



MAYOR OF LONDON

Wider South East

Second Summit

11 December 2015

Potential early priorities for collaboration and joint action

- a) **Preparation and timing for the full review of the London Plan**
- b) Common understanding of data/evidence base
- c) Addressing barriers to housing delivery
- d) Making the case for strategic infrastructure investment



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Further Alterations to the London Plan 2015

RoSE consultation responses April 2014

- London isn't meeting its housing needs
 - London hasn't done a Green Belt review
 - FALP doesn't plan for adequate infrastructure across London / Wider SE
 - need a better understanding of common issues
 - London Plan should be bound by the Duty to Cooperate
 - uncertainty in London planning makes planning outside London uncertain
-
- **more effective engagement in the next London Plan review**



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London: indicative growth to 2041

Pop: 8.6 mll (2015)

Pop increase: 76k pa (2036), and cld be similar for longer term

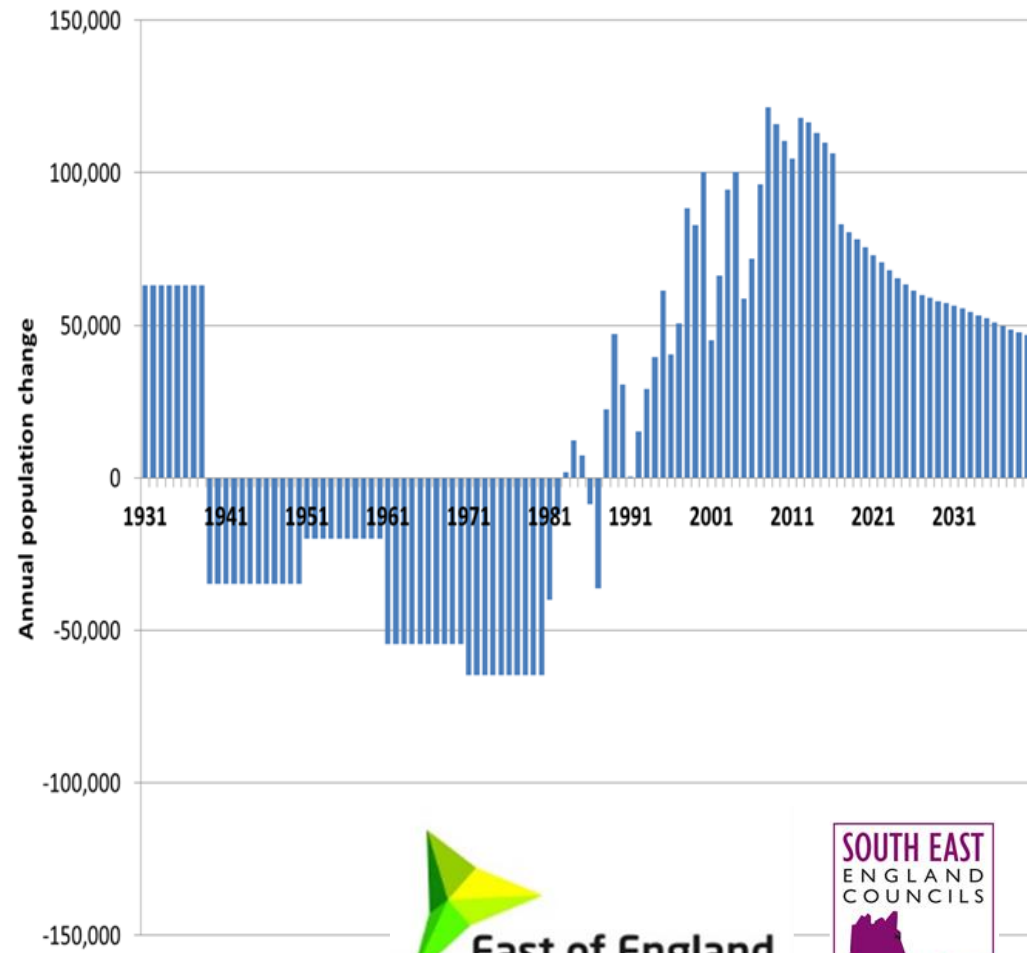
Hhlds: 3.4 mll (2014)

Hhlds increase: 40k pa (2036) but cld be +43k pa for longer term

Housing need: 49k pa (2036), but cld be low/mid 50s for longer term

Emp: 5.6 mll (2015)

Emp increase: 32k pa (2036) but cld be low 40s for longer term



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Towards Full London Plan Review

Preparing the technical evidence base – examples:

- Population, household and employment projections
- Strategic Housing Market & Land Availability Assessments
- Density, older persons, student accomm studies
- Office, industrial, retail, tourism and town centre reviews
- Regional Flood Risk appraisal
- Infrastructure Plan related outputs
- Opportunity Areas review

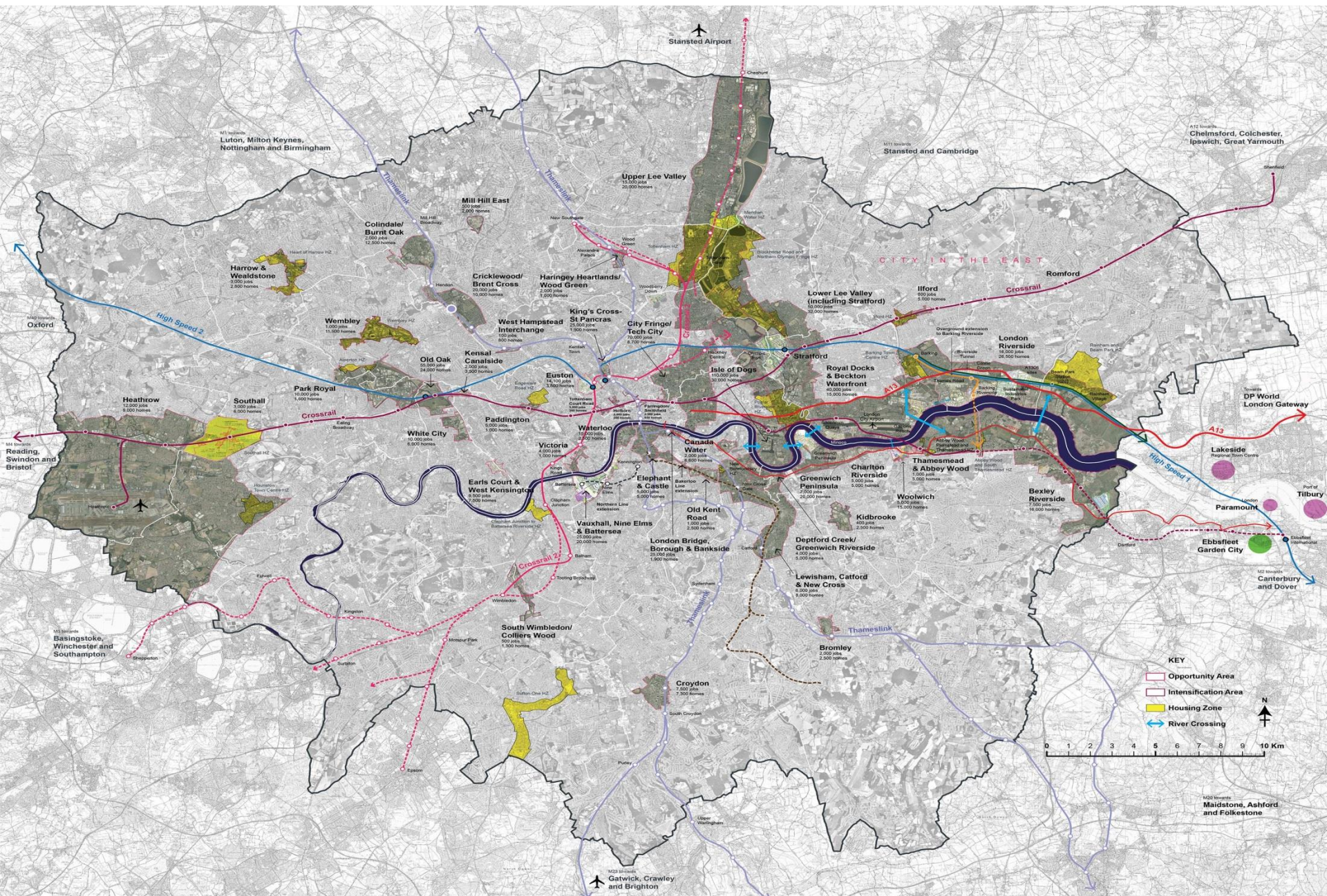


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Changing roles for Opportunity Areas?



KEY

- Opportunity Area
- Intensification Area
- Housing Zone
- ↔ River Crossing

N

0 1 2 3 4 5 6 7 8 9 10 Km

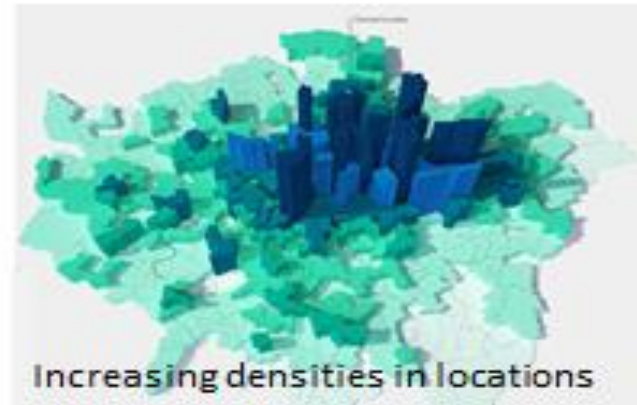
M20 towards Maidstone, Ashford and Folkestone

Modelling 'what if' forms for the future

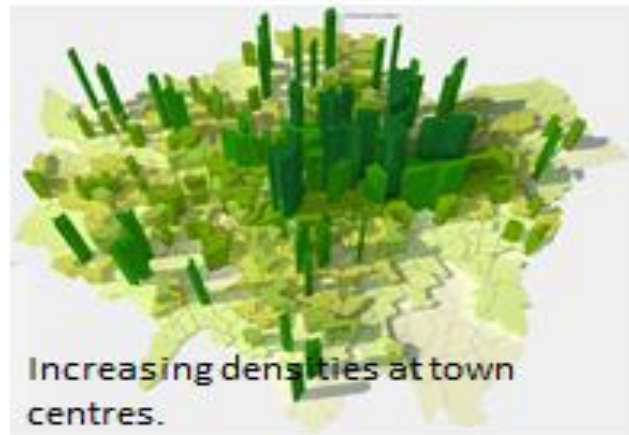
2. SPATIAL SCENARIOS



Assuming current policies continue



Increasing densities in locations with good public access.

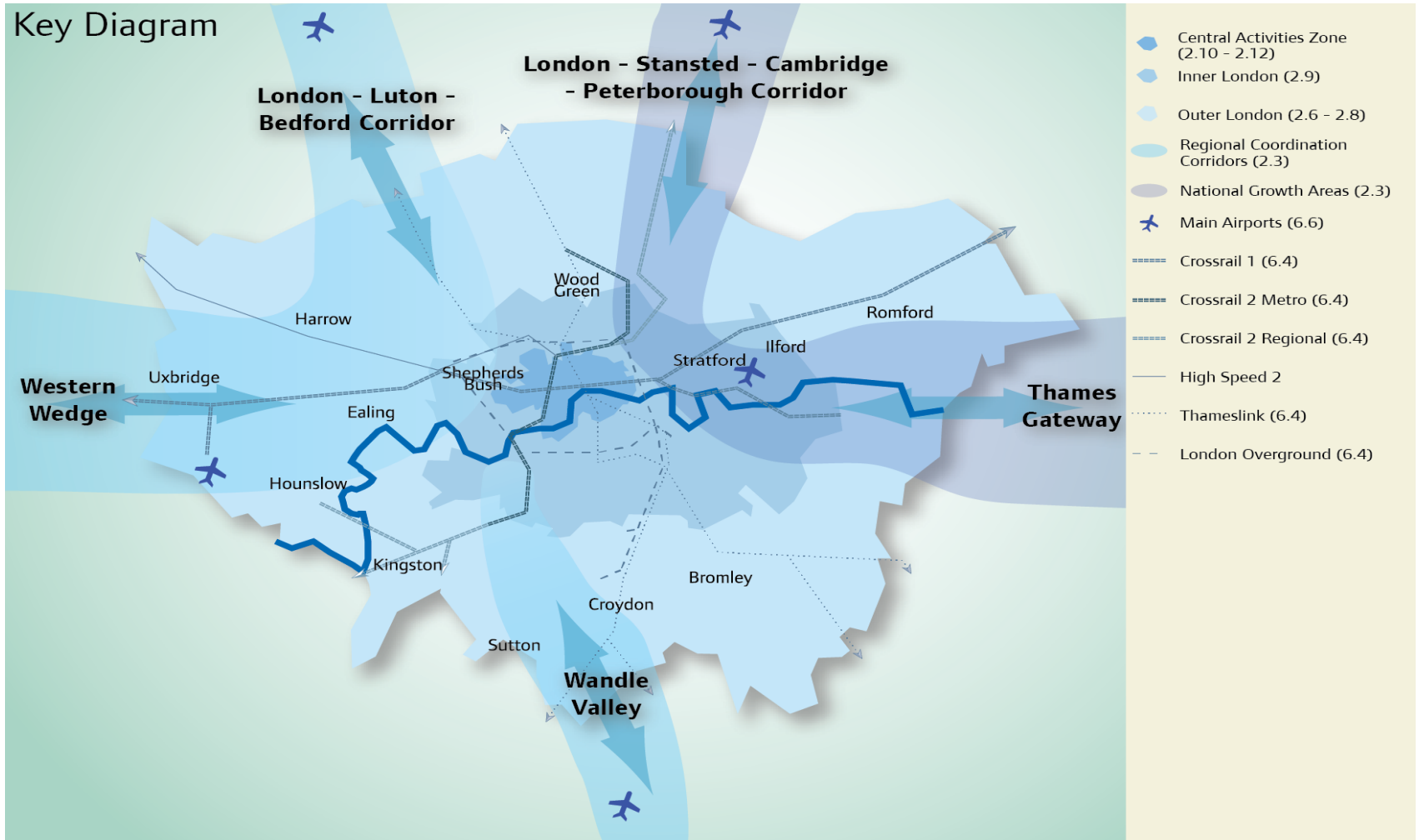


Increasing densities at town centres.



Accommodating population outside London

Current London Plan Key Diagram



Key milestones for Full Review of the London Plan

- May 2016: New London Mayor
- Summer 2016: 'Towards a new London Plan'?
- Summer 2017: London Plan consultation draft
- Mid 2018: Earliest Examination in Public
- 2019/20: Latest new London Plan publication



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A COMMON UNDERSTANDING OF DATA/EVIDENCE BASE

Joint Wider South East Summit – 11 December 2015

RICHARD HATTER

CHAIRMAN, EAST OF ENGLAND SSPOLG



CONTEXT

The Duty to Cooperate requires continuous collaboration and engagement by authorities on strategic cross-boundary matters.

The NPPF and NPG sets out what are the strategic matters.

Members in the Wider South East have requested through the first Summit and the Roundtables a better understanding of the evidence base to support collaborative working.



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PROGRESS TO DATE

Initial scoping work underway - preparing a “stocktake” which audits existing work at various levels, identifies gaps and future potential work streams;

Given emerging member priorities for collaborative working, focus so far been on scoping existing and emerging evidence (see Annex Report 2) on key issues

- Demographics and Housing
- Economy
- Transport/Infrastructure
- Ongoing Minerals and Waste

Exploring potential areas for joint collaboration of the evidence base.

e.g. various demographic or economic models



KEY ISSUES

- What might be needed to support members' priorities for collaboration (eg influencing London Plan Review; tackling barriers to housing delivery; infrastructure investment)?
- Possible core areas include understanding of the demographic and economic data; transport/commuting data?
- Resources and staff to take forward the evidence base re the Summit?



NEXT STEPS

- Agree the priorities and recommendations at the Summit (Recommendations 2 & 3)
- To help the Political Steering Group consider the best way forward, Officers to progress scoping possible key technical evidence/understanding that may be needed and resource implications/costs
- Further explore areas of joint collaboration



RECOMMENDATION

Given limited resources, prioritise and discuss shared issues for early joint action across the WSE.

For example,

- the London Plan review
- shared understanding of data/evidence
- tackling barriers to housing delivery
- making the case for strategic transport schemes



Potential early priorities for collaboration and joint action

- a) Preparation and timing for the full review of the London Plan
- b) Common understanding of data/evidence base
- c) **Addressing barriers to housing delivery**
- d) Making the case for strategic infrastructure investment



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Potential early priorities for collaboration and joint action

Addressing barriers to housing delivery

Cllr Nicolas Heslop

Chairman, South East England Councils

Leader, Tonbridge & Malling Borough Council



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Addressing Barriers to Housing Delivery

What's the problem?

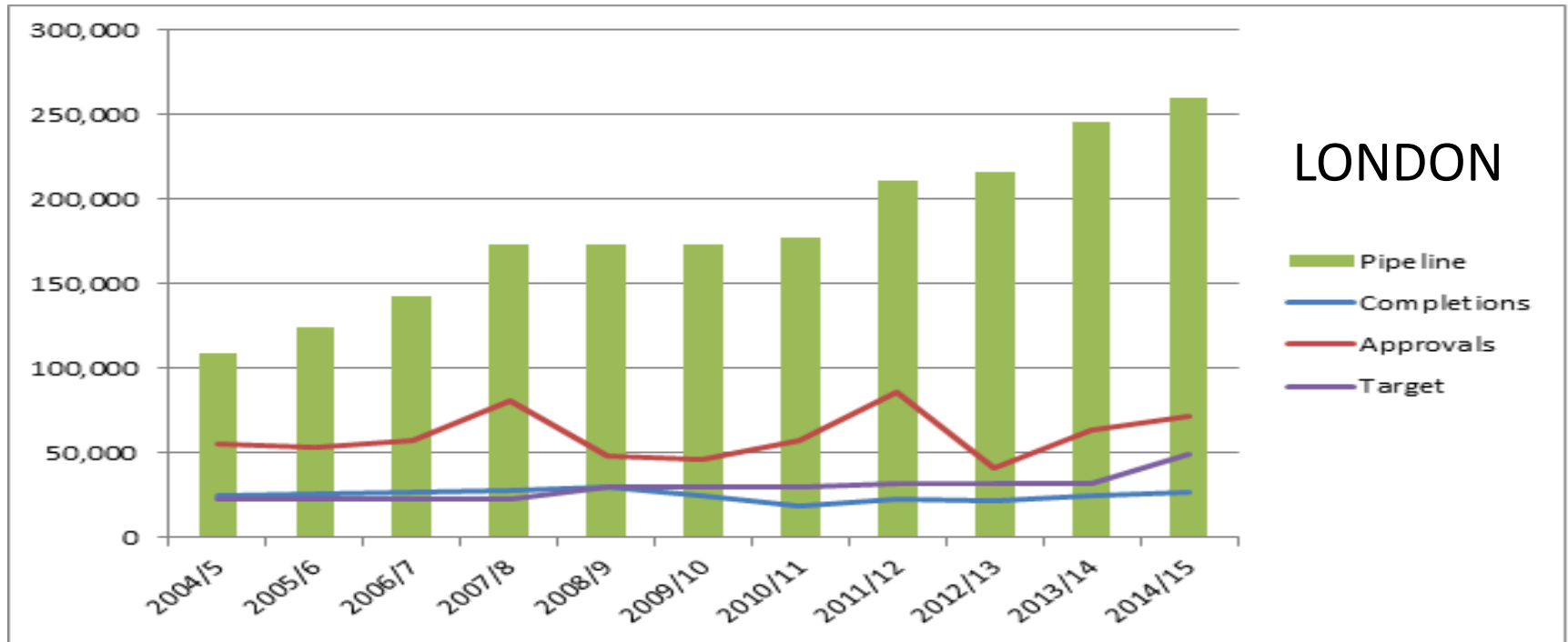
- Challenge for us all – South East, East & London – turning locally-approved housing plans into reality.
- Industry often slow to build out; infrastructure challenges; capacity/skills issues.
- Barriers to be tackled. But planning system is not the constraint on delivery...



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Housing delivery: Targets & permissions vs delivery



- London - Planning approvals well above London Plan target, but completions well below target.
- SE local councils - planning for around 33-35k homes p.a., but completions around 22k p.a.



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Addressing Barriers to Housing Delivery

How can we tackle the problem?

Welcome your views/suggestions

to consider in taking joint work forward e.g.

- Local discretionary powers eg. 'contract' planning permissions / shorter time limits / council tax?
- Infrastructure funding/delivery?
- Construction capacity & skills eg. local control of skills budgets?
- Public sector building / land?
- Land assembly / CPO powers?
- Larger site delivery; and smaller developers/sites?



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Addressing Barriers to Housing Delivery

Possible next steps/actions?

- Identify key actions to improve delivery – including consider Outer London Commission findings (Annex 3).
- Joint recommendations/report to ministers and other key partners/industry.



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Working together for strategic infrastructure investment in the Wider South East

Joint Wider South East Summit – 11 December 2015

CLLR JASON ABLEWHITE
CHAIRMAN, EAST OF ENGLAND LGA



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Supporting competitive local economies and UK plc

Vision:

- Thriving urban and rural economies that are great places to live and work.

Infrastructure requirements:

- Better transport connections within regions and across the whole of the WSE and London
- High speed digital infrastructure
- Delivering good quality homes
- Power / Energy
- Waste
- Water Supply

Obstacles to progress:

- Insufficient devolved power
- Lack of finance/funding
- Lack of joined up thinking across the WSE and London
- Speed of economic growth

Possible next steps

Understand the WSE and London's strategic infrastructure priorities;

Agree priority strategic schemes for the WSE

Lobby together for the financing/funding of agreed priority schemes



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Recommendation

Given limited resources, prioritise and discuss shared issues for early joint action across the WSE.

For example,

- **the London Plan review**
- **shared understanding of data/evidence**
- **tackling barriers to housing delivery**
- **making the case for strategic transport schemes**

