

LONDON PLANNING & DEVELOPMENT FORUM

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Minutes for the Meeting on Monday 7th December 2015 between 2.30 and 5.30pm. at Colliers International 50 George Street London W1U 7GA. Our host was Jonathan Manns.

Present:

Brian Waters: Chairman
Alastair Gaskin: London and UK Property
Darren Richards: GLA
Duncan Bowie
Gerard Burgess: GLA
Guy Grantham: Colliers International
Jonathan Manns: Colliers International
Judith Ryser: Isocarp/Ugb/Cityscope Europe
Michael Bach: London Forum
Michael Coupe: London Society
Peter Eversden: London Forum
Ron Heath: Living Architects
Tom Ball: London Forum
Drummond Robson: Honorary Secretary and Robson Planning

1. Introductions and Apologies.

The Chairman thanked Colliers International for hosting the meeting with Guy Grantham and Jonathan Manns attending. He also welcomed the speakers: Guy Burgess and Darren Richards from GLA and Guy Grantham. Apologies were received from Andrew Rogers, John Lett, Michael Edwards, Martin Simmons, Bob Dolata and Jessica Ferm.

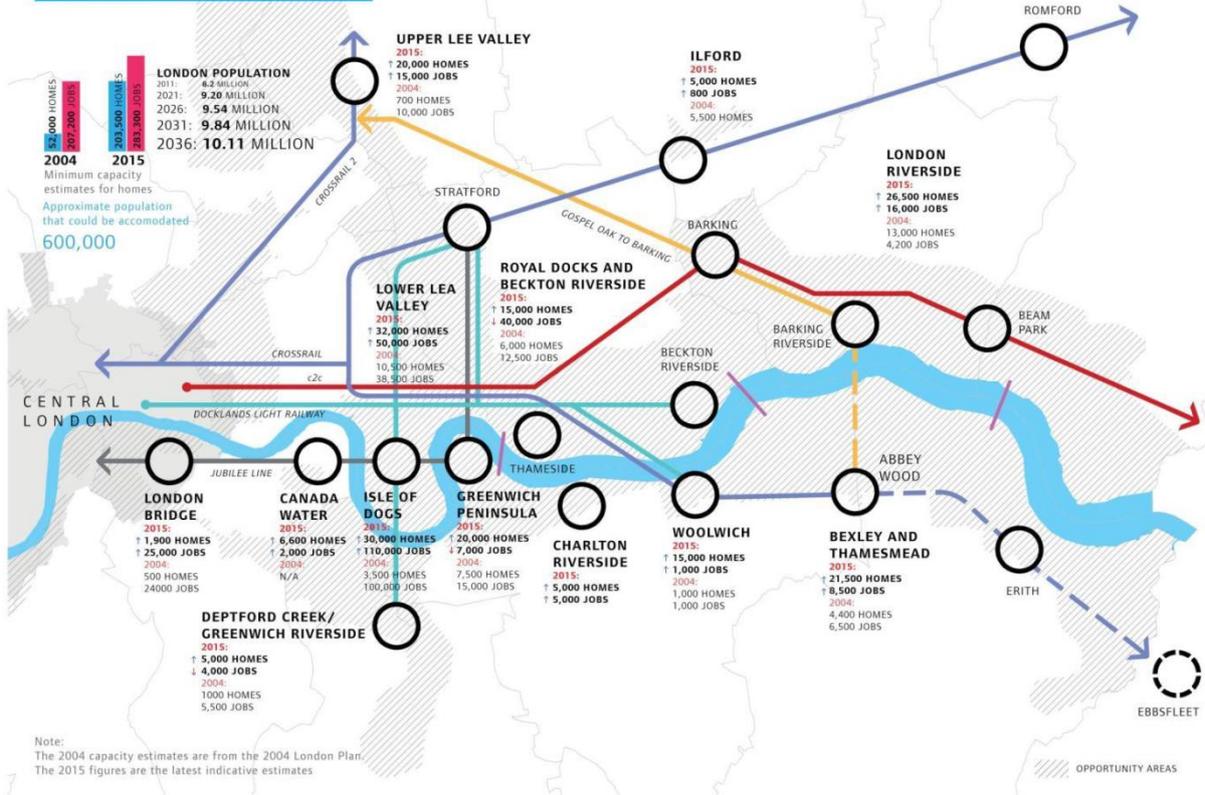
2. DISCUSSION TOPICS

a. **Darren Richards presented the Mayor's proposals for the City in the East.**

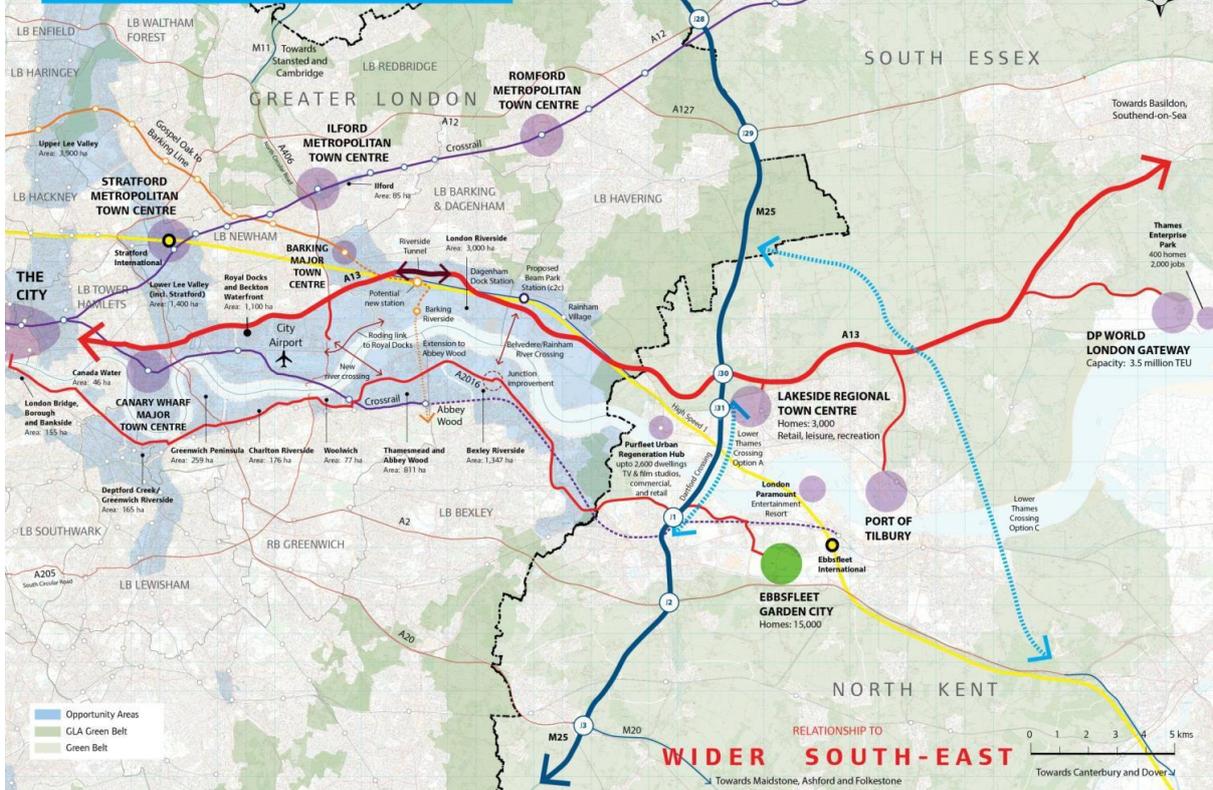
<https://www.london.gov.uk/sites/default/files/City%20in%20the%20East%20FINAL.pdf>

The proposals, predicated on adequate infrastructure improvements assume growth by 2036 from 2004 to capacities of 200,000 new homes for 600,000 people and 250,000 new jobs along the Thameside and Lea Valley Corridors. GB explained that the phasing of these developments has yet to be worked out. He agreed to provide further detail, including how what has been achieved to date, but was not able to do so at the meeting. The proposals had been amalgamated from local plan proposals for the relevant Boroughs of Tower Hamlets, Newham, Barking and Dagenham, Havering, Waltham Forest, Hackney, Haringey, Bexley, Greenwich and Southwark. Key proposals were related to the realisation of Crossrail, Overground extension to Abbey Wood of the Gospel Oak-Barking Line, C2C extension to Barking Riverside and Crossrail 2. Progress is being made in particular in North Southwark, Canada Water and The Greenwich Peninsula linked to Jubilee Line Extension. The Upper Lee Valley Development Infrastructure report has been published. The plan for London Riverside is due to be issued next month for completion by April and an Enterprise Zone plan for the Royal Docks is in preparation. A similar document is in preparation for West London associated with Old Oak. (TfL has now secured €4m funding from the European Commission (EC) to progress the development of options for new London Overground stations in the area).

CITY IN THE EAST NUMBERS



CITY IN THE EAST WIDER SOUTH EAST



Most of the development capacity is within the Opportunity Areas highlighted on the Numbers Diagram above.. These include:

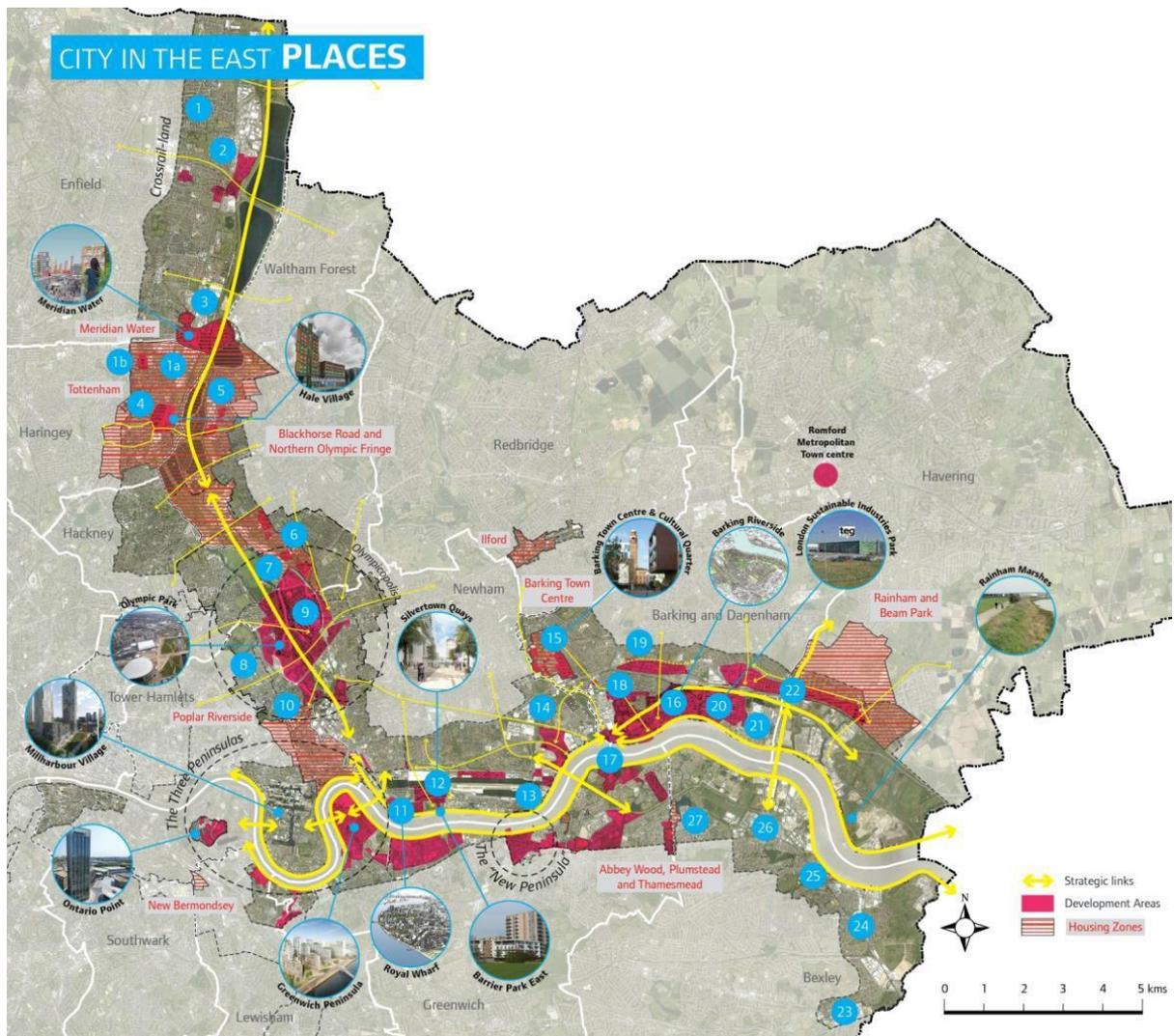
- Barking Riverside
- Silvertown Quays
- Greenwich Peninsula
- the Olympic Park
- Meridian Water

Other sites include the Housing Zones, as proposed by the local borough councils. All these locations are documented in the Cities in the East - Places map, which highlights the regional strategic links that connect these new destinations.

Ron Heath queried the relationship between this work and that for an Estuary Airport. It was clearly impossible at present to be clear on this in view of the debates surrounding the Davies report.

Peter Eversden commented that industrial businesses are moving further out.

Darren Richards showed the distribution of places with planned growth and associated table.



Upper Lee Valley

20,100 homes and 15,000 jobs

1. A10 / A1010 corridor
 - 1a. Northumberland Park
4,500 homes and 4,000 jobs
 - 1b. High Road West masterplan
1,600 homes and 700 jobs
2. Ponders End masterplan
1,100 homes and 700 jobs
3. Meridian Water masterplan
5,000 homes and 3,000 jobs
4. Tottenham Hale District Centre framework
5,000 homes and 4,000 jobs
5. Blackhorse Lane masterplan
2,500 homes and 1,000 jobs

Olympic Legacy

32,000 homes and 50,000 jobs

6. Northern Olympic Fringe
3,000 homes and 110,000 sq. m. commercial
7. Olympic Park
2,000 homes and 50,000 sq. m. commercial
8. Hackney Wick and Fish Island
6,000 homes and 160,000 sq. m. commercial
9. Stratford
12,000 homes and 700,000 sq. m. commercial
10. Southern Olympic Fringe
9,000 homes and 300,000 sq. m. commercial

Royal Docks

15,000 homes and 40,000 jobs

11. Thameside West
12. Silvertown Quays
13. Albert Island
14. Beckton Riverside

London Riverside

26,500 homes and 16,000 jobs

15. Barking Town Centre
16. Barking Riverside
10,800 homes and 65,600 sq. m. commercial
17. Creekmouth
18. Thames Road
19. Castle Green
20. Sustainable Industries Park
21. Barking Power Station
22. A1306 sites including Rainham and Beam Park

Bexley Riverside

21,500 homes and 8,500 jobs

23. Crayford
1,000 homes and 500 jobs
24. Slade Green
2,000 homes and 1,000 jobs
25. Erith
2,500 homes and 1,000 jobs
26. Belvedere
11,000 homes and 5,000 jobs
27. Thamesmead / Abbey Wood
5,000 homes and 1,000 jobs

Duncan Bowie commented that the City in the East was essentially an investment brochure and a basis for supporting bids to Central Government. It was not density compliant with GLA standards nor offering appropriate affordable housing. It is solely seeking to maximise density. The problem it

creates is that it bids up land costs, linked to the Mayor's aim of maximising receipts by releasing land. The GLA officers said that the proposals were a non political investigation.

Michael Bach said that those who are planned for need more certainty. He thought local development orders should be given more prominence in Local Plans.

Brian Waters said that the criterion for preparing the plan derives from a lack of cohesive vision. The downside is that it is more difficult to disaggregate later. Also the area is entering a new era following as there is no longer the need for "smoke stack industry" here.

Drummond Robson said that the Vision can be reconciled with individual schemes and specific planning applications which will be needed to give effect to any vision.

Mike Coups said that London cannot keep expanding indefinitely. The wider south east needs to be included in satisfying growth. The effects of overcrowding with 4 to 5 families in a semi detached house need to be avoided.

Tom Ball said that already London's transport system is at or over capacity. Brian Waters said that this was why Crossrail is being constructed.

SeeVideo: London Infrastructure 2050 17 December 2015 - <https://www.london.gov.uk/what-we-do/business-and-economy/better-infrastructure/london%E2%80%99s-infrastructure-plan-2050-progress#sthash.VdK6z0l2.dpuf>

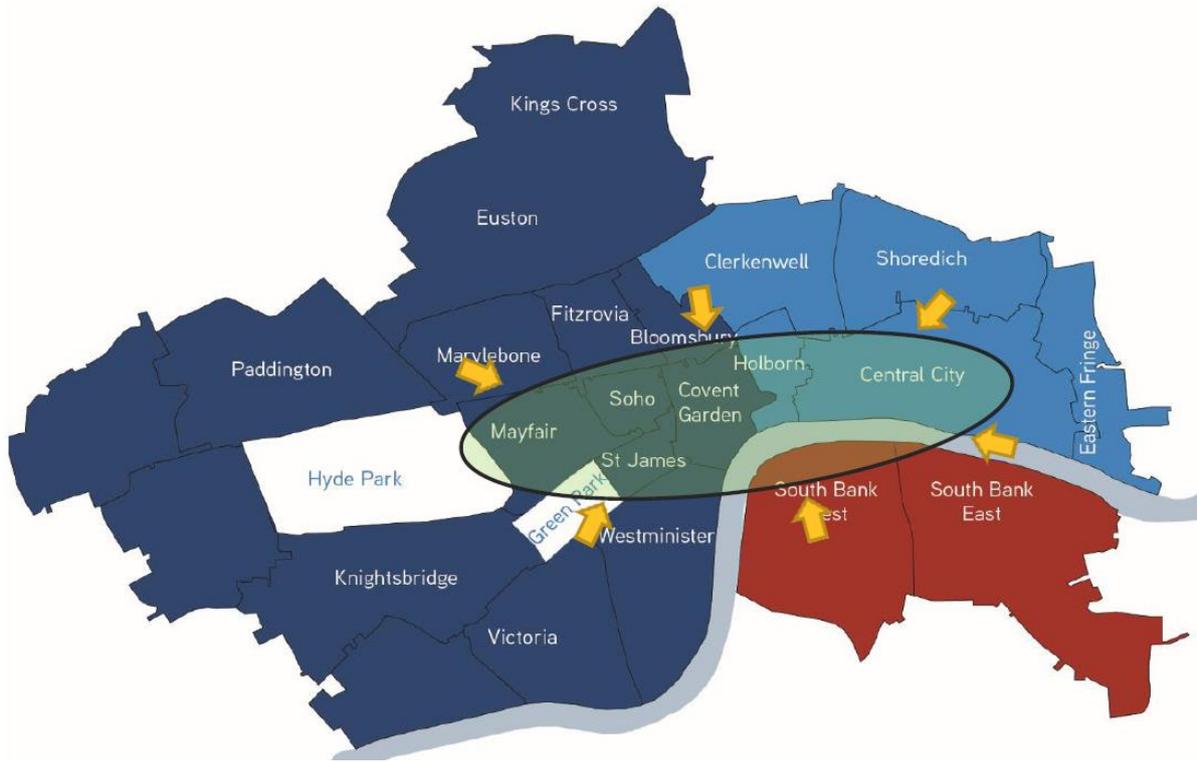
Duncan Bowie asked how was the Mayor funding infrastructure. Darren Richards thought that there should be greater devolution for funding.

Following a comment that Landlords "won't do renting" Darren Richards asked how else will London's housing crisis be solved. Brian Waters suggested that home ownership needs a rethink and there should be a return to greater private renting, currently the poor relation. Starter home discounts should be encouraged.

b. Guy Grantham followed this presentation with "Tales from the East" giving a Commercial perspective on London's growth cores and directions.



The Traditional Core is expanding into new areas from

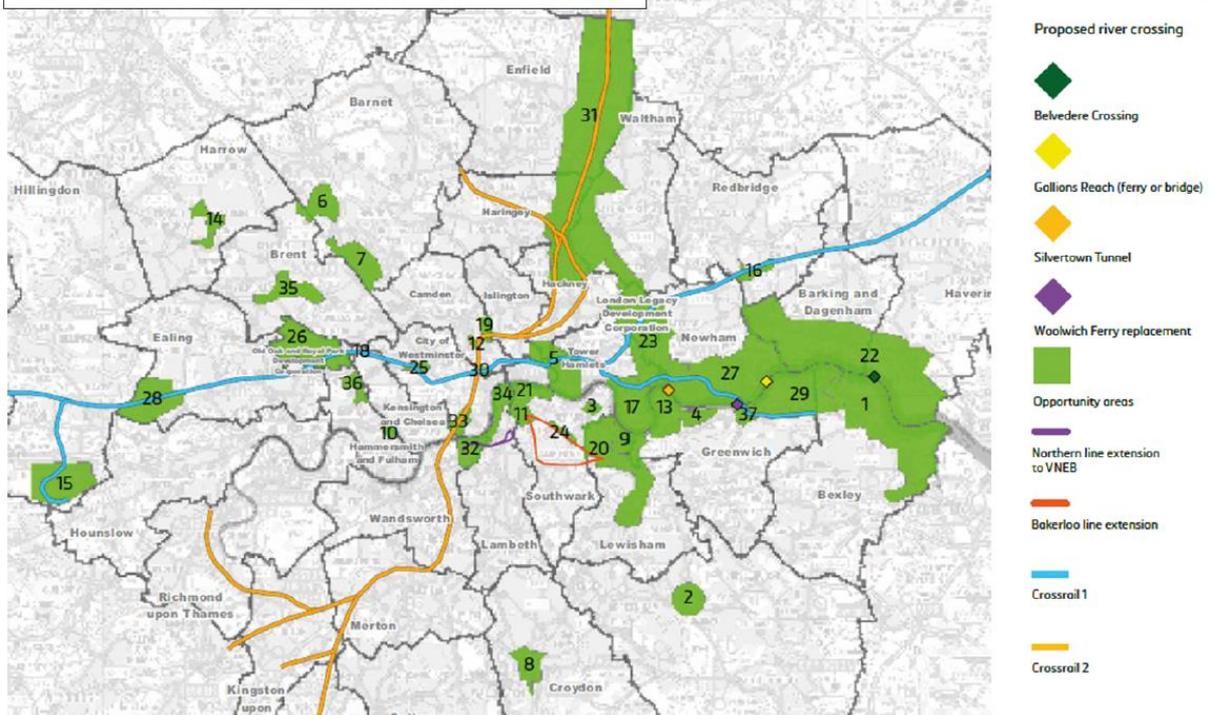


to



However many (principally outer London) areas with capacity for development still have poor transport connectivity.

'£11bn investment in London infrastructure'



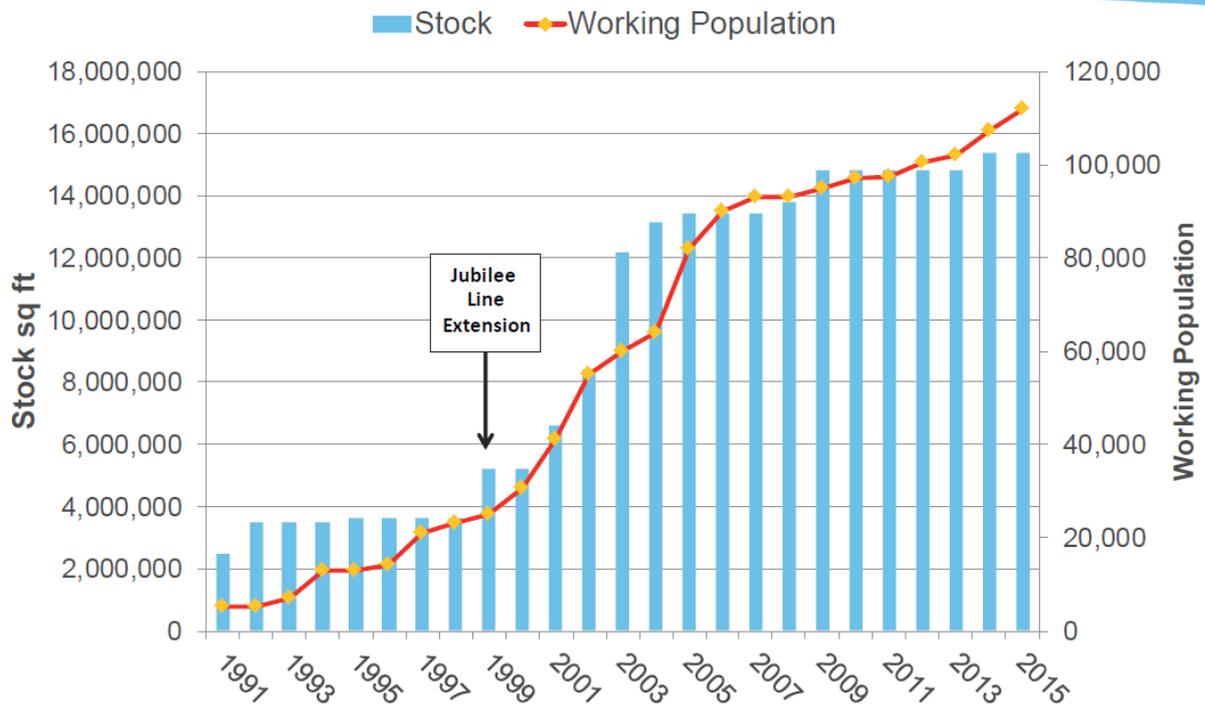
The Drivers of Change are thought to be

- Central London – rapid employment and population growth
- Population will surpass 10 million by 2036
- Employment increase of over 17% to 5.8 million in same period
- GLA estimates that over 40,000 new homes will need to be built pa
- Additional 50 million sq ft of office space required up to 2036

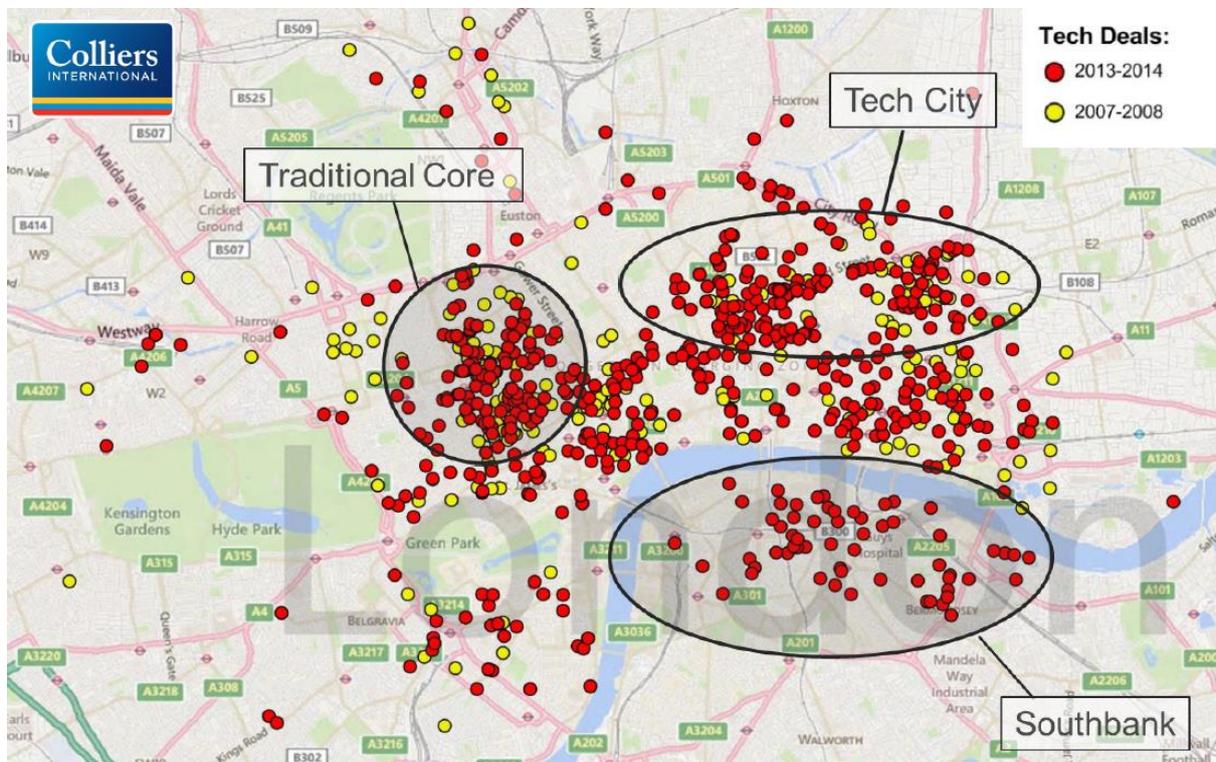


Canary Wharf's stock of commercial floorspace compared with its working population show that following the provision of the Jubilee Line Extension there is now only a 2.6% vacancy rate with no

grey space left.



The demand is mostly for mixed use space and a proliferation of tec and media companies expanding notably into areas of the City, Shoreditch, and Southbank. (Shoreditch now has a 1.8% vacancy rate). Whitechapel is now less attractive than Stratford where new infrastructure will be in place over the next 3 years.



Critical to occupiers is the potential for associated occupiers nearby.

LONDON

LEADER IN DIGITAL TECHNOLOGY

28,000
TECHNOLOGY
FIRMS



48
TECHNOLOGY
BUSINESSES
PER KM²

INNER LONDON
HAS THE HIGHEST
DENSITY OF
TECHNOLOGY
BUSINESSES
IN EUROPE



LONDON HAS
25%
OF ALL THE
TECHNOLOGY JOBS
IN BRITAIN



63%

LONDON ADULTS
OWN A SMARTPHONE

LONDON
HAS MORE
TOP RANKING
UNIVERSITIES
THAN ANYWHERE
IN THE WORLD



91%

USE THE INTERNET AT
LEAST ONCE A WEEK

OVER
450
TRANSPORT APPS
HAVE ALREADY
BEEN CREATED
USING OPEN DATA



DATASTORE
RECEIVES OVER
30,000
VISITS
A MONTH



THE NEW DIGITAL HUB DUE TO OPEN IN
2015 ON THE OLYMPIC SITE WILL



CREATE
7,500
JOBS

£460 million
IN GDP TO THE
UK ECONOMY



WI-FI
AT 150
TUBE
STATIONS
BY 2014



£1 million
FREE WI-FI
FOR LONDON
GALLERIES
& MUSEUMS



£24 million
IN AFFORDABLE
FIBRE BROADBAND
FOR SMES



MAYOR OF
LONDON HAS
CREATED A
£22 million
FUND FOR
TECHNOLOGY
GROWTH
COMPANIES

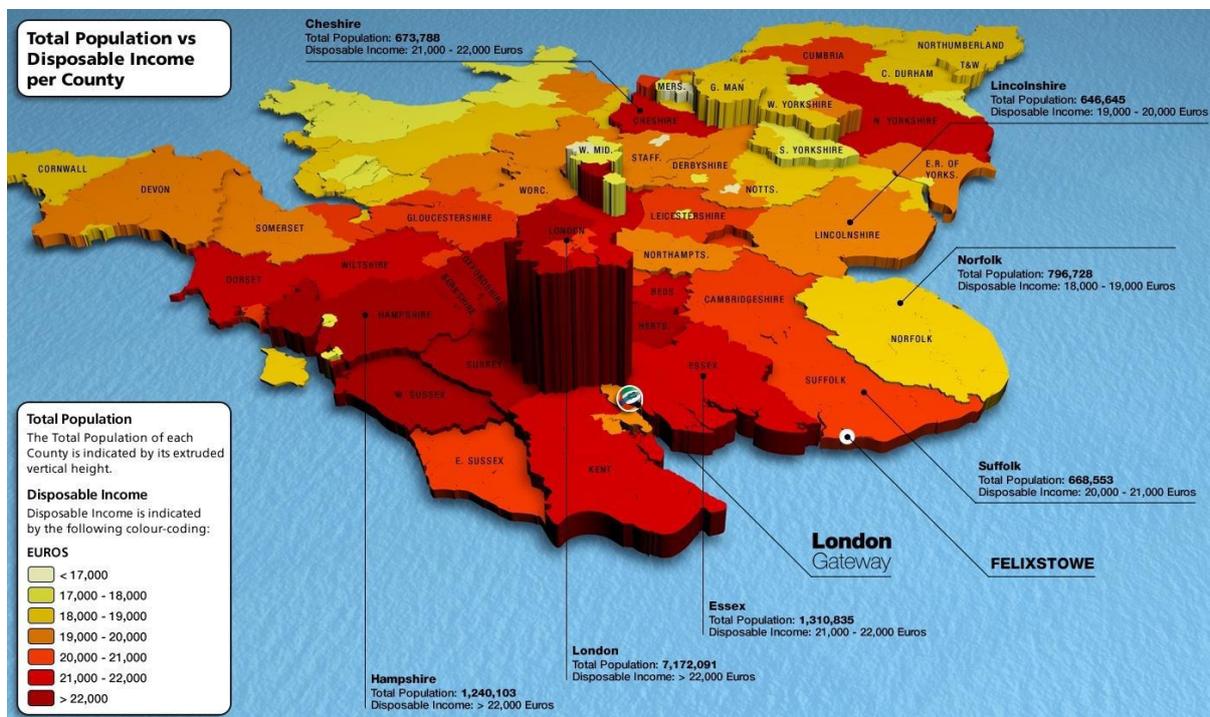
“The fact that many firms are expecting further growth in 2016 shows that this trend isn't transient and the UK is a real launch pad for innovative tech businesses. Investors are seeing the UK as an international talent magnet and a platform to grow or launch their business for a number of

compelling reasons, including the culture, light-touch regulation, supportive Government policies and access to finance.” Sean Duffy, Head of Barclays' Tech, Media and Telecoms team.

The impact of Asian investment from China is already here, linked to the Crossrail corridor in particular and Indian Investment is planned for the Royal Docks.

London Gateway is a development on the north bank of the River Thames in Thurrock, Essex, 20 miles (32 km) east of central London. The project is being undertaken by, Dubai Ports Authority DP World. It comprises a new deep-water port, which is able to handle the biggest container ships in the world, as well as one of Europe’s largest logistics parks, providing access by road and railways to London and the rest of Great Britain.

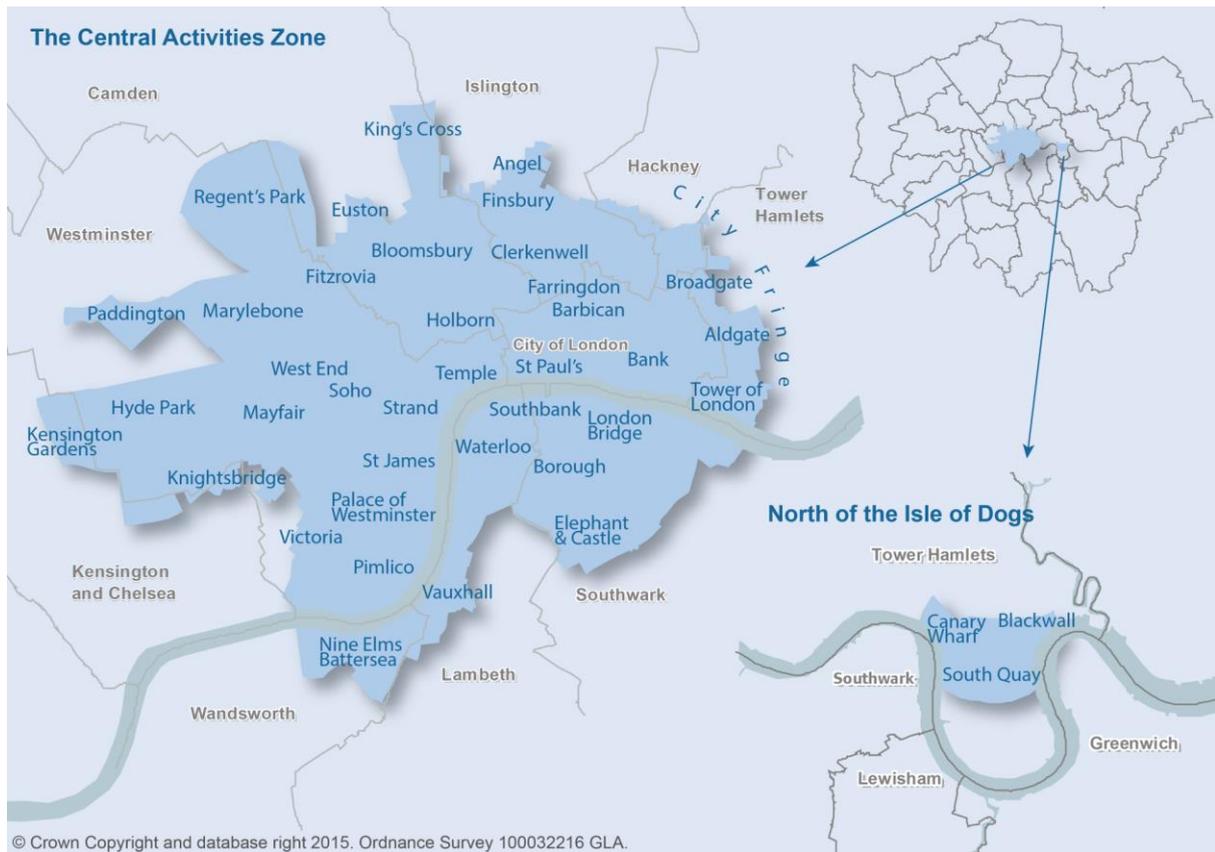
They point out that in justification of their location that the most important component of the supply chain is the consumer. 40% of the population of England and Wales live in London and the south-east.



c. Draft GLA Central Activities Zone Supplementary Planning Guidance. The Topic was introduced by Gerard Burgess GLA.

Guy Burgess explained that this was the first SPG for the Central Activities Zone. It does not form part of the development plan but will carry weight in planning decisions as a formal supplement to the London Plan.

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/draft-central>

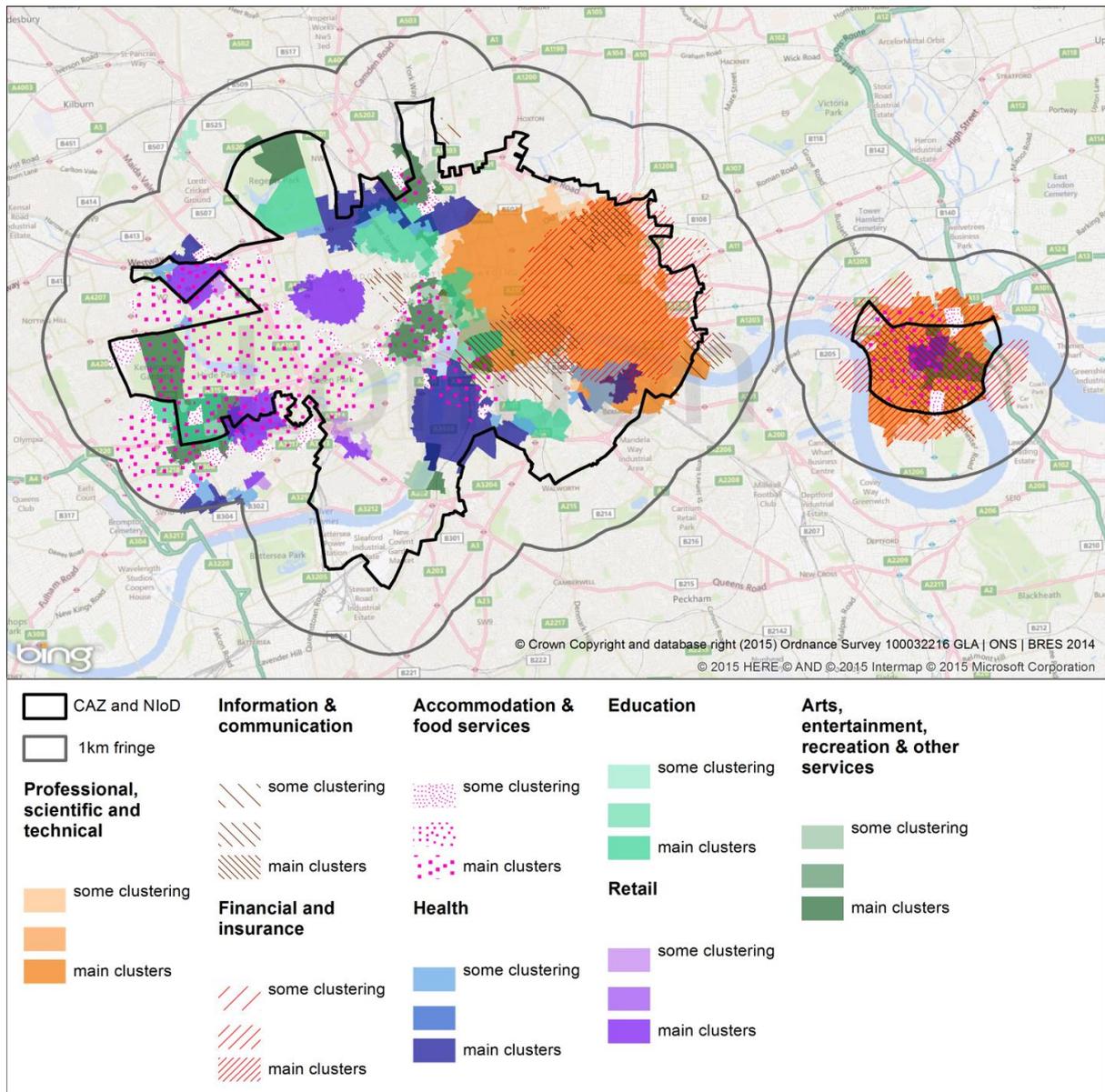


CAZ is a diverse area comprising

- Functions associated with state, Government, Monarchy
- Agglomerations of nationally and internationally significant offices and company HQs
- Science, tech, media, creative and cultural activities
- Higher and further education and research
- Medical and legal establishments
- Arts, culture, leisure and entertainment use/clusters
- Retailing including centres of international importance
- Tourism facilities including hotels/conference
- Other functions including transport, places of worship/ assembly, use of River Thames, Royal Parks, open space.

It accommodates one third of London's jobs and is home to approximately 290,000 residents. Functions benefit from clustered functional links as indicated on the following plan. 1.7 million people are employed in CAZ or $\frac{1}{3}$ of the London total.

GLA Economics has explored the linkages between the City and Canary Wharf as shown in the following cluster plan.



Section 1 highlights include

- Delivering office capacity to support business and employment growth
- Ensuring a co-ordinated response to the Government's office to residential permitted development rights initiative
- Striking an appropriate balance between strategic functions (including offices) and residential in different parts of the Zone.

The London Plan proposes about 3 million square metres growth. Between 2005 and 2009 there was a net increase of 250,000 sq m per year. In the last 5 years 30,000 square metres have been lost in the City Westminster and Camden. Councils have sought to introduce restrictions using article 4 directions to prevent the loss of office space but these take a long time to introduce.

Office /residential balance proposes two distinct areas where residential is not appropriate (Area A)

- Commercial core areas of the City of London
- Commercial core of the north of the Isle of Dogs

In the second area Offices and other CAZ strategic functions should be given greater weight relative to new residential. (Area B) These are

- Other parts of City of London and north of the Isle of Dogs (outside core areas in A above)
- Core parts of CAZ in the City of Westminster including the West End/Soho

- Commercial core areas in the City Fringe/Tech City OAPF
- All other OA/IA (except Vauxhall, Nine Elms, Battersea; Elephant & Castle; and Old Kent Road)
- Identified clusters of specialist CAZ strategic activities, Strategic Cultural Areas (SCA), CAZ Frontages and locally identified Special Policy Areas (SPA)
- All other parts of CAZ except those stated in C below
- *Other locations to be determined through SPG consultation*

In a third area Offices and other CAZ strategic functions may be given **equal weight** relative to new residential (Area C)

- Vauxhall, Nine Elms, Battersea Opportunity Area
- Elephant & Castle Opportunity Area
- Old Kent Road Opportunity Area (parts lying within CAZ)
- Predominantly residential neighbourhoods (with exceptions in appropriate circumstances – for example clusters of specialist CAZ strategic activities, SCAs, SPAs and CAZ Frontages)
- *Other locations to be determined through SPG consultation*

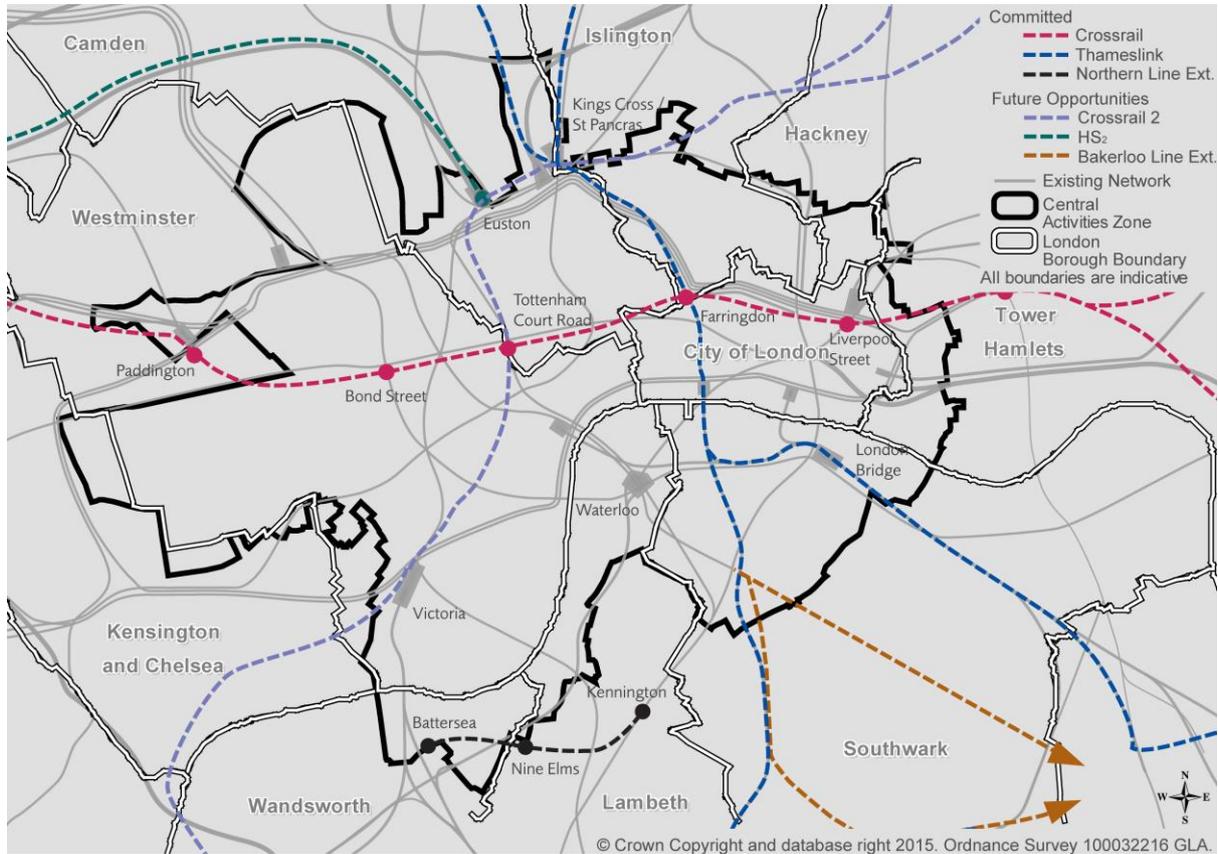
Criteria to consider in local plan policies and planning decisions that involve the loss of office floorspace in CAZ and/or change of use to residential (para 1.3.10):

- Whether office is suitable for long-term viable use
- Whether there is viable long term demand
- Whether there are strong economic reasons why the loss of office floorspace would be inappropriate (eg proposal would undermine primary business function of CAZ or local defined market; prejudice potential to assemble sites for large office floorplates)
- Whether introduction of residential would have adverse impact on existing mix of CAZ strategic functions.

The SPG proposes Management of industrial capacity to meet distinct CAZ needs (section 1.8) and draft research findings



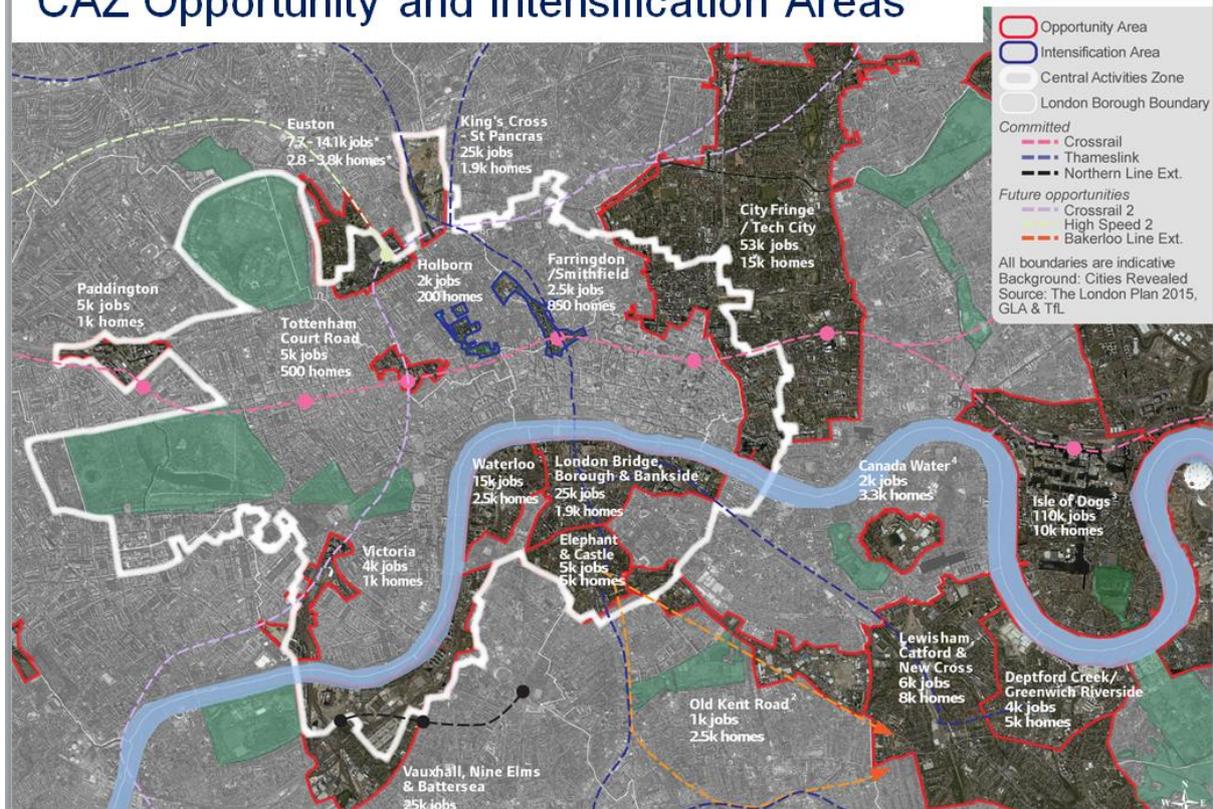
Section 2 of the SPG is concerned with the other CAZ functions. Such as tourism and hotels, retail. Section 3 considers heritage and contextual issues, Section 4 covers Housing and section 5 Transport movement and infrastructure plans.



CAZ Opportunity Areas are both within and outside the area.

Small office growth is taking place notably in emerging new clusters South Bank, Clerkenwell etc.

CAZ Opportunity and Intensification Areas



Michael Coupe suggested that there was insufficient capacity in CAZ for the necessary growth to take place, notably by conversion from office to residential of which only 27% has so far taken place, the rest has been waiting for a greater period of certainty. Meanwhile it is difficult to persuade investors that their money is safe.

Brian Waters said there is a shortage of supply and so this increases the opportunity for value increases.

Peter Eversden said he could not understand why Ministers wish to interfere with London Plan policies and standards. The better the plan the better the chance of realising it. Meanwhile the powers of local authorities to implement their plans are limited and the market rules.

d. LPDF and London Society: Building a Relationship? A Discussion led by the Chairman and Jonathan Manns. <http://www.londonsociety.org.uk/about/>

There was discussion of a paper prepared following discussion between The London Society and Forum Chairman and Secretary. This was circulated to Forum members prior to the meeting. There was no dissent from its general thrust by members unable to attend the 7th December meeting and the discussion at the meeting resulted in clear support for the proposal. Inevitably the relationship should be allowed to evolve to see how it works in practice.

The resulting agreed text is as follows to be agreed by the London Society Executive on Monday 14th December 2015:

The London Society and the London Planning & Development Forum

AIM

To support the London Society aim of "Careful consideration of the development of the Capital city".

Motion

To establish a formal association between the London Planning and Development Forum [the Forum] and The London Society.

Context

The Forum is perceived by some as being in need of reinvigoration. The London Society was in this position from 2012-2014 and has since been successfully re-launched, with an active events programme and high quality Journal. It also provides the Secretariat for the recently launched All Party Parliamentary Group for London's Planning and Built Environment. Both organisations are keen to extend their influence and reach.

Proposal

The LPDF would become an 'Associated Forum' of the London Society, which would provide it with an administrative home and platform from which to reach out to those interested in the built environment.

- **Structure:** The LPDF would continue to operate as currently, associated with the National Planning Forum, independently appointing its Officers. Funding for the LPDF would also continue as currently organised. Planning in London would be maintained as a separate publication, subsidised by subscriptions to the LPDF. The London Society may provide some administrative support to the Forum as appropriate and available.
- **Relationship:** Officers would liaise with the London Society as appropriate to agree items for future agenda. Members of the LPDF would be able to attend the APPG to which the Society is Secretariat. Corporate Members of the Society will be encouraged to join and to attend the LPDF.
- The London Society will become a member of the Forum.
- Forum members are to be encouraged to join the London Society in a personal capacity.
- The appointment of the chairman of the Forum will remain the responsibility of RIBA London Region.
- **Journals:** London Society will make the link to issues of *Planning in London*, journal of the LP&DF, known to its members by newsletter and website using its open subscription; *PiL* is an independent private publishing company (Land Research Unit Ltd owned by Brian Waters, Paul Finch and Lee Mallett) which will continue to be free to publish the proceedings of the Forum. There will be established an informal editorial liaison between *PiL* and the *Journal of the London Society*. Scope for advertorial and editorial contributions would exist as a reciprocal arrangement between the two organisations respective publications.
- **Forum Meetings:** London Society members will be notified of and invited to attend Forum meetings.

3. Minutes of the Meeting held on Wednesday 9 September in Committee room 4 at GLA City Hall The Queen's Walk, London SE1 2AA between 2.30 and 5.30pm. Our host was Colin Wilson, Senior Manager - Planning Decisions.

These were agreed without amendment.

4. Treasurer's report.

The Treasurer asked for clarification of some details of the membership list prior to issuing requests for subscriptions. A meeting involving The Chairman, Treasurer and Secretary after the meeting confirmed the list.

5. Next Meeting

The next meeting of the Forum is to be held on Monday 21st March 2.30-5.30 at the University of Westminster. Our host will be Duncan Bowie. We are due to be in room C279 (Chiltern Block - second floor) Room is big enough for 30-35.

6. AOB

A meeting of the National Planning Forum is scheduled to be held at Dentons , 1 Fleet Place on April 19th 2016. The Discussion is of the new Planning Act proposed in the Autumn Statement.* The Minister has been invited.

***Planning reform in the Housing and Planning Bill 2015-16**

Starter homes

Self-build and custom housebuilding

Neighbourhood planning

Local plans

Planning in Greater London

Planning permission in principle and local registers of land

Permitted development rights

Designation for poor performance

Financial benefits

Nationally significant infrastructure projects and housing

Urban development corporations

Compulsory purchase reform