

Subject: Planning Committee Work Programme 2015/16

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 16 July 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 priorities and identified future topics for developing the Committee's workprogramme.**
- 2.2 **That the Committee notes the priorities set out in paragraph 3.4 when opportunities for revising the work programme arise in the coming year.**
- 2.3 **That the Committee delegates authority to the Chair, in consultation with the Deputy Chair, to agree the scope and terms of reference for an investigation into estate regeneration which will form the main agenda item for the next Committee meeting on 17 September 2015.**

3. Background

- 3.1 The Planning Committee was re-established by the Assembly at its Annual Meeting on 13 May 2015.
- 3.2 The Committee is scheduled to meet five more times in the coming year on the following dates:

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

- 3.3 A previous BMAC 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

- 4.1 At its last meeting, on 16 June, the Committee noted the following topics as forming the basis for the year's work.
- Estate regeneration
 - London's relationship with the rest of the south east
 - Outer London
 - GLA land and other public sector property assets
 - Viability of development and the impact on housing targets
- 4.2 The business for future dates is subject to change as the Committee develops proposals for its work. The work programme also provides for the Committee to respond to any matters that arise during the year.

Estate regeneration

- 4.3 There is an urgent need to bridge the gap between London's housing need and the capacity to deliver new homes. The London Plan identifies housing estates as being particularly suitable to generate the increased densities needed.
- 4.4 Members are recommended to use the Committee's next meeting, on 17 September, to consider the planning issues surrounding the policy imperative of increasing housing density on London's estates. The meeting will build upon the Housing Committee's February 2015 report on regenerating housing estates.

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

- 4.5 The Housing Committee report into estate regeneration examined how to improve the process of regenerating housing estates – including the decision of councils or housing associations to either renovate or demolish the estate. The report provides a guide for community groups, councillors and housing professionals to some of the best ways to work together to regenerate estates. Recommendations relate to community engagement in the process of design, finance and process of renewal.
- 4.6 This Committee’s meeting on 17 September would build on the Housing Committee work and previous Planning Committee work that has touched upon issues relating to the potential for housing estates to deliver increased housing targets through different approaches.
- 4.7 Specifically, might consider the range of design solutions that 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.
- 4.8 It is suggested that the main part of the review concentrate on the relative contributions that comprehensive regeneration and small scale / infill development can make to delivering more homes for London and the challenges faced by each.
- 4.9 Some of the issues for discussion might include:
- How do these approaches contribute in terms of numbers and mix?
 - What are the relative benefits of each approach?
 - How do we avoid the mistakes of the past?
 - How can affordable family housing be maximised?
 - How can schemes be delivered with greater speed?
 - Is the London Plan fully supportive?
 - What more should the next Mayor do?
- 4.10 It is recommended that the Committee delegates authority to the Chair, in consultation with the Deputy Chair, to agree the scope and terms of reference for an investigation into estate regeneration which will form the main agenda item for the next Committee meeting on 17 September

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: nil

Local Government (Access to Information) Act 1985

List of Background Papers:

None

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