

Subject: Planning Committee Work Programme 2015/16

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 June 2015

This report will be considered in public

1. Summary

- 1.1 This report sets out the Committee's previously agreed priorities for business, and a list of topics that may form the basis of developing a work programme for the coming Assembly Year.

2. Recommendations

- 2.1 **That the Committee notes this report which sets out the background and priorities for developing the Committee's work programme for the coming year.**
- 2.2 **That the Committee agrees the details set out in paragraphs 4.1 – 4.14 as the main agenda items for each meeting of the coming year.**
- 2.3 **That the Committee notes the priorities set out in paragraph 3.4 when opportunities for revising the work programme arise in the coming year.**

3. Background

- 3.1 The Planning Committee was re-established by the Assembly at its Annual Meeting on 13 May 2015 with the Terms of Reference as set out on the agenda for this meeting (item 4).
- 3.2 The Committee is scheduled to meet six times in the coming year on the following dates:

16 June 2015	16 July 2015	17 September 2015
17 November 2015	26 January 2016	10 March 2016

- 3.3 A previous BMAC (the former Business Management and Administration Committee) decision established that, if during the year a committee modified its approved work programme and/or number of meetings in response to topical events, and an ad hoc extra meeting was called for, that would be permitted if the Members of the committee concerned agreed; if two or more Members of

that committee did not agree to a proposal for an extra meeting, the matter would be referred to the GLA Oversight Committee for determination.¹

Work plan priorities

- 3.4 In the last Assembly year the Committee used three central aspects of strategic planning policy for managing and prioritising its work programme. The three main areas of policy were:
- Undertaking the work for the revision of the London Plan, the Mayor's 2020 Vision and the Infrastructure Plan.
 - Policy documents/guidance supplementary to the London Plan - these documents (SPGs) are aligned to key issues, including open space, accessible London, affordable London, localism, and liveable world city.
 - Opportunity area frameworks –The Mayor's London Plan identifies 33 Opportunity Areas and ten Intensification Areas, 12 of these have published frameworks and the Committee resolved to review further frameworks as they are published for consultation.
- 3.5 Members are recommended to note these priorities for consideration when opportunities for revising the work programme arise in the coming year.

4. Issues for Consideration

Suggested Planning Committee workprogramme for 2015/16

Alterations to the London Plan – 16 June 2015

- 4.1 On 11 May 2015 the Mayor published for six weeks public consultation two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards. A report elsewhere on the agenda sets out details of these proposals and they form the main item of business at this meeting.
- 4.2 It is likely that, for the remainder of 2015/16, further policy proposals including Supplementary Planning Guidance (SPG) and Opportunity Area Planning Framework Guidance will be published and the Committee may wish to engage in the consultations in line with the priorities set out in paragraph 3.4 above.

Estate regeneration - July 2015

- 4.3 At its last meeting in March 2015 Members touched upon issues relating to the potential for housing estates to deliver increased housing targets through different approaches. A range of design solutions are being employed in London to deliver more homes, increased density and a mix of tenures. These solutions range from smaller scale infill additions to comprehensive redevelopment.
- 4.4 On 12 February the Housing Committee published a report on regenerating housing estates that gives recommendations to the Mayor and Government on best practice for both new-build and renovation schemes for estates. It is suggested that Members use the July meeting to investigate the planning policy implications of these proposals and may wish to hear from key stakeholders on how they will consider the recommendations in light of planned regeneration and new developments in London.

¹ <http://www.london.gov.uk/moderngov/documents/s36184/Committee%20Timetable%202014-15.pdf>

London's relationship with the rest of the south east - September 2015

- 4.5 London's predicted growth will add a further 2 million people to the city within the next 20 years. It is becoming increasingly apparent that options to spread this growth beyond London's boundaries may be necessary for sustainable growth and to relieve pressure on supporting infrastructure. This has been recognised by the Mayor and will form part of the next review of the London Plan.
- 4.6 In January 2015 the Assembly's Conservative Group published a report that suggested creating new garden suburbs outside London in partnership with county councils to accommodate this growth.² Members may wish to use the September meeting to review the various options for managing and co-ordinating London's growth outside the city's boundaries.

Outer London - November 2015

- 4.7 In 2007 the Committee published a major report on London's suburbs.³ The report identified a need for the Mayor and boroughs to do more to boost their town centres, help develop public transport and amenities, and manage the balance between housing growth and the suburban environment many Londoners value.
- 4.8 It is suggested that Members use the November meeting to review a number of issues such as: what has happened to the outer London economy and town centres?; has the Mayor's High Street Fund been effective?; what is suburban London's potential to accommodate new housing?; and will the next Mayor need to ensure the London Plan has a stronger emphasis for sustainable growth in Outer London?

GLA land and other public sector property assets - January 2016

- 4.9 The GLA owns a portfolio of 181 land and property assets across London, covering more than 650 hectares. Most of these assets are either currently being disposed of, or are marked as for future sale. However, in February TfL launched a process to bring forward up to 50 sites with around 10 million square foot of development potential.
- 4.10 The new London Land Commission has been tasked with identifying further public sector brownfield land that is no longer needed in London. It must ensure that all of the capital's brownfield sites are developed and help meet its target of over 400,000 new homes by 2025. The Government will provide £1million to help establish the Commission which will be jointly chaired by the Mayor and a Government Minister, with representatives of public bodies.
- 4.11 It is suggested that Members use the January 2016 meeting to review how the Mayor has used land under his control to further strategic policy objectives and the progress that is being made on the TfL property development programme? The work would build on and complement work planned by the Budget and Performance Committee by looking at wider implications of the disposal strategy for the London Plan. Members may also explore potential directions for the Mayor his work with the London Land Commission.

Viability of development and the impact on housing targets - March 2016

- 4.12 The National Planning Policy Framework places an emphasis on viability and deliverability in relation to housing. It is specific that "the sites and the scale of development identified in [local] plans should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

² Southern Powerhouse, January 2015 <http://glaconservatives.co.uk/wp-content/uploads/2015/01/southern-powerhouse.pdf>

³ Semi-detached: reconnecting London's suburbs <http://www.london.gov.uk/sites/default/files/semi-detached%20Edit.pdf>

- 4.13 It is suggested that Members use the March 2016 meeting to review how this approach is working in London. Members may wish to review: how is viability being calculated in London's unique economic conditions; what is the impact of viability calculation on the delivery of affordable housing and other social infrastructure?; are there examples of good practice in terms of local authority negotiating?; and how the Community Infrastructure Levy is affecting the viability of development

Other topics – long list

- 4.14 Informal discussions have also produced a long list of further subjects that may be developed in more detail for a longer term workprogramme. These include:
- Flood risk and new development (housing and social infrastructure);
 - The sustainability of tall buildings;
 - The London Infrastructure plan; and
 - Social infrastructure provision.

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.

List of appendices to this report: None.

Local Government (Access to Information) Act 1985
List of Background Papers: None
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