

**Strategic Spatial Planning Officer Liaison Group**  
**9th meeting – Friday, 5 February 2016, 14:00**  
**Committee Room 5, City Hall, Queen’s Walk, London**  
**Agenda**

**1 Apologies**

**2 Notes of 30 Nov 2015 meeting (Richard Linton, GLA)**

Draft attached for agreement

**3 2nd Wider South East Summit follow up (Jorn Peters, GLA)**

- Meeting notes attached for information – and moving forward (Political Steering Group – 10 Mar)
- Draft new independent website – <https://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east>
- Membership of Political Steering Group – attached for information

**4 Work Programme – preparation for Political Steering Group**

a) London Plan Review

Next steps (verbal update by John Lett, GLA)

Industrial land capacity in / around London (presentation by Gerard Burgess, GLA)

b) Common understanding of evidence

New demographic model and Witan Platform (presentation by Ben Corr, GLA)

Update on ‘stocktake’ (verbal update by Richard Hatter, EoE SSPOLG)

c) Barriers to housing delivery

Emerging OLC recommendations (presentation by Andrew Russell, GLA)

Emerging ideas from the South East (verbal update by Nick Woolfenden, SEEC)

d) Making case for strategic infrastructure

Example - London-Stanstead-Cambridge corridor (overview by John McGill, LSCC)

**5 Review of SSPOLG membership and terms (Jorn Peters, GLA)**

Process for reviewing membership and size/composition of the Group

**6 AOB**

**Next meetings:**

Fri 15 April and Fri 24 June 2016

all 2 pm – 4.30 pm in Committee Room 5, City Hall, London

## **Current Working Group members**

Richard Linton	GLA (Chair)
John Lett	GLA
Jorn Peters	GLA
Jack Straw	Surrey Planning Officers Association/Mole Valley DC (Deputy Chair)
Sue Janota	Surrey County Council
Paul Donovan	Hertfordshire County Council
Des Welton	Hertfordshire Planning Officers Group Co-ordinator
Matthew Jericho	Essex County Council
Claire Stuckey	Essex Planning Officers Group/Chelmsford BC
Richard Hatter	Thurrock Council
Carolyn Barnes	Bedford Borough Council
Andrew Taylor	Uttlesford District Council
Stephen Walford	Buckinghamshire County Council
Alison Bailey	Buckinghamshire Planning Officers Group/South Bucks DC
Bryan Lyttle	Berkshire Heads of Planning/West Berkshire
Tom Marchant	Kent County Council
Tania Smith	Kent Planning Officers Group/Dartford BC
Tara Butler	South London Partnership/LB Merton
Steve Barton	West London Alliance/West London Planning Policy Group/LB Ealing
Nick Woolfenden	South East England Councils
Cinar Altun	East of England LGA
Lizzie Clifford	London Councils
James Cutting	Suffolk County Council
Bev Hindle	Oxfordshire County Council
John Cheston	Sussex Planning Officers
John McGill	London Stansted Cambridge Consortium
?	Environment Agency
David Jowsey	Transport for London

**NOTES OF THE Eighth MEETING OF SSPLOG**

**Item 2**

**Held on 30 Nov 2015 at 14.00 at Committee Room 5, City Hall, London**

**Present:**

Richard Linton	GLA Planning (Chair)
John Lett	GLA Planning
Jorn Peters	GLA Planning
Richard Hatter	Thurrock Council (Chair of East of England SSPOLG)
Sue Janota	Surrey County Council
Des Welton	Hertfordshire Planning Officers Group Co-ordinator
Paul Donovan	Hertfordshire County Council
Alison Bailey	Buckinghamshire Planning Officers Group/South Bucks DC
Carolyn Barnes	Bedford Borough Council
Matthew Jericho	Essex County Council
Claire Stuckey	Essex Planning Officers Group/ Chelmsford BC
Andrew Taylor	Uttlesford District Council
Tom Marchant	Kent County Council
Nick Woolfenden	South East England Councils
Cinar Altun	East of England LGA
Linda Currie (sub)	Oxfordshire County Council
John Cheston	Sussex Planning Officers
James Cutting	Suffolk County Council
Stephen King (sub)	London Stansted Cambridge Consortium
John Williamson	Cambridgeshire & Peterborough Joint Strategic Planning Unit
Nicola Whittle	Environment Agency
David Jowsey	Transport for London
Mike Hope	GLA Economics
Ben Corr	GLA Demography

**Apologies:**

Jack Straw	Surrey Planning Officers Association/Mole Valley DC (Deputy Chair)
Sarah Hollamby	Berkshire Heads of Planning/Wokingham
Bryan Little	Berkshire Heads of Planning/West Berkshire Council
Stephen Walford	Buckinghamshire County Council
Bev Hindle	Oxfordshire County Council
John McGill	London Stansted Cambridge Consortium
Steve Barton	West London Alliance/West London Planning Policy Group/LB Ealing
Tara Butler	South London Partnership/LB Merton
Lizzie Clifford	London Councils
Jeremy Skinner	GLA Business Policy (Infrastructure Plan)

**Guests (Water Management):**

Chris Lambert	Thames Water
Steve Moncaster	Anglian Water
Lester Sonden	Sutton and East Surrey Water
Katherine Ward	Affinity Water
Alex Nickson	GLA Environment

## **Item 2 - Notes of the meeting of 2 October 2015**

Notes were agreed. Identified actions are complete/ underway.

Website: The GLA website is undergoing a complete review. An independent wider South East website, which is hosted on the GLA website, will be established as part of this review.

[*This new website can now be viewed via the following link: <http://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east> ]*

## **Item 3 – Strategic Water Supply in the South East**

Chris Lambert (Thames Water) for Water Resources in the South East (WRSE) and Steve Moncaster (Anglian Water) for Water Resources East Anglia gave presentations (provided separately) to introduce the issue.

Chris Lambert pointed out that WRSE covers a slightly larger area than the South East of England. Water companies' Water Resource Management Plans (WRMPs) would now seek to cover longer-term planning horizons of at least 50 years. Projections bear significant uncertainties and would be influenced by a range of factors including e.g. population growth and climate change impacts. Plans would aim to meet projected demand through a combination of demand management and additional supply measures. WRSE is currently identifying and exploring options, which would be analysed and evaluated between spring 2016 and 2017. The outputs would inform the water companies' draft WRMPs. Steve Moncaster added in his presentation that their draft multi-company, multi-sector water resource management strategy would be expected in summer 2017.

The water company representatives stated that they were using Strategic Housing Market Assessment (SHMA) data from local authorities. Their strategies would explore a range of different growth scenarios to inform their modelling and projected future water supply requirements.

They were also asked about specific outputs from their work that could be relevant to inform the technical evidence underpinning the London Plan and Local Plans at a strategic level, in particular where a future resource may need to serve areas beyond its administrative boundaries.

### **ACTION [emerging after the meeting]**

*[Steve Moncaster is setting up a meeting with East of England SSPOLG officers to explore how to work together on the development of the Water Resources East Anglia strategy.]*

*Water Resources South East has invited the GLA to join their Senior Management Group to receive a periodic update on the planning of strategic water resources in the South East. Alex Nickson attended their meeting on 13 January.]*

## **Item 4 – Future Demographic Projections and Work on Data/Evidence**

Ben Corr presented the GLA's emerging demographic modelling work (provided separately). The model is being built with trend-based projections consistent with ONS/DCLG methodology. Then, it would be made available on the Witan Platform (potentially open-source) and there would be the opportunity to scrutinise the model and to consider variation of a range of assumptions. It is unlikely that ONS will provide 10-year out-migration trend based projections.

Participants indicated that it may be useful to meet again at an appropriate point with relevant consultants undertaking SHMAs within the Wider South East (WSE) to discuss the new model. Some members are concerned that the outcome of the emerging modelling could disrupt Local Plan

preparation (in particular by indicating higher housing need). However, Planning Inspectors at any Local Plan examination would expect the consideration of London model/scenario/impact.

James Cutting broadly welcomed the emerging modelling work. In an e-mail that had been circulated ahead of the meeting, he had suggested the need to consider some joint academic research to inform the range of appropriate assumptions for the emerging and other models. Participants agreed that this could be useful but highlighted that it would be important to examine first relevant research that already exists or could be carried out amongst the authorities themselves. Further academic research may e.g. be necessary on the role of international migration.

**ACTION:** James to explore his proposal further in collaboration with relevant officers.

James also raised the need for data harmonisation across the WSE. In response, Paul Hodgson, GIS & Infrastructure Manager at the GLA (020 7983 4965- [Paul.Hodgson@london.gov.uk](mailto:Paul.Hodgson@london.gov.uk)) presented an overview of an Urban Sharing Platform (slide provided separately), a 2-year project the GLA has embarked on. It looks in depth at data sharing opportunities and at combining datasets. It would also explore the collection of real-time data and includes partnership working e.g. with Network Rail.

Mike Hope then introduced the GLA's emerging employment modelling (provided separately). Relevant data from ONS go back to 1971. The GLA is also thinking about extending the capabilities of this model to cover the WSE, but that the resource implications would require further consideration. Alongside the demographic modelling it could be incorporated on the Witan Platform. Participants indicated that there would be fewer concerns than with the demographic modelling but questioned whether the model should be provided at a more disaggregated level. Attention was also drawn to the established East of England Forecasting Mode, which covers an area larger than the East of England.

Finally, it was agreed that the 'Stocktake working draft', which had been circulated, would be just for information/illustration at this point and not for discussion about all the individual issues.

#### **Item 5 – Preparation of 2nd Wider South East Summit**

Jorn Peters introduced the draft Summit papers that had been circulated. These are the agenda and a draft Recommendations Paper including an Annex each on the following: (1) emerging consensus on arrangements, (2) common understanding of data, (3) Outer London Commission draft issues and recommendations on Barriers to Delivery. Jorn also confirmed the individuals who would introduce/present the different agenda items. Phil Swann from 'Shared Intelligence' would chair and facilitate the Summit. With regards to the emerging priorities, Summit participants would be encouraged to log issues for further consideration.

The draft Outer London Commission Report on WSE relations had also been circulated. John Lett clarified that the Summit would not be asked to respond to the Commission's recommendations, but they were broadly consistent with the draft Summit Recommendations paper.

It was also clarified that Government departments had not been invited to the Summit, as there did not appear to be any political appetite, but Government would be engaged at an appropriate time in the future.

The value of consultants briefly presenting an independent perspective on collaboration opportunities to the Summit to stimulate the debate was raised. However, it was felt that there was insufficient time ahead of the Summit to prepare such input appropriately.

An understanding of the pipeline of planning permissions across the Wider South East would be useful to inform further discussions about barriers to housing delivery and a common understanding of evidence. For London relevant figures are available.

**ACTION:** The GLA to share their methodology, and SEEC/EELGA to investigate the scale of the pipeline of planning permissions for their areas.

**Item 6 – AOB**

Green Belt Review: John Lett confirmed: Unless there would be a major change of view by the Mayor, the current administration would stick to the NPPF line that Green Belt reviews are a matter for Local Planning Authorities and not the Mayor precluding him from undertaking a strategic review.

**EAST OF ENGLAND**

<b>Name</b>	<b>Responsibility</b>	<b>Council</b>	<b>Political Group</b>
Cllr Jason Ablewhite	EELGA Chairman and Leader	Huntingdonshire DC	Conservative
Cllr Linda Haysey	Leader	East Hertfordshire DC	Conservative
Cllr Graham Butland	Leader	Braintree DC	Conservative
Cllr Robin Howe (sub)	Deputy Leader	Huntingdonshire DC	Conservative
Cllr James Waters (sub)	Leader	Forest Heath DC	Conservative
Cllr Roy Davis	Leader's Representative	Luton BC	Labour
Cllr John Gardner (sub)	Deputy Leader	Stevenage BC	Labour
Mayor Dave Hodgson	Leader	Bedford BC	Liberal Democrat
Cllr Aidan Van de Weyer (sub)	Member	South Cambridgeshire DC	Liberal Democrat

**SOUTH EAST**

<b>Name</b>	<b>Responsibility</b>	<b>Council</b>	<b>Political Group</b>
Cllr Nicholas Heslop	SEEC Chairman and Leader	Tonbridge and Malling BC	Conservative
Cllr Peter Martin	Deputy Leader	Surrey CC	Conservative
Cllr David Burbage	Leader	RB Windsor & Maidenhead	Conservative
Cllr Carole Paternoster	Cabinet member	Aylesbury Vale DC	Conservative
Cllr Ann Newton (sub)		Wealdon DC	Conservative
Cllr Tony Page	Deputy Leader	Reading BC	Labour

**LONDON**

<b>Name</b>	<b>Responsibility</b>	<b>Council</b>	<b>Political Group</b>
Sir Ed Lister	Deputy Mayor of London	Greater London Authority	Conservative
Sir Harvey McGrath	Deputy Chairman	London Enterprise Panel	N/A
Cllr Claire Kober	London Councils' Portfolio Holder for Infrastructure and Regeneration, and Leader	Haringey BC	Labour
Cllr Kevin Davis	Leader	RB Kingston	Conservative
Cllr Stephen Alambritis	Leader	Merton BC	Labour

# Second Wider South East Summit

## 11 December 2015, 14:00

### Chamber, City Hall, London

Item 3

## Notes

### List of Registered Delegates

See Annex 1

### 1. Welcome

Welcome by Sir Edward Lister, Deputy Mayor of London, to City Hall. Cllr Derrick Haley, Deputy Chairman of the East of England Local Government Association (EELGA), reminded participants to focus on the big strategic picture. Cllr Nicolas Heslop, Chairman of South East England Councils (SEEC), highlighted that the Wider South East (WSE) would need to be involved in the debate on London's housing growth and that addressing barriers to housing delivery would need to be a key priority for the WSE.

### 2. Agreement on new collaboration arrangements between East of England, South East and London

The independent Chair Phil Swann, Shared Intelligence, confirmed that the meeting papers (provided in advance to all Leaders within the WSE and available on the independent WSE website <https://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east> ) reflect the Roundtable discussions. These took place over the summer with the majority of WSE councils participating. The Summit was also informed by the emerging findings of the Outer London Commission (for details see its independent website <https://www.london.gov.uk/about-us/organisations-we-work/outer-london-commission-olc/olc-full-review-london-plan> ).

The following points were made with regard to the proposed new collaboration arrangements:

- With regards to paragraph 4.2 of Annex 2 (Towards a common understanding of the evidence) it was requested and agreed to change the third sentence to read: 'The Mayor of London will engage councils in the WSE as technical evidence is developed.' This would better reflect the aims of the WSE collaboration process and stresses the mutual advantage of early engagement on the review of the London Plan.
- The involvement of Local Enterprise Partnerships (LEPs) in the Governance of the new arrangements was discussed. It was agreed that the focus should be on political representation, in particular as several political Leaders are also represented on LEP Boards. However, it was acknowledged that circumstances are different across the WSE, and officers were asked by the Chair to identify effective mechanisms for the engagement of the LEPs.
- It was confirmed that London boroughs will also be represented on the Political Steering Group and that their appointments will be made through London Councils.
- The Political Steering Group should closely follow progress with emerging devolution and combined authority debates and evolve if required.



- It was also agreed to use electronic communications to enable member dialogue between meetings as appropriate.

**The Summit agreed:** Subject to the above, the Summit endorsed in accordance with the Recommendations paper

- the proposed collaboration arrangements for an annual (or if necessary more frequent) Summit for all WSE councils/Mayor of London/LEPs and a smaller political Steering Group, to 'go live' as soon as possible in early 2016, comprised of five representatives each from East of England LGA, SEEC and the Mayor of London; and
- the arrangements for officer support for these political processes, building on the existing Strategic Spatial Planning Officer Liaison Group – SSPOLG.

### **3. Potential early priorities for collaboration and joint action**

In the light of limited resources, participants were asked to consider the following issues for their scope and relative importance for early joint action across the WSE. They were also asked to raise any specific issues they would like to see considered for each of them.

#### **a) Preparation and timing for the full review of the London Plan**

John Lett, Strategic Planning Manager, provided a brief introduction. With 140 dwellings/ha densities in London are three times higher than outside London. John highlighted that population projections are being monitored closely. Housing need is expected to be slightly higher than set out in the 2015 London Plan, but in terms of employment growth a significant increase is expected. John also reiterated that the Mayor would welcome engagement of the WSE in the technical evidence work.

The following issues were logged as part of the discussion:

- Collaboration on growth should not only focus on housing, but also on economic development. A better understanding of the basis for the economic projections is needed.
- As a related early priority the effective interaction between authorities in the plan-making process beyond the Duty to Cooperate / Duty to Inform and Consult (GLA duty) was agreed.

#### **b) Common understanding of data/ evidence base**

Richard Hatter, Strategic Planning Manager at Thurrock Council and Chair of the East of England SSPOLG, introduced this item and referred to the preparation of a 'stocktake' of existing evidence currently underway. It could be used as a tool for auditing and lobbying purposes and to uncover potential evidence gaps. The resource requirements for any further work will need further consideration. Richard highlighted that the GLA's emerging housing and economic modelling will have the capability to cover the whole of the WSE and beyond.

The following issues were logged as part of the discussion:

- The GLA's emerging demographic modelling will reflect the Government's ONS model and will transparently allow for different migration assumptions to be made. Further discussions

with Government and the Planning Inspectorate would be useful. A joint representation seeking improvements to the current Government modelling could be considered.

- Commuting data/geographies could also benefit from wider collaboration, but there is a risk of double-counting in particular on Strategic Housing Market Area (SHMA) boundaries and in the light of the use of different forecasting models within the WSE.
- Collaboration on data/evidence should not lead to the creation of resource intensive processes/commitments. To explore complex interrelationships between data, the GLA is developing a new data platform that could potentially also benefit the WSE.
- In the preparation of their statutory spatial plans local authorities need to have regard to the most up-to-date evidence. It would be important that the impact of emerging modelling on emerging Local Plans at an advanced stage is handled sensitively, in particular in the light of the Government deadline to have Plans in place by 2017.

### **c) Addressing barriers to housing delivery**

Cllr Nicolas Heslop (Chairman of SEEC and Leader of Tonbridge and Malling Borough Council) introduced this item. He highlighted that housing completions were significantly below plan housing targets across the WSE as a whole. He suggested using the Outer London Commission (OLC) recommendations and other suggestions as starting point for further consideration. The combined weight of the WSE should be used to influence key players including Government.

The following issues were logged as part of the discussion:

- It is necessary to engage directly with the private sector to ensure that key sites are developed in a timely manner. The GLA maintains a regular dialogue with the developer community, which could be beneficial in terms of developing better partnership work across the WSE.
- The effective use of public sector land is an important component. Public sector bodies involved in the development process should collaborate and support delivery to avoid unnecessary delays.

### **d) Making the case for strategic infrastructure investment**

In the absence of Cllr Jason Ablewhite (Chairman of EELGA and Leader of Huntingdonshire District Council) due to illness, Richard Hatter introduced this item on his behalf providing an overview of the scope for collaboration to make the case for strategic infrastructure.

The following issues were logged as part of the discussion:

- Opportunities for lobbying the new National Infrastructure Commission as well as sub-national transport bodies were raised.
- Opportunities for engagement with developers could be useful, as inadequate infrastructure provision could negatively affect the delivery of housing schemes.

**The Summit agreed:** Discussions highlighted the importance of all four emerging issues above for future joint working and should all be pursued further.

#### 4. Next steps and actions

Officers confirmed that the presentation slides would be made available. They can be accessed via the WSE website: <https://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east>

The first meeting of the new Political Steering Group has been scheduled for 10 March 2016 at 12:00 at City Hall, London. Appointments to the Steering Group will be finalised in January 2016. SEEC has already appointed its members:

- Cllr Nicolas Heslop, SEEC Chairman & Leader of Tonbridge & Malling BC
- Cllr Peter Martin, Deputy Leader of Surrey CC
- Cllr David Burbage, Leader of Royal Borough of Windsor & Maidenhead
- Cllr Carole Paternoster, Cabinet member, Aylesbury Vale DC
- Cllr Tony Page, Deputy Leader of Reading BC

**The Summit agreed:** Based on the mandate by the Summit, the Political Steering Group will – with support from officers – progress proposals for joint action on the agreed priorities, including the scoping any resource requirements. All WSE Leaders will be kept informed about progress.

The next meeting of the current officer working group (SSPOLG) has been scheduled for 5 February 2016 at 14:00 at City Hall. The agreed priorities as well as a review of the terms and membership of the group will be on the agenda.

The Chair thanked all participants for their engagement.

## Annex 1

<b>Wider South East Joint Summit - 11 December 2015</b>				
<b>East of England Registration List</b>				
	<b>Surname</b>	<b>Name</b>	<b>Role</b>	<b>Organisation</b>
	Altun	Cinar	Policy and Secretariat Manager	East of England LGA
	Ashley	Derrick	Cabinet member for environment, transport and planning	Hertfordshire County Council
	Bentley	Kevin	Deputy Leader	Essex County Council
	Carr	Richard	Chief Executive	Central Bedfordshire Council
	Chipping	Hilary	Head of Infrastructure	SEM LEP
	Clempner	Jon	Leader	Harlow Council
	Daly	Julian	Leader	St Albans District Council
	Darwin	Neil	Chief Executive	Greater Cambridge Greater Peterborough LEP
	Davis	Roy	Leader's Representative & Management Committee of the East of England LGA	Luton Borough Council
	Donovan	Paul	Team Leader, Strategic Planning	Hertfordshire County Council
	FitzPatrick	Tom	Leader	North Norfolk District Council
	Frame	Bill	Portfolio Holder for Economic Growth and Planning	Colchester Borough Council
	Fuller	John	Leader	South Norfolk District Council
	Gardner	John	Deputy Leader - Environment and Economy	Stevenage Borough Council
	Griffiths	John	Leader	St Edmundsbury Borough Council
	Haley	Derrick	Leader and Deputy Chairman of the East of England LGA	Mid Suffolk District Council
	Hatter	Richard	Strategic Planning Manager	Thurrock Council
	Hayes	Neil	Executive Director	Hertfordshire LEP
	Haysey	Linda	Leader	East Hertfordshire District Council
	Hirst	Roger	Cabinet Member for Planning and the Environment	Essex County Council
	Hodgson	Dave	Leader	Bedford Borough Council
	Holdich	John	Leader	Peterborough City Council
	Jamieson	James	Leader	Central Bedfordshire Council
	Jones	Gavin	Chief Executive (in waiting)	Essex County Council
	Law	Colin	Leader	Waveney District Council
	Lewis	Miriam	Leader	Maldon District Council
	Lyons	Christine	Assistant Director – Planning Services	Rochford District Council
	Mayley	Andrea	Head of Economic Development and Growth	West Suffolk Council
	McGill	John	Director	London Stansted Cambridge Consortium
	Moffatt	Andy	Head of Development	Huntingdonshire District Council
	Moore	Richard	Cabinet Member for Regeneration and Planning	Basildon Borough Council

	Needham	Lynda	Leader	North Hertfordshire District Council	
	Payne	Simon	Director of Environment	Cambridge City Council	
	Perkins	Mandy	Executive Member for Planning, Housing and Community	Welwyn Hatfield Borough Council	
	Proctor	Andrew	Leader	Broadland District Council	
	Reeve	Mark	Chairman	Greater Cambridge Greater Peterborough LEP	
	Scholes	David	Chief Executive	North Hertfordshire District Council	
	Sheppard	Mark	Senior Strategic Planner	Southend-on-Sea Borough Council	
	Silverman	Mark	Policy and Transport Manager	Hertsmere Borough Council	
	Simmons	Hazel	Leader	Luton Borough Council	
	Speight	Richard	Portfolio Holder for Planning and Growth	Thurrock Council	
	Stanbury	Lance	Council Member	Forest Heath District Council	
	Starkie	Chris	Managing Director	New Anglia LEP	
	Stuckey	Claire	Senior Planning Officer (Planning Policy)	Chelmsford City Council	
	Taylor	Andrew	Assistant Director Planning and Building Control	Uttlesford District Council	
	Thomas	Matthew	Team Leader of Strategic Planning	Southend-on-Sea Borough Council	
	Tredget	Cecilia	Managing Director	East of England LGA	
	Waters	Alan	Leader	Norwich City Council	
	Wood	Paul	Head of Economic Development and Regeneration	East Suffolk	
	Wood	Steven	Head of Planning and Growth	West Suffolk Council	
	Woodley	Ron	Leader	Southend-on-Sea Borough Council	
	Wotherspoon	Tim	Executive Member for Strategic Planning	South Cambridgeshire District Council	

## Wider South East Joint Summit - 11 December 2015

### South East Registration List

	<b>Surname</b>	<b>Name</b>	<b>Role</b>	<b>Organisation</b>	
	Bower	Ricky	Cllr	Arun DC	
	Paternoster	Carole	Cllr	Aylesbury Vale DC	
	Bettison	Paul	Cllr	Bracknell Forest Council	
	Tett	Martin	Cllr	Buckinghamshire CC	
	Jamieson	James	Cllr	Central Bedfordshire	
	Darby	Isobel	Cllr	Chiltern DC	
	Hunnisett	Derek	Cllr	Dartford BC	
	Scales	Frederick	Cllr	Dover DC	
	Glass	Angela	Cllr	East Hampshire DC	
	House	Keith	Cllr	Eastleigh BC	
	Kelly	Andrew	Cllr	Elmbridge BC	
	Dallen	Neil	Cllr	Epsom & Ewell BC	
	Cubitt	John	Cllr	Gravesham BC	
	Furniss	Matt	Cllr	Guildford BC	
	Perry	Roy	Cllr	Hampshire CC	
	Parker	Stephen	Cllr	Hart DC	
	Forward	Kim	Cllr	Hastings BC	
	Carter	Paul	Cllr	Kent CC	
	Wilson	Fran	Cllr	Maidstone BC	
	Wall	Garry	Cllr	Mid Sussex DC	
	Seed	Sarah	Cllr	Mole Valley DC	
	Burbage	David	Cllr	RB of Windsor & Maidenhead	
	Page	Tony	Cllr	Reading BC	
	Hack	Lynne	Cllr	Reigate & Banstead BC	
	Kay	Allen	Cllr	Reigate & Banstead BC	
	Kingerley	Gail	Cllr	Runnymede BC	
	Dibbs	Roland	Cllr	Rushmoor BC	
	Piper	Robert	Cllr	Sevenoaks DC	
	Monk	David	Cllr	Shepway DC	
	Bagge	Ralph	Cllr	South Bucks DC	
	Hodge	David	Cllr	Surrey CC	
	Martin	Peter	Cllr	Surrey CC	
	Bowles	Andrew	Cllr	Swale BC	
	Weightman	David	Cllr	Tandridge DC	
	Hatley	Martin	Cllr	Test Valley BC	
	Wells	Chris	Cllr	Thanet DC	
	Fairbrass	Lin	Cllr	Thanet DC	
	Rogers	Howard	Cllr	Tonbridge & Malling BC	
	Heslop	Nicolas	Cllr	Tonbridge & Malling BC	
	Newton	Ann	Cllr	Wealden DC	
	Law	Alan	Cllr	West Berkshire Council	
	Crank	Ron		Coast to Capital LEP	
	French	Geoff		Enterprise M3 LEP	
	Brown	Graham		South East LEP	
	Wenman	Ian		Oxfordshire LEP	
	Harrington	Richard		Thames Valley Bucks LEP	
	Mark	Lambert		Basingstoke & Deane BC	
	Chris	Williams		Buckinghamshire CC	
	Mark	Aplin		Dartford BC	

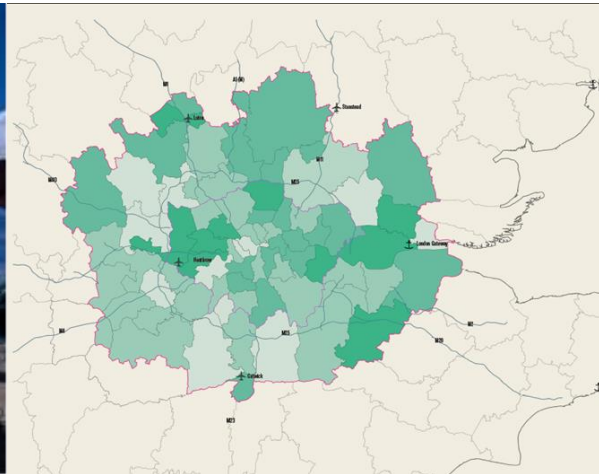
	Behrendt	Mark		Elmbridge BC	
	Berry	Mark		Epsom & Ewell BC	
	Fagg	Barry		Guildford BC	
	Murray	Chris		Hampshire CC	
	Straw	Jack		Mole Valley DC	
	Green	Caroline		Oxford City	
	Hindle	Bev		Oxfordshire CC	
	Rose	Cath		Reigate & Banstead BC	
	Mould	Luci		Reigate & Banstead BC	
	Ford	Richard		Runnymede BC	
	Pamberi	Claire		Sevenoaks DC	
	Shore	David		Shepway DC	
	Bailey	Alison		South Bucks DC	
	Janota	Sue		Surrey CC	
	Thompson	Sarah		Tandridge DC	
	Raymond	Abigail		Thanet DC	
	Buckingham	Lucy		Thanet DC	
	Bailey	Ian		Tonbridge & Malling BC	
	Lyttle	Bryan		West Berkshire Council	
	Bolton	Heather		SEEC	
	Woolfenden	Nick		SEEC	
	Yapp	Susie		SESL	

<b>Wider South East Joint Summit - 11 December 2015</b>				
<b>London Registration List</b>				
	<b>Surname</b>	<b>Name</b>	<b>Organisation</b>	<b>Role</b>
	Barrett	Clarence	London Borough of Havering	Councillor
	Bell	Julian	London Borough of Ealing	Councillor
	Biggs	John	London Borough of Tower Hamlets	Mayor
	Brisbane	Bill	Royal Borough of Kingston Upon Thames	Councillor
	Buttrick	Tom	London Borough of Southwark	Team Leader
	Clark	Ken	London Borough of Newham Council	Councillor
	Cowan	Stephen	London Borough of Hammersmith and Fulham	Councillor
	Cunningham	David	Royal Borough of Kingston Upon Thames	Councillor
	Davis	Kevin	Royal Borough of Kingston Upon Thames	Councillor
	Evans	Viv	Royal Borough of Kingston Upon Thames	Head of Planning and Transport
	Flight	Judy	West London Alliance, c/o London Borough of Ealing	Assistant Director
	Harriss	Sean	London Borough of Lambeth	CEO
	James	Mark	Royal Borough of Greenwich	Councillor
	John	Peter	London Borough of Southwark	Councillor
	Lett	John	GLA	Strategic Planning Manager
	Lister	Sir Edward	GLA	Deputy Mayor of London for Planning
	McGrath	Harvey	London Enterprise Panel	Deputy Chair
	Murray	Stewart	GLA	Assistant Director for Planning
	Nichol	Ian	South London Partnership	Interim Director
	O'Brien	John	London Councils	CEO
	Peck	Lib	London Borough of Lambeth	Councillor
	Ramsey	Roger	London Borough of Havering	Councillor
	Regan	Brian	London Borough of Lewisham	Planning Policy Manager
	Schofield	Jenny	Environment Agency	Account Manager, London Area
	Smith	Alan	London Borough of Lewisham	Councillor
	Swann	Phil	Shared Intelligence	Facilitator
	Turner	Lucinda	Transport for London	Head of Strategic Planning
	Welbank MBE	Michael	City of London Corporation	Chairman of the Planning & Transportation Committee
	Winbeck	Katharina	London Councils	Head of Transport, Environment and Infrastructure Policy and Public Affairs Division



# London Plan Full Review - Industrial Land

Strategic Spatial Planning Officer Liaison Group  
5<sup>th</sup> February 2016



# London Plan Full Review - Industrial Land

## **(i) New Mayor/London Plan full review**

- Mayoral priorities, towards a new London Plan...

## **(ii) Research to inform London Plan full review**

- London Industrial Land Baseline Study (Jan 2016)
- London Industrial Land Demand Study (2016/17)

## **(iii) Industry engagement**

- Industrial and Urban Logistics Sounding Board (GLA/London First)
- London stakeholders
- OAPF engagement
- Wider South East

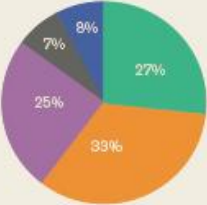
# 2015 Industrial land baseline study

## Objectives:

- Quantify and map the 2015 supply of industrial land
- Assess the quantity and distribution of industrial land release 2010 – 2015
- Determine the quantity and distribution of industrial land release in the planning pipeline
- Assess relationships with the inner south east
- Assess the economic consequences of a reduced supply of industrial land.

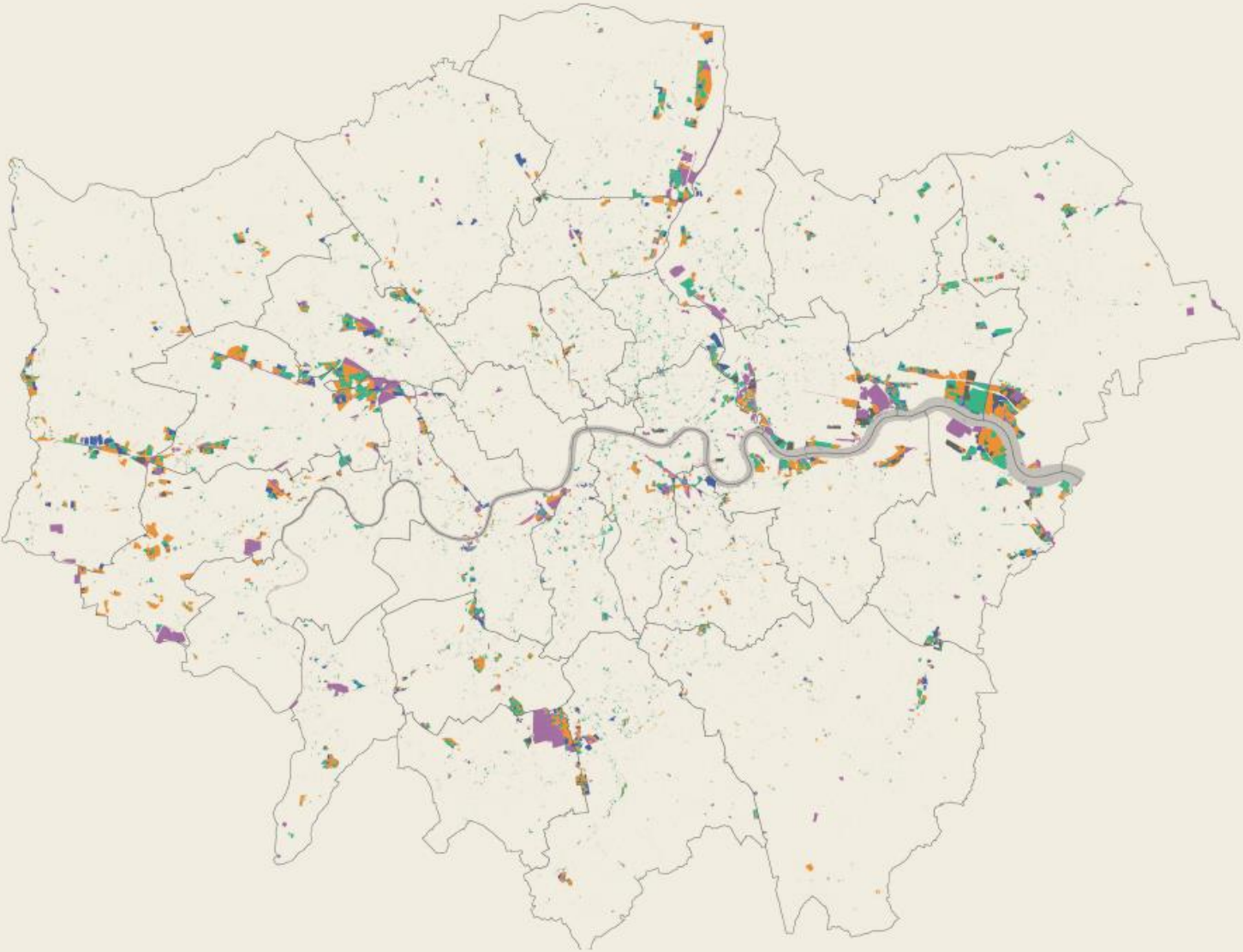
# 2015 Industrial land (by broad use type)

Fig 2.3a Industrial land in London by activity



Total industrial activities

DRAFT



- General & light industry
- Warehouse & open storage
- Wider industrial uses
- Vacant land & land with vacant buildings
- Non industrial uses

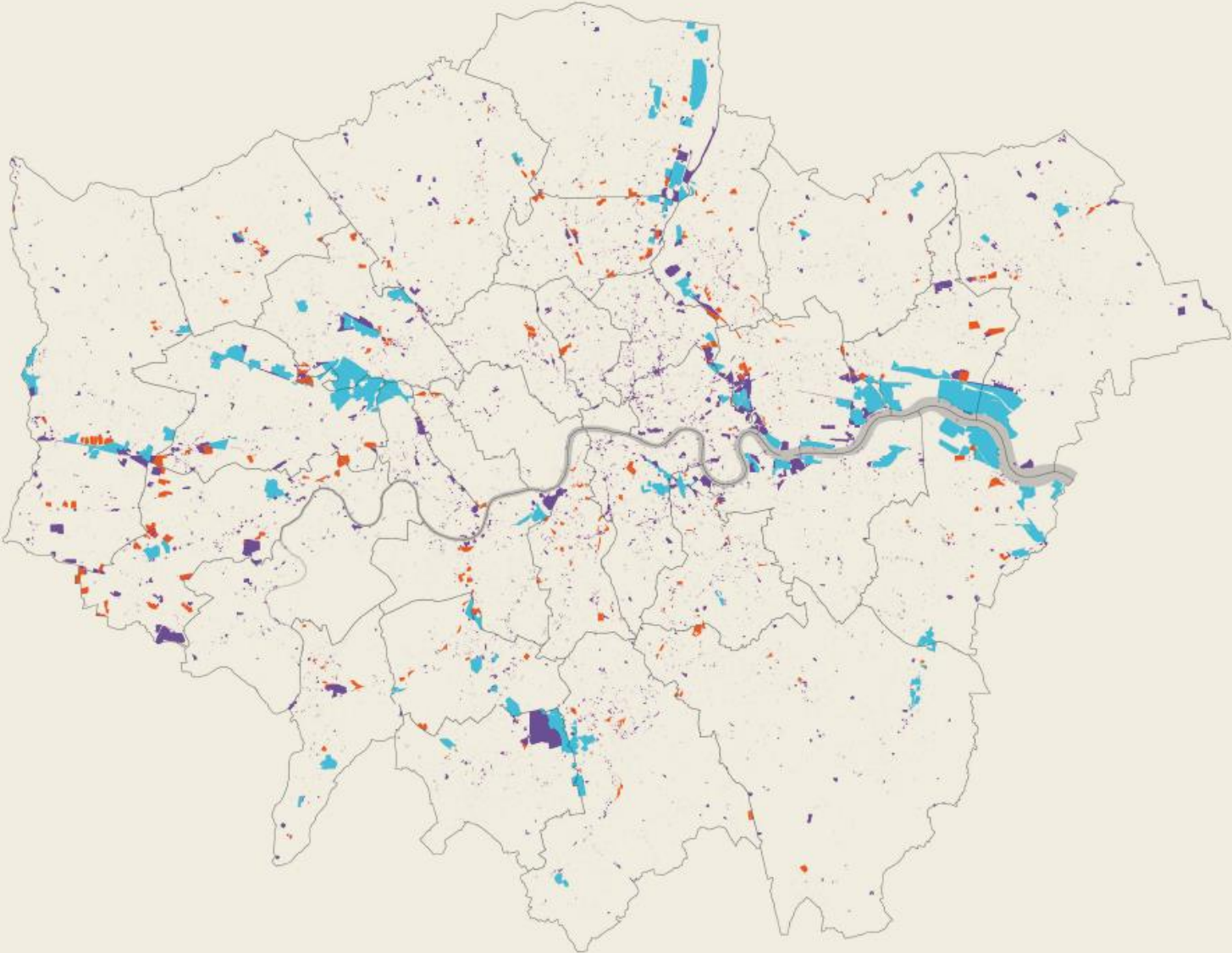


# 2015 Industrial land (by designation)

Fig 2.2 Industrial employment land in London by designation



Total industrial land by designation



- Strategic Industrial Land
- Locally Significant Industrial Sites
- Non-designated sites

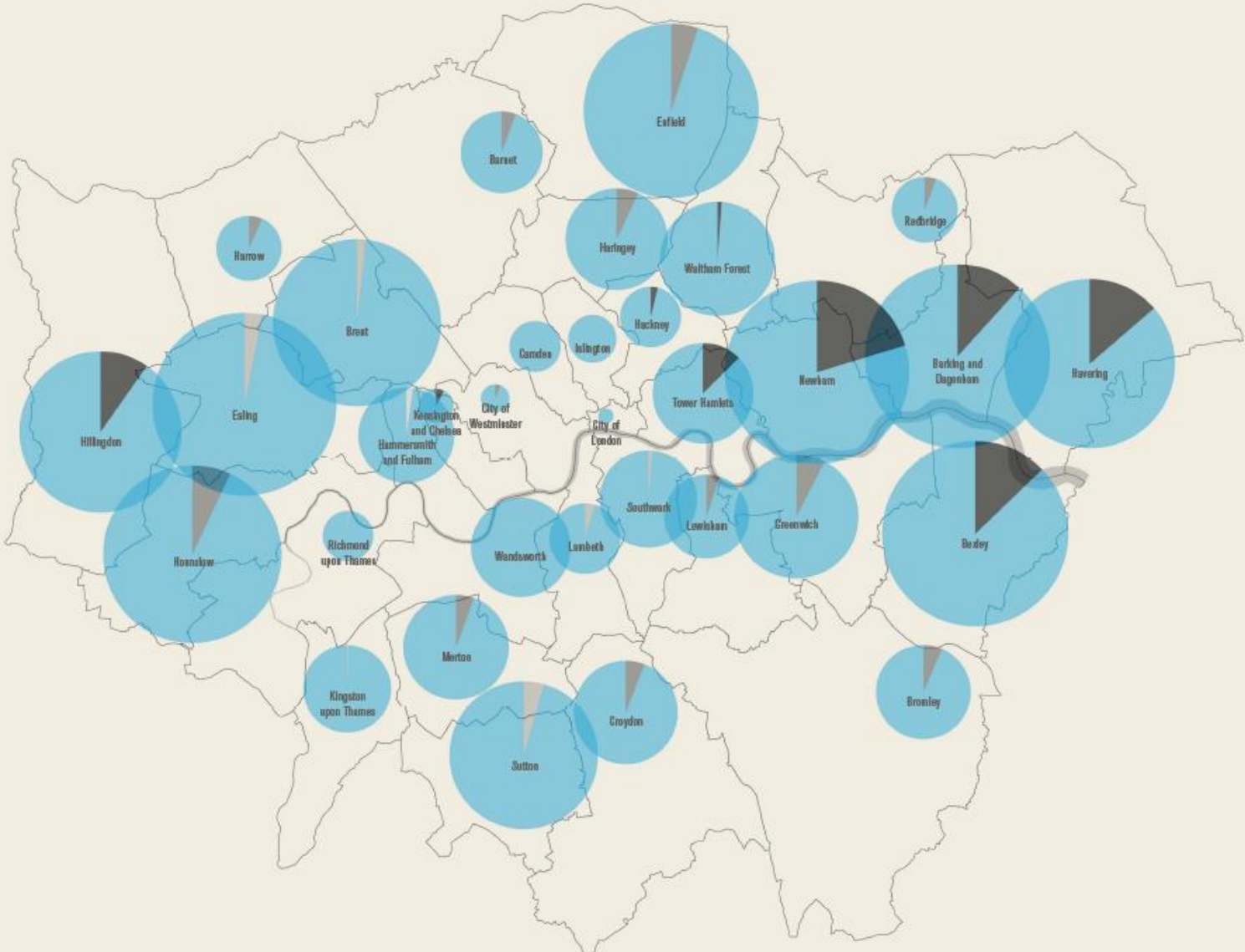


# 2015 Vacancy rates (industrial land)

Fig 2.13 Vacant stock as a proportion of total industrial land stock

DRAFT

- Industrial land in use
- % of vacant industrial land <5%
- % of vacant industrial land >5% (SPG guideline frictional vacancy rate)
- Vacant industrial land >8%



# Industrial land release 2010-2015

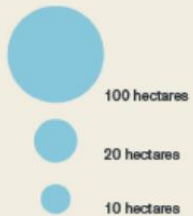
Fig 2.10 Industrial land change 2010-2015

Since 2010, 528 ha of industrial land has changed to non-industrial uses; a 7% contraction in the stock of industrial land.

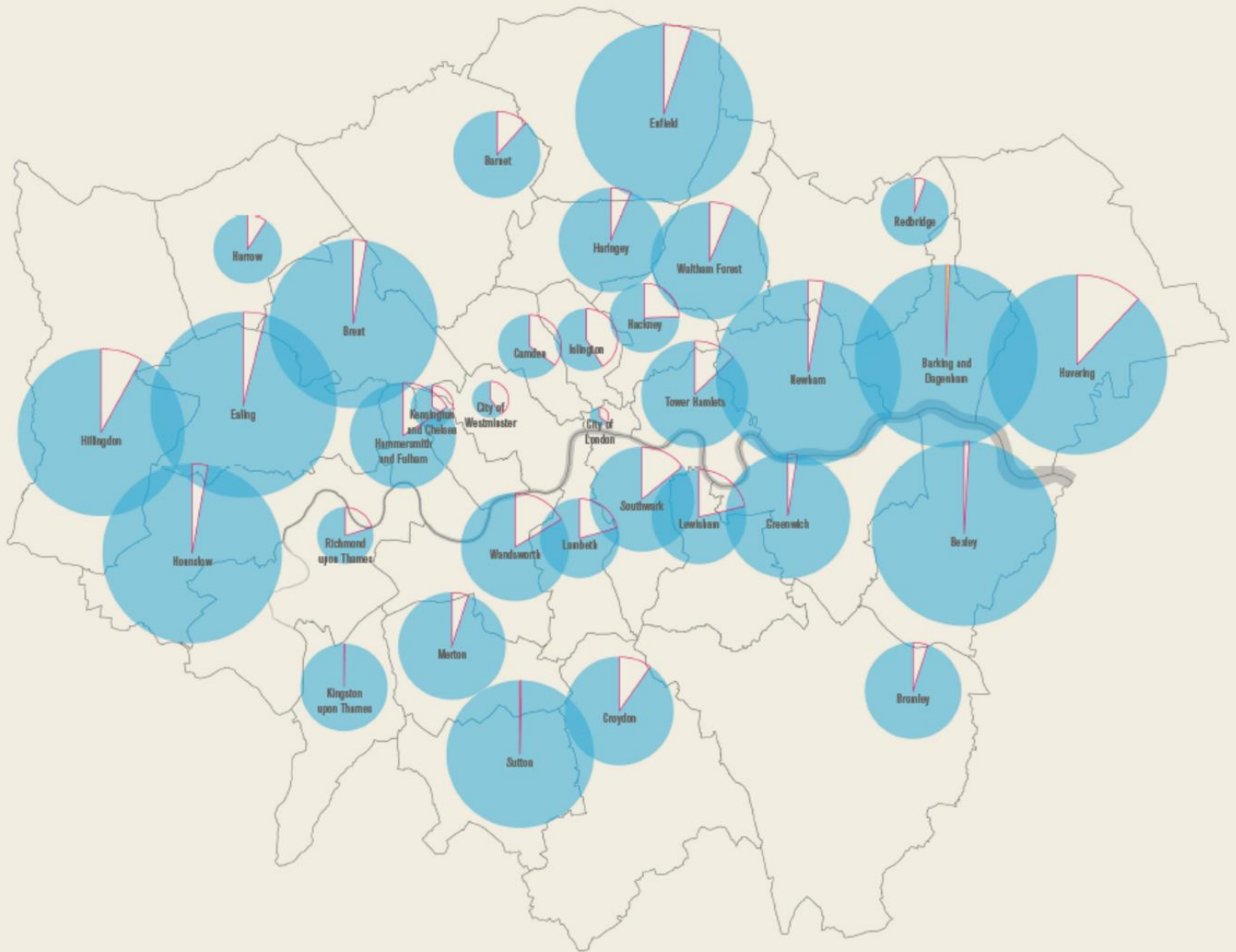
DRAFT

- Industrial land remaining
- ▭ Industrial land lost 2010-2015
- ▭ Industrial land gained

**Scale**



0 10 20 miles

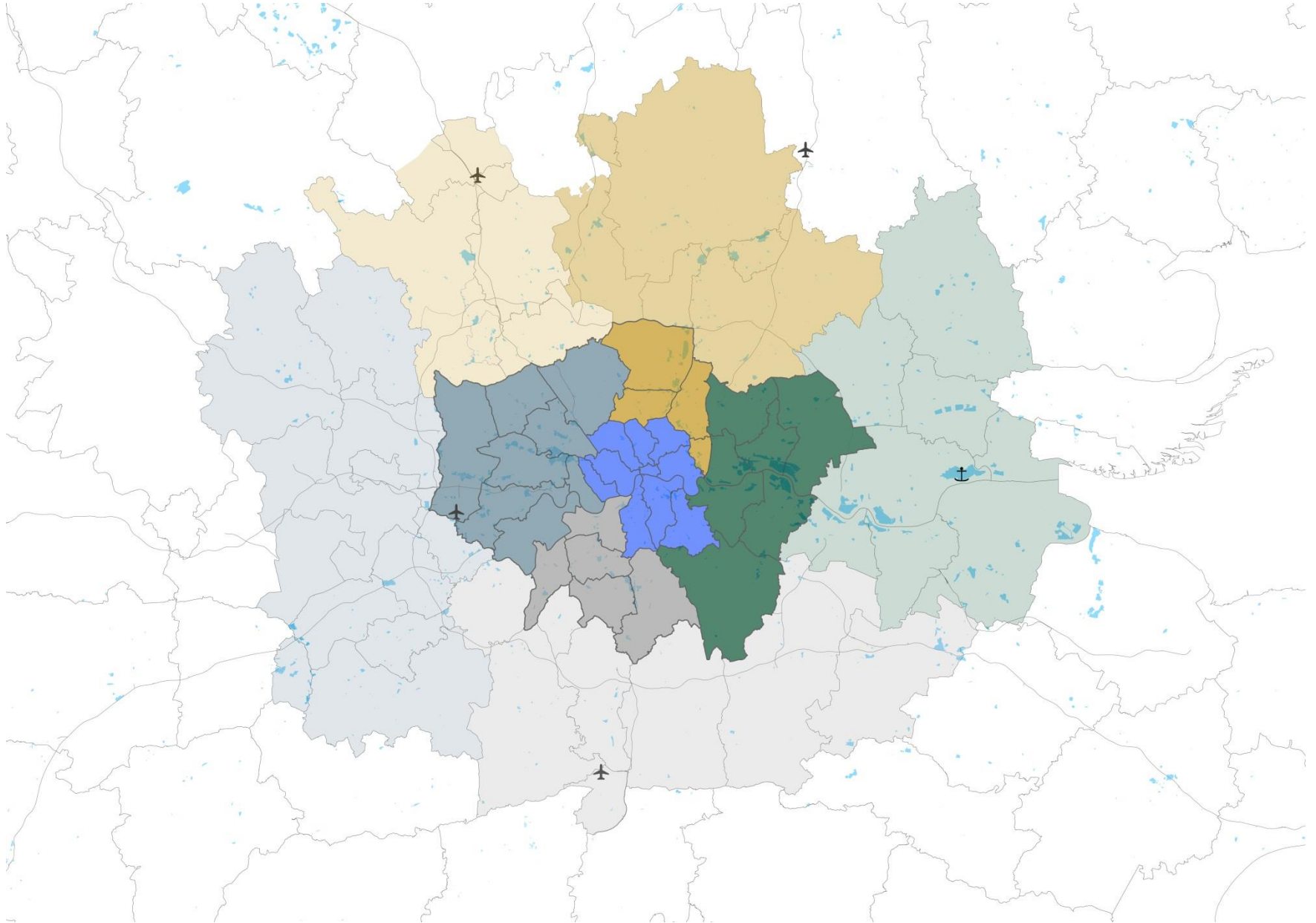


# Industrial land release in the planning pipeline 2015 onwards (London-wide)

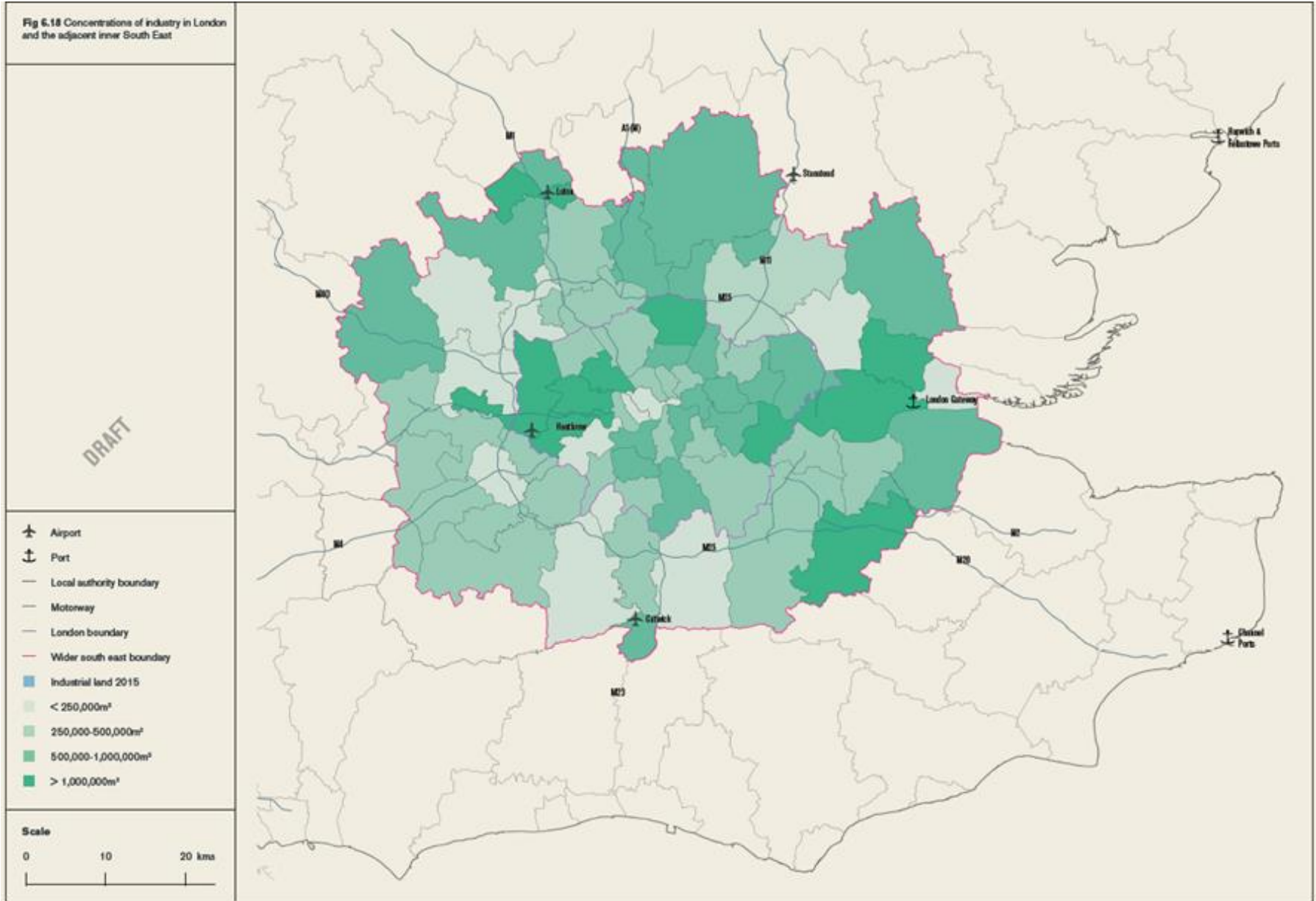
Type of release	Potential industrial land release (hectares)	Cumulative (hectares)
Planning approvals	189	189
Opportunity Area Planning Frameworks	363	552
Local Plan Policies (Pre-submission)	75	627
Local Plan Policies (Issues and options stage)	81	708
Housing Zone sites	126	834
<b>Total</b>	<b>834</b>	



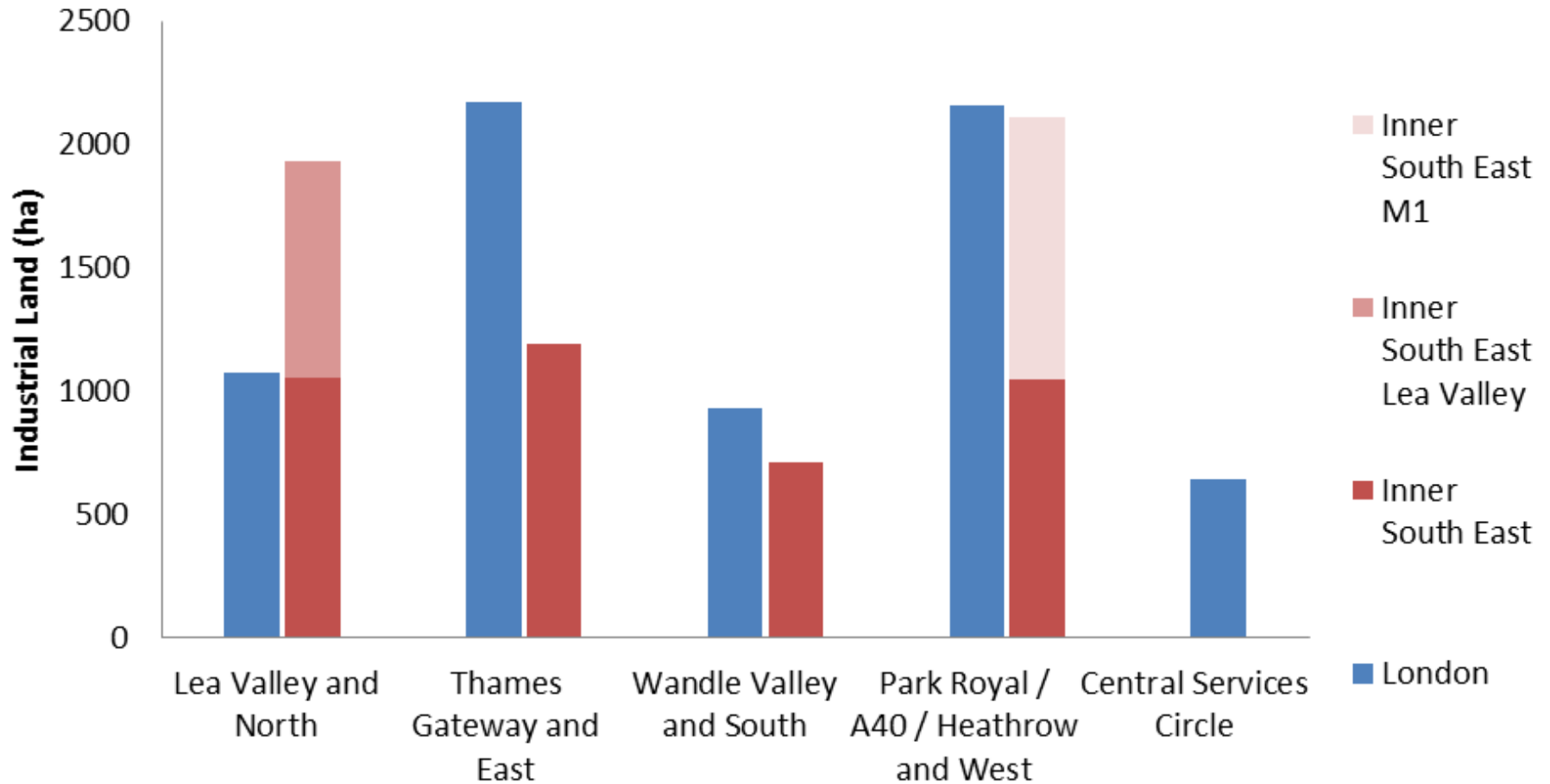
# Relationships with inner south east



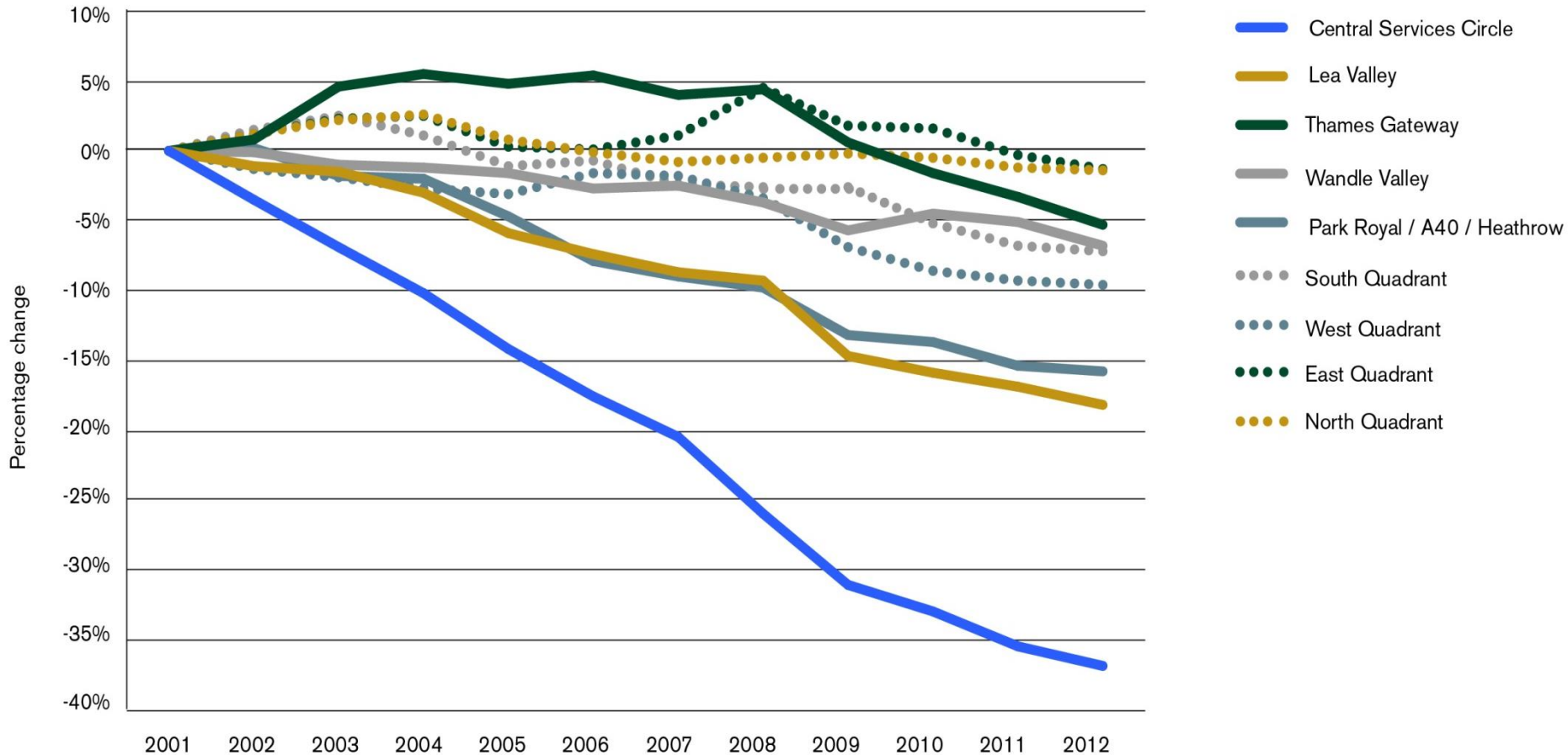
# Concentrations of industry in London/inner south east



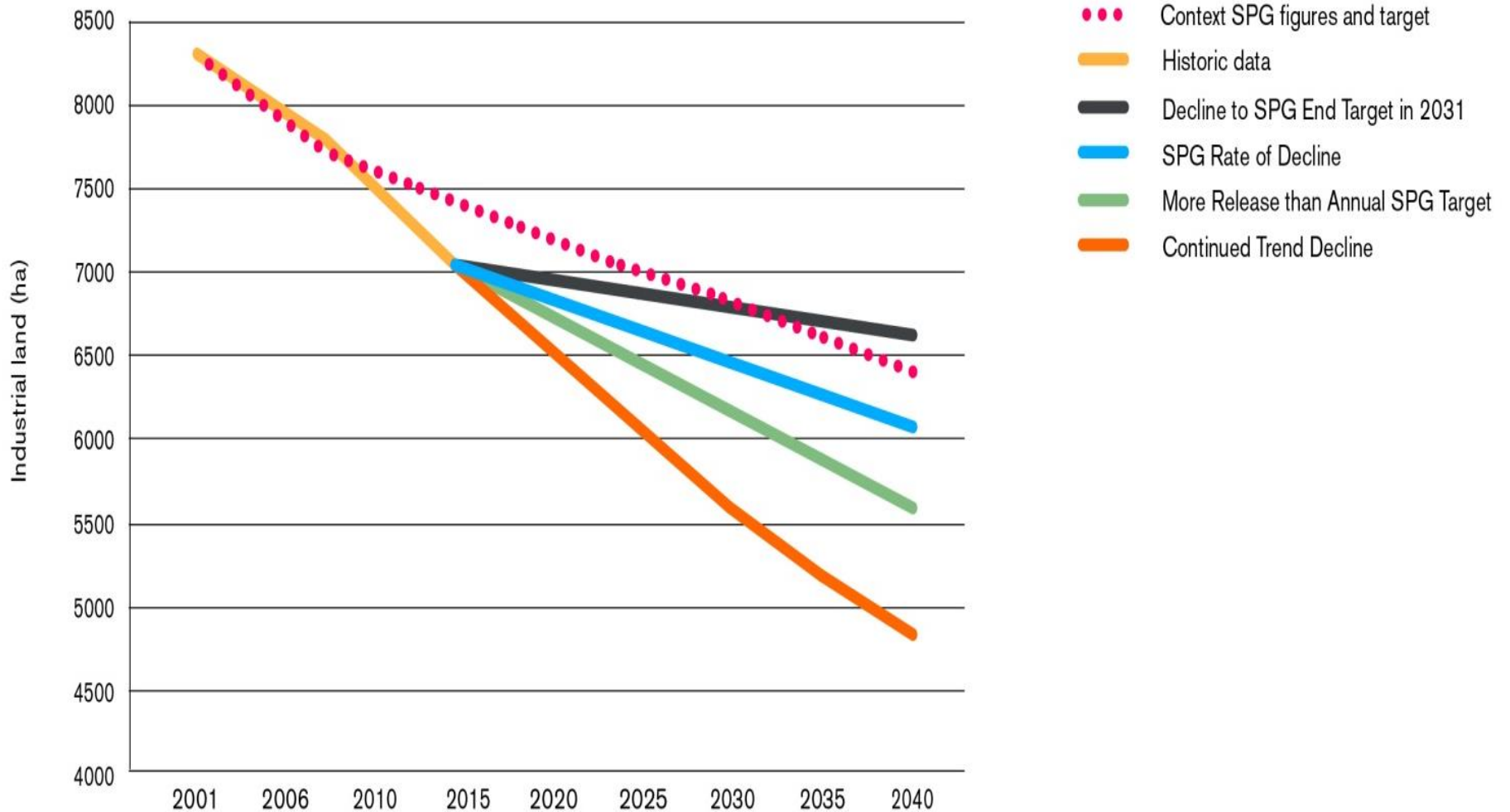
# Industrial land in London and inner south east property market areas



# % change industrial land 2001-2012 London property market areas compared with inner south east



# Impacts of a reduced supply of industrial land in London 2001-2040

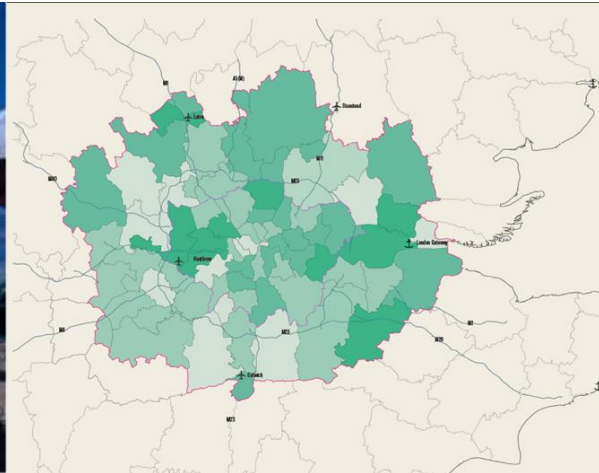


# Impacts of a reduced supply of industrial land in London

- a) Supply and changes in rents
- b) Impact of incremental release
- c) Intensification and flexibility
- d) Sector requirements and flexibility
- e) Evidence of market failure
- f) Business churn and flexibility
- g) Availability of land outside London

# Industrial Land Review - Next steps

Publication of baseline study: February 2016  
Industrial land demand study (2016/2017)



# Expanded Cohort Component Model

GLA Demography



# Background recap

- GLA expanding geographic scope of its projection models

To

- Better support strategic planning within the GLA group
- Allow consistent scenarios across the wider region to be produced

# Current system

36 area model:

- 33 London Boroughs
- South East region
- East Region
- All other UK

# New system

329 area model:

- 33 London Boroughs
- 293 LA's in England
- Wales, Scotland, Northern Ireland

Outputs projected population and households  
(DCLG household model integrated into system)

# Initial plans

- Validation of model against ONS system
  - Use same settings as 2012 SNPP and compare results
- Investigate impact of using alternative migration trends
  - E.g. 6 year vs 12 year

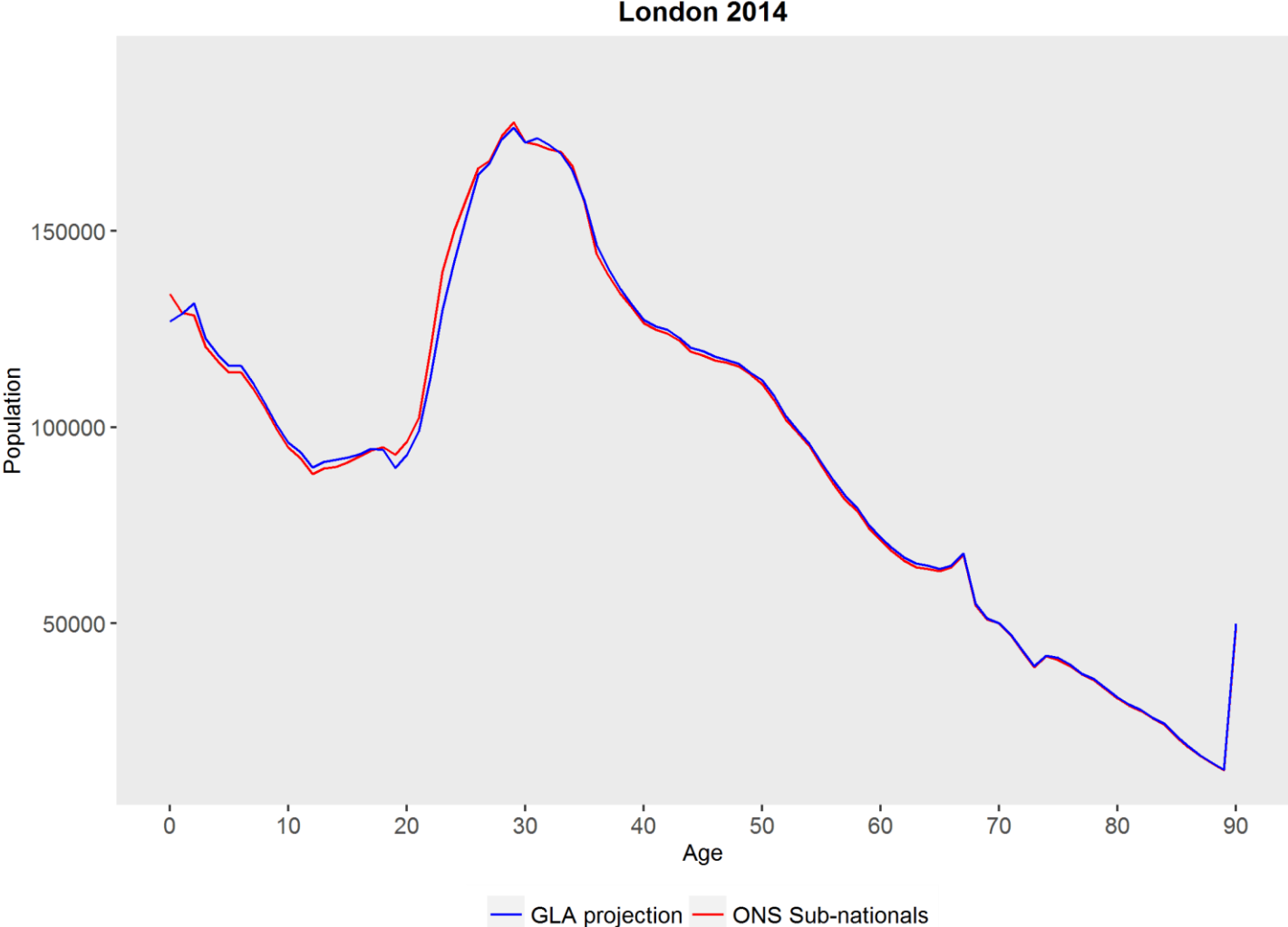
# Initial findings

- Very early draft results produced
- Regional agreement between GLA and ONS models very good
- Have gained a sense of impact of using longer term assumptions
- But still in testing phase – i.e. **don't get too hung up on the numbers** at this stage

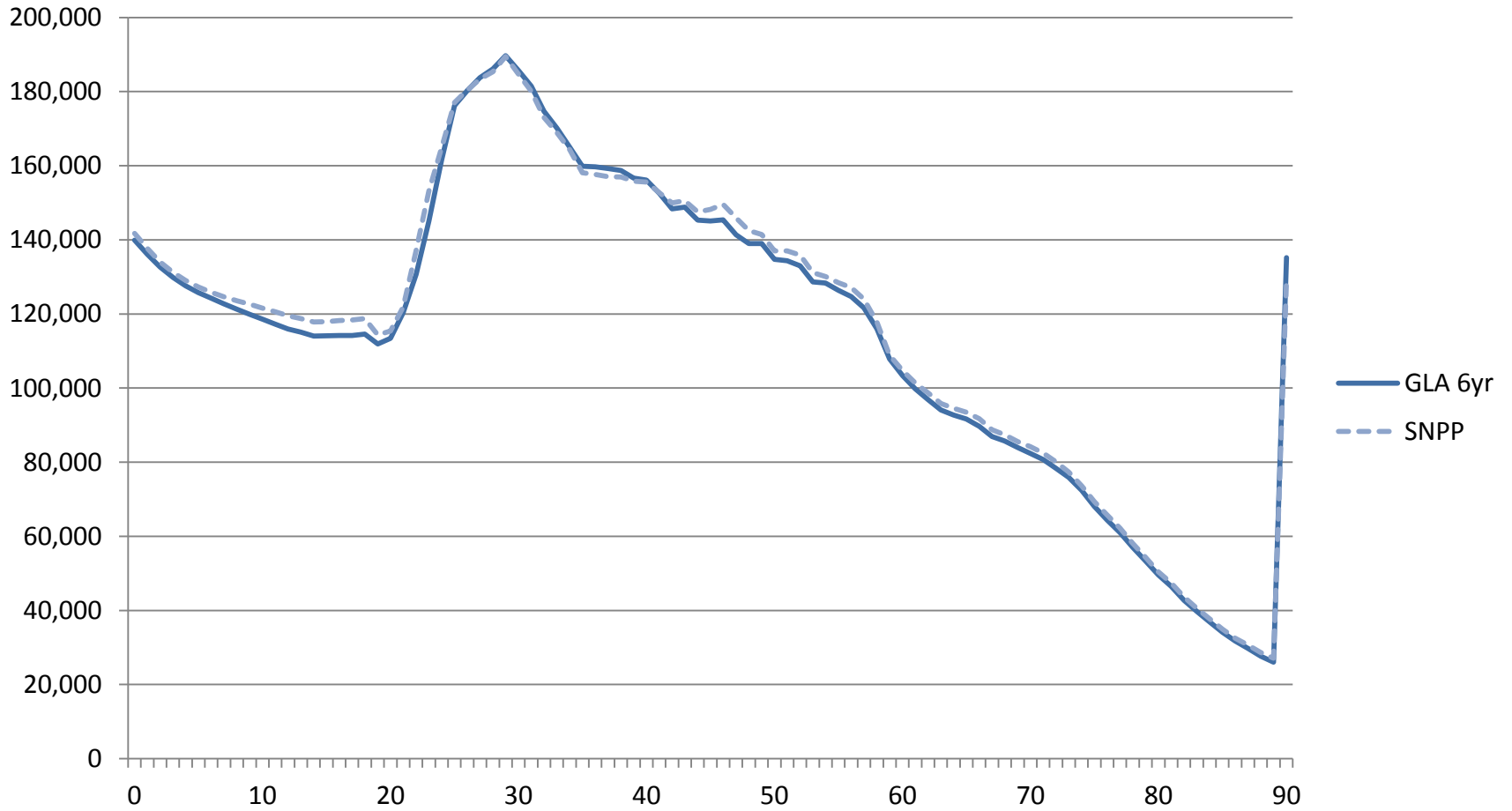
# ONS Setup

- 6 years of migration data
- Input data up to and including 2012
- Constrained to national projections

# Comparing ONS and GLA models

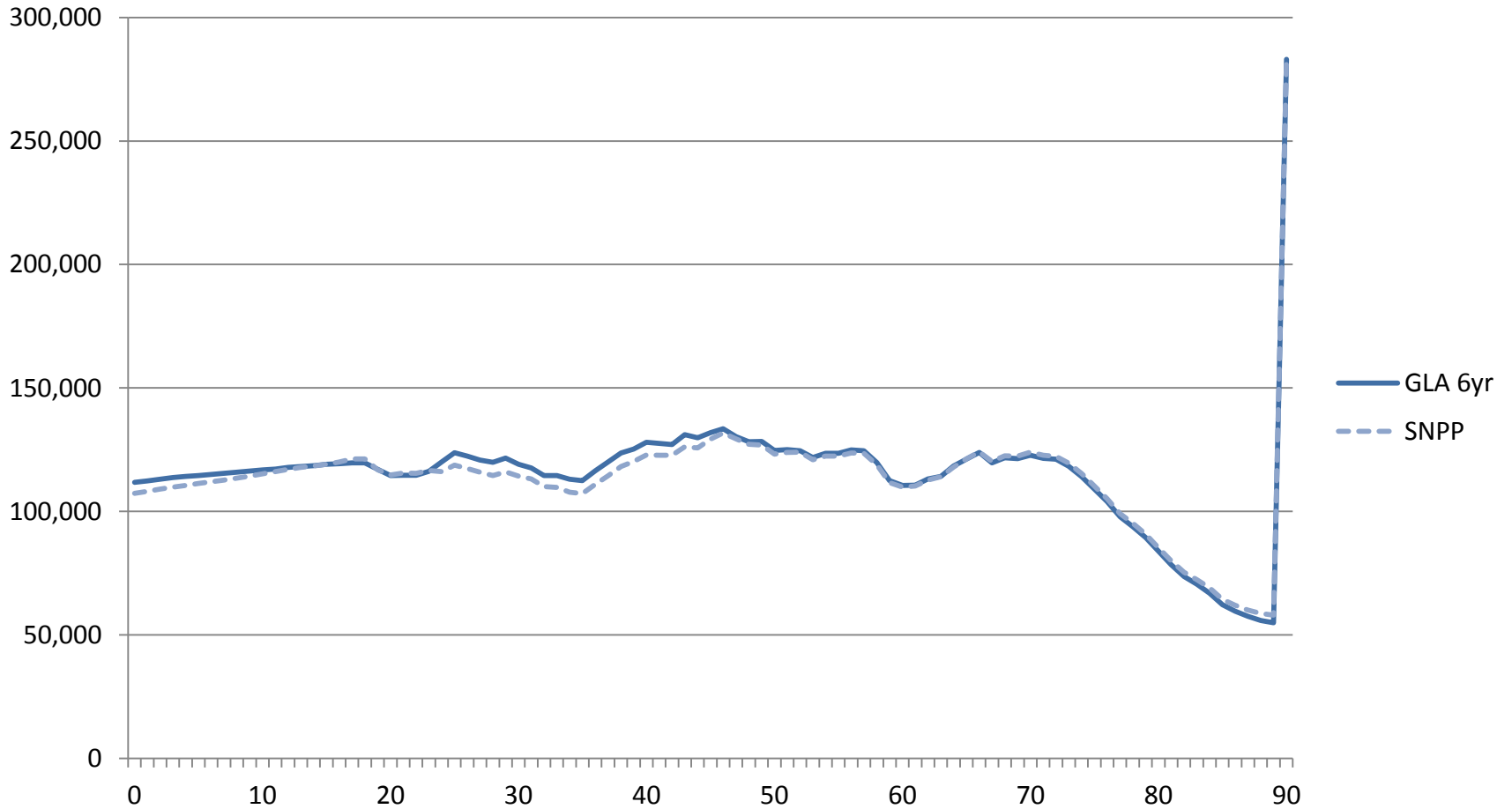


# London 2037

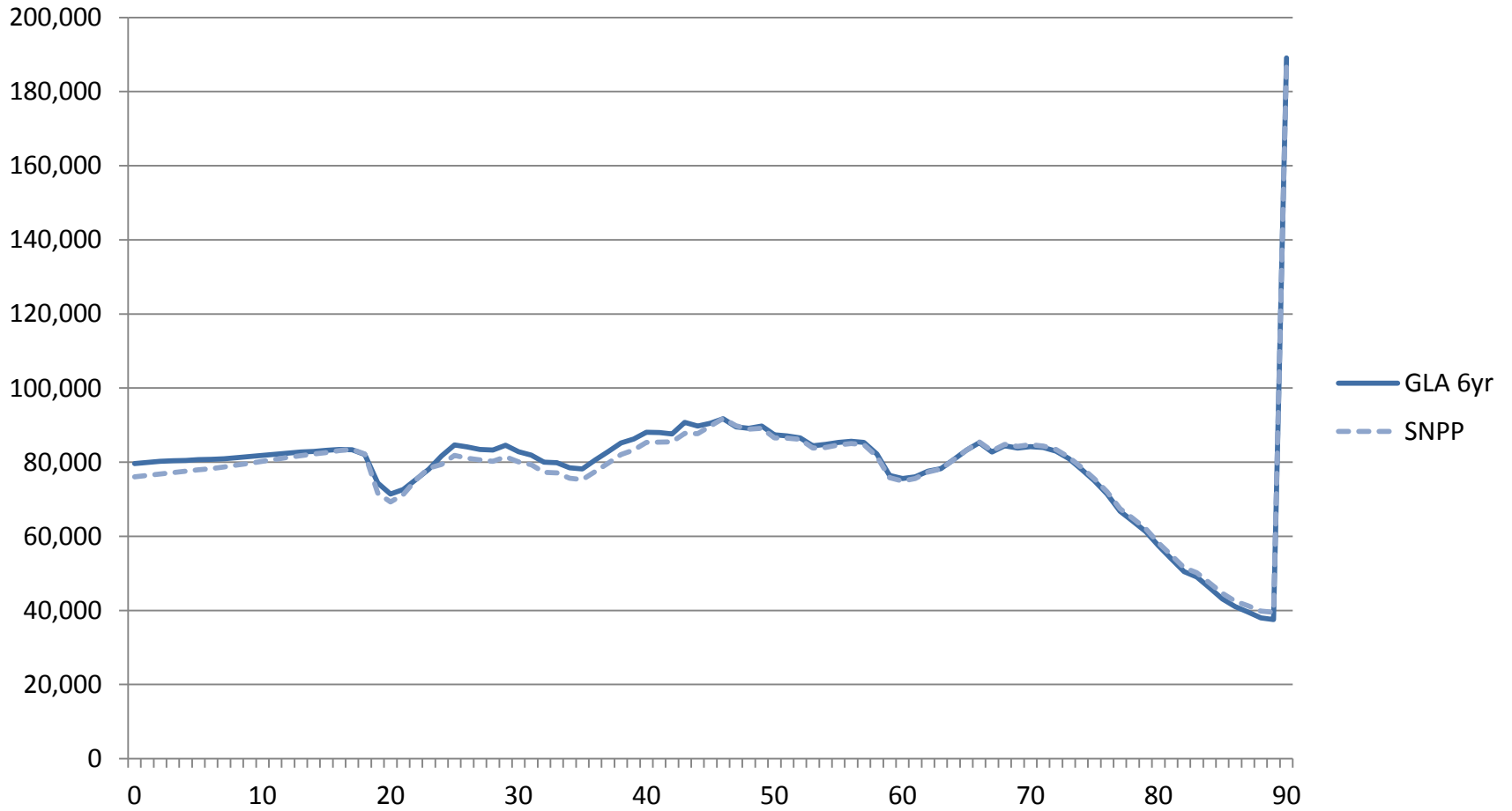




# South East 2037



# East 2037



# Annualised Household Growth

■ DCLG ■ GLA 6yr

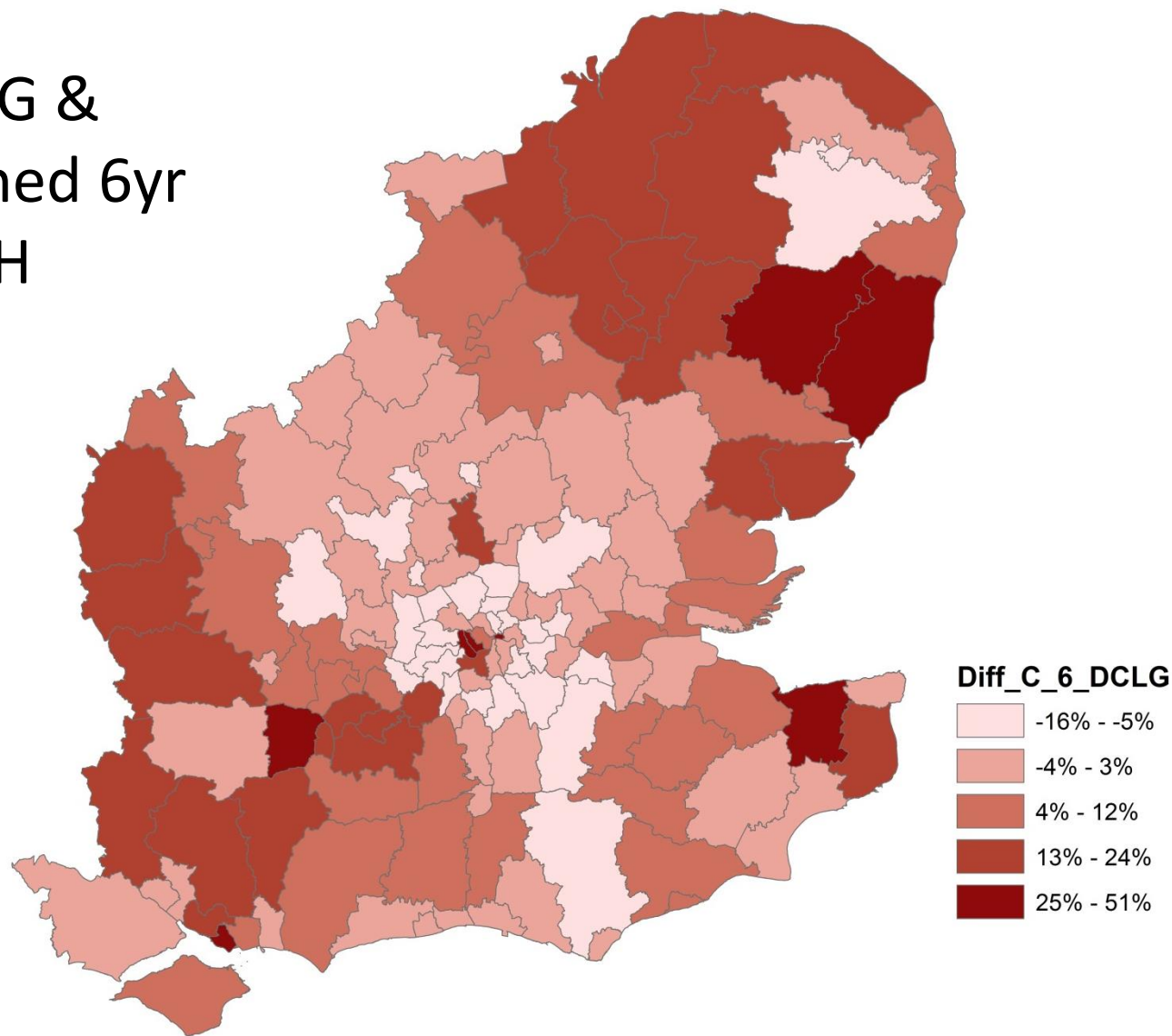


# Annualised Household Growth

	DCLG	Constrained GLA 6yr*	Diff	% Diff
East of England	26,295	27,164	869	3%
London	53,106	51,189	-1,917	-4%
South East	37,058	38,523	1,465	4%
Whole Region	116,459	116,876	417	0%

\*International migration flows adjusted to mimic ONS's process of constraining to the 2012 NPP

% Difference  
between DCLG &  
GLA constrained 6yr  
annualised HH  
growth

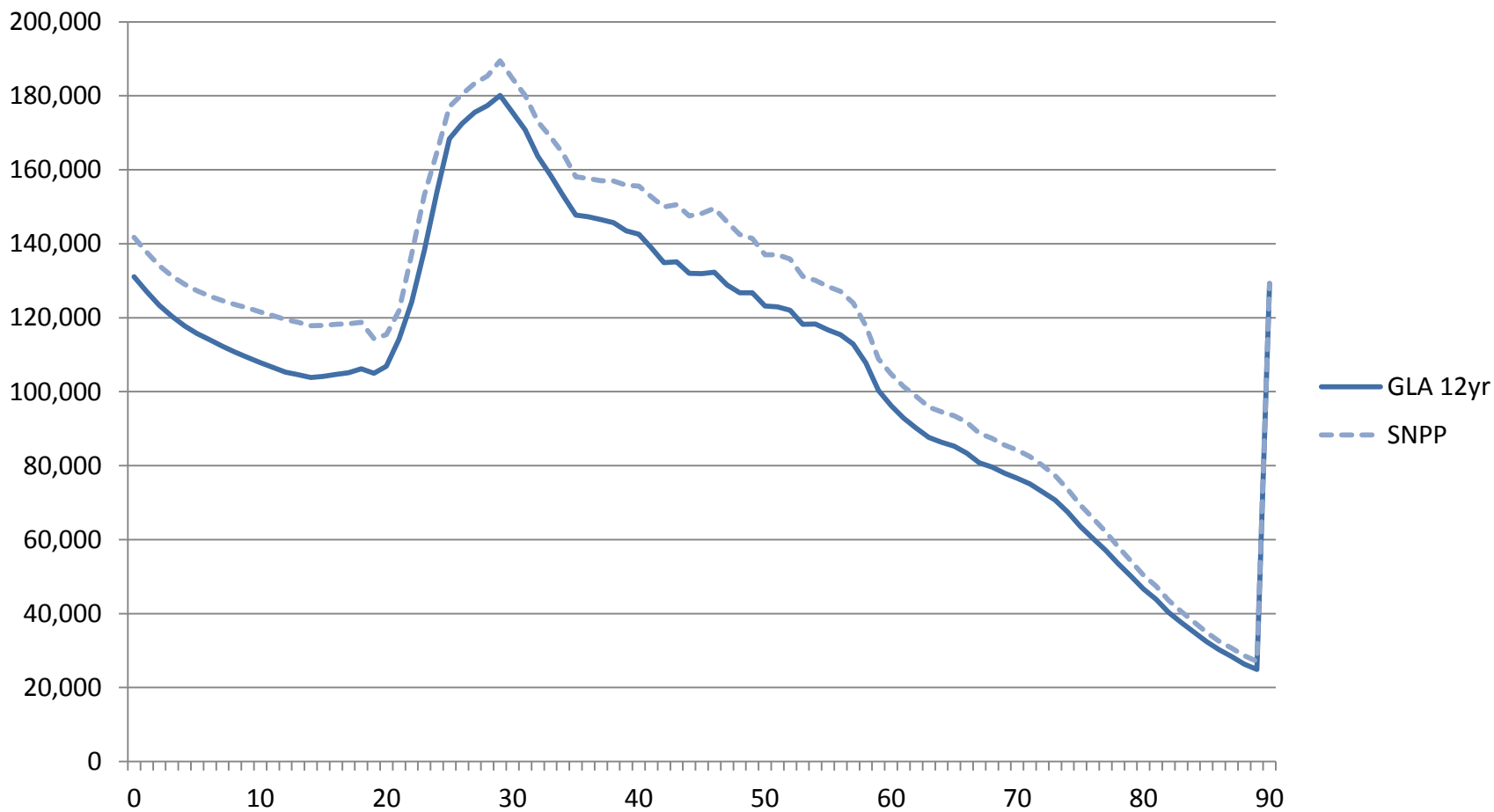


+ve values =  
GLA larger than DCLG

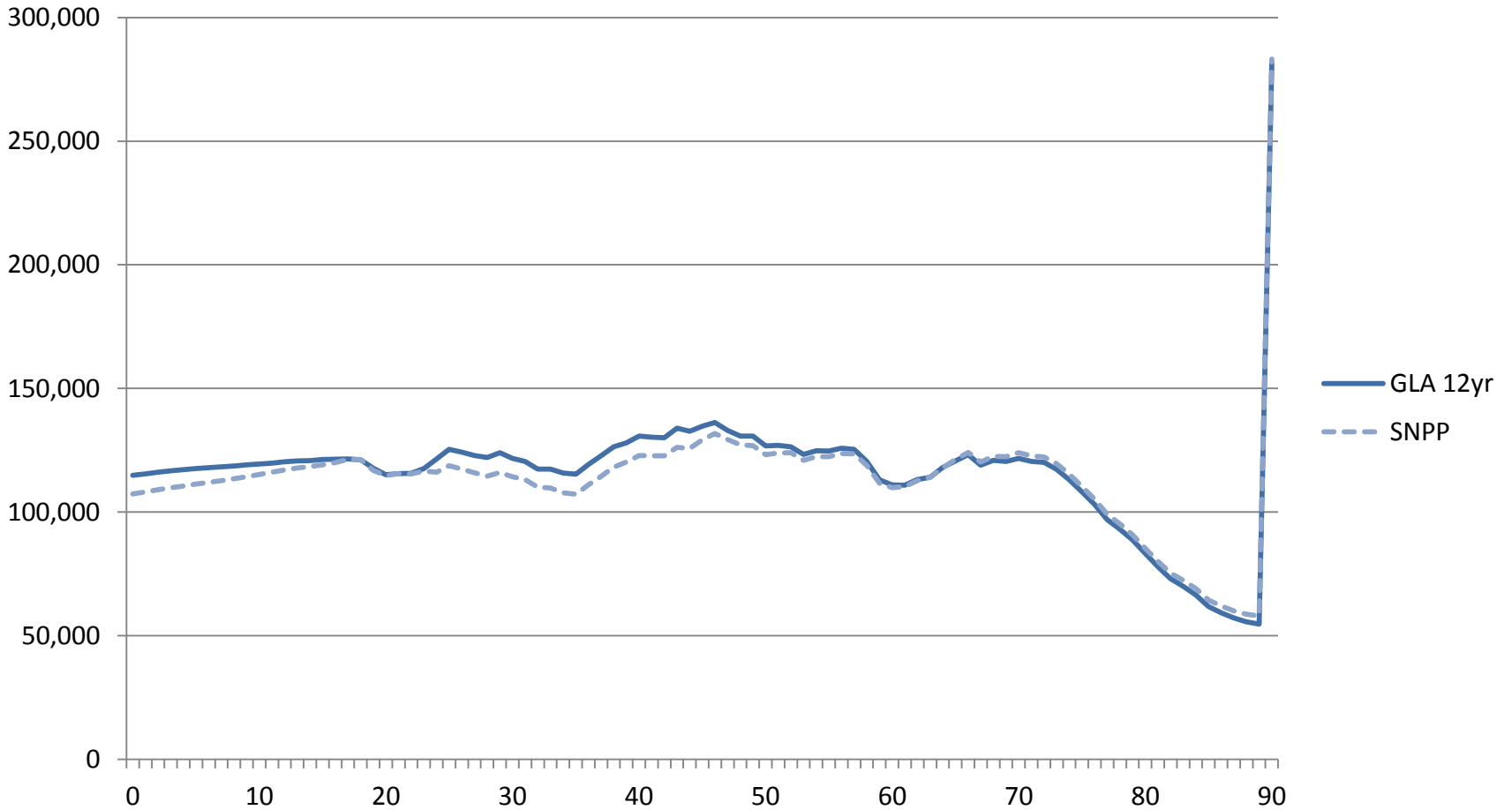
# Extended migration scenario

- **6** years of migration data
- Input data up to and including **2012**
- Unconstrained
  
- **12** years of migration data
- Input data up to and including **2014**
- Unconstrained

# London 2037

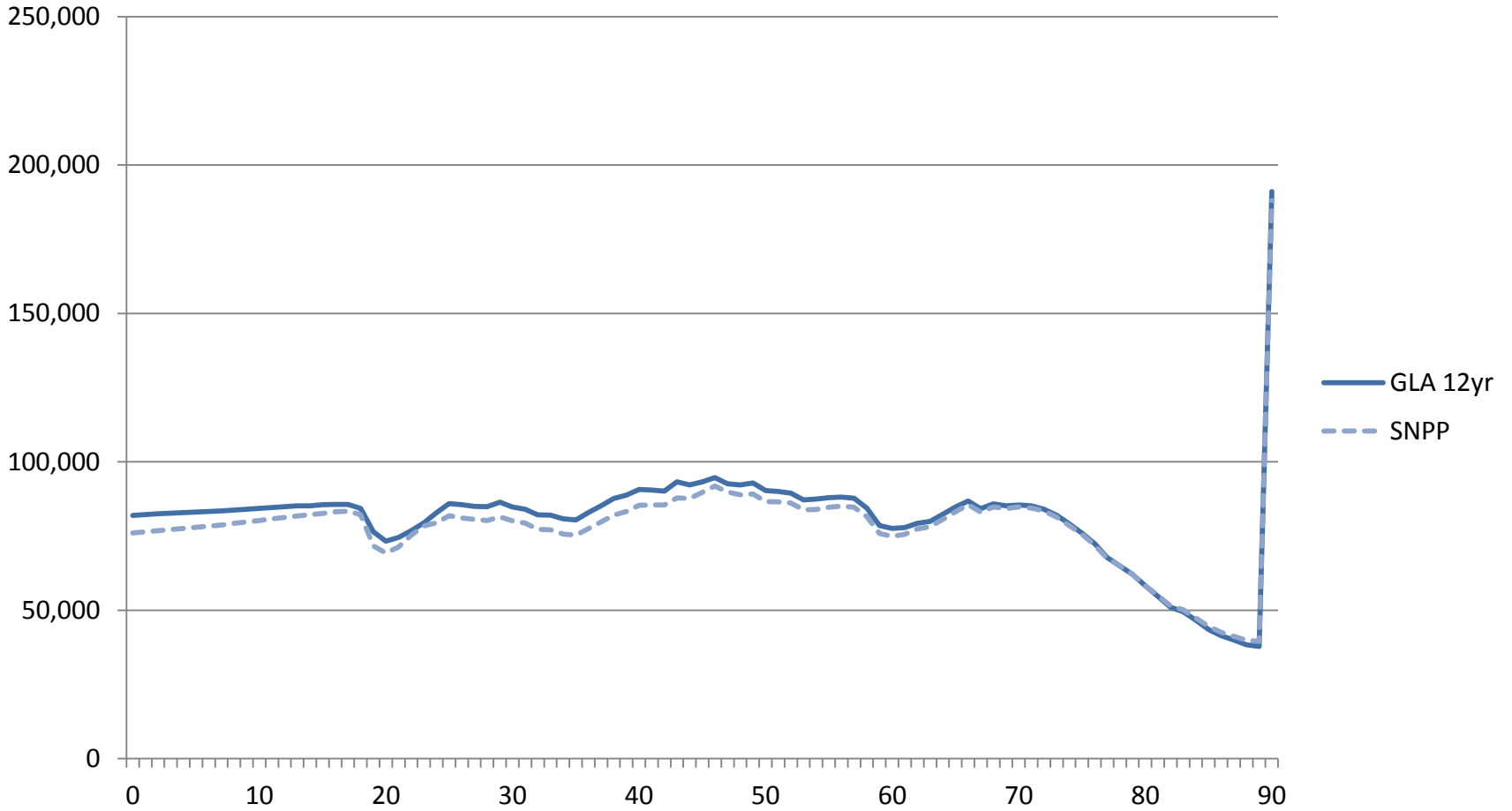


# South East 2037

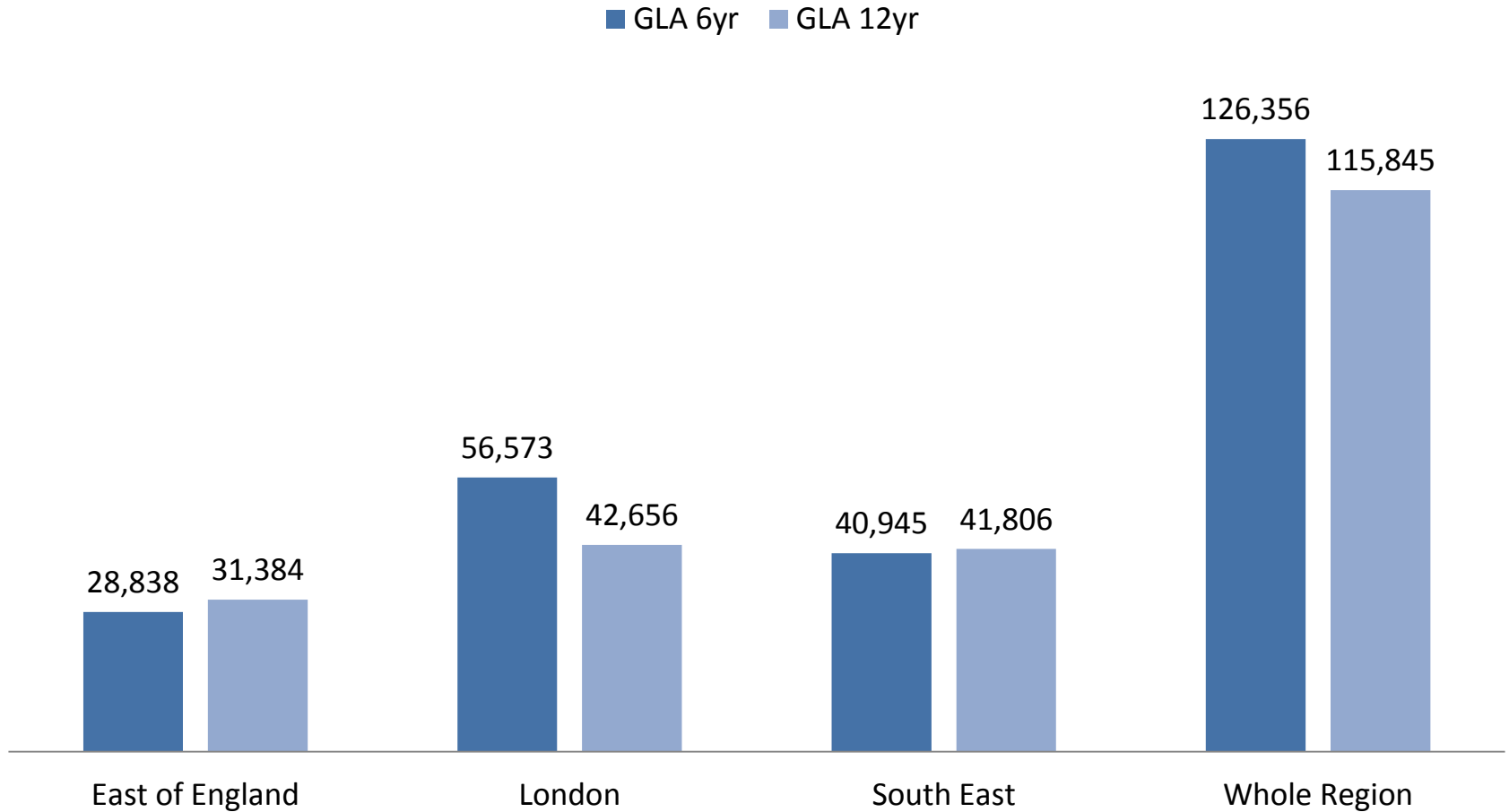




# East 2037



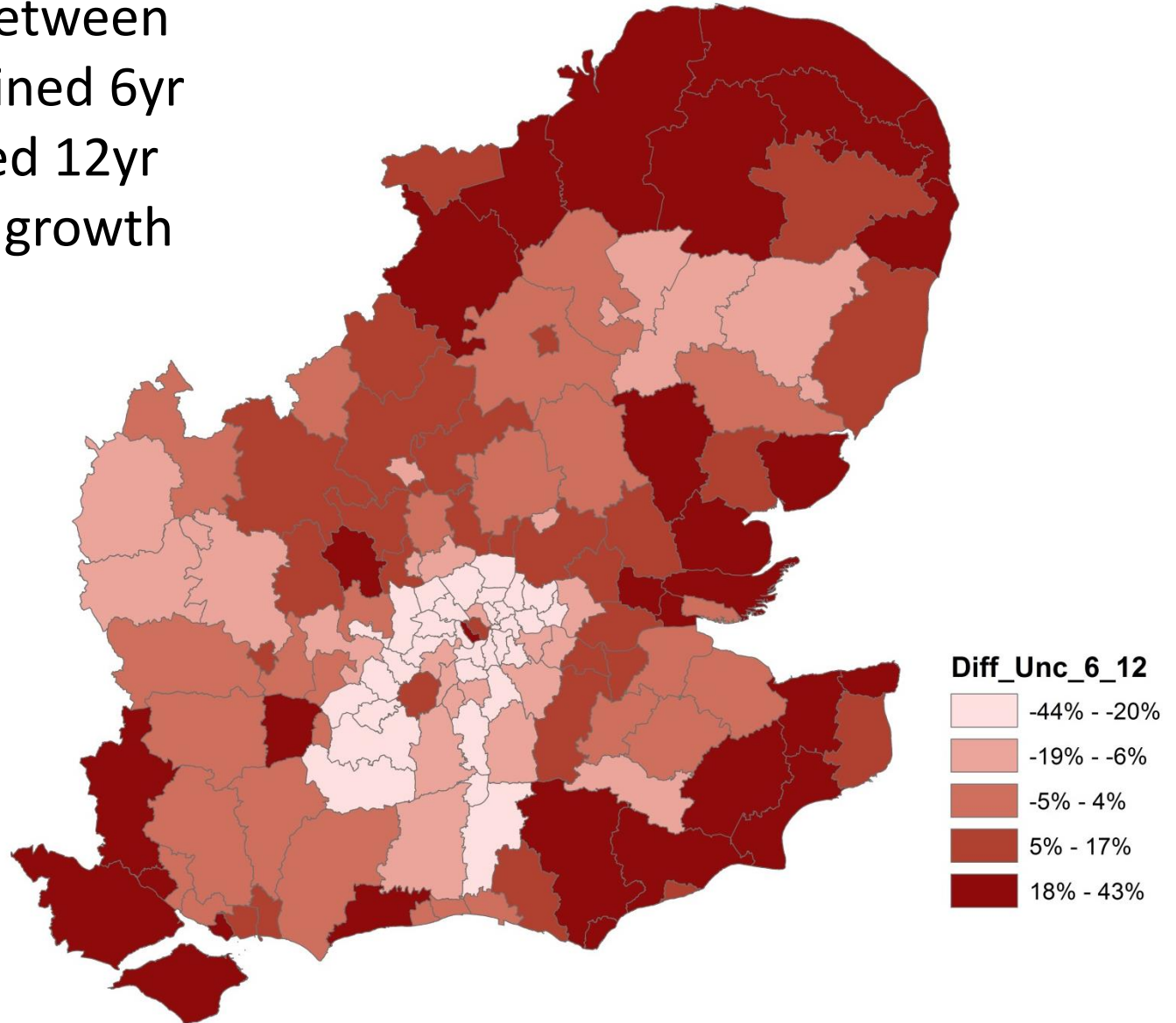
# Annualised Household Growth



# Annualised Household Growth

	Unconstrained			
	GLA 6yr	GLA 12yr	Diff	% Diff
East of England	28,838	31,384	2,546	9%
London	56,573	42,656	-13,917	-25%
South East	40,945	41,806	861	2%
Whole Region	126,356	115,845	-10,510	-8%

% Difference between  
GLA unconstrained 6yr  
& unconstrained 12yr  
annualised HH growth



+ve values =  
12yr larger

# Next steps

- Continue to test and refine model
- Validation
  - Have met with ONS to discuss
  - Invited to present to CLIP PSG next month
- Look at how best to use model to support range of stakeholders
  - Joint meeting with DCLG mooted
  - ONS interested in how model could compliment their outputs
  - Engage with representatives of wider region

# OLC – Removing the barriers to Housing Delivery

Andrew Russell

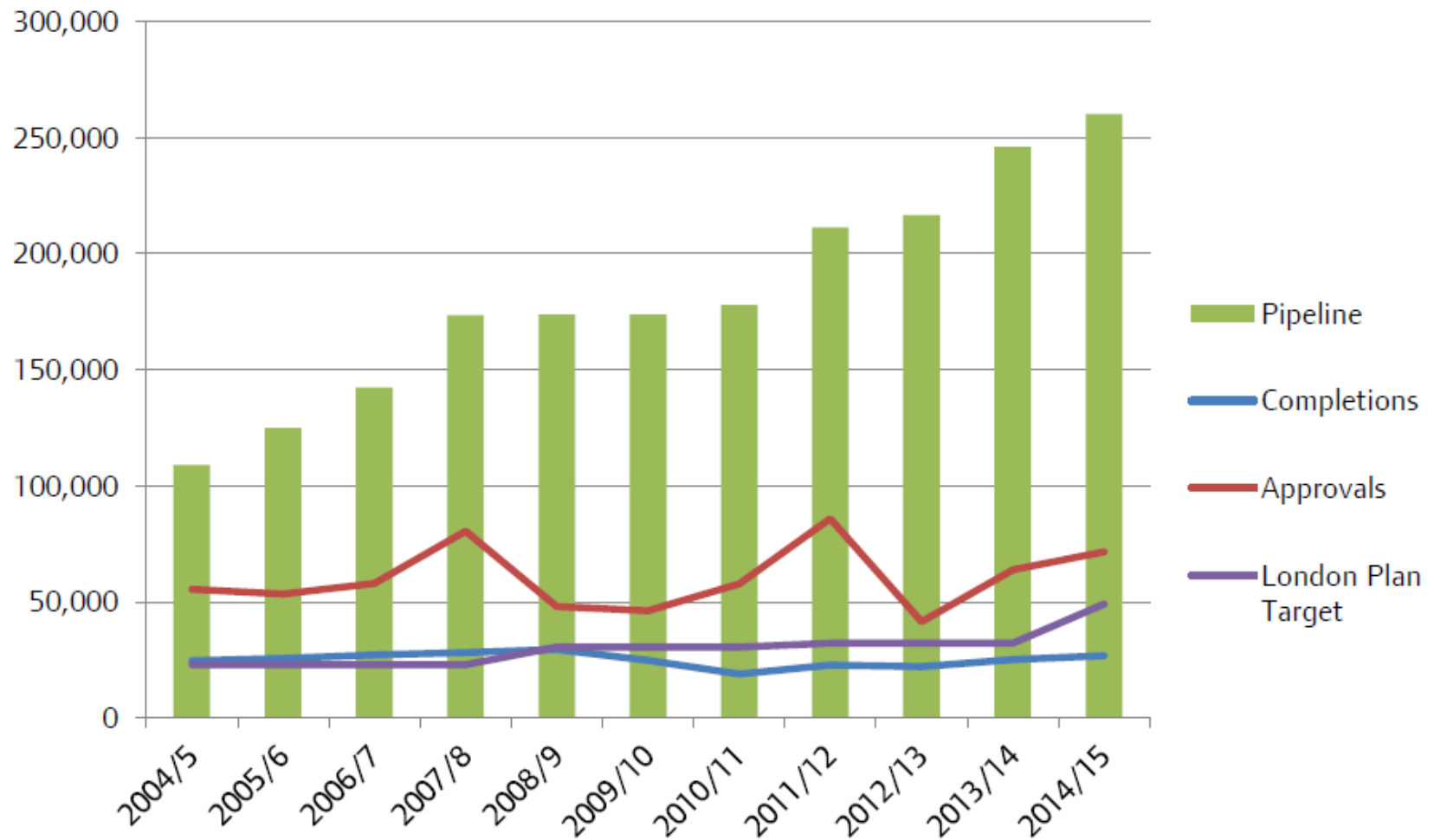
Senior Strategic Planner



# Background

- Analysis of delivery issues & pipeline
- Draft Recommendations
- Purpose & scope
- Final OLC report to be published in March
- Awaiting Commissioner's feedback

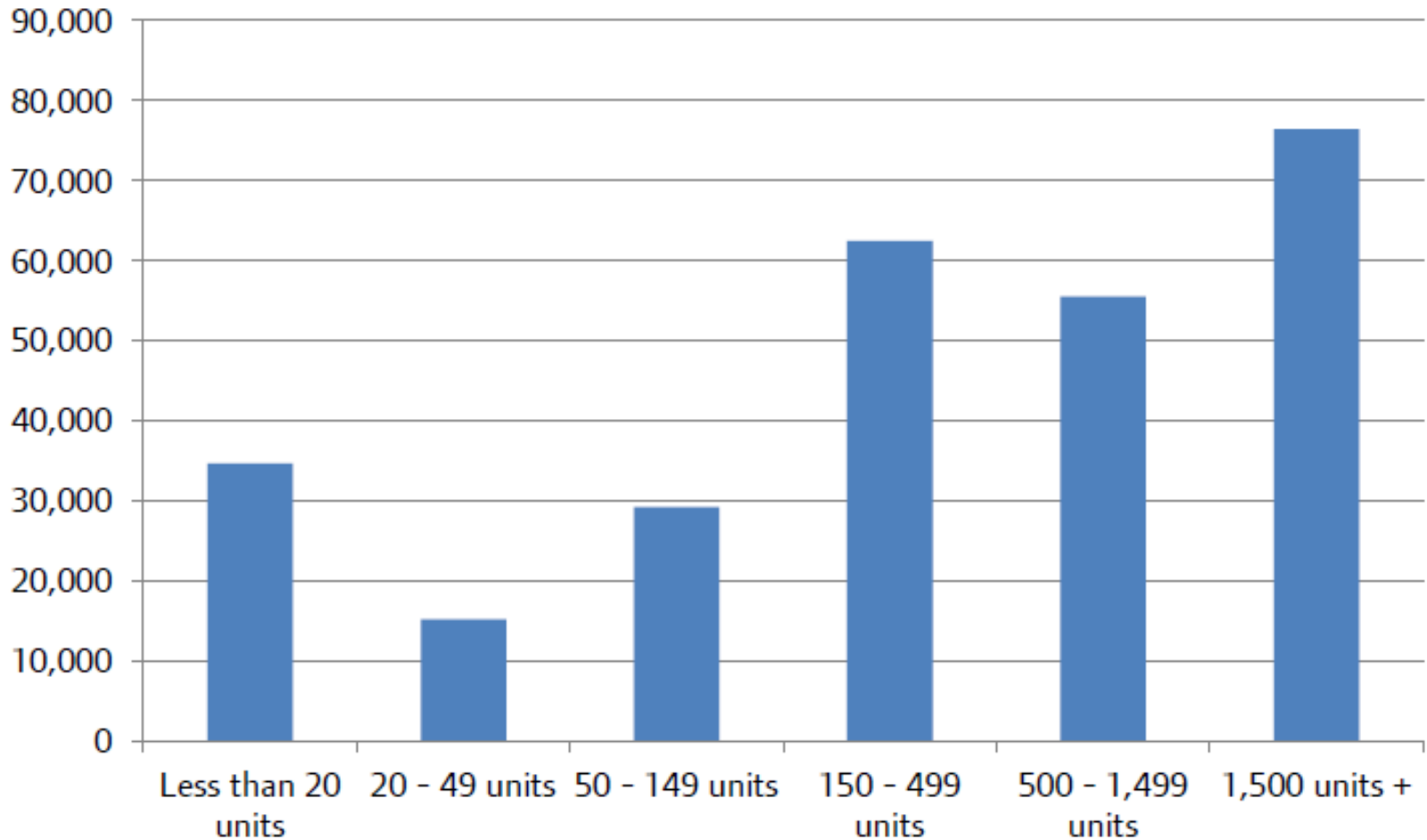
# London's net housing pipeline



Source: London Development Database, 2016 – conventional homes

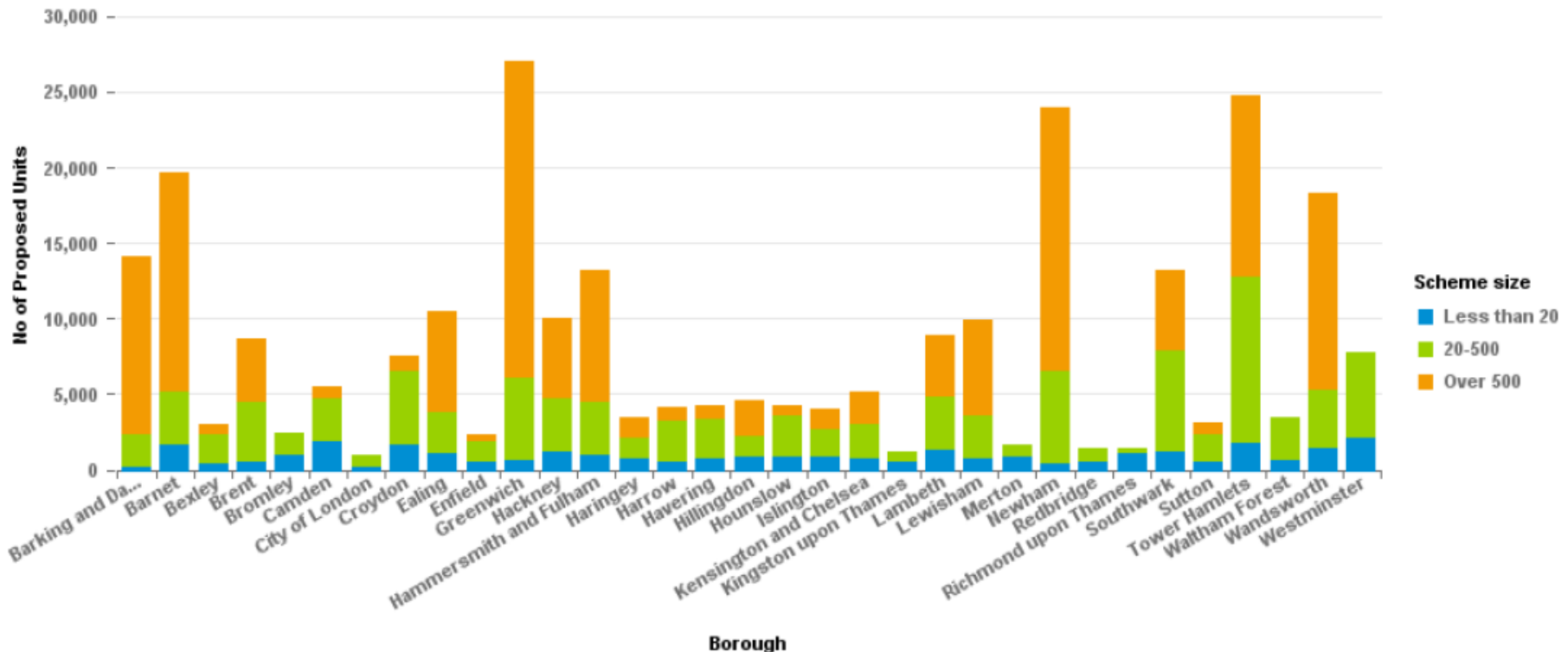


# Gross pipeline by scheme size



Source: London Development Database, gross conventional homes, as of June 2015

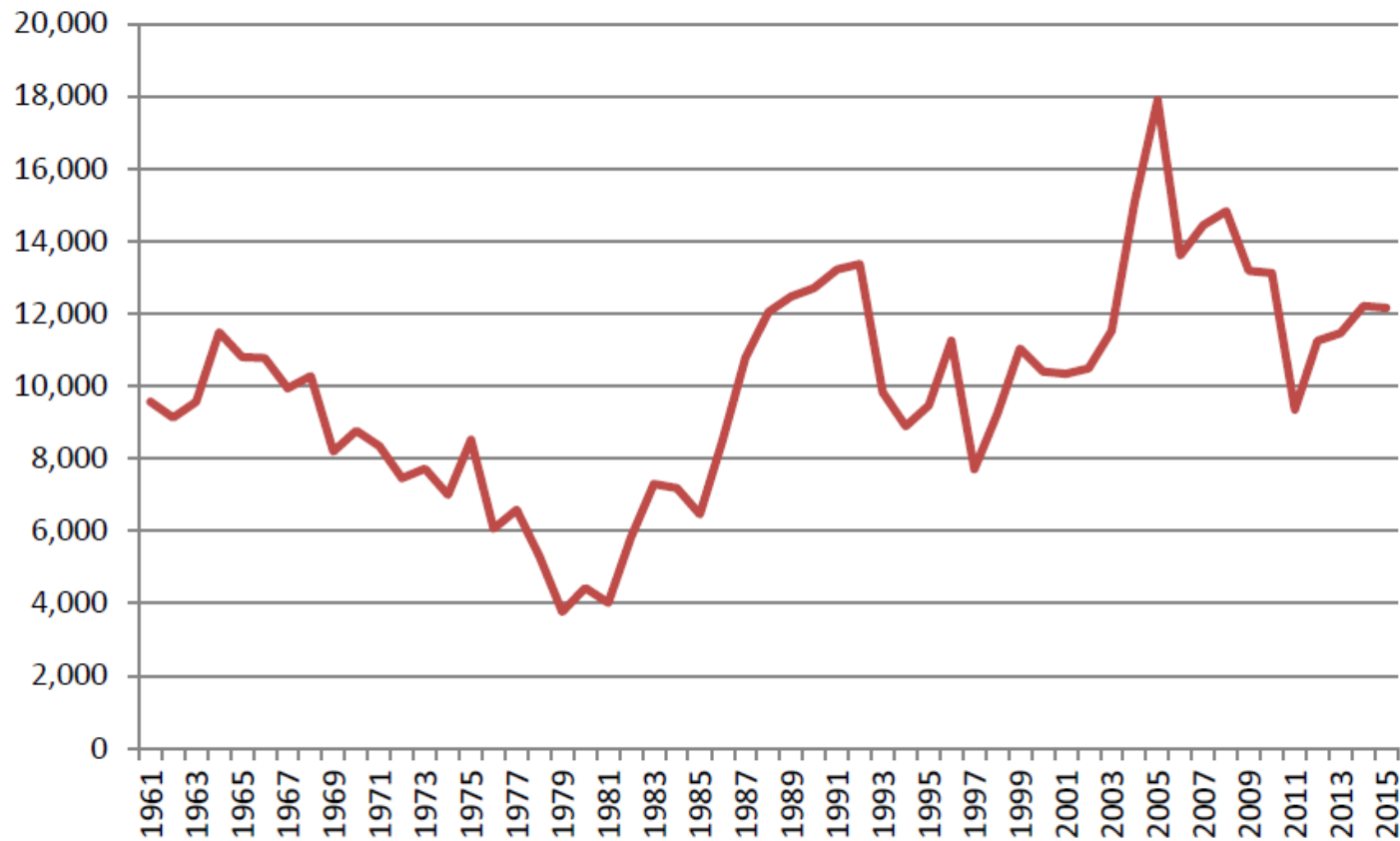
# Gross pipeline by borough



Source: London Development Database, gross conventional homes, as of June 2015

# Private sector delivery

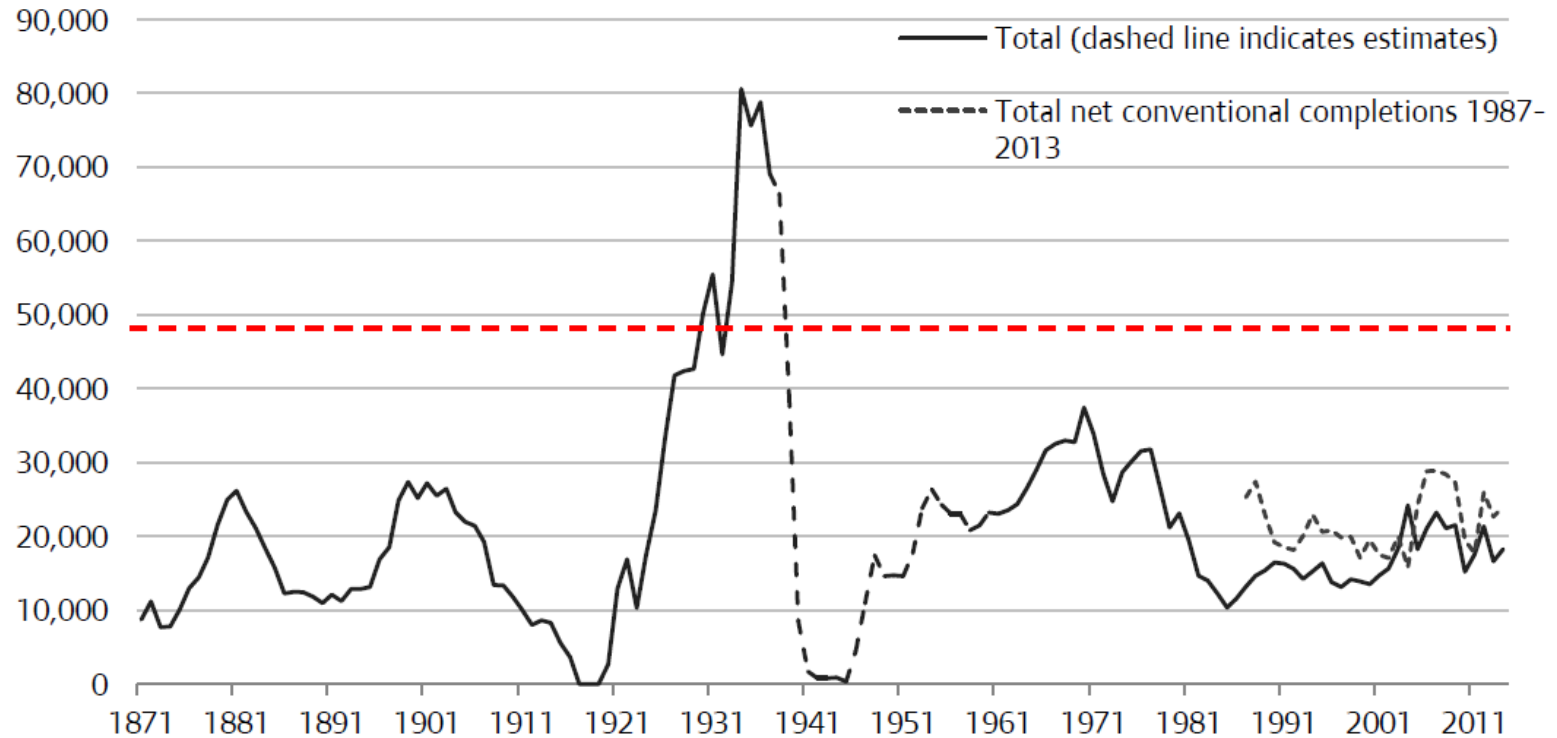
**Figure 3.4 - Gross private sector new build housing delivery in Greater London, 1961 to 2014**



(Data Source: GLA and Department for Communities and Local Government)

# Historic context

Figure 3.1 – Gross new build housing in Greater London 1871 to 2014

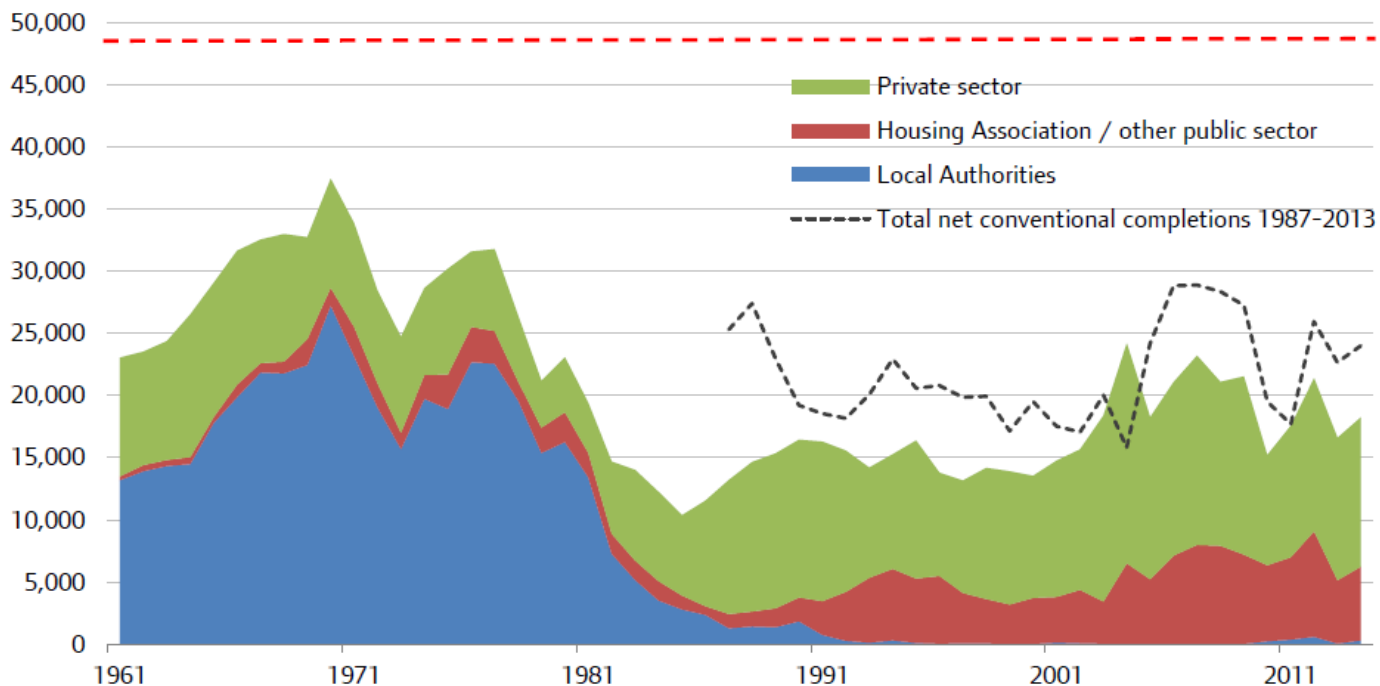


(Data Source: GLA and Department for Communities and Local Government)

Note – net conventional completions (1987-2013) includes net housing provision from conversions, change of uses and extensions (Source: London Development Database)

# The need for new players to increase delivery

Figure 3.2 - Gross new build housing in Greater London, 1961 to 2014



(Data Source: GLA and Department for Communities and Local Government)

Note – net conventional completions (1987-2013) includes net housing provision from conversions, change of uses and extensions. (Source: London Development Database)

# Draft Recommendations...

## Enabling delivery

- Forward funding abnormal costs associated with brownfield land
- Infrastructure delivery/funding & greater fiscal devolution
- Land assembly & CPO

# Market absorption, build out rates & land banking

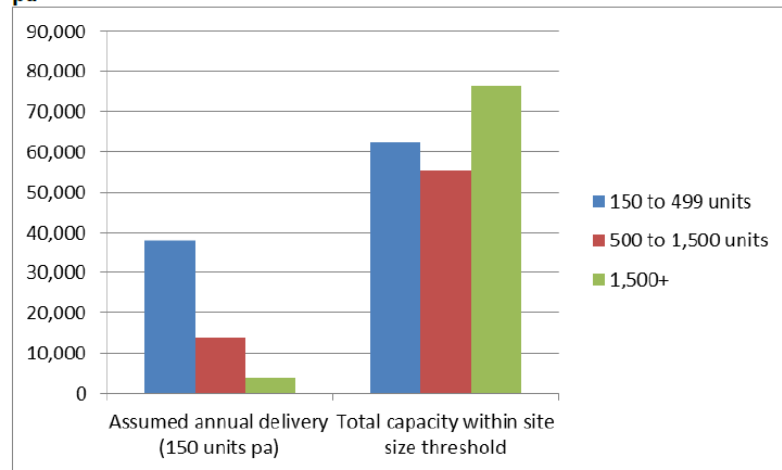
Potential 'use it or lose it' measures considered:

- Reducing life-time of permissions
- More substantive start on site
- Levying equivalent of Council Tax on unbuilt units
- CPO
- The OLC's position on these matters

# Increasing & diversifying housing supply

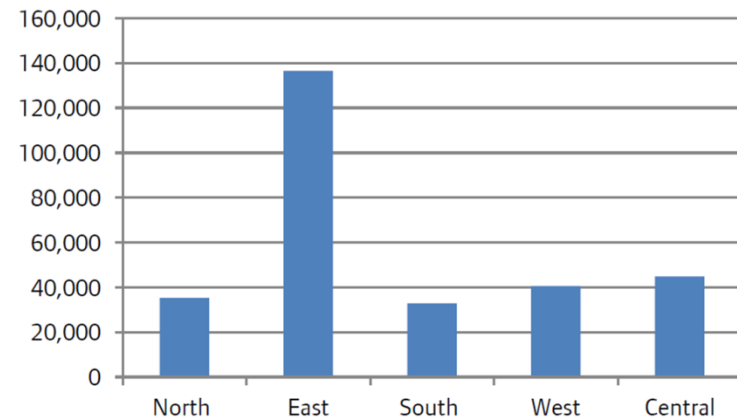
- Numbers of approved sites is more important than the total number of approved units in the pipeline
- Site size and geographical spread – policy implications
- Industrial land and London's Green Belt

Figure 5.1 – estimated annual output from consented large schemes of different sizes compared to overall pipeline capacity, based on a theoretical benchmark of 150 units pa



Source: LDD

Figure 2.4 - Total capacity from large sites by sub region (2015-2025)

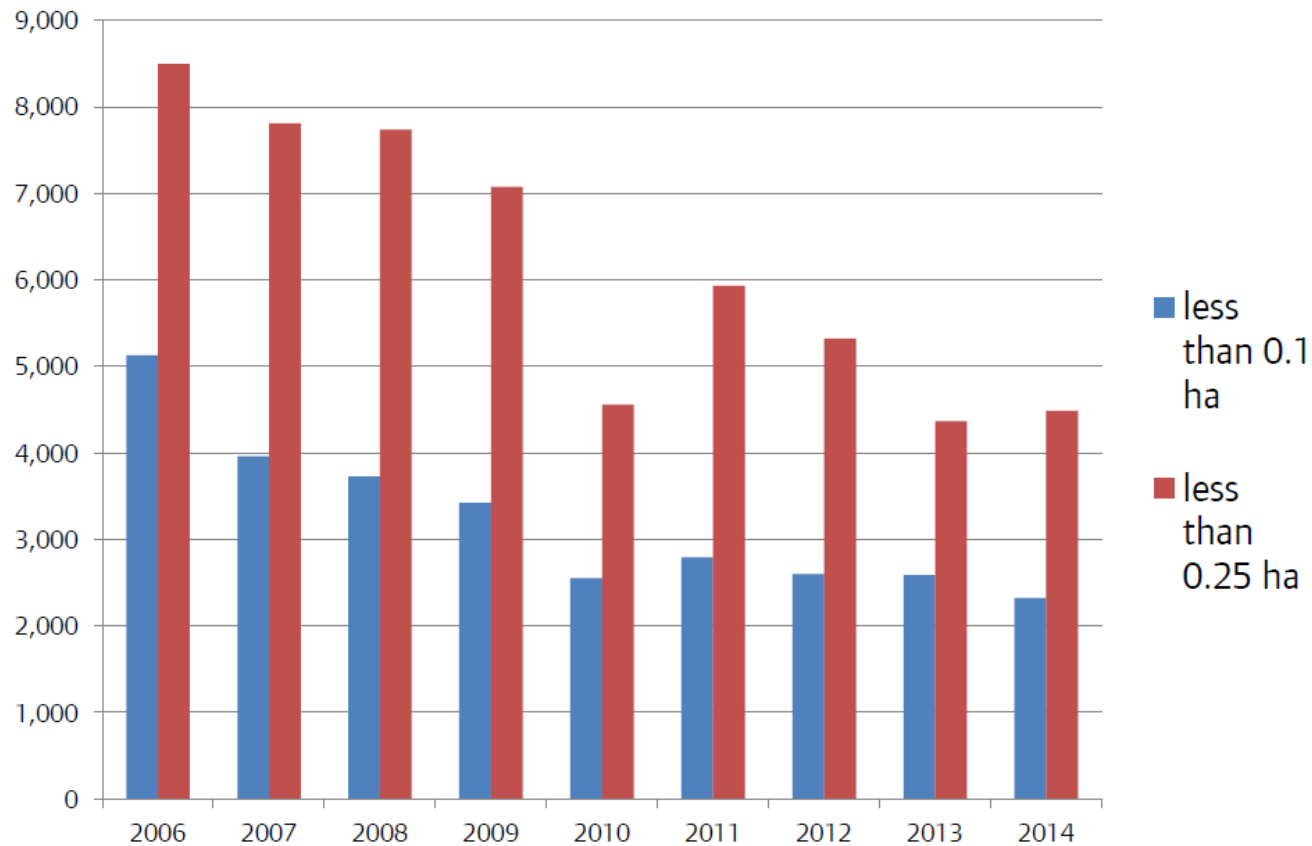


Source: London SHLAA, 2013



# Small sites & SME house builders

## Net completions on small sites in London



Source: London Development Database

# Small sites and SME house builders

- More tailored planning policy?
- Brownfield registers & planning permission in principle (PIP)
- CIL payments & cash flow issues
- Public land – parcelling, buy not pay later deals



# Net additional housing output from the existing housing stock

Figure 9.1 – spatial growth of London during the inter-war years (1919 – 1939)

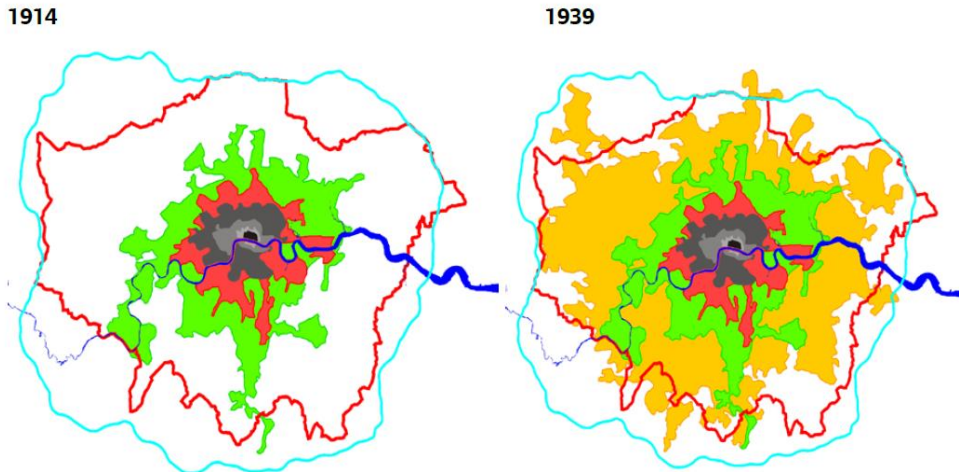
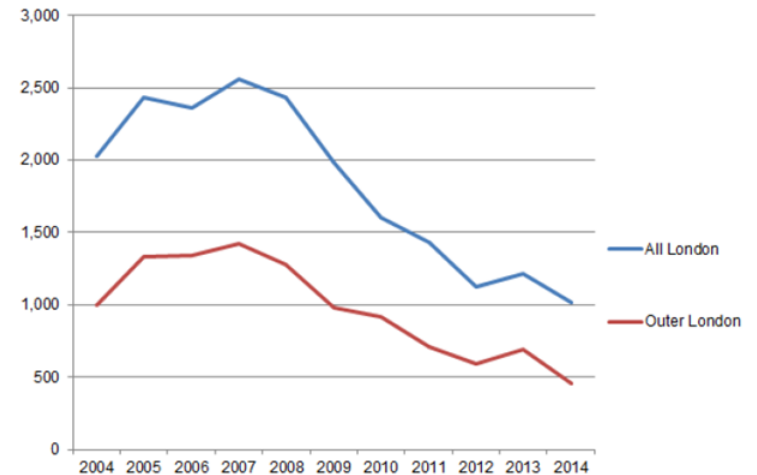


Figure 9.2 – net housing output from conversions (2004 to 2014)



# Recommendations.....

- **Counter cyclical housing tenures** – eg affordable rent
- **Build to Rent** – a new strategic player?
- **Speed and certainty of planning system**
  - Local authority resources
  - Section 106 negotiations
  - Condition discharge
  - Viability appraisal process & affordable housing targets

# Recommendations.....

## Local authorities

- Financing delivery
- borrowing (HRA headroom)
- Housing companies
- Estate regeneration
- Skills and resources

## Public sector land

- London Land Commission
- Best value & procurement
- Joint Ventures
- Direct commissioning
- Health infrastructure providers and NHS property

# Industry capacity

Modern/off-site methods of construction

- What are the barriers?
- How can these be overcome?

Skills & training



# SSPLOG

5<sup>TH</sup> FEBRUARY 2016

# Idea

A network of places that are connected by:

- Shared boundaries.
- Travel to work and learn journeys.
- 5-6 shared growth sectors that cross boundaries.
- Common infrastructures and logistics.
- Land ownership and investment patterns.
- Willingness to work together where appropriate.

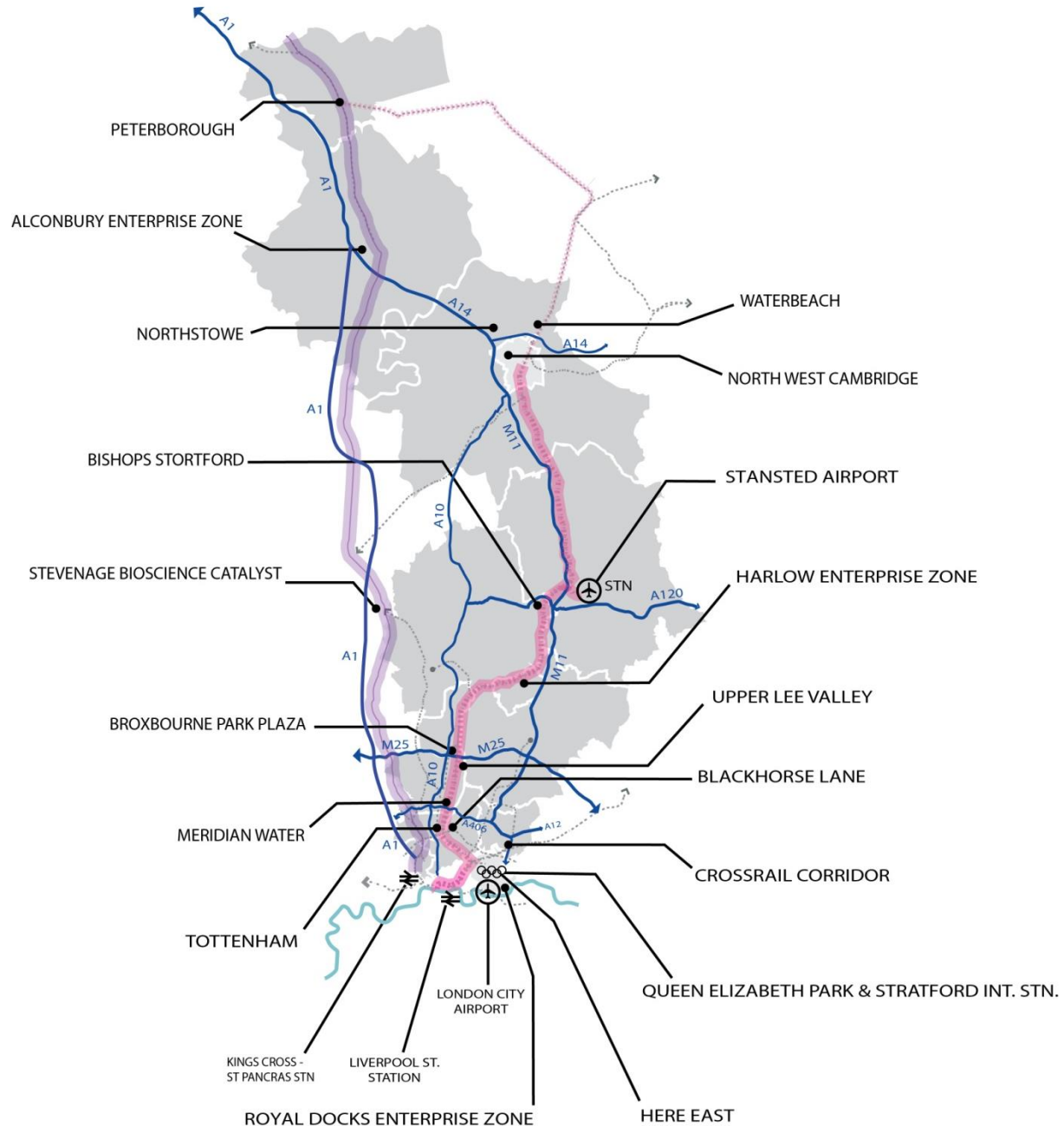
Not the only corridor and not an exclusive set of relationships, but:

- Important to UK PLC as internationally competitive.
- Need to optimise the shared capacity and borrowed scale.



# Nodes, Concentrations and Connectivity

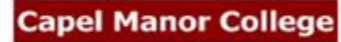
3 main motorways  
2 main railways  
1 international airport



# LSCC Members 2015



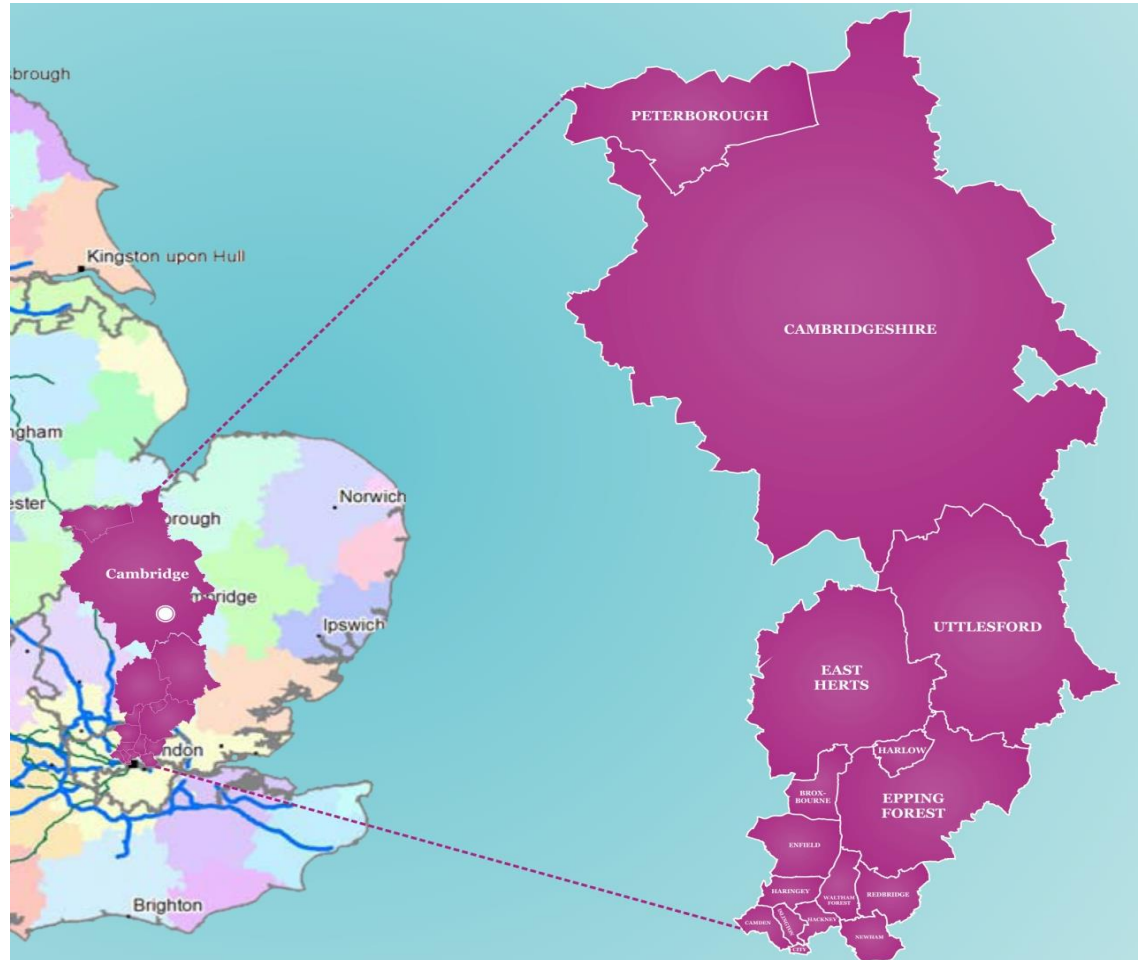
ENTERPRISE PARTNERSHIP



# Four LEPs

## Where 4 LEPs come together:

- Airports Commission
- Infrastructure Reports.
- Life sciences
- A10/M11 Growth Area Forum
- Strategic Economic Plans
- Joint response to Network Rail
- West Anglia Route
- Stansted Airport



# LSCC Priorities:

A collaborative member-led consortium with three priorities:

1. **Telling the story:** Promoting the corridor, developing the strategic case and narrative, using robust evidence to support its advocacy;
2. **Making the case for infrastructure:** prioritising and focussing on the key infrastructure requirements which are needed to support growth. This includes Stansted as one of the key infrastructure components;
3. **Supporting our key sectors,** identifying and promoting growth locations and ensuring they have access to a skilled workforce.

LSCC does not do things that members are best able to do themselves:

Not a top-down strategic planning body.

Not a LEP or development agency.

Not a Central Gov initiative.

Board, Work-streams, APPG, Business Leaders Group, Investment & Development Forum, Major sites networks. Annual Conference. Coms.

# West Anglia Routes

Hugely welcome LEP's £25m for Angel Road to Tottenham Hale

Maintain commitment – delivery in 2018, secures 9,000 homes

## *Moving forward*

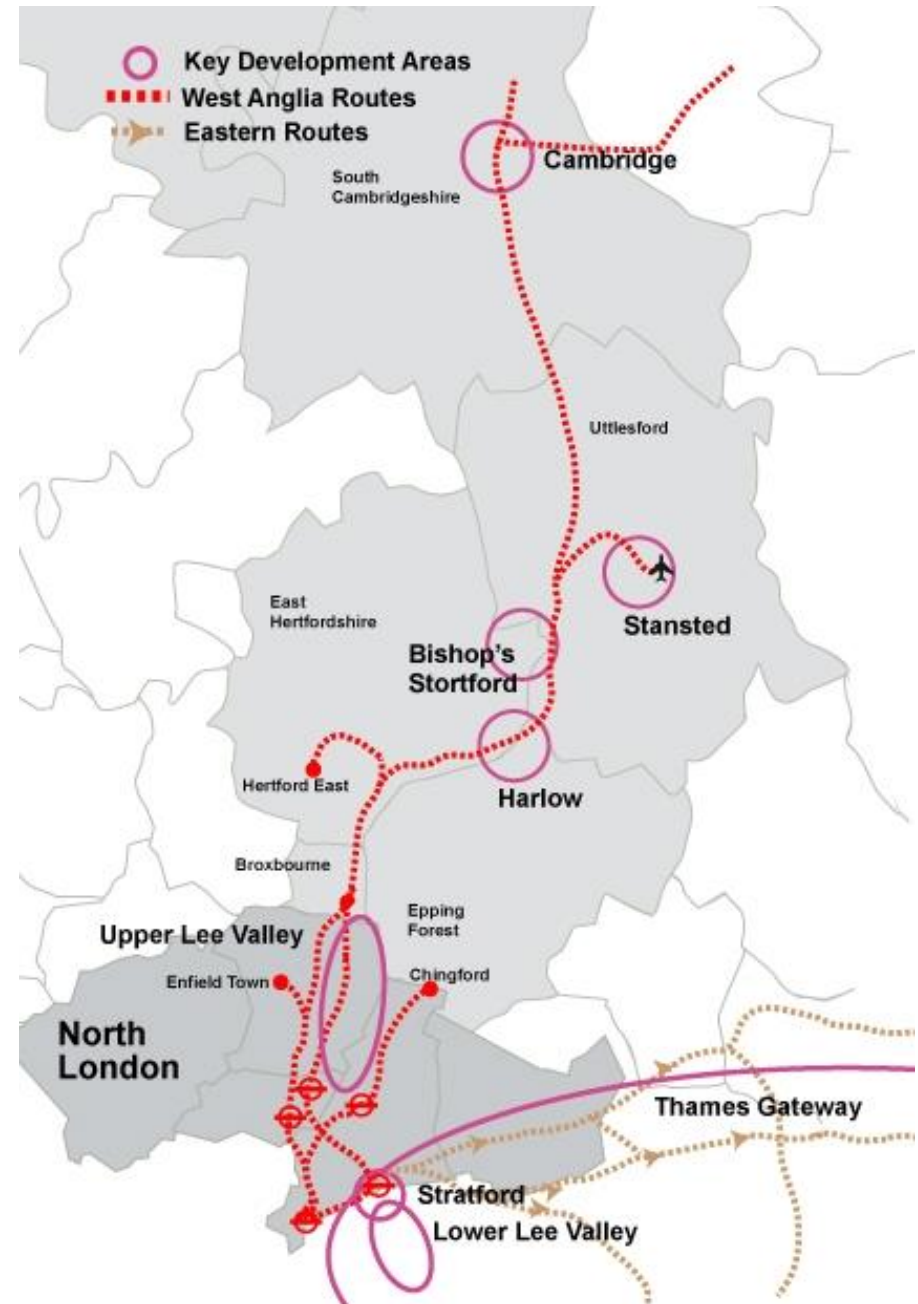
***LEP / GLA keep making the case to Government for the big scheme***

Unlocks 10's thousands new homes in the Lee Valley Additional airport capacity

First step to Crossrail 2

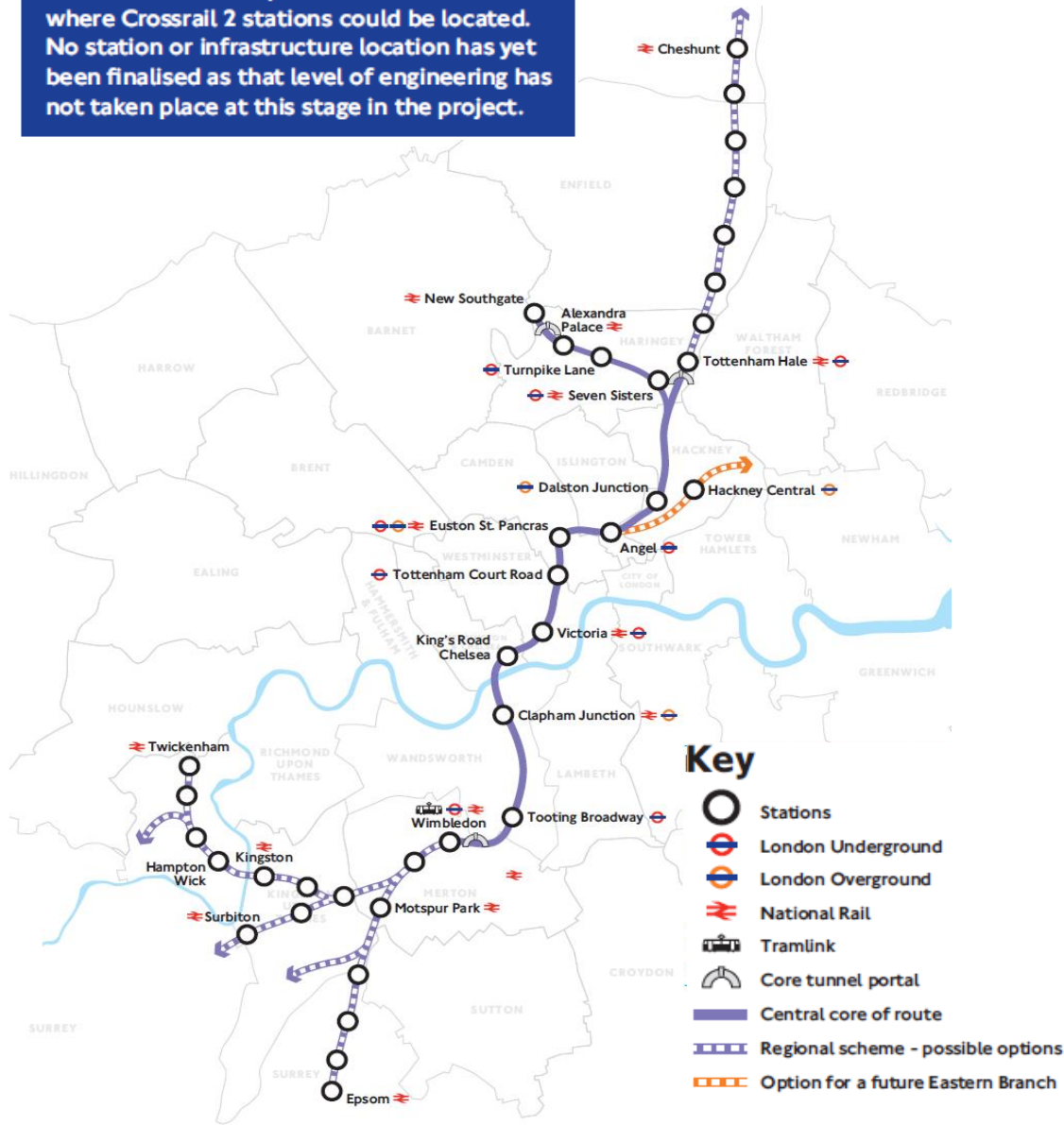
Labour force for City, Stratford and beyond

Adding £10.5 billion GVA (Oxford Economics)



# Crossrail 2

All stations marked provide an indication of where Crossrail 2 stations could be located. No station or infrastructure location has yet been finalised as that level of engineering has not taken place at this stage in the project.



**New line serving key south-west and north-east corridors via central London:**

- Up to 30 250 metre trains per hour in each direction
- Construction could start in 2020, with the scheme open around 2030

**Could deliver:**

- Up to 200,000 new homes and -
- 135,000 new jobs

# An independent LSCC Growth Commission

- ***Ambition and coherence:*** better articulate the ambitions of the LSCC area, and get the growth story right for members. Clarify how growth can be achieved and what value it brings.
- ***Build visibility and urgency:*** Create a 'third party' assessment of value to UK and help us tell the story.
- ***A call for major collaborative ventures:*** Which priorities and actions require serious collaboration and drive amongst local, private sector and national organisations?
- ***Credibility and objectivity:*** Provide insight, and calls to action that are coherent and evidence-based

# **Strategic Spatial Planning Officer Liaison Group**

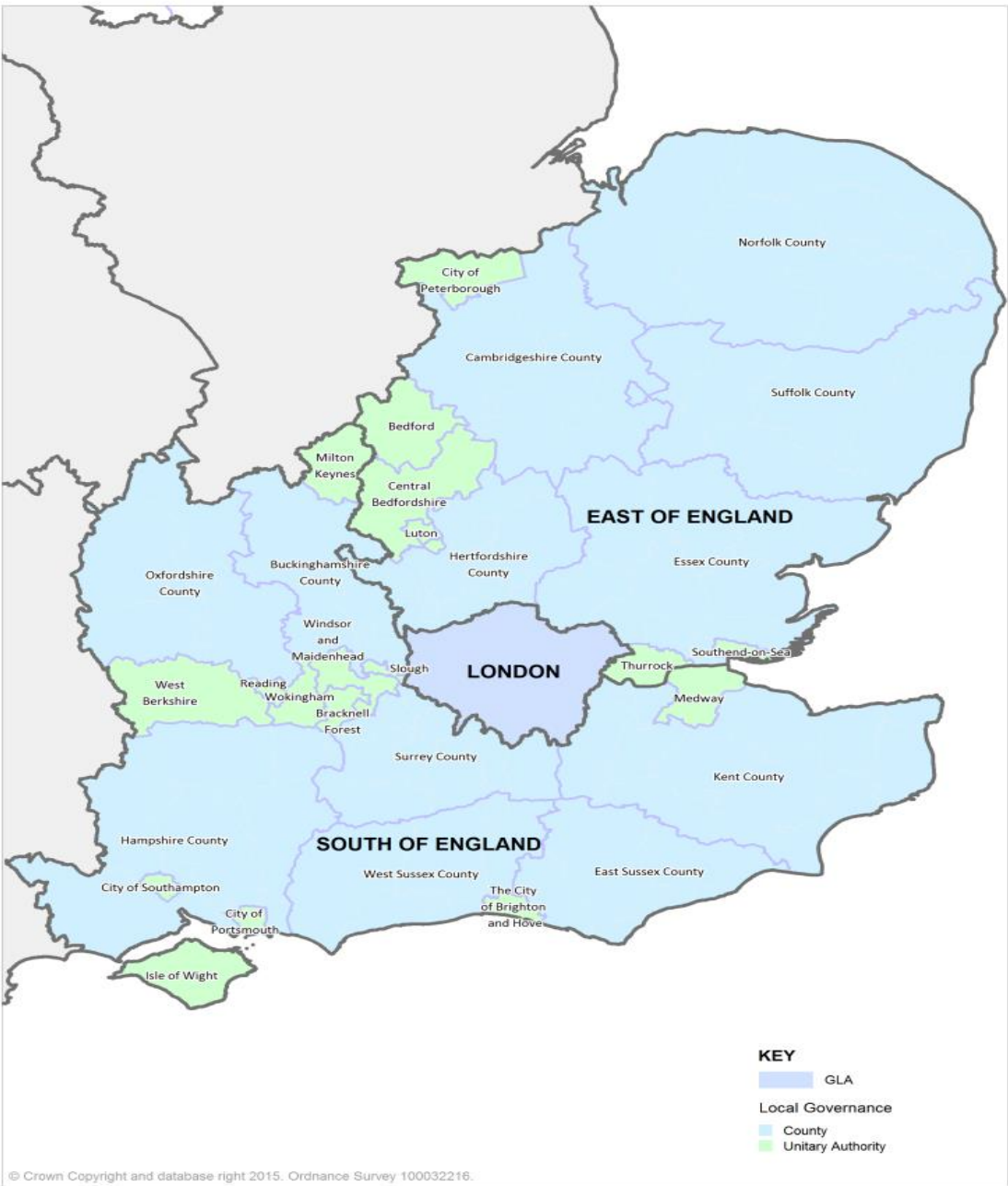
## **Membership Review**

## **Draft Options**

**MAYOR OF LONDON**



# Administrative Boundaries



# Some Membership Review Options

## Starting Point for Discussion

- Option A – Retain – stick to current membership
- Option B – Reform – 8 members nominated by each region
- Option C – Reduce – 5 members nominated by each region

# Option A

Retain – stick to current membership

- why ‘pull apart’ current good working relationship amongst participants?
- if additional members within one region would want to join others would need to leave to avoid group becoming too large

# Option B

Reform – 8 members nominated by each region (as suggested before)

- in line with current size
- addressing need to make group membership more representative across the wider SE
- potentially allow up to two additional members for South East area due to significantly larger number of local authorities?

# Option C

Reduce – 5 members nominated by each region

- in line with Political Steering Group size
- more effective due to fewer participants
- Recognises scarce resources
- could be complemented by additional arrangements in each region (see existing East of England SSPOLG)

## NOTES OF 9th MEETING OF SSPLOG

Held on 5 Feb 2016 at 14.00 at Committee Room 5, City Hall, London

### Present:

Richard Linton	GLA Planning (Chair)
John Lett	GLA Planning
Jorn Peters	GLA Planning
Jack Straw	Surrey Planning Officers Association/Mole Valley DC (Deputy Chair)
Richard Hatter	Thurrock Council (Chair of East of England SSPOLG)
Sue Janota	Surrey County Council
Des Welton	Hertfordshire Planning Officers Group Co-ordinator
Alison Bailey	Buckinghamshire Planning Officers Group/South Bucks DC
Mark Aplin	Kent Planning Officer Group / Dartford BC
Matthew Jericho	Essex County Council
Claire Stuckey	Essex Planning Officers Group/ Chelmsford BC
Andrew Taylor	Uttlesford District Council
Cinar Altun	East of England LGA
John Cheston	Sussex Planning Officers
James Cutting	Suffolk County Council
John Williamson	Cambridgeshire & Peterborough Joint Strategic Planning Unit
Steve Barton	West London Alliance/West London Planning Policy Group/LB Ealing
Katharina Winbeck	London Councils
John McGill	London Stansted Cambridge Consortium
David Jowsey	Transport for London
Ben Corr	GLA Demography

### Apologies:

Paul Donovan	Hertfordshire County Council
Carolyn Barnes	Bedford Borough Council
Tom Marchant	Kent County Council
Sarah Hollamby	Berkshire Heads of Planning/Wokingham
Bryan Little	Berkshire Heads of Planning/West Berkshire Council
Stephen Walford	Buckinghamshire County Council
Bev Hindle	Oxfordshire County Council
Nick Woolfenden	South East England Councils
Steve Barton	West London Alliance/West London Planning Policy Group/LB Ealing
Tara Butler	South London Partnership/LB Merton

## 2 Notes of the meeting of 30 November 2015

Notes were agreed. Identified actions are complete/ underway.

**ACTION:** Specifically on Item 5 Action, GLA will help SEEC/EELGA with regards to data sources to establish a pipeline of planning permissions for their area.

Website: The GLA website is undergoing a complete review. An independent wider South East website, which is hosted on the GLA website, is now up and running. It can be viewed via the following link: <http://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east> ]

### **3 2nd Wider South East Summit follow up**

Meeting notes of the Summit had been circulated and noted.

Moving forward, now focus on Political Steering Group meeting on 10 March. Membership of Political Steering Group was noted.

### **4 Work Programme – preparation for Political Steering Group**

#### **a) London Plan Review**

John Lett reiterated indicative timetable for a review of the London Plan:

- Initial high-level consultation – Autumn 2016
- Full draft consultation – Summer/Autumn 2017
- Examination in Public – Summer/Autumn 2018
- Adoption and publication – Summer/Autumn 2019

John Lett also presented emerging GLA industrial land baseline study (presentation provided separately *and final version now available in the 'Economy' section of this GLA website:*

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports> ). It forecasts a continuing trend of significant loss of industrial capacity

within the capital. The study also maps the scope of industrial land capacity beyond London's boundaries, and there may be scope for relocation of industrial land and related job opportunities to areas outside London. A complementary industrial demand study is expected to commence later this year and will be informed by the latest employment projections. Group members indicated that age and quality of the industrial land also need to be understood.

#### **b) Common understanding of evidence**

Ben Corr presented an update on the GLA's emerging demographic model (presentation provided separately), which mimics the widely used ONS model. Applying a longer-term 12-year historic migration trend (instead of 6-year used by ONS), as many SHMA consultants now do and as the GLA is referring to in its DtC responses to Local Plans, could lead to 8% lower household growth across the WSE. However, for individual authorities, in particular within the north and south of the WSE, higher levels of household growth could be the result.

Initial positive discussions with ONS have taken place. They are keen to explore the potential of the model. Due to their resource constraints, a potential validation through academic experts is being considered. The model results could potentially also be used for other commercial data sets (e.g. POPGROUP). Group members highlighted that the model would have to be accompanied by transparent explanations and that PINS is independent from Government raising again concerns about potential impacts on Local Plan preparation.

ONS' own new set of projections are likely to be published in early Spring 2016, but no methodological change is expected.

**ACTION:** GLA is refining its model and will then explain and discuss it, initially with technical experts from across the WSE.

Richard Hatter provided a brief update on the evidence 'stocktake', which had been circulated at the previous meeting. In its current form it represents an informal overview, but further work would be required on its analysis and interpretation.

### **c) Barriers to housing delivery**

Andrew Russell, GLA, presented emerging Outer London Commission Report (presentation provided separately), which is currently awaiting input from Commissioners, before being finalised in March 2016 for publication (*final report now available on this website: <https://www.london.gov.uk/about-us/organisations-we-work/outer-london-commission-olc/olc-and-full-review-london-plan>*). During the following discussion it was specifically highlighted that all potential impacts of the 'use it or lose it' concept have to be understood. Group member also felt that the type of housing was an important factor to consider. Access to finance represents a significant challenge, in particular for small house builders. It was also highlighted that the planning system still has its role to play in terms of helping to improve delivery. Following the consideration of this issue by the Political Steering Group a joint representation to Government should be explored. It should include case studies from all areas of the WSE. There could potentially also be synergies with individual devolution bids that are currently being pursued.

Via e-mail Nick Woolfenden provided an update on emerging ideas from SEEC. They had discussed the issue with the LGA Chairman and representatives from Barratts. Initial issues for further exploration may include discretionary incentives/powers to encourage timely delivery of plans/permissions; improving capacity and skills in the building industry; ensuring that infrastructure capacity is keeping up; and considering how to achieve a better mix of large and small developers.

**ACTION:** A paper about this issue should be presented the Political Steering Group.

### **d) Making case for strategic infrastructure**

John McGill of the London Stansted Cambridge Consortium (LSCC) presented an overview of their activities (presentation provided separately). The Consortium brings together key players from the area. Jointly they seek to make the economic case for key transport schemes also helping to deliver significant numbers of homes and jobs. Group members highlighted similarities with strategic devolution bids in different parts of the WSE and indicated the Consortium's bottom-up approach could provide a helpful context. Members also indicated the importance of orbital routes, such as those included in the emerging South East's 'Missing Links' report, alongside the radial corridors.

**ACTION:** A paper about this issue should be presented the Political Steering Group.



## **5 Review of SSPOLG membership and terms**

Jorn Peters, GLA/Secretariat, presented draft options for a membership review (presentation provided separately). Many Group members indicated a preference for 'Option B' with 8 members per region, and with up to two additional representatives for the South East due to their significantly higher number of local authorities. The Group would, however, not vote on the issues discussed. Identifying the individual Group members would be up to the different regions, and there should be flexibility in terms of sending experts on relevant agenda items to the meetings. Specific project groups on key issues could also be introduced.

It was also confirmed that the GLA should continue its role as Secretariat. However, there should be closer collaboration on meeting preparation, in particular with SEEC, EELGA, London Councils. The process of preparing papers for the Political Steering Group also requires clarification.

**ACTION:** SEEC, EELGA and GLA/London Councils should facilitate the membership review/nomination process for the three regions individually taking the above into account. The Group's Terms of Reference also have to be reviewed and the meeting preparation process needs formalising to ensure better collaboration.

## **6 AOB**

Late Friday afternoon meetings should be avoided to ensure maximum participation.