson, p. 20

<sup>45</sup> Andrea Carey Fuller (Deptford), p.15

<sup>46</sup> Jane Briginshaw (Tooting Bec and Broadway), p. 17

Roger Winfield expressed the view that it would be hard to make the process quicker without limiting community involvement.<sup>47</sup>

**Council support varies.** Most guests spoke negatively of their relationship with the local council. Stephen Kenny stated that Lewisham Council had prevented the Grove Park forum from accessing an additional £50,000 from being a 'frontrunner'<sup>48</sup>. Jane Briginshaw said her forum received 'no help whatsoever from Wandsworth Council',<sup>50</sup> and Janiz Murray said there were 'problems engaging with Newham all the way through'.<sup>51</sup> Tony Burton was concerned that promotion of neighbourhood planning relied too heavily on local authorities, who have 'no real appetite to be promoting in a positive way neighbourhood planning'.<sup>52</sup>

**Councils are limited by funds and planning officers may not have the necessary knowledge.** Brian O'Donnell emphasised the importance of maintaining a strong relationship with forums in Camden. He explained that one reason for limited support from some Councils is that they often have limited resources themselves, with small planning policy teams, and that support they provide to neighbourhood planning draws resources away from other areas. Councils receive no dedicated funding for Neighbourhood Planning yet are liable for the costs of running referendums and examinations of the plans.<sup>53</sup> In addition to limited funding, Stephen Kenny said, 'planning committees do not have the knowledge. There needs to be an evidence-based education for them so that they can make informed decisions especially after a general election when a planning committee member with absolutely no knowledge whatsoever about planning, is being led by an officer whose mandate is about compensation...'

**A strong relationship with the local council can be an opportunity.** The fact that Camden Council is supportive of neighbourhood planning could explain why a third of neighbourhood plans are in that borough, and Roger Winfield confirmed that from his forum's perspective, Camden had been 'very helpful'.<sup>54</sup> Henry Peterson explained that eventually the Kensington and Chelsea Council came to value the work of neighbourhood planning, later seeing its mixed housing developments as a success and offering to 'help' and 'encourage that to happen'.<sup>55</sup> Emma Brunskill-Powell thought that forums could be 'incredibly useful' to local authorities, and act as a 'conduit' between them and their communities.<sup>56</sup>

**Limiting neighbourhood planning to land use misses an opportunity.** Jane Briginshaw explained that the remit of neighbourhood planning limited the types of projects and work they

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<sup>47</sup> Roger Winfield, p. 8

<sup>48</sup> Stephen Kenny (Grove Park), p.12

<sup>49</sup> A small number of forums received additional funding to be 'frontrunners' to encourage early designation of forums and neighbourhood planning progress. This is no longer available.

<sup>50</sup> Jane Briginshaw (tooting Bec and Broadway) p.17

<sup>51</sup> Janiz Murray (Greater Carpenters), p. 11

<sup>52</sup> Tony Burton, p. 5

<sup>53</sup> Brian O'Donnell, p.19

<sup>54</sup> Roger Winfield (Kentish Town), p. 8

<sup>55</sup> Henry Peterson, p.23

<sup>56</sup> Emma Brunskill-Powell, p. 4

wanted to achieve, which in some instances could also put people off getting involved<sup>57</sup>. Henry Peterson explained that ideas about projects and initiatives could be included as an annex or a separate document, but that plans could not have policies around issues like bus timings, events, or social policies, which may be complementary to policies on land use. This demonstrates the importance of neighbourhood planning linking in with other areas of local government policy and activity, such as regeneration, culture and transport. This would potentially achieve better outcomes for communities. Emma Brunskill-Powell agreed that a key challenge to improving the neighbourhood planning process was finding a way to give social policies 'a bit of weight' and fitting them within the current 'narrow' sense of what a neighbourhood plan could do.<sup>58</sup> This is particularly important in terms of regeneration and in areas undergoing change, as – explained above – the act of coming together as a neighbourhood forum helps engender community cohesion and empowers the community to be invested in that change.

*Is neighbourhood planning the best way to capture local voices?*

Stephen Kenny had the view that if the planning policy was 'strong' and 'robust' enough, forums should not have to be doing that work as volunteers.<sup>59</sup> Sharon Hayward had 'sympathy' for this view but thought that within the current system, using neighbourhood planning was the 'best way possible for communities to have their voices heard and to be able to offer alternatives'.<sup>60</sup> Brian O'Donnell raised that there are also unique benefits from neighbourhood planning, regardless of how well central planning aims to reach communities and capture their views. The benefits he listed were similar to those mentioned above, that is about the process itself bringing communities closer together.<sup>61</sup>

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<sup>57</sup> Jane Briginshaw (Tooting Bec and Broadway), p. 17

<sup>58</sup> Emma Brunskill-Powell, p.30

<sup>59</sup> Stephen Kenny, p.14

<sup>60</sup> Sharon Hayward, p.18

<sup>61</sup> Brian O'Donnell, p. 18

## Where is neighbourhood planning heading?

Findings from the Committee meeting reaffirmed the importance of capturing the views of people within communities as part of the planning process, enabling them to shape their own areas. Committee guests expressed strong support for neighbourhood planning as a means of achieving this.

However, the diminishing pipeline of forums and areas being designated indicates that the number of made plans will start falling, possibly leaving much of London without any neighbourhood plans in the near future.

*Neighbourhood Planners.London has produced detailed recommendations to get more plans*  
With funding support from Trust for London, Neighbourhood Planners.London commissioned Publica to investigate the potential of neighbourhood planning in London, particularly in areas experiencing high levels of deprivation. The investigation included seven case studies of forums across London, and interviews with local authorities.

The 2019 Neighbourhood Planners.London report<sup>62</sup> included a detailed prescription for where and how to overcome the barriers currently limiting neighbourhood planning progress. The full set of recommendations is included in Appendix 1. Recommendations were grouped into the following areas:

- **Improvements to the process of neighbourhood planning.** For example, introducing milestone wins over the course of the project to maintain momentum or unlock additional resources.
- **Mainstreaming neighbourhood planning.** For example, considering emerging neighbourhood plans and their priorities in local plans and making explicit that the integration of neighbourhood plans is part of the soundness test of local plans.
- **Funding.** The overarching recommendation calls for more funding, with recommendations specifying a range of ways this could be provided, such as grants, technical support packages, and ringfenced funding for support and communications.
- **Capacity-building and support.** For example, providing more clarity over the 'duty to support' neighbourhood planning for local authorities, or facilitating mutual support and peer-to-peer learning between local authorities.

The Neighbourhood Planners.London recommendations (see Appendix 1) are generally consistent with issues and suggestions raised by forum representatives in the Committee meeting and should be considered by the Mayor and boroughs as well as central Government. Ultimately, more support is needed to increase the level of neighbourhood planning and meet

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<sup>62</sup> [https://140d5992-3079-4eb8-bf8d-7a7c1aa9d1df.filesusr.com/ugd/95f6a3\\_b02c020c0242437a8a5a096b77325c88.pdf](https://140d5992-3079-4eb8-bf8d-7a7c1aa9d1df.filesusr.com/ugd/95f6a3_b02c020c0242437a8a5a096b77325c88.pdf)

the core objectives of dispersing power and influence more widely.<sup>63</sup> Whether this support is provided by local councils or a third party sharing their expertise and navigating forums through the process, or in the form of more generous grants to forums, it will come at a cost. Additional funding could be provided by central government, the Mayor, or local councils.

#### *The Mayor has a role to play*

The Committee heard that most local councils are already financially stretched, and pressure to resource support for neighbourhood planning appears to be hampering what would ideally be a strong, collaborative relationship between the local council and forums.

The government introduced the Localism Act 2011, where it framed neighbourhood planning as a right. By framing it as a right, the government should ensure all neighbourhoods have the capacity to develop a plan – even if they decide not to.

However, given that neighbourhood planning progress is so much slower in London relative to the rest of England, it is appropriate for the Mayor to provide further support.

#### *The new London Plan barely references neighbourhood planning*

The Mayor's new London Plan includes the policy: GG1 Building strong and inclusive communities. In the introductory section to this policy, the Mayor makes a supportive reference to neighbourhood plans:

*“Early engagement with local people leads to better planning proposals, with Neighbourhood Plans providing a particularly good opportunity for communities to shape growth in their areas”<sup>64</sup>*

The policy goes on to list things that those ‘involved in planning and development’ must do. Whilst this list includes positive and sensible requirements, for example to ‘provide access to good quality community spaces’, there is no specific mention of the importance of neighbourhood planning as a means of achieving such outcomes.

The previous London Plan was more explicit about the benefits of Neighbourhood Planning. The Further Alterations to the London Plan (2015) Policy 7.1 G said:

*“Boroughs should work with and support their local communities to set goals or priorities for their neighbourhoods and strategies for achieving them through neighbourhood planning mechanisms.”*

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<sup>63</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/18\\_96534.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/18_96534.pdf)

<sup>64</sup> [https://www.london.gov.uk/sites/default/files/draft\\_london\\_plan\\_-\\_showing\\_minor\\_suggested\\_changes\\_july\\_2018.pdf](https://www.london.gov.uk/sites/default/files/draft_london_plan_-_showing_minor_suggested_changes_july_2018.pdf)

While the supporting text went further with how Neighbourhood Planning could be used:

*“Neighbourhood plans are one mechanism for both the boroughs and community-led groups to agree on local priorities, including those for investments through the Community Infrastructure Levy”*

It also says:

*“Following the NPPF, the Mayor will consider how best to promote community-led initiatives for renewable and low carbon energy being taken forward through neighbourhood planning.”<sup>65</sup>*

That similar policies and statements were not included in the new London Plan seems to be an oversight; the Mayor should look to improve the standing of Neighbourhood Planning and set out how it can contribute to his Good Growth priorities.

*Areas that the London Plan could draw the connection to neighbourhood planning*

Policies SD1 and SD10 of the new London Plan present a good opportunity to place a greater emphasis on Neighbourhood Planning, particularly as a tool through which communities can better shape areas that are going through change.

SD1 says, “ensure planning frameworks are informed by public and stakeholder engagement and collaboration at an early stage and throughout their development” and SD10 says,

*“Development Plans, Opportunity Area Planning Frameworks and development proposals should contribute to regeneration by tackling inequalities and the environmental, economic and social barriers that affect the lives of people in the area, especially in Strategic and Local Areas for Regeneration.”*

What the Committee heard from Harlesden and Kentish Town was that Neighbourhood Planning *does* allow for communities to take some element of control over wider socio-economic forces that are reshaping their areas. Given the emphasis the new London Plan puts on Good Growth, community consultation and cohesion, future revisions should put this role for Neighbourhood Planning into the strategic framework for London.

Evidence presented to the Committee made it clear that neighbourhood forums in London found the process rewarding even if the originally desired outputs did not come to fruition. The Mayor can look to neighbourhood planning not just as part of overall spatial development frameworks, but as a tool through which to drive community engagement and bolster cohesion.

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<sup>65</sup> <https://www.london.gov.uk/what-we-do/planning/london-plan/past-versions-and-alterations-london-plan/further-alterations-london-plan-falp>

Neighbourhood planning could also help at the site allocation stage, for both large and small sites. In the case of small sites, the local knowledge held within communities could assist with identifying potential sites that could potentially benefit the local area. This could then help drive London Plan Small Sites policy). For large sites, neighbourhood planning could improve engagement with the local community and gain buy-in for greater density. For example, St Ann's Redevelopment Trust (StART) in Haringey, who were key part of the engagement, were content with greater density if it was carried out in partnership with the local community.

In response to the 2019 report by Neighbourhood Planners.London, the Mayor said:

*"The Mayor welcomes the potential that Neighbourhood Plans can play not only in optimising housing delivery, especially through the identification of small sites as set out in Policy H2 of the draft new London Plan in order to contribute to the borough's new housing target, but also as a vehicle to help deliver the Mayor's overall aim of Good Growth through building strong and inclusive communities and empowering local people to help shape the growth and development in their areas."*<sup>66</sup>

However, the small sites policy has no mention of neighbourhood planning. It remains unclear whether the Mayor is concerned about the slow progress of neighbourhood planning, despite his statement that it is a 'particularly good opportunity for communities to shape growth in their areas'; or, whether he intends to implement new ways of providing communities with the opportunity to shape growth in their areas.

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<sup>66</sup> <https://mailchi.mp/4e3a89921c1f/neighbourhood-plannerslondon-bulletin>



# Recommendations

The Committee retains its view that neighbourhood planning makes a valuable contribution to communities and should be encouraged in London and that, despite the progress reported above, renewed pressure is required to encourage activity – especially in the nine boroughs that can be described as ‘neighbourhood planning deserts’.<sup>67</sup>

## To the Mayor

### Recommendation 1

The Mayor should state whether he supports neighbourhood planning as the primary means of capturing community views and enabling communities to shape growth in their areas.

### Recommendation 2

Publish an annual report on the contribution of neighbourhood planning to the delivery of Mayoral priorities, including the London Plan, Good Growth strategies and Mayoral Development Corporations.

### Recommendation 3

Convene London’s volunteer neighbourhood planners with London boroughs in a symposium to develop a programme for accelerating the delivery of neighbourhood plans and supporting peer-to-peer learning between neighbourhood forums.

### Recommendation 4

The Mayor and GLA should engage with neighbourhood planning through the culture, environment, regeneration, transport, communities and social integration teams, not just the planning teams, as a means of improving local areas and meeting strategic priorities.

### Recommendation 5

Support action in the nine boroughs that can be described as ‘neighbourhood planning deserts’ – this could be carried out by ‘Public Practice’, the

<sup>67</sup> Tony Burton (Convenor of the Neighbourhood Planners London), p. 3

<b>To the Mayor</b>	not-for-profit social enterprise that the Mayor has supported.
	<p><b>Recommendation 6</b></p> <p>Ensure projects identified by neighbourhood forums are considered equally against other proposals for grants from the Good Growth Fund and Citizen-Led Engagement Programme.</p>
	<p><b>Recommendation 7</b></p> <p>Use part of the Homebuilding Capacity Fund to help London Boroughs carry out outreach and liaison with neighbourhood forums to speed up the process of neighbourhood planning, and use 'Public Practice' to build capacity in local planning departments for Neighbourhood Planning.</p>
	<p><b>Recommendation 8</b></p> <p>Provide a response to the recommendations of Neighbourhood Planners.London's report on "Neighbourhood Planning in London".</p>
	<p><b>Recommendation 9</b></p> <p>When coming to revise or alter the new London Plan after adoption, reintroduce policy and text from the Further Alterations to the London Plan (2015) that explicitly set out how Neighbourhood Planning can support local priorities, renewable energy schemes and the Mayor's Good Growth objectives (in particular, policies SD1 and SD10).</p>

<p><b>To the Mayor</b></p>	<p><b>Recommendation 10</b></p> <p>Provide funding and capacity-building to empower neighbourhoods and local communities to shape their future, and if appropriate, to stimulate a Neighbourhood Planning process to help deliver new London Plan policy SD10, in relation to Strategic and Local Regeneration, which says “the Mayor will provide leadership and support for regeneration through this Plan and his other strategies and programmes”.</p>
	<p><b>Recommendation 11</b></p> <p>Report back to the GLA Planning Committee by the end of the financial year 2020/2021 on progress with implementing these recommendations in the next Mayoralty.</p>
<p><b>Action by London Boroughs</b></p>	<p><b>Recommendation 12</b></p> <p>The Committee will write to London Councils ask how Local Planning Authorities in London advertise neighbourhood planning to local communities, whether they have a dedicated member of staff for it, and whether they provide training to officers and councillors (especially those involved in plan making and planning decisions) about neighbourhood planning.</p>
	<p><b>Recommendation 13</b></p> <p>Provide clarity over the ‘duty to support’ neighbourhood planning and provide a dedicated point of contact for neighbourhood planning within the planning team.</p>
	<p><b>Recommendation 14</b></p> <p>Provide timely support and clear advice at each stage of the neighbourhood planning process where the local planning authority has a decision-making role, including avoiding placing additional</p>

**Action by Central Government**

requirements on neighbourhood forums not required by legislation.

**Recommendation 15**

Boroughs should ensure that the spending of the 25% share of local CIL is aligned with the projects and priorities identified in made neighbourhood plans, and those generated through the neighbourhood planning process.

**Recommendation 16**

Revise the Neighbourhood Planning Support Programme to ensure neighbourhood forums automatically qualify for additional grant support.

**Recommendation 16**

Revise the Neighbourhood Planning Support Programme to ensure neighbourhood forums automatically qualify for additional grant support.

**Recommendation 17**

Provide grant support to neighbourhood forums for delivery as well as preparation of their neighbourhood plan.

**Recommendation 18**

Provide Technical Support through the Neighbourhood Planning Support Programme that recognises the particular circumstances faced by London's communities in preparing a neighbourhood plan.

**Recommendation 19**

Publish a breakdown of the funding provided to local planning authorities for neighbourhood planning as an "additional burden" and that provided to neighbourhood forums under the

Neighbourhood Planning Support grant for each local planning authority area.

**Recommendation 20**

Address the recommendations in Neighbourhood Planners.London’s “Neighbourhood Planning in London” which have been endorsed by this report.

## Appendix 1:

### Neighbourhood Planners London recommendations

These recommendations are drawn from the key findings and address the role and potential for neighbourhood planning in areas with high levels of deprivation in London and the special challenges which disadvantaged urban neighbourhoods face. They also consider the different organisations and government bodies which could deliver each recommendation.

#### *Improving the process of neighbourhood planning*

1. Consider making provision for neighbourhood plans that are led by their social policies and projects, rather than planning projects alone (central government)
2. Introduce milestone 'wins' over the course of the project to counter loss of momentum and to provide the potential to unlock additional resources. This might include supporting and elevating projects identified by neighbourhood forums through grant funds, such as:
  - The Good Growth Fund, supporting growth and community development (Mayor of London)
  - Citizen-Led Engagement Programme grants, facilitating community-led research (Mayor of London, GLA, central government)
  - Community Infrastructure Levy (local authorities)
3. Simplify routes into the neighbourhood planning process for forums, for example making the process of applying for initial funding more straightforward, to remove barriers to entry (Locality, local authorities)

#### *Mainstreaming neighbourhood planning*

4. Widen access for neighbourhood forums and their technical consultants to digital and mapping tools used by local authorities. This could include software i.e. Commonplace, or digitised data sets to inform evidence bases (central government, local authorities)
5. Consider emerging neighbourhood plans and their priorities in local plans and make explicit that the integration of neighbourhood plans is part of the soundness test of local plans. Local plans should be supportive of neighbourhood plans and leave space for neighbourhood plans to add detail for their areas (local authorities, Planning Inspectorate)
6. Collaborate with neighbourhood forums to make stronger connections between neighbourhood planning and Community Infrastructure Levy priorities (local authorities)

### *Funding*

7. Revisit the criteria for additional funding for neighbourhood forums, and consider tailored packages of support for urban areas with high levels of deprivation, including:
  - Re-instating additional grant funding for neighbourhood forums
  - Providing supplementary grants for areas which score highly in the indices of multiple deprivation as the current additional grants are difficult for London forums to access
  - Providing additional technical support packages tailored to urban areas with high levels of socio-economic deprivation (central government)
8. Provide ringfenced funding for neighbourhood forums to spend on administrative support and communications. This might include project management, technology, planning, and community engagement (central government)
9. Provide information for neighbourhood forums on alternative funding sources and develop networks for corporate sponsorship and other support (Neighbourhood Planners London)

### *Capacity-building and support*

10. Provide clarity over the 'duty to support' neighbourhood planning for local authorities, setting out expected roles and responsibilities in a guidance document that has statutory weight. This should include assigning a dedicated point of contact for neighbourhood planning within the planning team, and ensuring that if this changes, neighbourhood forums are notified (central government, local authorities)
11. Provide additional capacity-building for neighbourhood forums in urban areas with high levels of deprivation, for example through entitlement to access additional technical support and networking events (Neighbourhood Planners London, GLA, central government, Locality)
12. Consider funding a point person over the life of the neighbourhood planning process for forums across groups of around three boroughs. This individual could offer advice on hiring appropriate consultants, project-management support and check in to ensure momentum is retained. They could also mediate relationships with local authorities and consultants where these are difficult (Neighbourhood Planners London, funded by GLA or central government)
13. Fund and prioritise peer-to-peer learning between neighbourhood forums across London, which is very effective but rare, particularly supporting small, workshop style events. Feedback from participants in this study indicates that a small workshop is a very helpful format (Neighbourhood Planners London, GLA)
14. Facilitate mutual support and peer-to-peer learning between local authorities, potentially by formalising the existing knowledge-sharing groups through London Councils (local authorities, London Councils) Explore ways to link local skills with neighbourhood forums in a way that can deliver professional accreditation or other benefits for volunteers. The Skills for Londoners fund could support local further/higher education organisations to facilitate these skill exchanges (central government, GLA)

15. Support peer-to-peer learning, facilitated by Neighbourhood Planners London's existing networks, to develop a team or pipeline of skilled consultants experienced in supporting neighbourhood forums in London. This group could offer tailored and long-term support to forums (Neighbourhood Planners London, London Councils, GLA, central government).



## Appendix 2:

### Planning Committee recommendations from 2012<sup>68</sup>

#### *Recommendation 1*

The Mayor should produce best practice guidance based on the results of the early front-runner schemes and other neighbourhood planning initiatives in London that highlight the range of ways to define a neighbourhood and set out how difficulties have been dealt with in different locations.

#### *Recommendation 2*

The Mayor should look to include neighbourhood planning in future OAPFs and clarify how neighbourhood level planning issues can usefully be considered within OAPFs in his Draft SPG, providing advice to local authorities and communities in that regard.

#### *Recommendation 3*

As neighbourhood planning places additional demands upon stretched local authority resources, we recommend that the Local Government Association review the role of local councillors in neighbourhood planning and set out some guidelines on what role councillors can, as a minimum, be expected to play.

#### *Recommendation 4*

Local authorities and neighbourhood forums should seek an open dialogue on how the government grants for front runner schemes and other neighbourhood planning initiatives are best spent, and what additional funding or support can be provided.

#### *Recommendation 5*

London Boroughs should also consider reviewing how they can adjust their current structure and approach to support neighbourhood planning, given the constraints of resources and workload. Once the impact and results from examples become evident – for example, the Royal Borough of Kensington & Chelsea's new planning team structure – these could be used as best practice.

#### *Recommendation 6*

We recommend that all groups and forums should assess their own strengths and weaknesses against a number of factors including leadership skills, planning knowledge, access to information and communication skills.

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<sup>68</sup>[Beyond consultation; the role of neighbourhood plans in supporting local involvement in planning, 2012](#)

*Recommendation 7*

The Mayor should support existing networks of community and voluntary organisations, boroughs and other interested parties in setting up a neighbourhood planning network to support and encourage exploratory work. A scoping meeting to discuss steps forward should take place after the Mayoral election.

## Appendix 3:

### A summary of the key stages in neighbourhood planning

#### *Step 1: Designating neighbourhood area and if appropriate neighbourhood forum*

- Relevant body (parish/town council, prospective neighbourhood forum or community organisation) submits an application to the local planning authority to designate a neighbourhood area
- local planning authority publicises and consults on the area application for minimum 6 weeks (except for where a local planning authority is required to designate the whole of a parish.)
- local planning authority designates a neighbourhood area within the statutory timescales
- In an area without a town or parish council a prospective neighbourhood forum submits an application to be the designated neighbourhood forum for a neighbourhood area
- local planning authority publicises and consults on the forum application for minimum 6 weeks
- local planning authority takes decision on whether to designate the neighbourhood forum

#### *Step 2: Preparing a draft neighbourhood plan or Order*

Qualifying body develops proposals (advised or assisted by the local planning authority)

- gather baseline information and evidence
- engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)
- talk to landowners and the development industry
- identify and assess options
- determine whether a plan or an Order is likely to have significant environmental effect
- start to prepare proposals documents e.g. basic conditions statement

#### *Step 3: Pre-submission publicity and consultation*

The qualifying body:

- publicises the draft plan or Order and invites representations
- consults the consultation bodies as appropriate
- sends a copy of the draft plan or Order to the local planning authority
- where European Obligations apply, complies with relevant publicity and consultation requirements
- considers consultation responses and amends plan/Order if appropriate
- prepares consultation statement and other proposal documents

*Step 4: Submission of a neighbourhood plan or Order proposal to the local planning authority*

- Qualifying body submits the plan or Order proposal to the local planning authority
- Local planning authority checks that submitted proposal complies with all relevant legislation
- If the local planning authority finds that the plan or order meets the legal requirements it:
  - publicises the proposal for minimum 6 weeks and invites representations
  - notifies consultation bodies referred to in the consultation statement
  - appoints an independent examiner (with the agreement of the qualifying body)

*Step 5: Independent Examination*

- local planning authority sends plan/Order proposal and representation to the independent examiner
- independent examiner undertakes examination
- independent examiner issues a report to the local planning authority and qualifying body
- local planning authority publishes report
- local planning authority considers report and reaches own view (except in respect of community right to build orders and proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan, where the report is binding)
- local planning authority takes the decision on whether to send the plan/Order to referendum

*Steps 6 and 7: Referendum and bringing the neighbourhood plan or Order into force*

- relevant council publishes information statement
- relevant council publishes notice of referendum/s
- polling takes place (in a business area an additional referendum is held)
- results declared
- should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area
- should more than half of those voting vote in favour of the Order, the Order only has legal effect once it is made by the local planning authority
- there are narrow circumstances where the local planning authority is not required to make the neighbourhood plan or Order. These are where it considers that the making of the neighbourhood plan or Order would breach, or otherwise be incompatible with, any EU or human rights obligations (see section 61E(8) of the Town and Country Planning Act 1990 Act as amended).

- in respect of proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan and meet the basic conditions, a referendum is not required. The local planning authority is required to make the modified neighbourhood plan<sup>69</sup>

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<sup>69</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning>

## Appendix 4:

### Grant funding and technical support for neighbourhood plans

There are two types of grant funding available to support the development of neighbourhood plans administered by Locality.

#### *Basic grant funding*

All groups undertaking a neighbourhood plan or neighbourhood development order are eligible to apply for up to £9,000 in basic grant. There is also the option to apply for technical support. Technical support includes professional support and advice on technical or process issues. It is available for eligible groups facing more complex issues in developing their neighbourhood plan or neighbourhood development order.

Technical support is awarded as a technical work package, not a financial grant. Grant funding is not needed to purchase technical support, groups can apply for both grant funding, and technical support in the same application. Technical support funding is available to groups that wish to:

- Allocate sites for housing
- Intending to include design codes in the plan
- Planning to use a neighbourhood development order
- Need help to get designated officially as a forum.

All applications for technical support are presented to the Ministry of Housing, Communities and Local Government to decide.

#### *Additional grant funding*

In addition to the basic grant, groups meeting the eligibility criteria can apply for a grant of up to £8,000.

Eligibility for additional grant funding applies for groups that wish to:

- Allocate sites for housing
- Include design codes in the plan
- Produce a designated business neighbourhood plan
- Produce a Neighbourhood Area with a population of over 25,000

Applicants for additional grant funding are still able to apply for technical support along with grant funding.

### *Volunteer support*

The Royal Town Planning Institute also offers volunteer support that includes delivering training on neighbourhood planning to individuals, communities and Councillors as well as discrete opportunities for bespoke support to communities developing a neighbourhood plan, such as supporting consultation or community engagement activity or providing technical advice.



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# Subject: Response to Planning Committee Output, Planning Decisions of Potential Strategic Importance

Report to: Planning and Regeneration Committee

Report of: Executive Director of Secretariat

Date: 14 July 2020

This report will be considered in public

## 1. Summary

- 1.1 This report sets out for noting the response from the Deputy Mayor for Planning, Regeneration & Skills on behalf of the Mayor of London, to the Planning Committee recommendations on Planning Decisions of Potential Strategic Importance.

## 2. Recommendation

- 2.1 **That the Committee notes the response from the Deputy Mayor for Planning, Regeneration and Skills on behalf of the Mayor of London, to the Planning Committee output on Planning Decisions of Potential Strategic Importance, as attached at Appendix 1.**

## 3. Background

### Planning Decisions of Potential Strategic Importance

- 3.1 The Committee's letter to the Mayor of London, was sent on 13 December 2019<sup>1</sup>.

<sup>1</sup> <https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications/strategic-planning-decisions-letter-mayor>

- 3.2 The letter contained the following recommendations to the Mayor of London following the Committee's scrutiny and discussion on Planning Decisions of Potential Strategic Importance:
- Recommendation 1 - As part of the strategic planning process, the Mayor should discourage call-in requests on the relevant GLA web pages, and in his initial representation letter to the applicant and/or their agent at Stage 1 of the referral process. He should disclose the identities of anyone that has lobbied for and against a call-in, including any informal requests, setting out the reasons they gave and how he has taken these reasons into account. The Stage 2 planning report would be a logical place to include these details. This will allay suspicions that applicants or others are attempting to by-pass the democratic process of local authority scrutiny in order to obtain planning permission.
  - Recommendation 2 - The Mayor must review the current protocol governing representation hearings for strategic planning decisions at the GLA by the end of January 2020. In particular, community representation needs to be more prominent at representation hearings, based on the experience and feedback from those involved in the hearings conducted since May 2014.
  - Recommendation 3 - For all outstanding and future call-ins, the Mayor must make more explicit in the statutory referral report summary exactly how the three specific threshold policy tests for call-in have been applied. This would help London local communities understand why a planning decision has had to be taken at mayoral, rather than local, level.

#### **4. Issues for Consideration**

- 4.1 The response from the Deputy Mayor for Planning Regeneration & Skills on behalf of the Mayor of London is attached at **Appendix 1** for noting.

#### **5. Legal Implications**

- 5.1 The Committee has the power to do what is recommended in this report.

#### **6. Financial Implications**

- 6.1 There are no financial implications to the Greater London Authority arising from this report.

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#### **List of appendices to this report:**

Appendix 1 – Letter from the Deputy Mayor for Planning Regeneration and Skills, dated 18 May 2020.

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None.
Contact Officer: Diane Richards, Committee Officer Telephone: 020 7084 2956 E-mail: <a href="mailto:diane.richards@london.gov.uk">diane.richards@london.gov.uk</a>

# MAYOR OF LONDON

**Andrew Boff AM**

Chair of the Planning Committee  
London Assembly  
City Hall  
The Queen's Walk  
London, SE1 2AA

**Date:** 18 May 2020

Dear Andrew,

Thank you for your letter to the Mayor dated 13 December 2019 concerning strategic planning decisions, and specifically in relation to call-in applications. Please accept my sincere apologies for the delay in responding to you. GLA officers have been working on recommendations for amending the Mayor's formal procedure for Representation Hearings and it was appropriate to consider your Recommendation 2 in conjunction with this work.

As you rightly point out, applications called in by the Mayor must be strategically important and the strict legal tests set out in Article 7 of the 2008 Mayor of London Order are intended to ensure that the Mayor only intervenes in the most important cases. In line with this, under Sadiq's mayoralty, call-ins have given permission to almost 9,000 new homes for Londoners, 44 per cent of which are affordable, along with two primary schools, a secondary school, a new public leisure centre, step-free access to a London Underground station and significant employment opportunities.

Sadiq and I acting under delegated powers have, so far, called-in and approved 14 applications at Representation Hearings, refusing one. The Mayor deals with approximately 350 referable applications a year, so this is a very small proportion of the overall number. The Mayor and GLA officers are committed to working with boroughs to deliver Good Growth and call-ins are, rightly, very much a last resort.

I am grateful for the discussions we have had on this topic so far and for your considered recommendations, to which I respond below.

**Recommendation 1**

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*As part of the strategic planning process, the Mayor should discourage call-in requests on the relevant GLA web pages, and in his initial representation letter to the applicant and/or their agent at Stage 1 of the referral process. He should disclose the identities of anyone that has lobbied for and against a call-in, including any informal requests, setting out the reasons they gave and how he has taken these reasons into account. The Stage 2 planning report would be a logical place to include these details. This will allay suspicions that applicants or others are attempting to by-pass the democratic process of local authority scrutiny in order to obtain planning permission.*

#### Discouraging call-in requests

In relation to this recommendation, you mention two occasions (Mount Pleasant and Bishopsgate Goodsyrd) where the Mayor (in the two cases, the previous Mayor, Boris Johnson) called in applications prior to the relevant boroughs making a committee resolution or Stage 2 referral. This is expressly permitted by Article 7(6) of the 2008 Order and only happens in exceptional cases. Both occasions have been under the previous Mayor and Bishopsgate Goodsyrd is yet to be considered at a Representation Hearing.

Sadiq is keen to understand the position of the borough and the community in relation to all applications. He carefully considers the views of local planning authorities and the local community before deciding to call in an application and feels that this is best achieved after the borough has made a formal resolution at planning committee.

In terms of discouraging call-in requests, you mention two mediums for this; the GLA website and the Stage 1 response.

In Stage 1 responses, officers already include a standard paragraph, which makes it clear that the contents of the report are advisory only at that stage: *“There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor’s statement and comments.”*

In response to your recommendation, I have asked officers to expand this paragraph to make clear that call-ins are not secured by request of the applicant and that any lobbying will be formally disclosed in the Stage 2 report. I have also asked officers to draft some wording to publish on the GLA website, which we consider would be most appropriately located under the section describing the Mayor’s planning powers:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/what-powers-does-mayor-have-planning>

#### Disclosure of requests/submissions for or against call-in

I agree with your recommendation and going forward I have asked GLA officers to include specific reference to any request for or against a call-in, or conversely for or against a direction to refuse, in any Stage 2 report, whether formal or informal. I think that this will improve the transparency of the process. We will make it clear on the website that we take this approach and will advise everyone who writes in that we will be reporting in this way.

## **Recommendation 2**

*The Mayor must review the current protocol governing representation hearings for strategic planning decisions at the GLA by the end of January 2020. In particular, community representation needs to be more prominent at representation hearings, based on the experience and feedback from those involved in the hearings conducted since May 2014.*

### Representation hearing

We have been reviewing the formal procedure for representation hearings and site visits. We do not propose to increase the 15-minute time limit for objectors or 15-minute time limit for supporters to collectively address the hearing but – in cases where there are fewer speakers - propose to introduce an expectation that each speaker has up to five minutes to speak. So for example, if there are only two objectors, the total time allowed for them would be 10 minutes. The aim of the procedure is to ensure consistency with the approach at a typical borough planning committee, which this achieves. The time limits for speaking can, however, be extended, and frequently are, at the discretion of the Mayor.

Overall, community representation is already very prominent during proceedings. According to the procedure, this could take the form of 15 minutes of speakers in objection and 15 minutes of speakers in support, plus five minutes for the Council. In my experience it is often more than this. This compares favourably to the 35-40 minute officer presentation and five minutes speaking time for the applicant. Objectors usually also have an opportunity to expand further on their concerns during the Mayor's questions part of the hearing.

The overall feedback we receive in this regard is positive and I firmly believe that community views are fully and properly represented.

### Site visit

In relation to the site visit protocol, we still believe that members of the public should not generally be permitted to attend, for the reasons set out below. The exception to this would be if GLA officers felt it was necessary for the Mayor to enter private land to observe the potential impact of a development.

The principle of the site visit is that it is a fact-finding exercise and not an opportunity to lobby or address the Mayor, unless he asks a direct question. This applies to the applicant and the Council. Indeed the TfL legal officer that must always be present at site visits begins the event with a formal statement forbidding any such approach to the Mayor. The Council is also there as an 'independent' party and can verify, on behalf of the community, that the site visit has been conducted as intended.

Your letter suggests that what is sought by some is a form of on-site debate or extension of the Representation Hearing. If this were to be implemented, the debate would need to include the applicant and the Council, in the interests of fairness. This would become lengthy and difficult to manage from a practical and security perspective.

As such it is proposed to keep the site visit procedure broadly the same. Residents do have the ability to request that the Mayor views the impact of a proposal from a particular location, including on private property, and the Mayor has the discretion to do this. This is consistent with the approach taken by borough planning committees.

#### Formal procedure note and communication

I agree that the procedure note for Mayoral hearings and site visits, now over four years old, needs updating. As part of this, we are including measures in relation to virtual hearings, given the current Covid-19 crisis and the social distancing measures in place. Work to amend the procedure note is in progress.

The GLA is also working on the way it communicates with the community about Representation Hearings and how it can improve the visualisation of proposals.

#### **Recommendation 3**

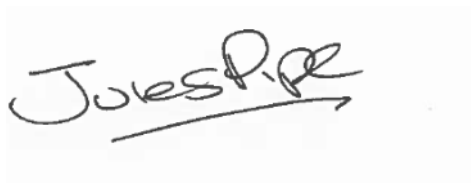
*For all outstanding and future call-ins, the Mayor must make more explicit in the statutory referral report summary exactly how the three specific threshold policy tests for call-in have been applied. This would help London local communities understand why a planning decision has had to be taken at mayoral, rather than local, level.*

All Stage 2 reports recommending call-in set out a detailed analysis of how they meet the statutory tests. The Mayor's powers in this area are significant and this is reflected in the fact that no Stage 2 decisions to call-in planning applications have been legally challenged on the basis that they are not of strategic importance.

The report front sheet sets out a summary of the relevant legal tests and whether they are met. I recognise that this can seem quite legalistic in its approach and I think that we can make it clearer what the key considerations are, in a way that is more accessible and transparent to a lay person. I have asked GLA officers to explore how we can amend the report front page summary going forward to be less opaque and legalistic, so that it is clear to the reader why the Mayor has intervened.

I am pleased that you agree that strategic planning applications deliver real benefits for Londoners. I trust that the above responses are helpful in addressing the transparency of the call-in process and reassuring you about community representation.

Yours sincerely,

A handwritten signature in black ink that reads "Jules Pipe". The signature is written in a cursive style with a horizontal line underneath the name.

**Jules Pipe CBE**

Deputy Mayor Planning, Regeneration & Skills

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# Subject: Impact of the COVID-19 Crisis on Local Planning Authorities

**Report to: Planning and Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 14 July 2020**

**This report will be considered in public**

## 1. Summary

- 1.1 This report sets out the background information for a discussion with invited guests on the impact of the COVID-19 crisis on local planning authorities in London.

## 2. Recommendations

- 2.1 **That the Committee notes the report as background to putting questions to the invited guests and the subsequent discussion.**
- 2.2 **That the Committee delegates authority to the Chair, in consultation with the Deputy Chair, to agree any output from the discussion.**

## 3. Background

- 3.1 Urban planning in London is facing a period of unique challenges as a result of the COVID-19 crisis, necessitating rapid changes to the way the planning system functions. There is an acute need to continue processing planning applications given the potential role that housing and infrastructure development could play in stimulating an economic recovery. One of the sector's key concerns is the impact of delays on the planning application process, and the expected resulting backlog.<sup>1</sup> However, advocacy groups highlight that the role of community groups in informing local planning decisions should not be distorted in the process of adapting to the crisis.<sup>2</sup>
- 3.2 In order to allow decision-making processes to continue despite social distancing requirements, emergency legislation allows for Local Planning Authority (LPA) committee meetings and consultations to be held virtually for a temporary period, and LPAs are encouraged to consider delegating committee decisions to officers where appropriate.

<sup>1</sup> [Pragmatic and prepared for the recovery](#), RTPI, May 2020

<sup>2</sup> [Press Release From London Forum Of Amenity and Civic Societies, CPRE London, Just Space and Friends Of The Earth](#), 27 April 2020

- 3.3 Normally, both developers and LPAs undertake consultation with local communities prior to approving major planning applications. With normal consultation practices inhibited by social distancing, questions have been raised about whether communities will be adequately consulted as there will be reduced opportunity to contribute either in person or by traditional mail. On the other hand, increasing the use of technology in the consultation process may offer opportunities to improve engagement with people who have previously been less likely to participate.
- 3.4 Additionally, in hopes of assisting developers with cash flow issues, the Government has proposed changes to developer contributions such as the Community Infrastructure Levy (CIL) and encouraged further flexibility with Section 106 (s106) contributions. CIL payments enable local authorities to deliver the infrastructure needed to support development in their area. S106 contributions are negotiated between the local authority and the developer, and can pay for anything from new schools or clinics to roads and affordable housing. There are concerns that deferrals of s106 payments could hamper affordable housing delivery at a time when it is expected demand for such housing will increase.<sup>3</sup>

## **4. Issues for Consideration**

- 4.1 The Committee may wish to consider:
- What further changes or flexibilities should be added into the planning system in order to better respond to the COVID-19 crisis?
  - How are developers and local London councils facilitating community engagement in the face of social distancing requirements?
  - How can developers and local councils enable input from people who have less access to technology?
  - Has the crisis highlighted any aspects of the planning system that would benefit from reform in the longer term?
  - What might be the impact of the changes made in relation to CIL and s106?
- 4.2 The following guests have been invited to attend the meeting and participate in the discussion:
- Bethany Cullen, Head of Development Management, London Borough of Camden;
  - Victoria Hills, Chief Executive, Royal Town Planning Institute; and
  - Peter Eversden, Chairman, London Forum of Amenity and Civic Societies.

## **5. Legal Implications**

- 5.1 The Committee has the power to do what is recommended in this report.

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<sup>3</sup> [Housing sector fears government's Section 106 changes could hamper affordable housing delivery](#). Inside Housing, 14 May 2020

## 6. Financial Implications

6.1 There are no direct financial implications to the GLA arising from this report.

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### List of appendices to this report:

None

<b>Local Government (Access to Information) Act 1985</b>
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List of Background Papers: None.
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<b>Subject: London Plan Update</b>	
<b>Report to: Planning and Regeneration Committee</b>	
<b>Report of: Executive Director of Secretariat</b>	<b>Date: 14 July 2020</b>
<b>This report will be considered in public</b>	

## 1. Summary

- 1.1 This report sets out the background information for a discussion with invited guests on the topic of the current status of the forthcoming London Plan.

## 2. Recommendations

- 2.1 **That the Committee notes the report as background to putting questions to the invited guests and the subsequent discussion.**
- 2.2 **That the Committee delegates authority to the Chair, in consultation with the Deputy Chair, to agree any output from the discussion.**

## 3. Background

- 3.1 The draft London Plan was considered by a formal Examination in Public (EiP) between 15 January 2019 and 22 May 2019. This was led by independent Inspectors appointed by the Secretary of State for Housing, Communities and Local Government. The Inspectors then issued their report and recommendations to the Mayor on 8 October 2019. After consideration of the Inspectors' recommendations, the Mayor issued his Intend to Publish London Plan to the Secretary of State on 9 December 2019.
- 3.2 On 13 March, the Secretary of State wrote to the Mayor to direct changes to his Intend to Publish London Plan. The Mayor responded to the Secretary of State on 24 April, outlining that he has instructed his officials to start conversations with the Ministry for Housing, Communities and Local Government (MHCLG) officials about the directions, and stating that he is likely to make some amendments to the directions to ensure that they are workable in practice.

## 4. Issues for Consideration

4.1 The Committee may wish to consider:

- What progress has the Mayor made on negotiating the Secretary of State's directions for changes to the London Plan?
- What impacts might the COVID-19 crisis have on this process?
- How might the negotiated changes impact on the Mayor's ambitions for London?

4.2 The following guests have been invited to attend the meeting and participate in the discussion:

- Jules Pipe, Deputy Mayor, Planning, Regeneration and Skills; and
- Lisa Fairmaner, Interim Head of London Plan & Growth Strategies, GLA.

## 5. Legal Implications

5.1 The Committee has the power to do what is recommended in this report.

## 6. Financial Implications

6.1 There are no direct financial implications to the GLA arising from this report.

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### List of appendices to this report:

None

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None.
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# Subject: Planning and Regeneration Committee Work Programme

**Report to: Planning and Regeneration Committee**

**Report of: Executive Director of Secretariat**

**Date: 14 July 2020**

**This report will be considered in public**

## 1. Summary

1.1 This report sets out proposals for the Planning and Regeneration Committee work programme.

## 2. Recommendation

2.1 **That the Committee notes its work programme as agreed under delegated authority by the Chair of the Oversight Committee on 13 May 2020.**

## 3. Background

3.1 The Committee's work programme is intended to enable the Committee to effectively fulfil its role in holding the Mayor to account: to examine and report on matters relating to spatial development, planning and regeneration in London and to lead on scrutiny of the Mayor's Spatial Development Strategy ('The London Plan').

3.2 The Committee's work involves a range of activities, including formal meetings with the Deputy Mayor for Planning, Regeneration and Skills and other stakeholders, site visits, written consultations and round table meetings.

3.3 The Committee receives a report monitoring the progress of its work programme at each meeting.

## 4. Issues for Consideration

4.1 The Committee's work programme was formally approved under delegated authority by the Chair of the GLA Oversight Committee on 13 May 2020 and has been designed to proactively examine issues of interest arising from the Covid-19 crisis.

4.2 The topics for the July 2020 meeting are set out in the table below.

<b>Meeting date</b>	<b>Main agenda items</b>
14 July 2020	To discuss the London Plan following directions given to the Mayor by the Secretary of State in March 2020  To consider how issues arising from the Covid-19 crisis, including new advice for local government from MHCLG, are impacting borough planning departments.

4.3 The future work programme and formal meeting timetable will be confirmed in due course.

## **5. Legal Implications**

5.1 The Committee has the power to do what is recommended in this report.

## **6. Financial Implications**

6.1 There are no financial implications to the Greater London Authority arising from this report.

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**List of appendices to this report:** None

### **Local Government (Access to Information) Act 1985**

List of Background Papers:

Member Delegated Authority Form 1176 Approval of Work Programme

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