GREATER**LONDON**AUTHORITY

REQUEST FOR MAYORAL DECISION – MD2711

Title: Real-Time Strategic Housing Land Availability Assessment project

Executive summary:

Preparing the London Plan involves the identification of developable land across London, and an assessment of its suitability, potential capacity and likelihood of coming forward. Strategic Housing Land Availability Assessments (SHLAAs) perform this task, and are therefore a key part of the London Plan evidence base. However, they currently only represent a static picture of London's land availability and use now-obsolete systems to collect and process the required data.

This Mayoral Decision seeks approval to fund the delivery of a new online, real-time SHLAA in collaboration with the London boroughs. This new system would aim to demonstrate, at any given moment, the development land supply across London; and enable a range of development scenarios to be tested and visualised. The SHLAA will inform the development of future policy and decisions by both the Mayor and boroughs, and provide additional opportunities to enable more transparency in decision-making.

The project should: simplify the process of undertaking SHLAAs for the GLA and boroughs, and avoid the one-off costs of undertaking SHLAAs periodically; allow SHLAAs to be more reactive to factors that may affect land supply and development capacity; and provide an online platform where London's development potential can be more readily accessed by the public in real time.

Decision:

That the Mayor approves expenditure of up to £235,000, during financial years 2022-23 and 2023-24, on a new, online Strategic Housing Land Availability Assessment system that will provide real-time land supply information for the whole of London.

Mayor of London

I confirm that I do not have any disclosable pecuniary interests in the proposed decision and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

Signature: 

Date: 14/10/22

PART I – NON-CONFIDENTIAL FACTS AND ADVICE TO THE MAYOR

Decision required – supporting report

1 Introduction

1.1 The Greater London Authority Act 1999 places responsibility for strategic planning in London on the Mayor and requires him to produce a spatial development strategy for London (the London Plan), which he is also required to keep under review.

1.2 Strategic Housing Land Availability Assessments (SHLAAs) – a requirement of the National Planning Policy Framework (NPPF) – identify sites and assess their development potential, suitability and likelihood of coming forward. In doing so, they reveal an estimate of housing capacity across any given plan period; and inform the Mayor's strategic and London borough housing targets. SHLAAs also have the potential to influence the delivery of housing, as they influence the behaviour of the market through providing insight for developers. They therefore play an important role in the GLA's ability to effectively contribute towards meeting the housing needs of Londoners.

1.3 SHLAAs have been prepared periodically during the evidence-base stage of the plan-making cycle, but currently only represent conclusions at a fixed point in time. They therefore do not readily react to the potential impact of changes in economic circumstances; improvements in the availability of data and delivery of infrastructure; and substantial changes in government policy that can affect the projections relating to land supply.

1.4 GLA SHLAAs were published in 2009, 2013 and 2017, to accompany new or updated London Plans. Work on the most recent 2017 SHLAA began in 2016, when the London Land Availability Assessment database was built, and ended with publication of the SHLAA document in November 2017. Using a probability-based land assessment tool, the latest SHLAA identified available sites from existing permissions, site allocations, and any other sites with potential to come forward in the 24-year period from 2017 to 2041. For a description of the SHLAA development phases, please see Appendix 1.

1.5 Whilst London SHLAAs cover long-term periods, given a lack of certainty (e.g. over market conditions, policy, delivery and their combined impacts on land supply), the spatial accuracy and ability to predict potential housing capacities diminishes over time. The housing targets of the London Plan 2021 – and borough housing targets within these – are based on the SHLAA work undertaken in 2016-17. These are increasingly being considered out of date. As borough planning cycles move forward, without a SHLAA update, boroughs have to undertake substantial separate new housing-capacity work to inform their housing requirements. It is therefore important that the GLA (in collaboration with boroughs) refreshes housing-capacity evidence as early as possible.

1.6 In addition to ensuring that spatial development strategies (such as the London Plan) are reviewed every five years, and updated as necessary, the NPPF states that such plans should "be accessible through the use of digital tools to assist public involvement and policy presentation". In the context of planning reform, the government has also expressed its commitment to the digitalisation of planning in order to improve decision-making; facilitate engagement in the planning process; and enhance our understanding of how our cities are changing.

1.7 It is therefore proposed that the GLA replaces the 'fixed point in time' SHLAA with a 'live' system. The ongoing London Development Database (LDD) automation project (Planning London Datahub (PLDH)) provides an opportunity to facilitate this; revisit methodologies that the GLA has previously used; and develop a new system to manage and understand land supply data.

1.8 The new system will integrate live planning permission data from the PLDH into land availability assessments. These assessments would allow the GLA to understand how the potential

development capacity identified in land availability assessments weighs up against London's planning pipeline and actual housing delivery. This understanding is currently difficult to piece together without significant manual intervention.

1.9 Such an approach should be able to consolidate borough and GLA data streams; reduce duplication; and aid resource-constrained borough planning departments. It could also potentially provide an opportunity to consolidate housing and economic data sets by building a system that could also host a live Employment Land Availability Assessment tool. This tool is a study undertaken to assess the availability of developable land for employment uses.

1.10 Such a tool could provide a strong platform for public understanding and engagement, making land-supply assessments more accessible and transparent where possible (currently, SHLAAs are typically published in long PDF reports with little transparency over where the sites are). This would enable the GLA to fulfil the objectives of London Plan policy GG1A,[1] by facilitating early engagement with local communities about sites in their area. Subject to the agreement of London's local planning authorities, it could also provide a platform through which the public and other stakeholders could suggest sites to be considered for allocation and development.

1.11 The success of this is in part dependent on the support of boroughs, to supply data and support the implementation of the platform. Much of the data needed to develop the platform has already been provided to (or produced by) the GLA, de-risking the need for early engagement with boroughs. Moreover, re-examining and updating previous SHLAA data on land supply beyond the London Plan's 2019-29 target is important to local planning authorities – many of which are at different stages of Local Plan production, and need to fulfil NPPF requirements around identifying developable sites and broad areas for growth in the longer term. Notwithstanding this, to make this an overall success the team is committed to working with all/any boroughs that are interested in producing a digital solution for the SHLAA as a collaborative project.

1.12 The estimated cost for this is £235,000. This includes system build, and some dedicated officer resource.

1.13 The entire spend is expected to occur during the 2022-23 financial year. However, there is a risk that, due to timing, some costs may fall into the subsequent year, with any resource requirement in subsequent years (e.g. for training) coming from existing staffing.

1.14 The estimated cost is made up of the following:

Discovery work	£20,000 (at outset)
Estimated build costs	£125,000 (based on cost of PLDH software)
Project management	£40,000 (0.5 FTE for one year)
Project officer	£50,000 (0.5 FTE for one year)

1.15 Additional project team members will be pulled in from across the planning service (and potentially boroughs) to support the project. These are assumed to be funded from current budgets.

1.16 An element of discovery cost is included in the budget to enable preliminary learning on areas that we do not understand well, such as user interfaces.

1.17 Two additional temporary positions (project management and project officer, as outlined above) are required to directly support and deliver this project, given its complexity. The project

[1] GG1A: Good growth is inclusive growth. To build on the city's tradition of openness, diversity and equality, and help deliver strong and inclusive communities, those involved in planning and development must encourage early and inclusive engagement with stakeholders, including local communities, in the development of proposals, policies and area-based strategies.

management role is an extension to an existing post; and the project officer role will be created and recruited in accordance with GLA staffing protocols.

1.18 The project is to be funded from the Planning Digitalisation programme budget. The ongoing costs of the project will be established following a review of the Planning team's digital assets. This review will look at combining the hosting and maintenance costs of similar tools/datasets provided by the Planning team, with the combined ongoing costs covered through this programme.

1.19 The predicted timescales for the development and implementation of the system is 16 months, split into the following two phases:

- a nine-month build process following developer commission, with completion in Spring 2023
- seven months to train/work with the boroughs to ensure that: the system is fully operational; initial data is inputted; and it is subsequently in use, with completion in Winter 2024.

2 Objectives and expected outcomes

2.1 The overarching objective of this project is to create a new, online, real-time GIS-based SHLAA in collaboration with the London boroughs, replacing the process, platform and outputs of previous GLA SHLAAs. This objective is aligned with the wider digitisation of the planning system, and with the aim to create cost-effective live data that can be used by a number of stakeholders.

2.2 The development of the new SHLAA will be led by the Planning team, in collaboration with other teams across the GLA (including digital), developing the work already undertaken on the PLDH. This will require the procurement of a central database/platform to be developed externally.

2.3 In considering how to undertake this project, the limitations of the current land assessment process have been examined, together with how these could be addressed or improved through this proposed digitisation. This is discussed in the table below, alongside the project's intended outcomes.

Limitations of the current approach	Intervention	Outcome
Resource intensity: Undertaking each SHLAA is a lengthy and resource-heavy process, requiring extensive work by the boroughs (to input knowledge on land supplies) and the GLA, over the best part of a year.	Build on/integrate with data received through the PLDH. The new system will identify when sites have come forward; where they are in the development process; and whether previous assumptions have been met. It will also allow boroughs and stakeholders to regularly input new developable sites as they are identified/come on stream.	Replacement of an inefficient and highly resource-intensive SHLAA system and associated processes with the creation of live land-supply data at the pan-London level.
Availability of live data: Previous iterations of SHLAA data represent land supply at a fixed point in time (most recently 2016). They did not link to other live-data sources, such as new or amended planning permissions in the PLDH, or new sites/opportunities that have since been identified through pre-applications or borough Local Plan processes. SHLAAs were also		

increasingly out of date following publication.		
SHLAA as a shared resource: Boroughs hold large amounts of land-supplies data on Excel spreadsheets that are not visible to the GLA. As such, there is a lack of visibility over London's overall housing land supply, and how this is predicted and assessments prepared.	Ensure communication and collaboration with the boroughs throughout SHLAA build, plus training following its completion. Once any initial data is input (as with 'fixed point in time' SHLAAs), appropriate resourcing would still be required from each borough to add their perspective about on-site constraints and limitations.	Replacement of inaccessible borough land-supply data with real-time, transparent, shared information that supports boroughs in their plan-making and decision-taking.
Optimising site capacity: Previous capacity assumptions for large sites (0.25ha and above) without planning permission were overly formulaic. The current system does not allow constraints or land-use mix to be adequately accounted for in the pre-planning permission stage. Meanwhile, the small-sites (below 0.25ha) methodology of the previous SHLAA was considered by the independent planning Inspectors who examined the draft London Plan to be insufficiently accurate to give a true picture of likely available capacities. Capacity assumptions also rely heavily on the Public Transport Accessibility Level (PTAL) as an indicator for potential growth. No standardised London-wide approach exists for calculating land supply, or estimating phasing, on new available sites that progress following any 'fixed point in time' SHLAA.	Take into account the London Plan 2021 requirement to optimise site capacities through a design-led approach, by enabling functionality that will allow boroughs to more easily apply bespoke assumptions around site capacity. There is the potential to link to masterplanning design software (e.g. SketchUp, ESRI or other software coming forwards with similar capabilities). Some default formulaic calculations – based on land area, constraints and location – will remain for sites that fall outside the design-led approach; or that do not have capacities informed by planning applications, capacity studies or any future small-sites methodology. A new SHLAA could allow for testing of growth assumptions (particularly on small sites) through, for example, switching on and off layered transport interventions; or including other connectivity factors not fully measured by the PTAL to test assumptions.	A consistent pan-London approach to optimising and more accurately predicting potential site capacities.
Digital: the current system is out of date and the GLA's technology group has already decommissioned the database. The system does not have the capability to deliver live data reflecting the capabilities of new dynamic data feeds, but can only give a static picture. Considering all the limitations set out above, the existing system – even if upgraded – would not provide the agility or digital platform required to meet the current needs.	Adopt open-source code to enable others to replicate and build on the learning in accordance with the GLA's Local Digital Service Standard obligations.	Reinforce the GLA's position as a market leader in providing new ways to use existing data and drive forward the digitalisation of the planning profession.

2.4 Building upon the key outcomes set out in the table above, the Real-Time SHLAA Project will also secure several additional benefits. These are detailed below:

Financial

Savings: Previous SHLAAs required the development of a bespoke GIS-based data-entry system each time a SHLAA was undertaken. This was built using external consultancy support at a cost of more than £100,000 per SHLAA (every five years). The new system will be designed to be adaptable to future needs, and will therefore avoid the costs of creating a bespoke system for each new SHLAA. The SHLAA will also be available for all of the boroughs to use as a single shared data set, and should enable them to save on the cost of producing their own.

Improved data management

- Relationship to other projects: Building a system that has the ability to better consume data from, and push data to, other GLA projects, including:
  - Opportunity Area Planning Frameworks
  - Planning London Data Hub
  - London Data Map
  - Infrastructure Mapping Application
  - London Underground Asset Register
  - 3D London
  - London Housing Stock Model
  - PRISM
  - work on automation of viability assessments
  - Hounslow Housing Numbers Project (using 3D to map site capacities)
  - Housing and Land data sources and work programmes.
- Transparency: Ability to provide live open data to allow:
  - others to understand criteria and assumptions around development capacity and increase transparency in planning and decision making
  - the GLA to more easily respond to criticisms of housing delivery with real-time information, and provide more transparency for residents and the development industry
  - A developed platform with a public interface to enable wider understanding and opportunities for engagement in land and housing supply across London.
- Open data: Both the software and most of the data will be open and available for reuse by other organisations. Publishing open data will also allow other organisations to innovate on the software which may lead to new software that brings wider benefits for the built environment.

Support for boroughs

- Providing support for the boroughs to better monitor and understand their land supply and how it fits in with the wider London context, thereby also reducing potential risks from the Government's Housing Delivery Test to local borough plans.
- Eradicating duplication, and thus reducing the time boroughs spend inputting sites data into their housing trajectories, land supplies and LDD.
- Reducing workloads for preparing Local Plans and Site Allocation documents.

Boroughs have been made aware of the aims for this project, but much more substantial engagement will be undertaken in order to ensure that the system built is fit for their requirements.

2.5 The data surrounding the SHLAA is a shared asset between planning authorities across London, the development industry and communities. In the creation of this asset, it is important that all parties have oversight of the development of the datasets and platforms used. To achieve this, it is proposed to create a strategic-level project board that meets quarterly to steer the project, and ensure that all parts of it achieve an appropriate level of transparency as well as borough-level and strategic objectives. This will be in addition to officer-level working groups that meet more regularly, as well as open reporting at regular intervals to enable wider understanding of the work taking place and of the shared learning to take place.

3 Equality comments

3.1 The public-sector equality duty (PSED) under section 149 of the Equality Act 2010 requires the identification and evaluation of the likely potential impacts, both positive and negative, of the decision on those with protected characteristics. The Mayor is to have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and to advance equality of opportunity, and foster good relations, between people who share a protected characteristic and those who do not. In particular, this may involve removing or minimising any disadvantage suffered by those who share a relevant protected characteristic and taking steps to meet the needs of such people. In certain circumstances compliance with the Act may involve treating people with a protected characteristic more favourably than those without one.

3.2 To assess the possible impacts of this project on those with protected characteristics, a scoping Equality Impact Assessment has been carried out, which concluded that the project is unlikely to have a significant impact on any persons with protected characteristics. The two possible impacts that were identified were the accessibility of the tool for people affected by sight loss, and those with limited access to computer software.

3.3 To mitigate this, the digital platform will be designed in a way that is accessible and compliant with the Public Sector Bodies Accessibility Regulations 2018 and Web Content Accessibility Guidelines 2.1 (level AA). For example, it will be possible to enlarge on-screen text without compromising the usability of the system.

3.4 Elements of the new system will be publicly accessible, giving the public the ability to engage with assessments of London's land supply. Should this be limited by lack of access to a computer or the internet, GLA officers responsible for the day-to-day running of the project will be available to discuss any concerns with the relevant parties, and to submit/extract information on a person's behalf.

3.5 Equality considerations will continue to be considered as the project develops. No negative equality impacts are believed to remain after the mitigating actions described in paragraphs 3.3 and 3.4, above. As part of the ongoing PSED, further consideration will be given to how the data collected is used, and how that may have an impact on any protected group.

4 Other considerations

Risks and issues

4.1 There are a number of key risks to the delivery of this project, which are outlined in the table overleaf.

Risk #	Risk description and impact	Inherent risk assessment			Control measures / Actions
		Prob. (out of 4)	Impact (out of 4)	Overall (prob. x imp.)	
1	New system is unable to adapt to changes in planning policy for future SHLAAs; or is incompatible with other systems.	2	3	6	• Early discussions to ensure an adaptable system is technically feasible. • Full user control over all variables. • Access and control of GIS datasets within the system. • Allocate additional time to test this functionality. • Early conversations to ensure an open-source system that can push and ingest data to/from other systems.
2	Lack of Local Planning Authority (LPA) engagement and buy-in to the project, resulting in poor uptake of the system, outdated data or reluctance to process/manage sites submitted by the public.	2/3	4	8/12	• LPA participation in project governance. • Clear stakeholder communications strategy and early engagement with boroughs (particularly on public-facing components of the system). • Early LPA conversations to ensure project responds to LPA needs and resource constraints. • Clear narrative around benefits for LPAs.
3	Lack of control over LPA site assessments.	3	4	12	• The system will be designed to allow close monitoring of user activity and a comprehensive audit trail. • Ability to lock records, and groups of records, post-assessment.
4	Allocated funding insufficient to achieve objectives; or to cover cost-escalation and scope creep.	3	3	9	• Allow adequate time and resource upfront for planning and project scope. • Budget set at a level that includes sufficient contingency. • Investigate opportunities for external funding.
5	Data inputted by LPAs contains errors.	3	4	12	• Comprehensive training offered to LPA officers to avoid data-entry errors.

					• System to be designed with appropriate level of data validation. • LPA data will be monitored by a GLA officer on a regular basis to ensure accurate data is inputted into the system.
6	Reputational risk if system has faults and bugs.	2	2	4	• Allow adequate time for planning. • Allow adequate time for user testing and bug fixing.

Mayoral strategies and priorities

4.2 This project contributes to a number of the Mayor's adopted strategies, as follows:

- The London Housing Strategy and the London Plan 2021 promote the delivery of more housing through the identification of suitable sites and best use of limited land supply. This project will deliver a new system that facilitates the identification of sites; allows for a more nuanced understanding of development capacity across London; and gives decision-makers and other stakeholders a 'live' picture of London's limited land supply.

- London Plan objective GG1 encourages early and inclusive engagement with stakeholders, including local communities, in the development of proposals and policies. The new system would provide a platform through which the GLA and London boroughs could engage with the public on land supply and development capacity.

- The Smarter London Together roadmap promotes city-wide collaboration; and encourages the GLA Group to ensure the most effective use and coordination of resources in data and digital transformation. This project would deliver a platform that allows greater sharing of data between London boroughs and the GLA on land supply; and reduces the work needed to be done by boroughs when carrying out land supply assessments and preparing housing trajectories.

- The Smarter London Together roadmap also outlines the Mayor's commitment to supporting an open-data ecosystem; and encourages the provision of open data to enable better decision-making and improve transparency. The new system would make use of the PLDH's open data to provide more up-to-date land-supply information and, ultimately, enable better-informed decision-making. Data output by the new system could also be made open pending further consideration of any confidentiality issues.

Conflicts of interest

4.3 There are no conflicts of interest to note for any of the officers involved in the drafting or clearance of this decision form.

5 Financial comments

5.1 Approval is sought for the expenditure of up to £235,000 on the next phase of the LDD project, a new in-house, real-time SHLAA system.

5.2 The majority of the project expenditure will occur in 2022-23, and be funded from the Digital programmes budget within the Planning and Regeneration Unit. This budget is funded via an

annual drawdown from the Planning Pre-applications reserve; any costs not expended in 2022-23 will form part of future years' drawdowns.

5.3 Estimated expenditure in 2022-23 is based on anticipated spend and costs of recruitment to posts from October 2022 (second half of 2022-23) of around £190,000. The remaining term for the posts will occur in 2023-24, which will be funded by further drawdowns.

6 Legal comments

6.1 The NPPF requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a SHLAA. The SHLAA is a technical exercise to determine the quantity and suitability of land potentially available for housing development; and a required part of the evidence base needed for the preparation of a Local Plan. The Mayor carries out a London-wide SHLAA to determine the borough housing targets that form a key part of the London Plan.

6.2 The preceding sections of this paper indicate that the decision requested falls within the statutory powers under section 30 of the Greater London Authority Act 1999 (the Act) to do anything to promote the improvement of the environment in Greater London; and, in formulating the proposals in respect of which a decision is sought, officers have complied with the Authority's related statutory duties to:

- pay due regard to the principle that there should be equality of opportunity for all people
- consider how the proposals will affect:
  - the health of persons in greater London
  - the health inequalities between persons living in Greater London
  - the achievement of sustainable development in the United Kingdom
  - climate change, and the consequences of climate change.

6.3 Section 34 of the Act also gives the Mayor authority to do anything that is calculated to facilitate, or is conducive or incidental to, the exercise of any of the statutory functions of the Authority. Section 334 of the Act provides that the Mayor shall prepare and publish a document to be known as the spatial development strategy (London Plan); and section 340 of the Act states that it shall be the duty of the Mayor to review the spatial development strategy from time to time. Section 339 of the Act provides that the Mayor shall keep under review the matters that may be expected to affect the development of Greater London or the planning of its development; or which are otherwise relevant to the content of the spatial development strategy.

6.4 Section 333A of the Act provides that the Mayor shall prepare and publish a document known as the London Housing Strategy. By virtue of section 41(2) of the Act, the Mayor is required to keep the London Housing Strategy (and other strategies identified in section 41) under review; and to make such revisions to it as he considers necessary. Section 41 also obliges the Mayor to ensure that his strategies are consistent with, inter alia, national policies and each other.

6.5 In this case, the decision to undertake this project may reasonably be regarded as facilitating, or being conducive or incidental to, the exercise of the powers detailed above.

6.6 Should the Mayor be minded to make the decisions sought, officers must ensure that, to the extent that the expenditure proposed concerns the purchase of supplies or services, they are procured in accordance with the GLA Contracts and Funding Code, engaging with TfL Procurement to develop and follow an agreed procurement strategy; and that appropriate

contracts are entered into and executed by the GLA and contractors before the commencement of the supplies or services required.

6.7 The equality duty is addressed above.

7 Planned delivery approach and next steps

7.1 This project includes six work packages, some of which will be pursued concurrently and in close collaboration with boroughs (particularly the user research and system testing). The anticipated timetable for delivery is detailed below:

Activity	Timeline
Work stream 1: Procurement	Up to October 2022
Work stream 2: Agile user research	October 2022 onwards
Work stream 3: Build process	October 2022 – March 2023
Work stream 4: Test system	April 2023
Work stream 5: Build complete	May 2023
Work stream 6: Collaborate with LPAs to use system and begin import of large-sites data	June 2023 – December 2023
Work stream 7: Undertake SHLAA process with the boroughs to update existing information	December 2023 – May 2024
Project closure	June 2024

7.2 Please note that the above work stream timelines include procurement periods, since many of the streams will require independent procurement strategies.

7.3 The project aims to deliver a collaborative resource between the boroughs and the GLA. As such, in setting up this project, a strategic-level Project Board will be established that will make key decisions about the direction of the project. This will include representatives of borough planning authorities.

Appendices and supporting papers:
Appendix 1: SHLAA 2017 Development Phases

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note**: This form (Part 1) will either be published within one working day after it has been approved or on the defer date.

Part 1 – Deferral

Is the publication of Part 1 of this approval to be deferred? Yes – To allow completion of the procurement process

If Yes, until what date: 1 January 2023

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under the FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form – NO

ORIGINATING OFFICER DECLARATION:	Drafting officer to confirm the following (✓)
Drafting officer: Rohan Ranaweera, Peter Kemp and Mikyla Smith have drafted this report in accordance with GLA procedures and confirm the following:	✓
Sponsoring Director: Philip Graham has reviewed the request and are satisfied it is correct and consistent with the Mayor's plans and priorities.	✓
Mayoral Adviser: Jules Pipe has been consulted about the proposal and agree the recommendations.	✓
Advice: The Finance and Legal teams have commented on this proposal.	✓
Corporate Investment Board This decision was agreed by the Corporate Investment Board on 30 August 2022.	✓

EXECUTIVE DIRECTOR, RESOURCES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature D. Gore

Date 6/10/22

CHIEF OF STAFF:

I am satisfied that this is an appropriate request to be submitted to the Mayor.

Signature D. Bellamy

Date 4/10/22

MD2711 Appendix 1: SHLAA 2017 Development Phases

The completion of the 2017 SHLAA comprised the following steps:

- Identify large sites (0.25ha or above) with planning permission through the LDD.[2]
- Boroughs review sites with planning permission and estimate timescale for delivery.
- Identify sites that are either allocated, or soon to be allocated, in borough Local Plans – i.e. those with strong likelihood of delivery.
- Boroughs review site allocations to determine land-use mix, capacities if not already known, and delivery timescales.
- Identify other large sites, including those from any previous SHLAAs.
- Boroughs review other large sites to determine constraints,[3] the probable site capacity indicated by the constraints, and delivery timescales.
- Identify small sites (below 0.25ha)[4] and apply small-sites methodology[5] to provide estimate of small-sites windfall throughout the plan period.
- Calculate total housing capacity and inform the boroughs.
- Publication of the SHLAA 2017 to the evidence base of the new London Plan.

[2] Including non-self-contained housing.
[3] Constraints may be from planning policy, environmental factors or other delivery constraints such as remediation or complex site ownerships/land assembly issues.
[4] In areas of PTALs 3-6, within 800m of a station or town centre boundary.
[5] Assumption that 1 per cent of existing housing stock will increase in density, through applying growth assumptions to terrace, detached and semi-detached housing in the areas set out in footnote 4.