

A guide to planning, policies and opportunities in London's 33 boroughs

The impact of the Community Infrastructure Levy, radical changes in housing policy imposed by Mayor Boris Johnson and the Coalition, the rapidly approaching arrival of Crossrail, a growing need to rejuvenate town centres means London's 33 boroughs must think harder about their futures. Their plans and ambitions are described in the next 33 pages.

London has always had its own growth agenda. Its rapid expansion in population, revealed in the Census figures demonstrate it has elected to reverse seven decades of decline. Are boroughs acknowledging that evolutionary imperative? Will they seize the opportunity to rejuvenate themselves and take advantage of continuing global investment interest? **Want to find out? Then read on...**

BARKING & DAGENHAM

Building a Better Life for All

By Jim Kehoe

Deputy Chief Planner

Regeneration in Barking & Dagenham continues apace, through a local plan focused on economic development whether through estate renewal, new communities on brownfield sites, or business growth.

The borough is at the heart of the Thames Gateway, and has many of London's most significant brownfield land opportunities including significant amounts of the Greater London Authority's land holdings.

Housing

The borough has one of London's largest council house building and estate renewal programmes. At Barking Riverside, the first new homes have been built with over 700 completions expected before the end of 2014, along with a primary school, community facilities and a start on a secondary school.

At the eastern end of Thames View and William Street Quarter, 477 new homes are being built, through the UK's first totally privately funded affordable social housing scheme. Progress has been made on renewing the Gascoigne, Leys and Goresbrook Village estates where in total 2,000 homes are being replaced, with the first new homes expected to be built in 2014.

New communities are being established at Academy Fields, where 432 of 936 new homes have been completed, Lymington Fields where 193 of 602 homes have been completed with planning for phase two under way.

Business and industry

Business growth is being promoted at the Dagenham Dock London Sustainable Industries Park (SIP), Beam Park, Sanofi Business East sites and in Barking Town Centre.

At the SIP, £10.3 million of infrastructure improvements are under way and permission has been granted to extend the Closed Loop facility, for a 120,000 tonne gasification plant and a 70,000 tonne anaerobic digestion plant. Progress has been made in establishing

a European Union funded research facility on the site in partnership with the Institute for Sustainability. At Beam Park, the council is working with Havering and the GLA to promote an opportunity for a large scale visitor attraction as an anchor use.

At Sanofi the council has approved a masterplan for 100,000 sq m of commercial space including the retention of advanced laboratory facilities for companies active in the research and development, biotech and the pharmaceutical or bioscience sectors.

In Barking town centre, permission has been granted for a development comprising an ASDA superstore which will open in 2015, and 100 new homes. This development will frame Short Blue Place, a new public space, which has recently been completed with the benefit of Outer London funding.



Barking's town square

Planning focus

The planning service is focusing on adopting the borough's community infrastructure levy, publishing planning guidance on betting shops, sustaining the council's Residents Urban Design Forum, and undertaking an economic development study as a prelude to reviewing the local plan.

The council's experience of promoting and delivering development during the downturn has convinced it of the need for a flexible and adaptable planning framework, to seize the opportunities and deliver growth whilst enhancing those qualities which define Barking & Dagenham as a place. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	1	0 within 13 weeks
Minor decisions	44	64 within 8 weeks
Other decisions	125	60 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



BARNET

Forging ahead

Following adoption of the Core Strategy and Development Management Policies documents in September 2012 Barnet has one of the first National Planning Policy Framework (NPPF) compliant Local Plans in England.

Barnet has streamlined its boroughwide planning policy framework, replacing 171 policies from the 2006 Unitary Development Plan with 34 policies in the Local Plan Core Strategy and Development Management Policies documents.

More detail in delivering Three Strand priorities of Protection, Enhancement and Consolidated Growth will be mainly set out in the Site Allocations document, to be launched by mid 2013, and lower tier supplementary planning documents on Residential Design Guidance and Sustainable Design and Construction (launched in late 2012).

Barnet's draft CIL, subject to examination in December 2012, has been set at a single flat rate of £135 per m² of net additional floorspace. It is recognised that this rate may secure less overall income than under Planning Obligation tariffs, but it is considered as a contribution towards ensuring delivery of the fourth highest housing target in London.

Subject to the outcome of the examination CIL adoption is expected by April 2013 with collection to start immediately. To support CIL implementation new guidance on planning obligations, affordable housing and employment, enterprise and training will be published.

Reflecting progress on the Local Plan the Local Development Scheme will be revised in early 2013. The Statement of Community Involvement will be re-worked as a more user-friendly planning document reflecting the Localism Act.

Barnet's strategic approach is to focus on managing development, ensuring that we maintain and build on those qualities that make Barnet such a desirable place to live and work while also helping to create new, socially integrated communities.

To support early delivery of housing on strategic brownfield sites we decided to prepare both the Colindale and Mill Hill East Area Action Plans in advance of the Core Strategy.

Colindale and Mill Hill East: The London Plan identifies Colindale as an Opportunity Area with a minimum target of 2000 jobs and 12,500 homes by 2031. The planning framework for Colindale is set out in the AAP of 2010. Mill Hill East is identified as an Area for Intensification with a target of 3,500 new homes and 500 jobs by 2026. Our AAP for the area adopted in 2009 sets a target of 2,000 homes and 500 jobs by 2024.

Brent Cross/Cricklewood: identified as an Opportunity Area in the London Plan with a target of 20,000 jobs and 10,000 homes focused on a new mixed use town centre which will span the North Circular. A hybrid planning permission for comprehensive regeneration of the area was granted in October 2010. To secure a detailed policy framework for comprehensive redevelopment, UDP Policies for the area have been 'saved' through the Core Strategy. It is considered that comprehensive regeneration will be achieved in accordance with the planning permission. If progress is not made with Phase 1 of the approved scheme by end of 2014 Barnet will instigate a review of the policy framework.

One Barnet

As part of the council's change programme One Barnet which aims to ensure that citizens get the services they need to lead successful lives, and to ensure that Barnet is a successful place the planning service is being outsourced. A new provider is expected to be in place in mid-2013 ■

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New community hospital in Finchley



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	7	43 within 13 weeks
Minor decisions	146	75 within 8 weeks
Other decisions	680	40 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

BEXLEY



By Peter Ellershaw

Director of Environment and Wellbeing Services

Bexley is one of London's greenest and cleanest boroughs. Despite the economic situation and challenging financial environment, the recent adoption of the Core Strategy means that Bexley is on track to deliver 12,500 new jobs and around 5,500 new homes by 2026.

The Core Strategy is focusing growth into key areas. Work is progressing on a detailed policies and sites Local Plan Document, which will lead to the redevelopment of important areas and key sites, as well as co-ordinate infrastructure investment. The council is working towards introducing a local Community Infrastructure Levy in early 2014.

In Belvedere, work is progressing to redevelop vacant employment sites, following a £10.6 million improvement programme. Belvedere's location is attracting a wide range of interest from companies that need easy access to London, Kent and the north. The striking Gypsy Cob horse sculpture by Andy Scott has also helped put Belvedere on the map. It provides an iconic landmark, referencing the town's rich heritage, and helps to brand the area.

Funding secured for the regeneration of Southmere Village and Larner Road will significantly benefit Thamesmead and Erith, helping to bring forward the development of nearly 1,000 new homes.

The regeneration of Southmere Village, previously known as Tavy Bridge, is starting to address the deprivation, lack of community infrastructure and poor reputation that Thamesmead has suffered.

Similarly, funding provided by the HCA is enabling Orbit South Housing Association to kick-start a major regeneration scheme at Larner Road. The estate has suffered from a number of issues, including deteriorating housing stock, poor connectivity and a reputation for crime and isolation. In consultation with the local community, Orbit South have developed plans for



Andy Scott's The Cob sculpture at Belvedere

600 high quality homes, with improved links to local amenities and open space, as well as a variety of tenures.

The development of the Howbury site in Slade Green offers another opportunity to provide new housing and essential community facilities. Redrow Homes has been selected as the designated developer for the site. Redrow proposes to build 380 homes, including a significant number of family homes, plus a play area and open spaces.

Bexley is also planning a new community facility, two new primary schools and six school extensions, to provide essential school places. The Howbury development is a key part in the council's Bexley First programme, which will reduce the number of buildings the council operates from.

To help bring services together, Bexley has started to refurbish and extend a former building society headquarters in Bexleyheath town centre to provide new accommodation. Permission has recently been granted for new housing on the remainder of the site, and for a new supermarket on the existing civic office site.

Partly as a result of funding secured from the Mayor's Outer London Fund, Sidcup is currently benefitting from £1.8m investment to help revitalise the town.

One of Bexley's key issues is providing the transport infrastructure to support the development potential of employment sites, and the sustainability and appeal of new housing sites. Bexley is working closely with central and regional government partners to ensure that the borough maximises the benefits of Crossrail's arrival at Abbey Wood, bus services to key locations are improved and important transport corridors have sufficient capacity. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	5	80 within 13 weeks
Minor decisions	82	72 within 8 weeks
Other decisions	358	93 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



BRENT

Regeneration to provide new homes and jobs, together with the supporting infrastructure, remains a priority for Brent. The main regeneration initiatives are at Wembley, South Kilburn and Alperton.

Brent is continuing to progress its Local Plan. The council has an adopted Core Strategy which proposes a number of housing growth areas, including Wembley which will provide half of the new homes and most of the commercial development. As well as proposing housing-led regenerative development along with provision of infrastructure to support it, the strategy also provides greater protection for many of the better quality suburban areas that surround the growth areas, as well as for open spaces. The Core Strategy is accompanied by a Site Specific Allocations DPD which sets out the planning requirements for over 80 sites around the borough, including opportunities for mixed-use development as well as new and expanded schools and housing sites. The council is now producing an Area Action Plan for Wembley which it expects to submit for examination in summer 2013.

Progress at Wembley

At Wembley, attention is on the development of land close to the Stadium. In the past year a new Hilton Hotel and a student accommodation block, developed by Quintain Estates and Development, have opened. Early 2013 will see the new Park Inn on Olympic Way open.

Work is now well advanced on the new London designer outlet centre, together with restaurants and cinema, which will open in late 2013. Quintain is proposing further phases of new, mixed-use development for land between the Arena and Wembley Park, known as the North West Lands. New shops, leisure uses and a new public square will be part of the mix.

April 2013 sees Brent move into its new Civic Centre, described as the greenest public building in the UK as it will be the first public building to achieve an "Outstanding" BREEAM certification.

Wembley is being developed as a world-class destination well linked to public transport. A key element of the planning strategy is to ensure that the regeneration benefits extend to the adjacent town centre. Within the town centre, work is about to commence on the final



Brent's proposed new civic centre

phase of the Central Square retail and housing scheme, which will include a new hotel as well as shop units.

In 2012 the borough joined with Hammersmith & Fulham, Ealing and Kensington & Chelsea to produce, alongside the Mayor of London and TfL, a new Opportunity Area Planning Framework for land south of Willesden Junction station. It is expected that this will become a major new commercial and residential neighbourhood within London as a result of the proposed new interchange station on HS2 at Old Oak Common. Although most of the new regeneration area is outside of the borough, it is likely to have a profound effect upon areas of Brent close by, especially Harlesden.

South Kilburn

In South Kilburn a £700 million scheme to regenerate and renew the housing estate is well underway. A number of phases of the project are at various stages of planning or construction, while new blocks providing 153 mixed tenure flats on Albert Road were completed in 2012.

Alperton

As well as producing new planning guidance for Wembley, the council has also prepared a masterplan for the Alperton growth area. The masterplan defines and establishes a new canal-side, low-rise, high density neighbourhood, reinterpreting and replacing a low quality, declining industrial area.

Finally, the council's proposed Community Infrastructure Levy has received an examination, and it is expected that it will be adopted by summer 2013. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	9	78 within 13 weeks
Minor decisions	166	80 within 8 weeks
Other decisions	508	84 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

BROMLEY *Building a Better Bromley*

By Jim Kehoe, Deputy Chief Planner

Bromley Council is committed to our vision to Build a Better Bromley, our long term plan to improve the borough. Development plans, control and town centre development are key to delivering that vision.

The Development Control Committee and Bromley's planning staff continue to be among the busiest in the country.

We have many initiatives underway to help us achieve our objectives and we are focussed on delivering the right planning decisions and listening to and working with local residents and stakeholders.

Work is well underway for our new Local Plan, the framework for the development of the borough for the next 15 years, with the first stage of public consultation about locally distinctive issues completed. It will set out a broad vision for the future and identify key local issues for the next stage of the strategy.

The Bromley Town Centre Area Action Plan (AAP) is a comprehensive plan to guide development and improvements in Bromley's town centre over the next 15 years. It was adopted in 2010 and ensures that development will be undertaken in a balanced and coordinated manner. It also protects and enhances Bromley's historic features, and includes significant proposals for retail, leisure, residential and commercial development. Our improvement blueprint is contained our AAP and it looks to build on the successful elements of the town whilst protecting what is important to Bromley.

Key projects outlined in the AAP include the Bromley North Village Public Realm improvements. The circa £5 million scheme, funded in partnership with Transport for London (TfL), will improve and revitalise the historic area of Bromley North. The aim of the scheme is to develop pedestrian friendly, clean and safe open spaces with improvements to the street scene and environment. The scheme starts in spring 2013, with a focus on attracting new independent businesses and specialist retailers.

A landmark development also scheduled for 2013 is at the Westmoreland Road car park site. Known as Bromley South Central, the Cathedral group's plans will see the existing 600 space Westmoreland Road car park replaced with a high quality mixed use leisure development, including a cinema complex, restaurants, cafes,



Top: Bromley Profile and right, Bromley North Church Road corner



retail and residential properties. The project was given planning permission in early 2012.

Plans for Churchill Place, referred to in the AAP as Opportunity Site G, envisage that the site would provide more high quality, mixed-use development in the heart of the town centre. The site encompasses the south of Bromley High Street and stretches from the Churchill Theatre to Ethelbert Road. Once a development partner is selected, it is anticipated that consultation on a master plan will take place.

During 2013, Network Rail completes improvements at Bromley South train station which is important for shoppers and commuters alike. We are also hopeful we can work with developers to bring the old town hall back into use for a hotel and conference centre.

Work has been completed on the £5 million improvements to the Pavilion leisure centre in Bromley town centre. The upgrade is the first major building project since the AAP was agreed. The centre now features a new active lifestyle gym, family play centre, tenpin bowling alley and refurbishments to the changing rooms and reception area.

As the second largest town in the borough, the council has made a commitment to improving Orpington's competitiveness. In addition to high street improvements completed in 2010, the library was successfully relocated to the heart of the town centre in May 2011 with a £1.5 million improvement scheme. We are currently working with businesses to implement a business improvement district in the area. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	11	55 within 13 weeks
Minor decisions	124	57 within 8 weeks
Other decisions	63	72 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



CAMDEN *Delivering a sustainable Camden*

Camden continues to deliver growth and regeneration as major transport and development projects in areas such as King's Cross and Tottenham Court Road are rolled out, alongside council-led estate regeneration schemes. It remains a vital location for new investment.

Our corporate vision for the borough highlights the need to create the conditions for and harness the benefits of economic growth. Through our focus on delivering new homes, jobs and infrastructure, we will ensure new development builds on our strengths and helps to reduce inequality, providing benefits for our communities. These things will continue to make Camden a special place to live, work, study and enjoy.

Delivering growth in Camden

King's Cross/St Pancras is firmly established as the gateway to Europe and one of London's biggest regeneration and heritage projects. Following the refurbishment of the Grade I listed St Pancras International Station, next door at King's Cross the new Western Concourse opened in March 2012. During 2013, the £550m transformation of the station completes, with a new open space created in front of a restored main façade.

The land behind the stations is steadily being transformed as the delivery of the King's Cross Central development continues. The development will provide a vibrant mix of uses in high quality contemporary and refurbished historic buildings. It will also deliver new streets and public realm, such as Granary Square, opened in June 2012. Since June, residents have moved into the first housing scheme in the development: Rubicon Court provides 117 affordable homes, including family accommodation and supported housing.

Euston is likely to undergo significant change in the future, linked to its designation as a growth area and proposals for HS2, which include a London terminus on an enlarged Euston station footprint. Camden is strongly opposed to HS2 due to the significant impacts of the scheme on the borough. However, we recognise that if HS2 goes ahead we need to get the best deal for Camden. We are therefore working with TfL and the GLA to produce the Euston Area Plan, which will respond to the potential impacts of HS2 should it proceed. It will also provide a framework to shape change in the area, which is needed whether or not HS2 is taken forward.

Tottenham Court Road will also experience change



The refurbished St Pancras Hotel

over the next decade. In the St Giles area, a 68,000 sqm mixed use development has now been completed, which heralds the transformation of the area that will follow completion of Crossrail works. We are currently working with TfL on a new public realm project which will create new and improved streets and spaces, including on St Giles High Street, Tottenham Court Road, Gower Street and Princes Circus.

Nearby, the emerging Fitzrovia Area Action Plan seeks to ensure that development addresses the balance between residential, institutional and commercial uses. A number of mixed use development and refurbishment proposals are in the pipeline, which will deliver new homes, commercial uses and open space.

Community Investment

Camden's long-term Community Investment Programme seeks to enable more efficient use of council property assets and facilities, whilst allowing the release of assets to enable reinvestment to improve housing stock, schools and to deliver real improvements to the borough. Projects already under construction include a 53 home regeneration scheme at Chester Balmore, and Netley School, which will include new and improved educational facilities and 80 new homes.

Neighbourhood planning

Camden is leading work in neighbourhood planning. Seven areas are already progressing in preparing neighbourhood plans, with others on the way. We have established a package of support for local communities combining direct officer time with a published Guide to Neighbourhood Planning in Camden, and online resources. The borough has recently been recognised for best practice in neighbourhood planning. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	15	92 within 13 weeks
Minor decisions	349	82 within 8 weeks
Other decisions	458	86 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

CITY OF LONDON

The City is home to 9,000 residents and is the destination for over 350,000 people who commute to the City to work. Planning in the City involves creating the space for its long term expansion as an international financial and business centre, with the workforce projected to reach 428,000 by 2026.

This aim has led to the evolving cluster of tall buildings, such as the Gherkin and Heron Tower to the east of the City, which have created new landmarks. One New Change has provided a new retail and leisure attraction at the heart of the refurbished Cheapside, the City's high street.

The City is also home to significant landmarks, such as St Paul's Cathedral, Leadenhall Market and the Royal Exchange and planning must seek to respect such buildings and their settings as part of 21st century City. An important consideration in many City developments is ensuring that the City's important safeguarded and recorded.

Despite the global economic climate, new development is still taking place in the City. New towers are under construction at 20 Fenchurch Street (the Walkie Talkie) and at 122 Leadenhall (the Cheesegrater). Major new office schemes are being built at 5 Broadgate for UBS, and at the Bucklersbury site for the London headquarters of Bloomberg.

The landmark shopping and office scheme at One New Change has opened, complemented by major environmental enhancement works to Cheapside. A number of new hotels have opened, are under construction or permitted in recognition that the City has evolved as both a business and a visitor destination.

The City is keen to promote activities that improve the public realm whether through the introduction of public art or the simple introduction of tables and chairs. The current programme for delivering sustainable streets will enable the City to meet diverse needs in terms of growth, climate change and the City's position as visitor attraction in central London.

In 2012 it completed its public realm enhancement strategy around St Paul's Cathedral including the provision of a major new open space on a former coach park.



Land Securities' One New Change development

The pace of change means that some buildings constructed just twenty years ago are already considered for renewal. In 2011/12 there were 127,000 sq m of new office floorspace completed, a further 761,000 sq m under construction and a strategic reserve of 601,000 sq m permitted but not yet commenced.

In September 2011 the City's Local Development Framework Core Strategy was adopted, setting out its approach to sustainable long term growth up to 2026.

In 2012 the City updated its development management policies and combined them with the Core Strategy to form a new draft City Local Plan, due for public consultation in 2013. ■



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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	12	83 within 13 weeks
Minor decisions	52	81 within 8 weeks
Other decisions	86	73 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



CROYDON

On Site & On Its Way

By Mike Kiely

Director of Planning & Building Control

Croydon Council has taken an innovative approach to working in partnership with the public and private sectors to develop five masterplans that balance short-term delivery and long-term public benefit.

Croydon's ambition – as expressed in its emerging core strategy – is to be London's most enterprising borough: a place of opportunity, a place to belong and a place with a sustainable future. The core strategy identifies the Croydon Metropolitan Centre (CMC) in particular as the area that provides the greatest opportunity for positive change and growth. The CMC is seen as having the capacity for thousands of new jobs and homes and the potential for a much improved public realm, with better facilities for retail, business, education, culture, leisure and community uses, underpinned by appropriate infrastructure.

The Croydon masterplanning process began in 2009. At the time, as one of the last boroughs to adopt its unitary development plan, the council was working on the early stages of its successor, the core strategy. During this period, a number of areas in the CMC were already the focus of development interest. The council considered preparing an area action plan to guide development at a more site-specific level, but it was decided that formalising an action plan.

Meanwhile, the council's planning team was trying to introduce a more structured approach to planning that would be inclusive of public sector agencies and private sector interests. It was also focusing on Croydon as one of the mayor's designated growth areas. The mayor's strategy supports Croydon's plan to increase the residential population in the CMC the retail, business and regional transport hub for South London.

Around this time, the East Croydon station area, including the site formerly known as the Gateway (now Ruskin Square), and the West Croydon area were attracting the interest of a number of investors. Others were Mid-Croydon, containing the town hall and civic offices, the site of a stalled large-scale private redevelopment proposal and Fair Field, a council-owned open space flanked by the Fairfield Halls concert venue, Croydon College and a number of other private landholdings, including a 1960's multi-storey car park.

A further area known as Old Town, Croydon's original historic core, has been the intended focus of a masterplan for some time, but has only just received the funding. This area includes the Reeves Furniture store, which was burnt down in last summer's civil disturbances, Surrey Street market, recipient of one of the recent Portas pilot grants, and a number of historic assets alongside the, listed Croydon Minster. The council has been working closely with the GLA to develop an Opportunity Area Planning Framework for the CMC. The document sets out practical steps the council and GLA intend to take over the next 20 years to establish a new community. These include working closely with local residents, businesses, retailers, landowners and developers and an emerging new community to develop the local economy, reinterpret the town centre and provide the essential enabling infrastructure.

The council has also been active in developing its pre-application service. Pre-application models have often excluded dialogue with members as any early comments by members for or against the proposal could affect their ability to consider the subsequent planning application in an open and impartial way. Croydon's answer to this challenge has been to integrate an enhanced pre-application service (the Development Team Service) with the creation of a Strategic Planning Committee to process the largest planning applications and to provide a forum in which developers can present significant pre-application proposals for comment. This enabled members to obtain greater detail and a better understanding of complex development proposals. This frequently provides a much greater insight into the considerations affecting the design and an improved platform for a more informed discussion when schemes come before the committee for decision.

With all these components in place Croydon is experiencing tangible delivery of its plans. A 10,000 sq m speculative office development is out of the ground in Lansdowne Road next to east Croydon Station. Berkeley is building an iconic residential development crowned with a 47 storey tower in the heart of the CMC in Wellesley Road. The Council in partnership with the GLA/TfL are implementing £50 million of public realm and transport improvements, the first signs of which are two new surface level crossings of Wellesley Road and a new station bridge over East Croydon Station. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	5	40 within 13 weeks
Minor decisions	234	67 within 8 weeks
Other decisions	363	77 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

EALING



Ealing's Key Diagram

With a population of 338,400 Ealing is the third largest borough, prosperous for the most part with pockets of deprivation. Ealing's population is expected to continue to grow to 349,000 (142,500 households) by 2026.

New homes are needed in Ealing to accommodate increases in population. There is a shortage of affordable homes for young families to move into, a general problem of high house prices, and too many households that have difficulty in getting access to decent housing.

Ealing has a strong and dynamic economy and is the largest commercial borough in London with over 11,000 businesses and the third highest rate of VAT registrations in London. More than 138,900 people work in the borough including 33,204 who commute from outside. Ensuring there is a sufficient employment land and premises to sustain our businesses and encourage new companies to locate and grow here is a high priority. Heathrow airport provides a total of 5,760 jobs for residents.

New homes, jobs, transport infrastructure, schools, healthcare facilities, open space, public utilities and other community and recreational facilities are needed to support the new population and to improve what is already in the borough. The key challenge is to ensure that development is in the right place. This means that

new development is located to provide the homes that are needed; improve the quality of an area; does not squeeze out local businesses or community facilities needed in the area; and protects what is good about Ealing.

While recession has resulted in a slowdown in development, Ealing will recover quickly because of its historic strengths including its strong mixed economy, location, highly qualified workforce, excellent transport links and environmental quality.

The borough will replace its UDP with its new Local development Framework during 2013, while the Development Strategy covers the period up to 2026.

The vision is to harness opportunities for growth and development and promote improvement in appropriate locations. These locations are primarily along the Uxbridge Road/Crossrail and the A40/Park Royal corridors. These two east-west corridors include Ealing's town centres; Park Royal Industrial Estate - the largest in Europe; and the five Crossrail stations. Crossrail will provide a major impetus for growth and development. These growth corridors and their residential hinterlands overlay a pattern of green and open spaces and this attractive and highly valued environment will be protected and enhanced. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	12	67 within 13 weeks
Minor decisions	190	88 within 8 weeks
Other decisions	75	92 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



ENFIELD

Building a better Enfield

Located in the London-Stansted-Cambridge Growth Corridor, the Mayor of London's largest Opportunity Area and within easy reach of Central London, Enfield is a fabulous location for business investment. Our extensive regeneration plans include a number of excellent mixed-use development opportunities for which the Council is already bringing forward master-plans and planning briefs to facilitate investment and create high-quality sustainable.

Enfield offers great transport connections, outstanding parks and green spaces, a broad range of housing, rich heritage and good quality schools, together with the second largest employment corridor in London.

However, parts also exhibit worklessness, health inequalities and other indicators of deprivation, which are accompanied by some estates are in need of improvement, and vacant or under-used land. We working with our partners to maximise the benefits that will flow from the realisation of these investment and development opportunities.

Meridian Water, a 70ha prime development area the size of the Greenwich Peninsula, is just one of the opportunities Enfield offers. Meridian Water is a unique opportunity to create an exemplar mixed-use eco-neighbourhood, building on a diverse employment and economic offer, utilising green technologies and providing residents with a desirable waterside lifestyle. There are also significant opportunities here for high technology service industries and manufacturing businesses within a protected employment area. Meridian Water will provide up to 5000 new homes and 3000 new jobs. With developer interest already building it is heartening to see the Meridian Water Master-Plan being Highly Commended in the 2012 National Landscape Institute Awards.

There are other substantial redevelopment schemes planned for Enfield Town, in Ponders End where two major schemes are taking shape in the Electric Quarter and at Alma Towers, in New Southgate and at Edmonton Green. We are producing master-plans, working with investors, development agencies and Enfield's diverse local communities to promote both developer confidence and lasting partnerships. These priority



Meridian Water

regeneration areas are also supported by a number of Area Action Plans, underpinned by a Core Strategy Adopted in 2010.

Enfield's growth points for the borough are part of the Mayor's Vision for London, and over 10 -15 years there is an opportunity to deliver 10,000 new homes.

However, we are not just about bricks and mortar. Creating new jobs and making sure that our residents have the capacity and skills to exploit those opportunities is clearly a vital part of what we are doing. We are aiming to deliver at least 8000 additional jobs over the coming years and we want to see local people taking permanent jobs, as well as benefitting from the temporary jobs in construction.

We also want to work with investment partners who share our view that physical development must have the necessary social and economic infrastructure to support planned growth.

We have recently opened a new Oasis Academy and primary school in Ponders End and with more schools rated 'outstanding by Ofsted than anywhere else in the country, Enfield is seeking to improve still further.

Improving transport connections and key community infrastructure is a priority and work is well advanced on the Enfield Community Infrastructure Levy which is to be published for consultation in Spring 2013.

A robust Infrastructure Delivery Plan will ensure comprehensive development will happen in a coordinated manner to build and sustain communities, whilst improving the quality of life of all of our residents.

An enhanced pre-application advice service for developers incorporating Planning, Building Control and the Code for Sustainable Homes ensures that a coordinated and effective service is in place. This will be underpinned by a new Enfield Development Management Document which is due for adoption in 2013. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	5	20 within 13 weeks
Minor decisions	111	50 within 8 weeks
Other decisions	374	61 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

GREENWICH

The Royal Borough of Greenwich is in the midst of one of the largest and most exciting regeneration programmes in the country and has taken the lead and forging partnerships to spearhead regeneration. A key focus in 2013 will be to continue to build on the fantastic momentum of 2012, which has been a flagship year in which the borough won Royal status and was an Olympic Host Borough.

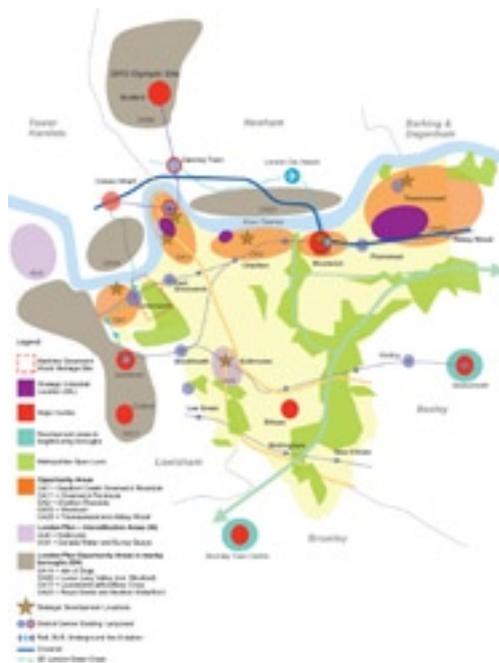
Key priorities are to continue delivering an Olympic legacy bringing lasting benefits to residents, and to continue to find local solutions to the economic downturn. The borough's growth strategy is designed to accelerate economic development and attract further investment into Greenwich. A major element of this has been drawing up masterplans for four key regeneration areas; Greenwich Peninsula West, Charlton Riverside, Woolwich Town Centre and Eltham Town Centre. Two new Crossrail stations are also being delivered, at Woolwich Arsenal and Abbey Wood.

Greenwich Peninsula is seeing major change. The Meridian Delta masterplan comprising 10,000 new homes and 350,000sq m of commercial floorspace has received renewed impetus from a change of ownership. 11 development plots comprising in excess of 3,000 homes are scheduled to be developed by 2019. This will complement the rapid expansion of a new "Digital Hub" – with the borough's own Digital Enterprise Greenwich Centre next door to the world-leading digital institution, Ravensbourne.

The Greenwich Millennium Village development has around 1,095 mixed-tenure homes, a school, health centre, shops and a park. 2,850 homes will be built with the next phase commencing in 2013. Work is also due to start on London's first cruise liner terminal on the west side of Greenwich Peninsula at Enderby's Wharf, as well as 770 new homes and a 251 bed luxury hotel.

In Greenwich town centre parts of the world-famous site have been transformed with the restoration of the Cutty Sark, the re-landscaping of Cutty Sark Gardens and the redevelopment of Greenwich Pier. The University of Greenwich's exciting new Faculty of the Built Environment building at Stockwell Street is under construction.

In Woolwich, the Royal Arsenal site is being transformed into a major mixed-use, mixed-tenure redevelopment with a new Crossrail station and a new



Greenwich Key Diagram

hotel. Over 1,900 new homes are occupied as well as two museums, shops, offices, a health centre, a pub, new pier, new parkland and a riverside walk. On completion there will be nearly 5,000 new homes.

The borough is also bringing forward the Woolwich Estates project that proposes the demolition and redevelopment of three council owned estates comprising over 1,000 homes.

One of the largest regeneration schemes in Europe is at Kidbrooke Village, with 4,000 new homes, community facilities, shops, a hotel and new and remodelled parkland on the site of the Ferrier Estate. Winner of the 2012 Regeneration and Renewal Award for the Best Use of Housing in Regeneration, over 500 homes have been constructed across all tenures with a further 650 under construction.

Greenwich's Core Strategy is submitted during 2013, and expected to be adopted towards the end of the year. It proposes, a number of major transport improvements, the growth of Woolwich town centre and the continued enhancement of Greenwich and Eltham. It will also bring forward Charlton Riverside as one of London's newest residential areas. A Community Infrastructure Levy charging schedule will also be adopted. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	4	75 within 13 weeks
Minor decisions	121	86 within 8 weeks
Other decisions	290	88 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



HACKNEY *Hackney is about People, Places and Quality*



By John Allen

Assistant Director, Planning and Regulatory Services

Hackney Council has an appetite for managed sustainable growth. Through 2012 the council delivered an accelerated programme of LDF documents to enable land and shape future development in the borough.

During 2012 Area Action Plans for the council's four growth areas passed scrutiny by the Planning Inspectorate. The draft Development Management and draft Site Allocations DPDs also underwent consultation, for adoption early in 2013.

We are now concentrating on establishing best practice through design, by developing a number of Supplementary Planning Documents, including a Sustainable Construction SPD that will, as well as setting the bar for a sustainable Hackney, instil best practice in the design of homes, in particular family homes, and seek innovative solutions to housing design in high density urban locations such as Hackney.

Hackney has a steady growing population and as a borough celebrates over a hundred cultural identities. Our Core Strategy embraces the need to accommodate this growth and to manage it in a sustainable manner, reflecting Hackney as a place of creativity, diversity, culture, ingenuity and community.

Places

At its southern end, we have the City fringe, where Hackney meets the City and where our policy landscape builds on the fringe and Tech City location, maximising the potential for new jobs within high quality affordable premises, and where the design of iconic glass and steel towers is shaped to compliment some of the best of the borough's heritage.

Tech City is an initiative supported by Hackney and government partners to enable businesses to grow, find workspace, access funding and take advantage of training and employment opportunities.

To the east, Hackney Wick has an Area Action Plan that maximises Olympic legacy opportunities through job creation, new clusters of high tech industries, a great location for new family homes and implemen-



Architect's impression of homes for social renting at Woodberry Down

tation plans for pedestrian focused connectivity with surrounding parks and neighbourhoods. During 2012, BT Sport announced its planned move to the Olympic media centres; Hackney had pushed for the buildings to become a centre for creative and digital industries for the past seven years, and this is the start of that vision becoming a reality. The iCITY hub will create up to 6,000 new jobs.

To the north, we have Woodberry Down, home to one of Europe's biggest housing regeneration schemes delivering 4,600 new homes over the next 20 years. Throughout the borough the council continues its commitment to delivering affordable housing with an eight-year programme to deliver more than 2,000 homes on 12 estates and sites, for social renting, shared ownership and private sale.

During 2012, plans by Karakusevic Carson Architects for the second phase of the regeneration of the Colville Estate received consent, enabling a further 200 homes to be constructed, following the earlier phase being short-listed for the 2013 Civic Trust Awards.

At the centre of the borough, we have Dalston and Hackney Central where Area Action Plans provide frameworks for investment supported by proactive intervention, enabling the development of high quality mixed use neighbourhoods. During 2012, the Council received planning consent for its conservation focused regeneration scheme for 44 flats and 10 shops at Dalston Lane.

This spatial strategy underpinned by a robust LDF focused on managed sustainable growth provides a solid platform for successful Neighbourhood Planning as the Localism Act unfolds. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	9	89 within 13 weeks
Minor decisions	172	84 within 8 weeks
Other decisions	367	89 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

HAMMERSMITH & FULHAM

The **Core Strategy** was adopted in October 2011 and forms the bases for planning policy in the borough. The vision is to balance preservation with growth. The borough is going for growth in Earls Court, White City and Old Oak – three stations along the West London Line. These three Opportunity Areas should see the creation of 38,000 jobs and 22,000 new homes.

The council's Development Management Service has become the top performing service for the determination of 'Other' applications in the first quarter of 2012/13. This has also been combined with an increased focus on facilitating working relationships between resident groups and developers in the borough resulting in positive outcomes.

The South Fulham Riverside SPD (to be adopted in early 2013) will provide clear guidance for the transformation of the extensive south-facing river front. The vision is to create a new residential-led mixed-use area, integrated with employment, community and leisure.

The transformation has begun with many key sites securing planning permission including the derelict Fulham Wharf/Sainsbury's site. St James have permission to build 149 homes in the west of the area and St George will complete the final stage of the Imperial Wharf development with a mixed use scheme including 489 homes incorporating a tall building. There will be improved access to the river, completion of the riverside walk and upgraded public realm incorporating new public spaces for leisure and recreation fronting the river.

The Imperial Wharf overground station recently opened on the West London line with links to the north and Gatwick. This has improved connectivity, and the Wandsworth Bridge Road/Carnwath Road/Townmead junction will be expanded.

White City is fast progressing plans to provide 4,500 new homes and 10,000 jobs in the industrial area to the north of Westfield. Imperial College London has begun construction on a new university campus focused around bio-medical technologies and student accommodation, while Westfield will provide for homes and further jobs with an extension to the north of the existing shopping centre. Investors Helical Bar/Aviva



Hammersmith and Fulham Key Diagram

have an application being considered for a mixed use scheme to include 1,150 new homes.

Owners of the BBC TV Centre are looking to refurbish the building to provide a mix of uses (leisure, office, residential), while maintaining some BBC activities. Much needed investment is being brought into the area to overcome physical barriers and provide further jobs, housing and key infrastructure including transport improvements, school places, and green space.

At Old Oak in the north, plans are more long term, but boosted by the announcement of HS2, the high speed rail link. The vision is for a "city of new homes, extra jobs and a waterside park along the Grand Union Canal built around a 21st century super-hub station called "Park Royal City International".

The council has been drawing up proposals for introducing the CIL. Full information can be found at www.lbhf.gov.uk/cil.

Hammersmith & Fulham is open for business! ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	5	60 within 13 weeks
Minor decisions	93	69 within 8 weeks
Other decisions	445	72 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



HARINGEY



By Mark Dorfman
Assistant Director
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A Plan for Tottenham, produced in partnership with the Tottenham Taskforce and the GLA, sets out how we will increase the pace of investment, improvement and delivery, focusing on four areas as catalysts for wider area change.

Northumberland Park – a leisure destination, spear-headed by Tottenham Hotspur's stadium-led development, with more high quality homes, retail, office space and community facilities.

Tottenham Hale – a hub for growth with a new town centre: 5,000 new homes, 4,000 jobs, community and commercial services with proximity to Stratford, European markets and central London

Tottenham Green & Seven Sisters – Tottenham Green will be the heart of public life in Tottenham with restaurants, cafes, bars and a sense of fun and community, linked to the gateway development at Seven Sisters. The High Road – at the heart of business and community life, the High Road will be enhanced and revitalised as a beautiful historic high street with new businesses and flourishing shops and leisure opportunities.

Elsewhere in Haringey

Wood Green, Green Lanes and Alexandra Palace: Consultation on a new vision for Alexandra Palace has taken place to explore proposals including improvements to open space, heritage, and arts and culture – including the possibility of a hotel overlooking the London skyline. A new £7m Public Realm improvement scheme along Wood Green and Green Lanes will start in 2013.

The Jobs for Haringey scheme is on target to deliver 50 new jobs and 50 job starts in 2012/13. Targets for 2013/14 include 190 job starts, up to 250 new jobs created and over 600 people engaged in training and support to gain employment.

Town Centre Business Partnerships in Tottenham, West Green, Wood Green/Green Lanes, Muswell Hill and Crouch End received grants to promote business.

Haringey launched its Carbon Commission Report – "A Sustainable New Economy" in 2012 and agreed plans for a decentralised energy company and a building ret-

rofit scheme will be published in 2013/14 along with the third annual Low Carbon Budget Report.

In 2013/14 the council will:

- Adopt a new Local Plan and Guide to Sustainable Design and Construction
- Consult on a proposed CIL
- Consider a new cross-borough Neighbourhood Plan for Highgate
- Consult on introducing an Article 4 Direction to control small Houses in Multiple Occupation

Progress with the LDF

Haringey Local Plan: Adoption February 2013

- Site Allocations Development Plan Document – Draft consultation March/April 2013
- Development Management Development Plan Document - Draft consultation Jan/Feb 2013
- CIL – Consultation on draft submission – March/April 2013, Adoption Autumn 2013
- Sustainable Design & Construction SPD - adopted February 2013

Building Back Better: a brighter future for Tottenham

Haringey Council has unveiled its Plan for Tottenham – an ambitious vision for improvement by 2025.

The plan sets out our ambitions for growth, investment, stronger communities, more high quality housing, improved retail facilities, better public spaces and increased opportunities for everybody who lives and works in Tottenham:

- £41million investment has been secured from the council, Mayor of London and central government
- Planning approval has been given for the £430m Tottenham Hotspur development and the £65m Wards Corner development at Seven Sisters
- Rebuilding work is now underway at the Aldi and Carpentry sites, and Phase 1 of the Tottenham Hotspur scheme has begun
- High Road, Market and Open Space Improvement Projects have begun at Bruce Grove and Tottenham Green
- Continued progress on the £400m Hale Village scheme.
- Enterprise Centre launched at 639 High Road. ■

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Chief Executive

Nick Walkley
Chief Executive



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	1	100 within 13 weeks
Minor decisions	71	73 within 8 weeks
Other decisions	372	74 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

HARROW



By Stephen Kelly
Divisional Director – Planning

Harrow's New Heartbeat

12 minutes from central London, the embodiment of 21st century metroland and a hot-bed of enterprise amongst SME's, Harrow is facing the challenges of economic uncertainty with a newly adopted Development Plan and a confident and deliverable long term vision.

Alongside low crime and a wide range of housing choices – part of the original Metroland ideal – the borough has a demonstrable track record as a small enterprise incubator and is now seeking to capitalise on its exceptional educational offer, strong and diverse and enterprising community and exceptional green space with a development and investment offer second to none in outer London.

With over 1800 hectares of green space, including accessible green belt, verdant and diverse country and urban parks, wide ranging cultural and community facilities, Harrow is a great place to live and the destination of choice for many aspiring families. The borough's "Heart of Harrow" project nevertheless provides over 50 hectares of new development opportunities, including more than 10ha of publicly-owned land, focused on the metropolitan and town centres of Harrow and Wealdstone – with their fast and direct access to central London. The council has committed investment of £3m over the next year in Harrow town centre.

Together with recent permissions on the former Kodak site in Wealdstone, new mixed use developments in Harrow and Wealdstone town centres reflect a growing confidence to match the borough's ambition to play a key part in London's worldwide offer, post 2012.

The council's newly created Environment and

Enterprise Directorate with its focus on integrated infrastructure delivery, the clear development plan context and "development friendly" CIL, demonstrate the commitment of the borough to enable new investment and growth.

The enabling role also extends to the use of a Local Development Order and targeted support to local enterprises to help them to unlock opportunities and encourage enterprise and new business formation across the borough.

Harrow offers a warm welcome to serious investors and developers - from the council and its community of partners in business, education and commerce - evidence the borough's new "open for business" culture.

Local Development Framework

The council adopted Harrow's Core Strategy on 16th February 2012

The Harrow & Wealdstone Area Action Plan, the Development Management Policies DPD and the Site Allocations DPD have been submitted for Examination in Public, scheduled for January 2013. ■

The Draft Preliminary Charging Schedule for the Harrow CIL (scheduled for examination in March 2013) proposes CIL rates of:

Use	Charge per sqm
Residential (Use Classes C3),	£110
Hotel (Use Class C1), Residential Institutions, except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis)	£55
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants & Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Take-aways	£100
Use Class A5)	£100
All other uses	Nil

In 2011/12 the percentage of 'Major' planning applications determined within 13 weeks in Harrow was 58% (57% nationally). The percentage of 'Minor' applications determined within 8 weeks was 74% (71% nationally) and the percentage of 'Other' applications determined within 8 weeks was 86% (82% nationally).

Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	4	100 within 13 weeks
Minor decisions	101	72 within 8 weeks
Other decisions	470	88 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



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HAVING

Having is a dynamic and busy borough in East London where the council continues to successfully deliver its Living Ambitions agenda.

The Having LDF complements the council's well-established regeneration strategies and highlights those areas of the borough where regeneration efforts will be focused as well as ensuring Having remains an attractive place to live, work and visit.

In line with the national planning policy framework, business growth is an important priority for the council. It is expected to be a focus in the new Having Local Plan which will replace the Local development framework in 2013/14.

There is tremendous scope for existing and new businesses, new residential and major leisure opportunities and job creation in Romford town centre and at Rainham which is located in the London Riverside Opportunity Area.

The cultural centre of Hornchurch is the focus of extensive public realm improvements and provides further development opportunities. The council is implementing its "Ambitions" urban regeneration strategy in Harold Hill.

Headed by the council, the Rainham Compass regeneration programme is a multi-faceted regeneration initiative for the regeneration of the London Riverside area, reflecting the area's key role in the wider Thames Gateway. Several important employment, leisure and housing opportunities are promoted in the Council's LDF for this area and include:

- Employment opportunity sites alongside the £40 million Centre for Engineering and Manufacturing Excellence (CEME) are key to rejuvenating London's manufacturing base and encouraging business growth in the Thames Gateway corridor.

The creation of a new East London University Technical college (ELUTEC) at CEME is being setup to help address Britain's critical shortage of engineering talent – vital for the UK's economic growth. DCLG has approved £3.5 million of government investment for manufacturing innovation to support a new High Speed Sustainable Manufacturing Institute at CEME.

- Major leisure opportunities on Beam Park and new commercial and residential development are proposed on surrounding development sites such as Beam Reach. This will include improved community facilities designed around new and existing public transport and integrated with existing communities. It includes a new rail station at Beam Park on the Essex Thameside main line which will serve major new developments.

- The 640ha London Riverside Conservation Park which includes protected marshland habitat will create a nationally significant visitor destination attracting half a million visitors a year in line with the 'Wildspace for a World City' concept promoted by the London Mayor and other stakeholders.

The revival of Romford Town Centre continues apace. More than 25 million visitors and a turnover of in excess of £500m each year provide solid evidence of its sub-regional and local importance.

The main focus of development in Romford over the next 5-10 years will be around major sites to the south and north of Romford Station including employment, residential and mixed use schemes.

The Harold Hill "Ambitions" initiative is a 20-year vision. Improvements include physical, social, economic and environmental projects, together with improvements to service delivery that aim to transform the quality of life for local residents.

The programme includes a new academy school, library, housing, youth centre and a range of other social and physical regeneration projects. Having's development has historically been linked to road, rail and underground provision.

Further improvements will follow from Crossrail, which from 2018 will offer direct access to, and through, central London.

The Council is pressing for the building of a new Beam Park Station in London Riverside. It is also working closely with transport providers to improve public transport services across Having for the benefit of the community. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	11	45 within 13 weeks
Minor decisions	79	71 within 8 weeks
Other decisions	301	89 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

HILLINGDON

Following an Examination in Public in spring 2012, Part 1 of Hillingdon's Local Plan (prepared originally as a Core Strategy) was found to be sound by the Inspector in his report published in July, and was formally adopted by the Council in November, 2012. Work is now proceeding on Part 2 of the Local Plan.

With about 275,000 residents, the borough has a strong economy and excellent transport links. North of the A40 it is semi-rural in character, with Ruislip the main district centre. South of the A40 the borough is more densely populated and more urban in character, containing its main town centres at Uxbridge, Hayes and West Drayton. The population is expected to increase by approximately 12% over the next decade.

Notably, the borough is home to Heathrow Airport; a key gateway for the UK and one of the busiest airports in the world, it is also the second busiest public transport interchange in the UK, with rail, bus and coach links around the country.

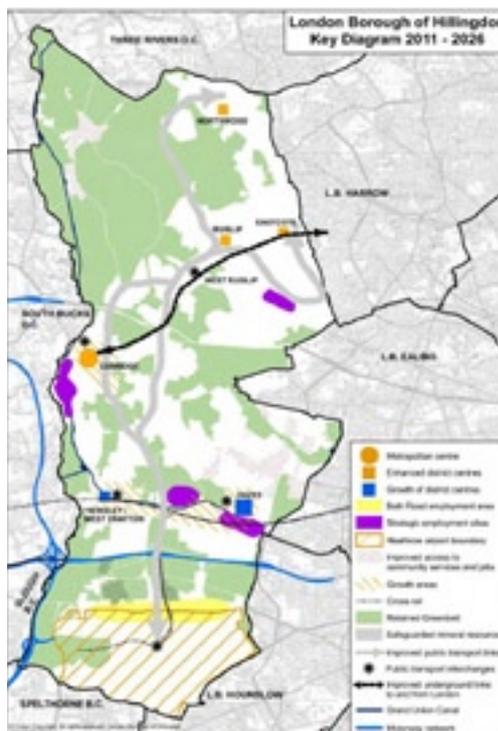
Hillingdon has some of the busiest parts of London's strategic road network including the M4, A40, A312 and the nearby M40 and M25. Whilst providing decent through-access to central London these roads are currently at capacity and bring high levels of congestion and environmental impacts to nearby residential areas and increased journey times for businesses. North to south road and public transport accessibility within the borough is severely constrained.

The arrival of Crossrail will improve rail connections in the borough and be a catalyst for growth and regeneration, particularly around Hayes town centre where the station will be modernised as a public transport interchange.

The status of Uxbridge as the borough's main urban centre (designated as a Metropolitan Centre in the London Plan) will be strengthened. The centre currently supports 100,000 sq metres of retail floorspace and the growth of retail, leisure and employment uses in Uxbridge will be encouraged to support its Metropolitan Centre status.

2012 presented many key challenges to developers in the borough, not least of which was the introduction of the Mayor of London's Community Infrastructure Levy.

To assist developers in advance of the introduction of the Levy, a number of major cases with outstanding S106 agreements were concluded during the final quarter of 2012. Whilst this assisted development, there was a corresponding impact on the borough's planning performance figures for that quarter in Hillingdon. ■



Hillingdon Key Diagram

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	17	65 within 13 weeks
Minor decisions	121	76 within 8 weeks
Other decisions	541	94 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



HOUNSLOW

Hounslow is undergoing some major regeneration which can be seen through a number of large developments across the borough. The Local Plan is emerging and will be out for consultation next year.

A key component of regeneration is the need to invigorate the borough's town centres. In particular, Hounslow and Brentford play a key role in delivering regeneration and growth. A number of major developments have and are being delivered with partners.

Brentford

The council has granted planning permission for a residential-led, mixed-use development at Brentford Lock West which will deliver 520 homes, 7,000sqm of commercial floorspace a waterside restaurant and leisure facilities. Development contributions associated with the scheme will also pay for major public realm and transportation improvements linking the town centre to the Great West Road commercial hub. Phase one of this development is about to be implemented.

Major redevelopment proposals for the town centre have been put forward at the Brentford Waterside/Land South of the High Street site with an application submitted to the council. The comprehensive redevelopment will consist of over 118,754sqm of redevelopment with 900 homes and a mixture of retail, business and leisure uses.

Brentford Football Club has bought the site at Lionel Road in Brentford and is entering into discussions with a view to submitting a planning application for a new stadium in spring next year.

BSkyB, on the Brentford and Isleworth borders, is another large site that has recently won planning permission for a media broadcasting and production campus of 175,000sqm with offices, studios and warehouses.

Brentford will benefit from additional regeneration investment with a programme of public realm works alongside the Grand Union Canal and the north side of Brentford High Street. This project, funded through the Mayor of London's Outer London Fund together with LB Hounslow and local stakeholders, will upgrade the link between businesses and visitors in and around the businesses on the A4 Golden Mile with the heart of Brentford High Street. The proposals will create a safe, well-used, legible and stimulating route for walkers and cyclists. Construction is due to start during summer 2013, with

the scheme fully implemented by March 2014.

Hounslow

In February 2012 the council adopted the Hounslow Town Centre Masterplan. The council are now working with architects BDP to review the plan in response to strategic changes since February 2012, and focusing on a development brief for phase two of the Blenheim Centre development site.

The review will re-consider options for town centre development and will hopefully be re-adopted in the spring of 2013, and launched at the MIPIM property show in Cannes in March.

As part of ambitious plans to regenerate Hounslow town centre, Hounslow High Street is also being renewed with funding from the Mayor of London's Outer London Fund and LB Hounslow. The £2.75m project aims to be a catalyst for future investment and regeneration, by transforming the High Street into a vibrant and attractive destination; and changing perceptions of Hounslow town centre in the minds of locals, visitors and investors.

The project will provide new paving, seating, lighting and planting, as well as creating spaces for outdoor events and performances. Shop front improvements and cultural events will further refresh and invigorate the High Street. Construction is due to take place from April 2013 to March 2014. ■



Part of Brentford Lock, Isis Waterside Regeneration's 900 home, mixed use scheme

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	6	50 within 13 weeks
Minor decisions	89	58 within 8 weeks
Other decisions	535	76 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

ISLINGTON

Islington is one of the poorest and most socially polarised places in Britain. The council's key objective is to close the gap between rich and poor residents and this focus is enshrined in the council's fairness priority.

The delivery of high levels of affordable housing particularly new family homes is central to the achievement of this priority. The council has developed a programme of council house building.

The council continues to be one of the most successful in London in delivering of new homes. The Census 2011 shows, however, that Islington is now the most densely populated local authority in England and Wales, with 13,875 people per square kilometre. This is 2.7 times the London average (5,199 people/sq km). The council's policies ensure growth does not take place at the expense of the quality of life.

It requires new homes are built to a high standard. In addition, planning policies ensure new development contributes to social infrastructure and that the historic character and human scale of the borough is respected. These policies are based on robust viability evidence.

To help secure new infrastructure the council will consult on its CIL Draft Charging Schedule in early 2013. Development activity is expected to be particularly strong in the short to medium term in the following key areas:

- Archway in the north of the borough where the regeneration of the town centre remains a council priority. Key sites include the land around the Archway Tower/Hamlyn House/Hill House and the UCL/Middlesex University site. A scheme to remove the one way traffic system in the area is in place. The council is working with TfL to take it forward.
- The council is working with Haringey and Hackney councils to develop a masterplan and Supplementary Planning Document for Finsbury Park. It is hoped that the three local authorities can work collectively and with TfL and Network Rail to unlock the enormous potential of this area.
- Development is continuing around Emirates Stadium with the Queensland Road development under construction. Arsenal has also secured consents for a hotel and student accommodation.

- At Old Street, the council is working with the GLA and TfL to deliver the Silicon Roundabout proposal. This project has three elements – a new 'open institute' for the high tech sector; the removal of the one way traffic system; and the improvement of the station.

- Interest in City Road/Pentonville Road continues to be strong particularly around City Road Basin.

- The Royal Mail is preparing to submit planning applications for Mount Pleasant in 2013, and the Council is working with Camden and the applicants.

- Work is in hand to manage the many challenges presented by the Kings Cross development.

The council has recently adopted three SPDs – Affordable Housing Small Sites Contribution, Environmental Design and Streetbook. The Small Sites SPD is crucial in ensuring that smaller developments of less than 10 units provide a financial contribution to affordable housing. A further SPD on Student Accommodation is also in preparation.

An Independent Examination into the Development Management Policies, Sites Allocations and Finsbury Local Plan, taking place in December 2012, will assess the soundness of these DPDs.

The Planning and Development Service is reorganising to ensure it is well equipped to meet the challenges that lie ahead. Following a restructure of Islington's Development Management service and a recruitment drive the focus is on enhancing the customer experience and providing an early input at the pre-application stage. Recent initiatives include establishing a members' pre-application forum, a local design review panel and of planning performance agreements.

LDF progress

- Development Plan: Core Strategy – adopted February 2011; SPDs- Islington has seven SPDs in place including recently adopted SPDs on – Affordable Housing Small Sites Contributions, Environmental Design and Streetbook – adopted October 2012; Emerging Policy documents include Development Management Policies, Site Allocations, Finsbury Local Plan – submitted June 2012 (EIP held December 2012). ■

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Lesley Seary
Chief Executive



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	10	50 within 13 weeks
Minor decisions	119	59 within 8 weeks
Other decisions	299	65 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



KENSINGTON & CHELSEA



The **Core Strategy** was adopted in December 2010. There are no separate site allocations or development management documents, as these are dealt with in the Core Strategy.

A number of partial reviews of the Core Strategy are now underway, addressing local issues as well as ensuring it meets the NPPF criteria of a Local Plan. Basements remain a controversial theme in the borough. A draft policy to replace that in the Core Strategy was issued for public consultation at the end of 2012.

A new policy to protect pubs has also been prepared, which is now at Examination. The role of planning in stimulating economic growth is also being considered through a review of both Housing and Enterprise, alongside the preparation of our CIL charging schedule.

In addition, all the remaining policies in the UDP are being reviewed, and, where appropriate, being wrapped into the Core Strategy.

Public consultation on the Norland Neighbourhood Plan took place in summer 2012. The Norland Society is discussing matters with objectors, before submitting the plan to the council for its final stages.

The Markham Square Society have been working closely with the council on its borough-wide basement review, and have not yet made a decision on whether to pursue a neighbourhood plan.

The council continues to make its case for a Cross-rail station at Kensal for Portobello. An SPD for the sites, which are similar in scale to Kings Cross or Paddington

Basin, is being prepared. Public consultation took place on an issues and options paper in the summer of 2012, setting out that, with a station, upwards of 2,500 homes could be built.

The council is also working closely with the GLA and neighbouring boroughs on the HS2 proposals at Old Oak Common. A draft Opportunity Area Framework is expected in 2013.

Design quality remains central for the borough. The redevelopment of Earl's Court has moved a step closer with the council being minded to grant planning permission, subject to a s.106.

The housing renewal scheme at Wornington Green/Portobello Square is well under way, with the first homes likely to be occupied in early 2013, and a second phase now under discussion. A new academy and a replacement leisure centre were granted planning permission in 2012, with work expected to start on site imminently, for the academy to open in 2014.

Planning permission was also granted for a scheme for over 100 affordable homes linked to the Holland Park School redevelopment, which is expected to start on site expected soon.

Planning briefs are being prepared for the redevelopment of Notting Hill Gate, and for land at the base of Trellick Tower. Both are being progressed with the active involvement of landowners and members of the public in collaborative way. It is expected briefs will be issued for consultation during 2013. ■

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Cllr Tim Colledge

Cabinet Member for Housing and Property

Core Strategy	Adopted December 2010
Site Allocations DPD	Included in Core Strategy
Development Management DPD	Included in Core Strategy

Neighbourhood Plans:

Core Strategy Reviews now underway	
Modern Living and protecting the neighbourhood: seeking reconciliation (Chelsea)	consultation possible during 2013
Norland Neighbourhood Plan (including an updated Conservation Area Character Appraisal)	consultation early 2012 referendum mid 2013



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	1	100 within 13 weeks
Minor decisions	320	67 within 8 weeks
Other decisions	657	58 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

KINGSTON

The planning policy framework in Kingston is in good shape following the adoption in 2012 of the Borough's Core Strategy and the Joint Boroughs' Waste Plan. The latter is a sub-regional plan, prepared with three neighbouring boroughs that identifies sites suitable for waste recycling management facilities to serve future needs of residents. The Core Strategy directs growth principally into three key areas of change – the Tolworth District Centre where regeneration is needed, Hogsmill Valley -an under-utilised area at the heart of the borough - and the borough's key economic driver Kingston town centre, which is London's top-performing metropolitan centre.

The borough's strategy for Kingston town centre is set out in an adopted Area Action Plan, referred to as K+20, but this dates from 2008 which was a far more buoyant economic time, and we are now working with our key business and land owning partners on the 'Shaping Kingston' project to review the town centre's growth potential, and to prepare new plans to accommodate revised growth levels and to refresh the town centre's offer.

A key strand of Shaping Kingston sees the council and funding partners such as TfL, progressing plans to improve key areas of town centre's public realm such as the Ancient Market Place and the railway station gateway. The council sees investment in the public realm as necessary to improve visitor experience, but also as an important catalyst to lever-in private investment and achieve growth. The Thames riverside is another area where proposals for a boardwalk and a new riverside

public space are leveraging in private investment.

The key challenge remains housing delivery, in particular affordable housing delivery, because of the lack of sites and competition for land which drives up values, impacts on viability and reduces 'headroom' for planning obligations like affordable housing. There is also a shortfall of student halls of residence to meet the needs of Kingston University students.

Increasing affordable housing provision the council's top priority and it has lowered its threshold for development schemes that need to contribute from 10 units down to five, and is in the process of revising its Affordable Housing SPD that will guide developers on how affordability will work for schemes of less than 10 units. The borough's other key challenge is the acute shortage of school places, and the need to find sites for primary schools and a new secondary school site.

A key component of sustainable development is the necessary infrastructure to support increased housing and jobs, and we are preparing a Community Infrastructure Levy Charging Schedule. This will be set at a rate that will not discourage new investment.

Local Development Framework progress

Following the adoption of the Core Strategy and Waste Plan last year, 2013 will see the adoption of key supplementary guidance documents for Affordable Housing delivery and Residential Design. Other key documents that will be progressed in 2013 are CIL, the Hogsmill Valley DPD and a Decentralised Energy SPD. ■

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Development Plan Documents	Adoption Date
Statement of Community Involvement	January 2007
Kingston Town Centre Area Action Plan	July 2008
Waste DPD	January 2012
Core Strategy (incl Proposals Map)	April 2012
Affordable Housing SPD	Spring 2013
Residential Design Guide SPD	Spring 2013
Sustainable Transport SPD	Spring 2013
Community Infrastructure Levy	Early 2014
Hogsmill Valley DPD	mid-2014
Gypsy & Travellers DPD	2014/15

Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	3	100 within 13 weeks
Minor decisions	49	69 within 8 weeks
Other decisions	316	83 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



LAMBETH

By Alison Young

Divisional Director for Planning, Regeneration and Enterprise

Lambeth is one of the most densely populated areas in the country and has a rapidly rising population already exceeding 300,000. The London Plan sets out a target of 11,000 new dwellings within 10 years and, despite difficult economic conditions, the borough has continued to attract significant investment.

Future growth in Lambeth is evidenced in the London Plan. There are two designated Opportunity Areas in Lambeth - places where growth will be encouraged - in Waterloo and Vauxhall. Part of the borough is also in the CAZ (Central Activities Zone), which includes the South Bank, a key destination for visitors to London. Further south is Brixton with its strong cultural and independent retail offer. It also has potential for growth facilitated by the council as a major land owner.

Current, pipeline and potential developments in the borough between now and 2026 project 32,000 more jobs in the borough. Total employment growth for a wider area including borough fringes by 2026 could reach 207,500 - offering around 80,000 further jobs in new labour markets easily accessed by Lambeth residents and serviced by Lambeth businesses.

Waterloo is an internationally renowned cultural quarter and tourist destination. Containing half of the borough's jobs, its central location and transport interchange make it a prime business location. Significant investment opportunities include the Shell Centre, the former Eurostar terminal and Elizabeth House, which received a resolution to grant consent in November 2012.

The Vauxhall Nine Elms Battersea (VNEB) Opportunity Area could see 16,000 homes and 25,000 jobs over the next 20 years. Public organisations are working with private sector developers through the Nine Elms Vauxhall Partnership and infrastructure projects include an extension to the Northern line from Kennington to Battersea.

At Vauxhall there is an emerging cluster of tall buildings and an opportunity to create a riverside district centre, one which will put people before traffic. The draft Vauxhall SPD developed with local residents and businesses supports the re-modelling of the Vauxhall gyratory and the creation of a high street. Ten consented schemes, including Vauxhall Tower which is under construction, will provide 2,887 new homes.

The Future Brixton programme aims to use the development of council-owned assets as a catalyst for new homes, employment and low carbon sustainable development. The initial phase will streamline council accommodation around the Lambeth Town Hall area and is supported by a draft SPD under development.

The council aims to form new relationships with other public agencies including neighbouring boroughs, developers, investors, businesses and residents to realise these benefits. The emerging model of the 'cooperative council' provides a unique opportunity to take this participatory approach to growth.

Lambeth aims to give residents greater control of the places where they live, which puts the council in a good position to respond to challenges in the Localism Act, including the neighbourhood planning agenda.

The council is consulting on a Lambeth CIL and is undertaking a partial review of its Core Strategy to ensure consistency with the National Planning Policy Framework.

Over the last five years, Lambeth has exceeded the minimum target figure for new dwellings. With a further five years' supply of homes either under construction or with permission. The borough is delivering London Plan policy requirements through the specific schemes that have been granted permission.

LDF progress

Lambeth is producing a new form Local Plan which will be out to consultation in early 2013 with a view to being adopted by late 2014. This updates the core strategy to reflect changes to national planning policy and addresses issues that have arisen since the adoption of the core strategy in January 2011 including affordable housing, high street uses and area based focus as emphasised by work to adopt three area based SPD's. ■

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Plan/strategy	Consultation	Submission	Adoption
Lambeth Local Plan	Jan/Feb 2013	March 2013	January 2015
Lambeth CIL	Oct/Nov 2012 and March 2013	May 2013	Dec 2013



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	13	8 within 13 weeks
Minor decisions	208	44 within 8 weeks
Other decisions	415	61 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



Renaissance development on Loampit Vale



LONDON BOROUGH OF

LEWISHAM

Love Lewisham

Lewisham is continuing its biggest transformation in a century, and it is in Deptford – the part of the borough closest to the Thames – where change will be greatest.

North of Deptford town centre, a masterplan is focusing on the mixed use redevelopment of several large underused industrial sites. Schemes which received planning permission in spring 2012 include Berkeley Homes' Marine Wharf, which is underway, and Renewal's Surrey Canal: London's Sporting Village. Its centrepiece will be a "regional and local centre for sporting excellence". This area also includes Convoys Wharf, the single largest development site in the borough, its 41.2 acres occupy half of Lewisham's river frontage.

A particular problem in this area is permeability, due to the combination of roads and railway lines and industrial sites. The council has embarked on a long-term programme to improve local walking and cycling routes. Ten routes have been identified which will connect new development sites with existing (and new) community facilities such as schools and colleges, town centres, parks and public open spaces. The first route – which takes in New Cross, New Cross Gate and Deptford railway stations, plus a number of green spaces – has been largely completed, to much positive feedback.

Deptford town centre has also seen a major transformation to help prepare it for the increase in population and demand on local services new developments

will bring. There is a brand-new contemporary Deptford Station, and the town centre boasts new health and leisure facilities including an extension to Wavelengths Leisure Centre and the Deptford Lounge which incorporates a re-located primary school as well as a library and rooms for community hire. The Deptford Lounge in particular has met with much acclaim, jointly winning the Culture & Community category of this year's New London Awards.

Work is now starting on several projects to rejuvenate the High Street and the local market using £1.5 million from the Mayor's Outer London Fund and £600,000 from the council.

Local Development Framework progress

Lewisham's Core Strategy was adopted in June 2011. Lewisham Town Centre Local Plan and the Site Allocations Local Plan were submitted for examination on 28 September 2012 and examination of both plans will take place in January.

A Development Management Local Plan will go through a further options consultation in December 2012 before advancing to a submission version in July 2013.

The council has produced and consulted on a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule, now out to public consultation. This will go to examination mid 2013.

Several local community groups have contacted the council regarding neighbourhood plans. The Planning Service will work collaboratively with local groups to progress neighbourhood planning. ■

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State of the Local Development Framework

Item	Status	Timeline
Core Strategy	Adoption	June 2011
Site Allocations	Submission for examination	28 September 2012
Local Plan	Examination	January 2013
Lewisham Town Centre Local Plan	Submission for examination	28 September 2012
	Examination	January 2013
Catford Town Centre Local Plan	Further Options public consultation	Autumn 2012
Development Management Local Plan	Further Options version public consultation	December 2012
	Pre-submission version public consultation	July 2013
Community Infrastructure Levy	Draft Charging Schedule public consultation	December 2012
	Submission for examination	Spring 2013

Planning performance for the quarter from April to June 2012

Decision Type	No. of decisions	Performance (%)
Major decisions	-	-
Minor decisions	164	67 within 8 weeks
Other decisions	225	75 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



MERTON



By John Hill and James McGinlay

Heads of Service

Merton is in south west London is one of the city's greenest boroughs with significant open spaces including Wimbledon Common, Mitcham Common and the National Trust's Morden Hall Park. It has a rich history developed around the centres of Wimbledon, Morden, Mitcham, Raynes Park and Colliers Wood.

We have adopted our Core Strategy and an ambitious Regeneration Delivery Plan (2011-2014) focused on Mitcham and Morden Town centres as well as enhancing Wimbledon's competitiveness as the borough's major centre. Growth will be focused in Morden and the Wandle Valley Area for Intensification in South Wimbledon/Colliers Wood. The borough plans 5,550 new homes by 2025.

We do not have a single point of contact who carries out the traditional role of Chief Planning Officer. We have a Head of Public Protection and Development (John Hill), who is responsible for overseeing the delivery of the Development Control Service and a Head of Sustainable Communities (James McGinlay), who is responsible for spatial planning and regeneration.

We established this framework because we believe it is important to emphasise the distinction and separation between control of the development process and spatial planning and enabling of regeneration.

This structure has proved to be extremely effective in delivering regeneration projects. We are committed to developing skills of our staff to encourage a rotation of officers between both arms of the service and encourage the "one team approach".

Sites and Policies Plan

The development potential of more than 60 sites, including the Wimbledon Greyhound stadium, are being considered as part of Merton's Sites and Policies Plan.

This will provide detailed policies to support development while looking at the potential of a wide variety of sites to provide much needed homes, community space, shops and other aspects.

The level of interest in Merton's Sites and Policies Plan reflects investor confidence in the area and promises an exciting future for development in Merton.

SW19 – Colliers Wood regeneration

The iconic Brown and Root tower outside Colliers Wood Underground station will be redeveloped to provide 150 apartments with shops on the ground floor and a new public space between the Tower and the station.

The council has successfully bid for funding from Transport for London and the Mayor's Regeneration Fund to improve the physical environment of Colliers Wood. Together with council investment there will be more than £3million investment over the next three years to improve the streetscene and public realm, enhance links to the Wandle Valley Park, Merton Abbey Mills and the surrounding area towards Wimbledon.

Rediscover Mitcham

Rediscover Mitcham is a fantastic multi-million pound project over the next three years. The council has successfully bid for the Mayor's Outer London Fund and has combined it with other investment to create a £3million pot to invest in the town centre. Local businesses, the local community, the council and landowners are working together to explore ideas for public realm improvements over the next three years that will have long-lasting economic and social benefits.

The improvements to the town centre reflect the development and investment interest in the area. Rowan Park, Brenley Park, the Meadows beside Mitcham Common and the Former Mitcham Gasworks are just four masterplanned schemes that will collectively provide more than 600 new homes locally. Rowan Park won the national housebuilding awards for its design. Mitcham Eastfields is London's first new rail station in 70 years and together with investment in the tram service, increases public transport access.

Atkinson Morley, West Wimbledon

The 10hectare former Atkinson Morley hospital site in West Wimbledon was granted permission in 2011 to provide more than 70 dwellings, improved sports facilities, new changing rooms, improved landscaping and a new park. ■

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Vice Chair of Planning Applications Committee

Cllr Andrew Judge

Cabinet Member for Environmental Sustainability & Regeneration

Ged Curran

Chief Executive



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	10	50 within 13 weeks
Minor decisions	57	67 within 8 weeks
Other decisions	400	86 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

NEWHAM



By Jo Negrini

Director Strategic Regeneration,
Planning and Olympic Legacy

Newham was the place to be in 2012. The Strategic Regeneration Planning and Olympic Legacy Directorate delivers physical regeneration, economic development, spatial planning, Gis, land charges, development management, including enforcement and building control services.

London 2012 Olympics gave Newham a window to the world and it was universally well received. Legacy work had already begun and gains momentum now with the addition of the London Legacy Development Corporation from October 2012. We will work closely and collaboratively with this new planning authority and continue to work with the other host boroughs to promote convergence in East London.

The Regeneration and Planning service at Newham falls under one directorate ensuring an integrated service from project concepts to implementation and monitoring. 2012 has demonstrated how this service is a driver for ensuring that residents benefit from regeneration and high quality planning outcomes.

Sites in Newham in public ownership equate to a development opportunity 83 times the size of the Olympic Park and cover a range of opportunity in terms of the quantity of developable land and the scope for high quality innovative schemes. The service is dedicated to accelerated benefits for residents.

Some notable achievements enabled by the Regeneration and Planning service in 2012 include:

Delivery of the Olympics represented a model of successful service and partnership working for Newham Building Control. The department was solely responsible for the Athletes Village and as part of the JLAB project delivering the remainder of the Olympic Park.

Canning Town centre CPO was successfully made in 2012 enabling a further £72m investment to be delivered, providing a new Rathbone Market and market and affordable homes contributing to the overall objective of 10,000 new units in the regeneration area.

Newham's Enterprise Zone in the Royal Docks was operational from 1st May 2012. The zone offers a package of benefits including enhanced capital allow-

ances on the Royal Albert Dock site and business rate relief (£55,000 per annum) if business occupies in the zone before 1 April 2015.

The opening of Siemens' Urban Sustainability centre in September 2012, provides a global innovation platform to advance smart cities.

The TfL Cable Car lining Greenwich Peninsula and the Royal Docks opened in June 2012, adding to Newham's superb transport connectivity.

High Speed broadband was rolled out across the borough, matching digital connectivity with advanced transport connectivity that only gets better with the infrastructure for five Crossrail stations now under construction.

Planning enforcement is seen as pivotal to improving the quality of the borough's environment and promoting sustainable communities. Newham served more enforcement notices in 2012 than any other English authority (over 250) and has had great success in seeking compliance with enforcement notices issued through direct action and prosecution. Planning enforcement will continue with zero tolerance towards all unauthorised development, operating alongside this is an evolving collaborative work stream with Housing Services with clear aims to diminish the quantity of poor quality rented accommodation and criminal landlords in the borough. This is a key priority for 2013.

Workplace is an award-winning one-stop-shop job brokerage service, designed to both meet the recruitment needs of developers and employers and get local unemployed residents into work. It offers a free recruitment and training service to all developers/employers and can tailor packages of pre-employment support to meet specific needs. Since 2007 Workplace has worked with over 1000 employers and supported over 14,500 Newham residents into work.

The Newham Local Plan comprises of the Core Strategy and Joint Waste Development Plan document. These documents were adopted in 2012 to provide a strong planning framework to deliver jobs and homes and promote the staggering development opportunities in Newham. The Newham local plan core strategy identifies strategic sites working to deliver at least 20,000 jobs and 37,500 during the plan period (2027).

The service will keep focused on delivery in 2013 and in particular actions to accelerate pipeline schemes to ensure regeneration and planning continue to make Newham a place where people choose to live, work and stay. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	8	86 within 13 weeks
Minor decisions	121	92 within 8 weeks
Other decisions	259	93 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



REDBRIDGE



By Mark Lucas

Interim Chief Planning & Regeneration Officer

Redbridge is an outer north east London borough with a growing, culturally rich, and well-educated community of 279,000 residents. It has excellent transport connectivity and its schools consistently achieve national academic excellence. It boasts one of the best living environments in London. No less than one third of the borough is made up of green open spaces, providing a wealth of outdoor leisure opportunities. These assets make the borough a highly desirable location. Ilford, our Metropolitan Town Centre, provides convenient shopping with major high street multiples such as Marks and Spencer, Debenhams and Primark.

The borough has a growing evening economy including a theatre, two cinemas, a wide range of restaurants, nighttime venues and bars mainly centred around Ilford and the district centres of Gants Hill, South Woodford and Wanstead. Ilford town centre and Hainault Business Park benefit from Business Improvement District (BID) status.

Planning certainty

Redbridge is one of the country's best performing and most innovative planning policy makers. The borough adopted London's first Core Strategy in 2008 and carried out "Preferred Option Report" consultation on a revised version in early 2013 to ensure consistency with the NPPF, conformity with the new London Plan and an adequate supply of homes and community facilities to keep pace with strong local population growth.

The plan identifies five "Investment Areas" in and around town centres with potential for sustainable growth in the longer term.. Along with three Area Action Plans and other adopted Local Plans, Redbridge has a comprehensive and up-to-date policy framework to encourage and manage development sustainably.

Redbridge has more experience in operating a Community Infrastructure Levy (CIL) than any other authority in the country. Since commencing the levy at a rate of £70/m² on 1 January 2012, this new system has significantly outperformed the former Section 106

"tariff" in providing urgently needed funds for new schools and other community infrastructure.

Investing in Redbridge

Redbridge has a proactive approach to attracting investment and supporting delivery of new development. Our website www.investilford.co.uk provides :-

- a valuable resource for the investment and development industry
- a fly-through animation of our 2020 vision for Ilford Town Centre
- an interactive 3D virtual city model
- latest market intelligence
- detailed checklists for each of the opportunity sites

Our Inward Investment Unit provides a single point of contact; brokering internal dialogue and ensuring enquiries are handled effectively from the outset. Our Development Management Unit offers a pre-application Design Advisory Service (DAS) for major applications (10-25 units) and large major applications (over 25 units). The service includes two or three meetings and a written response within 10 days of the final meeting.

A Planning Performance Agreement (PPA) will be sought as part of the DAS process. Applicants signing a PPA as part of the pre-application process will be entitled to discount the DAS fee against the fee for the PPA.

Employment & Enterprise

We provide a borough wide information, advice and sign-posting service for residents to help them navigate and access the most appropriate employment, skills and training support. Our Work Redbridge partnership programme offers one to one advice sessions, a Work Club, IT clubs, ESOL 'Conversation Clubs', and Jobs, Training and Opportunities Fairs. Our Work Redbridge for Business programme supports local employers with their recruitment and skills needs and promotes the benefits of employing apprentices. ■



Website page from the "Ilford Blueprint"

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	4	50 within 13 weeks
Minor decisions	78	26 within 8 weeks
Other decisions	539	61 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

RICHMOND-UPON-THAMES

A high quality environment

Richmond upon Thames is well known for its historic heritage and open spaces and the emphasis is on challenging the development sector to achieve high quality traditional design.

In 2011 the council adopted a Development Management Plan Document. Its policies emphasise the retention of local character and open space, traditional high quality design and provision of on-site car parking. The main pressure on the borough is for residential development hence the policies seek to retain a mix of uses important for meeting peoples' needs and to retain local character.

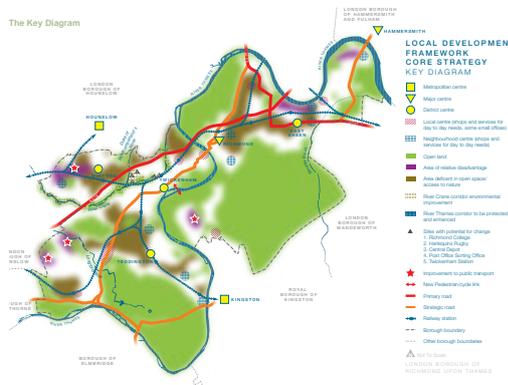
The council is committed to ensuring that planning and service development meets the priorities of local people. Through an 'All in One' consultation every household in the borough was asked about their local priorities, these have been subject to further discussion at local events and 14 non-statutory 'village plans' were agreed in 2012.

The major centre in the borough is Richmond and major townscape improvements funded by Transport for London will be completed in 2013. These will lead to a very high quality design-led public realm which will help to ensure the centre remains such an attraction for shoppers and visitors. The economy of Richmond town centre will be re-inforced by recent high quality new office developments.

The council is committed to the regeneration of Twickenham Town Centre and an Area Action Plan for the town centre will be considered at EIP in February 2013.

The main aims have been to ensure the co-ordinated development of key sites including Twickenham Station and the former Royal Mail Sorting Office site; to improve the public realm particularly to reduce the dominance of through traffic and to consolidate the retail core.

The opening of the Travel Lodge, townscape improvements, the refurbishment of existing offices and, most importantly, creation of an exciting new open space at Twickenham Riverside, has already had an impact in increasing the attractiveness for residents and visitors alike; the aim is that other improve-



ments will be complete in time for the 2015 Rugby World Cup.

The council has also identified a number of 'Uplift' areas in the borough where some rejuvenation and development can create new opportunities. These include;

- Whitton High Street, where the aim is to make major improvements to the public realm and retail experience;
- Mortlake, where the redevelopment of the Stag Brewery will provide the major opportunity for high quality mixed use development linking Mortlake to the Thames (a Planning Brief for the Brewery site was approved in 2011);
- Hampton North where there is potential for regeneration of the local shopping centre;
- Barnes/Castelnau where there is the potential to improve the shopping areas; and;
- Ham, where in the longer term there is the opportunity to create a new community hub, housing and improve open space. Also in Ham the council is working with the Royal Borough of Kingston upon Thames to prepare a Planning Brief for the former HMP Latchmere. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	1	100 within 13 weeks
Minor decisions	242	70 within 8 weeks
Other decisions	718	82 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



SOUTHWARK

Although Southwark is described as an inner city borough it really covers a range of areas. It includes areas of leafy suburbia, fashionable riverside flats, Victorian terraces, modern offices, open spaces and conservation areas. We have a very diverse, constantly changing population and a workforce that is growing rapidly.

The total population of Southwark in 2011 was estimated to be around 292,000. This has risen by well over 50,000 since 1981. New residents are mainly workers in their 20s and 30s with household size getting smaller.

Southwark's population is projected to by 2026 to between 367,000 and 345,000, based on data from the Office of National Statistics and the Greater London Authority, depending on how the increase is calculated. This means that the population is likely to grow between 1,300 and 4,000 additional people each year. Most of the growth is expected to be due to natural increase (i.e. more births than deaths).

Positive figures, changing definitions and demographic trends have led to Southwark moving down the league table of poverty. However the government estimates the borough is still in 26th position nationally out of 354 councils for the extent of deprivation.

The level of wealth is relatively high in areas such as Herne Hill, Dulwich, London Bridge and Bankside. However, there are high levels of poverty in areas such as Peckham, Elephant and Castle and Aylesbury. Within this, in 2007, East Walworth was ranked as the most deprived ward in Southwark.

Southwark has a higher amount of social housing than any other London borough. The total amount of social housing (council rented plus other registered providers) fell from its peak at nearly 70% in the 1970s to 53% in 2001. Currently 44% of homes are social housing, which is nearly three times the national average. In 2001, 31% of homes were owner occupied.

The biggest concentration of business services is in the Central Activities Zone. These include major financial services, publishers and legal firms. Education and health are major employers in the borough, along with the council and the GLA Authority. Southwark's business base comprises of around 12,800 businesses. In 2007, there were a total of 172,200 employees in Southwark, making the borough the 7th largest economy in London.

The second most dominant industry sector is distribution, hotels and restaurants at 22%, compared to 24% in London. The business services sector has driven the expansion of the business base in Southwark since 1998. It has also been responsible for the majority of jobs growth over the last decade. Since 1998 the sector has contributed 31,500 new jobs to the borough's economy, a growth rate of 102%.

Target areas for growth include:

Bankside, Borough and London Bridge

1900 net new homes

25,000 net new jobs

Elephant and Castle

4000 net new homes

5000 net new jobs

around 45,000 sqm of additional shopping and leisure space

Canada Water

2500 net new homes

2000 net new jobs

around 35,000sqm of additional shopping space and increased leisure space

Aylesbury

4200 new homes

(including around 1450 net new homes)

Southwark's Core Strategy was found sound by the Inspector and adopted by the Council Assembly in April 2011. We consulted on our Preliminary Draft CIL charging schedule between 10 July – 17 October 2012. We are now reviewing the representations submitted to the consultation and the draft charging schedule is available to view on our website at www.southwark.gov.uk/downloads/download/3112/community_infrastructure_levy ■



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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	9	56 within 13 weeks
Minor decisions	194	73 within 8 weeks
Other decisions	338	79 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

SUTTON *Creating a Sustainable Suburb*

Local Development Framework

Having been one of the first boroughs to adopt a Core Planning Strategy in 2009, Sutton's Site Development Policies DPD was adopted in March 2012, setting out development management policies and site allocations in support of the Council's vision of a 'sustainable suburb'.

Sutton Town Centre and Hackbridge will provide the focus for sustainable regeneration and growth within the borough, with sites identified to accommodate around 60% of housing growth over the next 10-15 years.

Other important LDF documents introduced in 2012 include the joint South London Waste Plan DPD and development briefs for North Sutton Town Centre Sites and Carshalton College.

Opportunity Sutton

Planning lies at the heart of the "Opportunity Sutton" project which sets a vision for Sutton to be an "enterprising, enabling borough that is a magnet for business investment; that welcomes new entrepreneurs and social enterprises; nurtures its business base and removes barriers to enterprise".

The Agenda for Action includes commitments to support the 'Successful Sutton' campaign for a Business Improvement District for the town centre, to improve its look, feel and safety and to improve business performance and lobby TfL for the extension of Tramlink to Sutton Town Centre.

Neighbourhood Planning

Sutton is leading the way in giving communities responsibilities to plan for their own areas through 'Neighbourhood Planning'. In 2011, Hackbridge was selected as one of the original 17 communities across the country to act as a "front runner" for neighbourhood planning. As Sutton's flagship "One Planet Living" community with well established stakeholder networks, Hackbridge is ideally placed to fulfil this role.

Significant levels of regeneration are planned to enable its transformation from a local to a district centre and create the UK's first truly sustainable suburb, involving over 1,000 zero carbon homes, decentralised energy, public realm improvements and expansion of the retail area.

Following initial meetings with residents and stakeholders, a Steering Group was established to lead the

local community in shaping future developments. As the culmination of this process, the draft Hackbridge Neighbourhood Development Plan will be published shortly for public consultation.

In 2013, the Council will provide support for further Neighbourhood Plans across the Borough.

Outer London Fund

In January 2012, the Council was awarded £834,939 from the Mayor's Outer London Fund (OLF) to deliver public realm improvements and promote Hackbridge as a special place at the heart of the neighbourhood through improving its economic resilience, the environmental sustainability of the retail zone and public access. The centre will form the gateway to surrounding natural assets such as the River Wandle and the future Wandle Valley Regional Park.

The council has also been awarded £1.4m of OLF funding to deliver public realm improvements and support business in North Cheam and Worcester Park through a collaborative approach steered by Councillors and community stakeholders.

Stanley Park High School

A new state-of-the-art school was opened in January 2012 to accommodate the relocation of Stanley Park High. The new school building boasts some of the most innovative and high-tech features of any school in the country. In July 2012, this £35m carbon-neutral project won a prestigious architecture prize at the New London Awards which considered that the design had created "the perfect space to fire students" enthusiasms and showed a fantastic sensitivity to seamlessly mix new with old. It is a beautiful thing, a major contribution to a vital piece of new London, and a triumph". ■



Stanley Park High's new school building

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	6	33 within 13 weeks
Minor decisions	57	74 within 8 weeks
Other decisions	262	80 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



TOWER HAMLETS



by Owen Whalley

Service Head – Planning and Building Control

2012 saw two of the borough's new Development Plan documents subject to Examination in public and one has now

been adopted. Achievements for the council include continuing to process mayoral and complex residential and commercial development proposals, achieving significant S106 contributions and the largest new homes bonus in the country. There were over 2,000 newly occupied affordable homes in 2011/12.

LDF progress

Tower Hamlets' LDF includes the 2010 Adopted Core Strategy which sets out the spatial vision for development over the next 15 years. Two DPDs are being written:

- The Managing Development (MD) DPD identifies sites for important services; defines boundaries for planning policy areas and includes detailed development management policies against which planning applications will be assessed;
- The Fish Island Area Action Plan (AAP) which provides detailed planning guidance for the regeneration of the Fish Island area, managing the release of industrial land for other uses such as housing and modern employment opportunities. This was adopted in September 2012.
- In addition, the Bromley-by-Bow Masterplan SPD was adopted in May 2012.

Emerging policy

In response to the new CIL Regulations, the council has set up an infrastructure planning team. This will focus on strategic infrastructure planning whilst working towards achieving our spatial vision.

Development management

The characteristics of Tower Hamlets give the borough a unique role in supporting sustainable economic growth.

Due to its strategic location, areas such as Canary Wharf, the City Fringe, Lea Valley and the Thames



View of Canary Wharf

Gateway area attract large development proposals of regional and local significance, placing great pressure on the borough to maximise benefits for local people ensuring economic growth and accessible living environments.

There is a requirement for 43,275 homes by 2025, placing pressure on the borough to deliver quality affordable homes, whilst balancing land capacity with quality living environments.

Whitechapel Masterplan

The mayor of Tower Hamlets is looking to attract some of the best regeneration practices to assist in promoting and delivering a New Vision for Whitechapel to breathe new life into this already vibrant town centre over the next 15 years. In 2018 the area will become a major transport interchange when Crossrail opens, making it one of the best connected hubs in London.

A key objective of the council-led masterplan is to accelerate the transformation of the Whitechapel, while engaging the local community and key stakeholders to boost jobs, business growth and build new affordable homes for its local residents. ■

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	15	93 within 13 weeks
Minor decisions	133	68 within 8 weeks
Other decisions	220	73 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

WALTHAM FOREST

Waltham Forest's Core Strategy was adopted March 2012. It consolidates the Waltham Forest Sustainable Community Strategy "Our Place in London" and provides a broad spatial vision for the borough to 2026. Preparation and viability testing is underway for the borough's CIL Charging Schedule expected to be submitted for examination summer 2013.

As a 2012 Olympic host borough, projects completed included the transformation of High Road Leyton, the William Morris Gallery and Lloyd Park re-opening following multi-million pound refurbishments. Shopfronts in Walthamstow benefitted from a makeover.

This work continues with an ambitious programme to regenerate local high streets with over £9 million being invested from the council's capital programme. Waltham Forest is focused on delivering better streets, better shopping and better leisure facilities. Four growth areas have been identified: Blackhorse Lane, Wood Street, Walthamstow and North Olympic Fringe. Both Wood Street and Blackhorse lane have also secured £2.5 million Outer London funding.

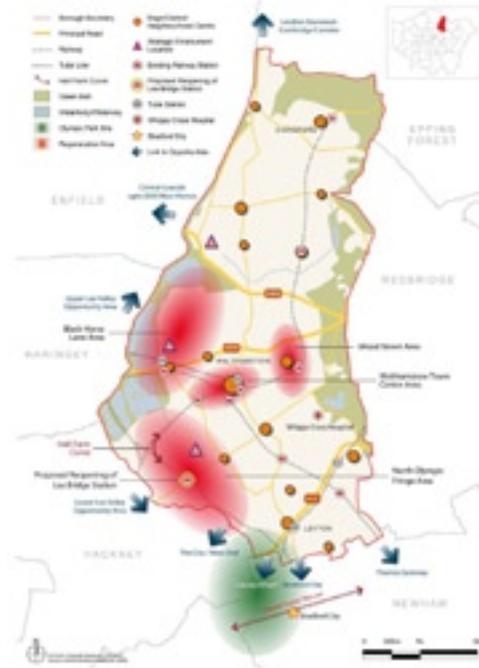
Blackhorse Lane

Waltham Forest has secured £1 million through the OLF, with an additional 30% of match funding from LBWF. This is to deliver a number of projects in the Blackhorse Lane regeneration area, a key location identified as a growth area in the Mayor's London Plan and Upper Lea Valley Opportunity Area Planning Framework.

These include improvements to industrial estate frontages and signage at Blackhorse Lane Industrial Park, shop front improvements to a local shopping parade, public realm improvements around the station and varied routes leading to Walthamstow Wetlands, and the creation of a make and mend workshop. The local Area Action Plan and UDF are also being finalised.

Walthamstow Town Centre

Walthamstow town centre is benefiting from significant private and public sector investment with shop front improvements and a number of new developments. A £22 million mixed-use development scheme, including Travelodge, residential and retail units is due for completion in 2013. A mixed use development including 9 screen cinema, residential and a development by



Waltham Forest Key Diagram

Morrisons is also under consideration. An Area Action Plan is expected to be completed during 2013.

North Olympic Fringe

The council and its partners are working on plans to ensure neighbourhoods in the south of the borough capitalise on investment, particularly in relation to Stratford and the Olympic Park. Leyton is already benefitting from public realm improvements totalling £15million, which have revitalised the High Road, improved green spaces and enhanced connectivity to the Lower Lea Valley. Further north, the council is working with partners to re-open Lea Bridge station, providing better connections into Stratford and Tottenham Hale. Consent has been granted for a major residential-led mixed use development on Ruckholt Road. An Area Action Plan is expected to be completed during 2013.

Wood Street

Wood Street has benefited from funding from both TfL and the mayor's OLF. This has enabled improvements to be made to the length of Wood Street improving the road, paving and the Plaza. Longer term ambitions are being consulted on through the Area Action Plan. ■

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Director of Public Realm

Martin Esom

Chief Executive

Cllr Chris Robbins

Leader

Cllr Marie Pye

Portfolio Holder, Housing and
Development

Cllr Clyde Loakes

Portfolio Holder, Environment



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	8	100 within 13 weeks
Minor decisions	133	81 within 8 weeks
Other decisions	268	91 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics



WANDSWORTH

*Number one for Service
and Value*



The Vauxhall Nine Elms Battersea Opportunity Area, looking west

Wandsworth has a steady progression of major development schemes under construction and many more in the pipeline. Significant progress has been made in the Vauxhall, Nine Elms Opportunity Area, with planning permission granted for more than 12,000 new homes. The council has also published supplementary planning guidance on housing, waste and planning obligations.

The borough's Local Development Framework (LDF) Core Strategy was adopted in October 2010; and the Development Management Policies Document and Site Specific Allocations Document were adopted in February 2012. A Local Plan Review has commenced to update these documents in line with the NPPF and the latest revision of the London Plan.

The Borough stretches from Roehampton to Putney, along the river to Battersea and down to Tooting, each area having its own character and history. The council's spatial vision is contained within the Core Strategy of the Local Development Framework, which was adopted in October 2010 and the Development Management Policies and Site Specific Allocations documents were adopted in February 2012.

The council has become a front-runner authority, introducing its own CIL regime in November 2012. This mechanism will be critical to the delivery of a number of infrastructure projects in the borough including transport and schools projects.

In Tooting, the Springfield Hospital Scheme for new health facilities and over 500 units of housing has received consent. Major developments have come

forward for Putney and Wandsworth Town Centres, and the council has announced future regeneration programmes for Roehampton and Clapham Junction.

The Nine Elms Opportunity Area continues to develop as Central London's premier regeneration area. The Council has continued to work with the Greater London Authority, Transport for London, Lambeth Council, landowners, community and other key stakeholders to make this vision a reality. In March 2012, the Council granted planning permission for the redevelopment of Marco Polo House, Ballymore's Embassy Gardens scheme and the Royal Mail Embassy Parkland scheme. Later in the year consent was granted for Covent Garden Market, Market Towers and the details of the American Embassy. New buyers have come forward at Battersea Power Station and the Phase 1 detailed application was submitted in November. Work has continued on the extension of the London Underground Northern Line to the Power Station and the government announced its intention to provide a £1bn loan for its construction. On site it is possible to see the area changing now as the realigned Ponton Road is in place and construction on Riverlight and Embassy Gardens continues at pace.

There were 979 housing completions in 2011/12 of which 266 were affordable homes. There were also 2,160 new starts in the year and 62% of these were in the Nine Elms Opportunity Area. In addition there were 10,498 new permissions in 2011/12 with 82% of these in Nine Elms. ■

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Cabinet Member for Strategic Planning and Transportation

Cllr Nick Cuff
Chairman of Planning Applications Committee

Paul Martin
Chief Executive and Director of Administration



Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	15	87 within 13 weeks
Minor decisions	221	57 within 8 weeks
Other decisions	520	71 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

WESTMINSTER

At the heart of London and including a range of diverse neighbourhoods, and with more than 160 different languages spoken in our schools, Westminster really is like no other local planning authority.

The borough is the largest and most diverse employment centre in the UK with over 600,000 jobs and 40,000 businesses – attracting a daytime population of over 1million workers and visitors. This represents a Gross Value Added of around £42bn (15% of London's total GVA and 3.1% of national GVA). We are the home of royalty and host the capital's principal areas of government, faith, judiciary, shopping, entertainment, leisure, culture and tourism and the headquarters of innumerable commercial and professional organisations together with extensive residential areas, which almost 250,000 people call home.

Our built environment, comprising over 11,000 listed buildings, 56 conservation areas and a World Heritage Site, is of great historic quality, diversity and distinctiveness. The constant challenge is striking a balance between protecting our unique urban heritage and character and achieving sustainable economic, social and environmental growth.

The 2012 Olympics and Paralympics put Westminster firmly in the international spotlight. Without our and our partners' investment in projects such as the Oxford Circus diagonal crossings, the re-instatement of two-way working on Piccadilly, the refurbishment of Marble Arch and Leicester Square and numerous smaller scale public realm interventions in Chinatown, Soho, Covent Garden and Marylebone this would not have been possible.

The regeneration of Victoria continues apace. 123 Victoria Street has been completely refurbished, 62 Buckingham Gate is completing as is Wellington House. Kingsgate House has been demolished and Victoria Circle has consent. Long term works are underway that will enhance the area's transport network, improve access and ease congestion.

In the north-west of the city, we are working with the local community to regenerate areas which have traditionally suffered from high unemployment and deprivation. Following adoption of the "Futures Plan" for Church Street in 2011 a range of initiatives are being progressed, including a health hub, a green wall, plans for the use of the Edgware Road subway system for creative

users, a scoping report for neighbourhood decentralised energy and an infrastructure and public realm plan.

Rosemarie MacQueen, Strategic Director Built Environment, has responsibility for two delivery units: Development Planning and City Planning and Built Environment & Planning Commissioning and Transportation Commissioning.

The Development Planning Delivery Unit deals with some of the most significant developments in the UK and the upward trend in the number of planning applications received shows no sign of abating. Latest figures confirm that Westminster continues as the busiest planning authority in the country, demonstrating that our unique position, our flexible policy framework and our approach to development management encourages growth and investment.

The City Planning Delivery Unit is a multi-disciplinary team dealing with spatial policy, landscape design, public realm, environmental policy, licensing policy, economic initiatives, area renewal and transport policy and projects. Projects and initiatives delivered by the unit in 2012 include; a Community Governance Review, resulting in the first urban parish council in London for 50 years and 12 valid neighbourhood area applications, with another six potential applications upcoming. The mayor's Crossrail CIL went live on 1st April 2012 and, to date, the Council has collected around £1.4m on behalf of TfL. Work is also progressing on a Westminster CIL for adoption on or after 1st April 2014.

Following publication of the National Planning Policy Framework (NPPF) in March 2012, we have been working to make our adopted Core Strategy NPPF compliant and this is subject to examination in spring 2013. The consultation responses we received to our City Management Plan are being considered and, following further consultation in 2013, we will combine both documents to create a single "local plan" for Westminster. ■



City of Westminster

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Planning performance for the quarter from April to June 2012

	No. of decisions	Performance (%)
Major decisions	18	65 within 13 weeks
Minor decisions	643	61 within 8 weeks
Other decisions	1,097	68 within 8 weeks

Source: www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics

