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# **Wider South East Summit**

**9 December 2016**



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# **Progress this year: London Plan**

## **Jules Pipe, Deputy Mayor of London**

Wider South East Summit

9 December 2016

# A City for All Londoners



<https://www.london.gov.uk/get-involved/have-your-say/all-consultations/city-all-londoners>

Comments by 11 December

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# Engagement so far

- ‘City for All Londoners’ launch / workshop
- New overarching collaboration arrangements
  - Political Steering Group
  - Officer Working Group
- Technical Workshops on
  - demography
  - office, industry and logistics
- Engagement on London’s Strategic Housing Land Availability Assessment (SHLAA) – just started
- Visited authorities in Bedfordshire, Buckinghamshire, Essex, Hertfordshire, Surrey – Oxfordshire scheduled for early next year



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# Collaboration on Technical Evidence

- GLA's new **demography** model - consistent baseline for all
  - Expert validation confirms its robustness
  - Model results will be shared in Spring
  - Collaboration on further migration research
- Now also co-ordinated approach on **employment** projections
- **Unimplemented planning permissions** - Glenigan data underestimating – in London 266k vs 111k homes!



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# **Progress this year: Housing barriers**

## **Cllr Nicolas Heslop, SEEC Chairman**

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# Tackling housing delivery barriers 1

- A challenge for us all – South East, East & London – in turning locally-approved housing permissions/plans into reality (*despite already building 44% of England's new homes 2014-15*)
- Growing number of unimplemented homes with permission: **London = 266,000 (London Dev. Database); SE = 67,000+ and East = 40,000+ (from LGA research).**



# Tackling housing delivery barriers 2

*Jointly written to DCLG Secretary of State, and ministerial meeting with Gavin Barwell in January 2017. Key issues:*

- **A) Industry delivery capacity and approach**

**Issues:** Business model/land banking; construction skills capacity

**Solutions?** Incentivise build-out eg. charge fees/penalties; better-targeted local skills funding

- **B) Affordable homes**

**Issues:** Affordable home delivery

**Solutions?** More funding/powers for LAs to secure affordable homes

- **C) Infrastructure**

**Issues:** Capacity/investment issues

**Solutions?** Funding powers to accelerate investment; investment for large-scale strategic schemes.

**& WHITE PAPER DUE JANUARY 2017?**

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# Progress this year: Infrastructure

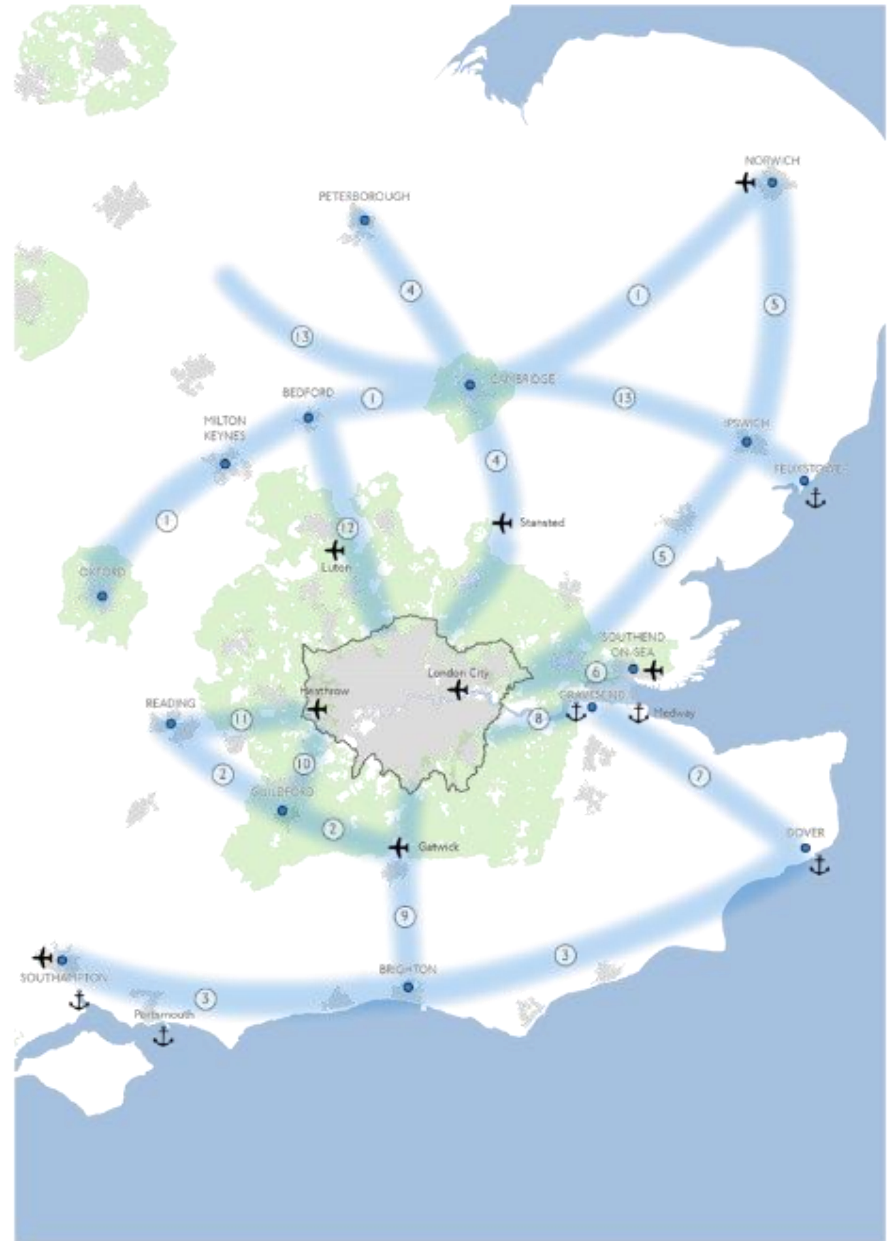
## Clr David Finch, EELGA

Wider South East Summit

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# List of areas/schemes

1. East West Rail and new road link (Oxford - Cambridge)
2. North Downs Rail Link (Gatwick – Reading)
3. A27/M27/A259 and rail corridor (Dover – Southampton)
4. West Anglia Mainline and Crossrail 2 North (London – Stansted-Cambridge-Peterborough)
5. Great Eastern Mainline (London – Ipswich – Norwich)
6. Thames Gateway Essex: C2C and A13 (London – South Essex / London Gateway Port)
7. Thames Gateway Kent: Crossrail 1 extension East and HS1 route (London – North Kent – Channel Tunnel)
8. Lower Thames Crossing
9. Brighton Mainline (London – Gatwick – Brighton)
10. South West Mainline and Crossrail 2 South West (London – Surrey / southern access to Heathrow)
11. Great Western Mainline (London – Reading / western access to Heathrow)
12. Midlands and West Coast Mainline (London – Luton – Bedford / Milton Keynes)
13. Felixstowe – Nuneaton / Midlands





# Progress this year: Ask the panel

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# **Workshop 1**

## **Shaping Key London Plan Issues**

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# **Mayor's priorities & approach for the new London Plan**

## **Jules Pipe, Deputy Mayor of London**

Wider South East Summit

9 December 2016

# The Mayor's Manifesto – broad commitments

- land for more than 50,000 homes per year
- market and rent 50% affordable homes
- Green Belt protection
- Improving air quality
- pro-business approach
- promote fairness
- freeze TfL fares until 2020



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# City for All Londoners

- ‘I will work constructively with the London boroughs, local authorities **in the Wider South East**, central government,...’
- ‘While I want to contain most growth within London, I also want to agree joint infrastructure investment corridors that stretch out beyond London’s borders. This will require close collaboration with neighbouring authorities **in the Wider South East.**’
- ‘I will work with infrastructure providers to develop a common strategic investment programme for the capital. We must also look beyond London’s boundaries, so I am working with leaders **from across the rest of the South East.**’

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# London Plan – Next Steps

- High-level consultation/research: autumn/winter 2016/17
- Policy drafting (also SHLAA/viability): spring/summer 2017
- Consultation on full draft: autumn 2017
- Examination in Public: summer 2018
- Adoption/publication: autumn 2019







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# **Setting the scene for discussions: John Lett, GLA Strategic Planning Manager**

Wider South East Summit

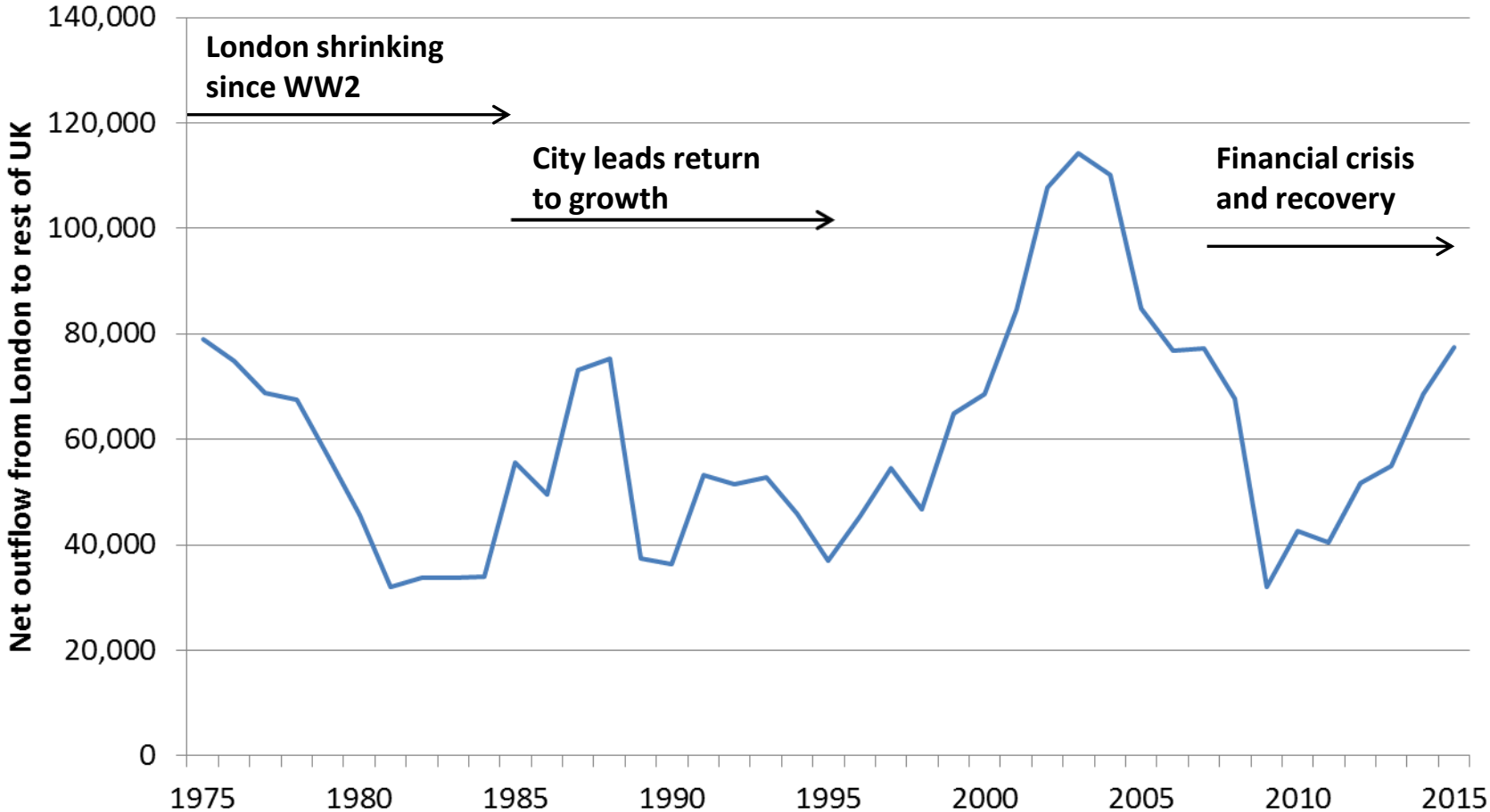
9 December 2016

# Growth Challenges

- Population 8.8m (2015), c70k pa 2041
- Households: 3.4 m (2014) c44k to 2041
- Housing need: at least 55kpa?
- Employment 5.8m (2016) – 44k pa? (2041)



# Net domestic outflow from London









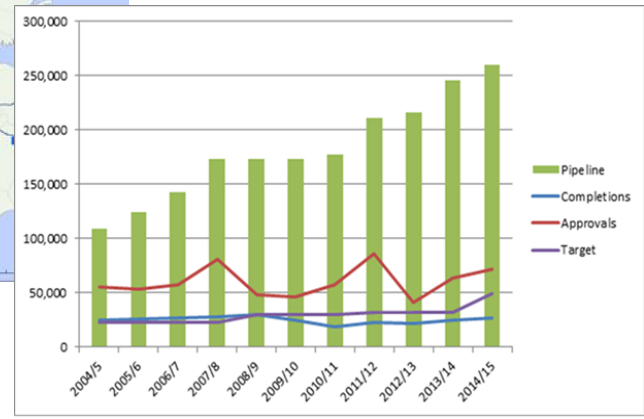
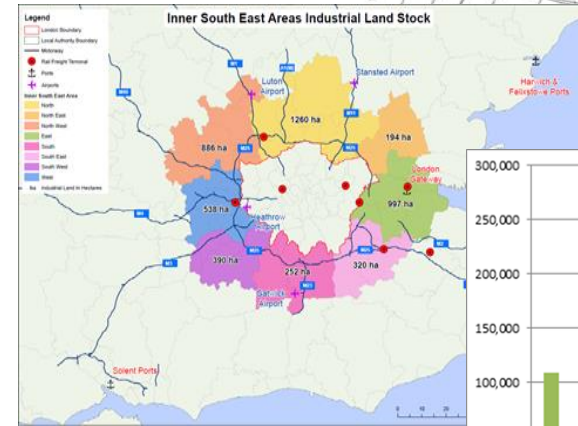
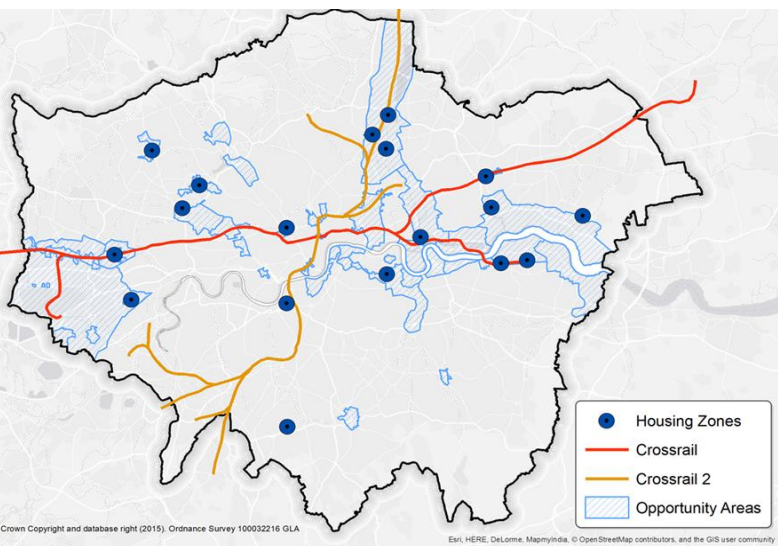
# Growth Options within London



**LONDON HOUSING ESTATE RENEWAL?**  
 (AREAS WITH MORE THAN 2/3 SOCIAL HOUSING. SHELTER)



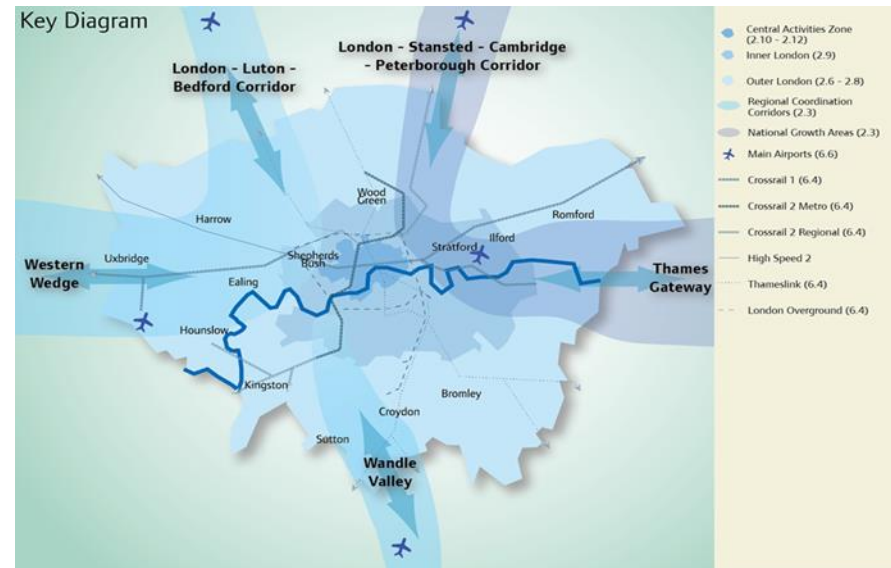
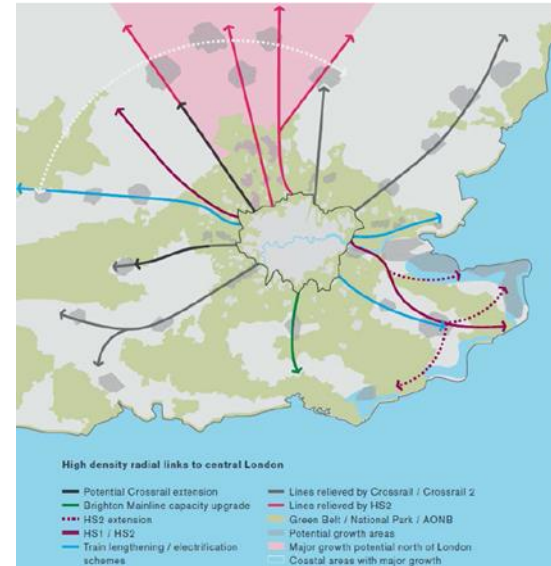
**upurbia'**: 2030; 100% resi redev; 50 tonnes  
 10% car share; 101 hhlds; 222 pop; 28 cars



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# Beyond London: partners for growth

- London not an island: 800,000 daily commuters.
- Wider housing market area
- Explore scope for common growth/coordination corridors
- Eg focused on 'commutable' existing urban areas, perhaps those with high deprivation where density currently low.
- Can initial active regional engagement focus on 'partners for growth' eg London-Cambridge line, Xrail 1 extension, possibly also along C2C and East Anglia line?
- How should this be flagged in the London Plan?



# Approach to Targets - Manifesto/City for All Londoners

- To protect the Green Belt and other designated green spaces the Mayor aims to take bold measures to meet as much of the city's growth demands within London as possible.
- Manifesto did not set needs based target noting that London needs more than 50,000 homes per year.
- City for All Londoners also sets no target but notes an average increase of almost 44,000 households a year and that to meet the demands of the growing population, experts say we will need to identify land to build **at least 50,000 homes every year** between now and 2041.

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# Towards new Wider South East policy

- Average annual approvals within London's boundaries – 50k +
  - SHLAA to clarify if /how far London can aim to address its emerging future need (to be established through SHMA)
- 
- **Partnerships** with authorities outside boundaries
    - engagement in Plan development process and technical evidence
    - focus on **growth corridors** and reflection in Key Diagram
    - focus on **willing partners** for growth, but coherent strategic narrative



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# Towards new Wider South East policy (cont.)

- Support collective **economic success/benefits**, addressing e.g. business linkages, commuting and skills requirements
- Reflect collective need for strategic **freight/logistics/port** facilities and consider possible relocation of business/industry
- Reflect collective strategic **infrastructure needs** (transport, water and waste management) and how to address them (e.g. devolution of funding/powers)?
- Balance growth and **environmental/land protection** needs



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# Interactive discussion 1: Shaping the London Plan

1. How do we **strike the balance** between London's housing & employment needs, the Wider South East's needs and environmental and other land use policies or constraints (eg Green Belt)?
2. What capacity is there for areas to **collaborate on options for growth** (such as growth corridors and towns inside and outside London or relocation of industry) and what are the opportunities and challenges involved?
3. Which issues related to the Wider South East could be **reflected in the London Plan** (eg economic development, transport, water infrastructure, housing and protected land) and what are the opportunities and challenges involved (including the remit of the Mayor and the London Plan)?

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# Workshop 2

## Shaping WSE priorities 2017

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# Interactive discussion 2: Priorities for 2017

**We have limited shared resources, so need to focus/prioritise the most important issues for political engagement/strategic collaboration**

1. Should we maintain momentum on some/all of the current four broad priority themes? ie:
  - London Plan (including effective engagement and consultation)
  - Tackling housing barriers
  - Strategic infrastructure (also consider eg. waste, water?)
  - Common understanding of evidence (to support plan making and delivery).
2. Should we consider political engagement/strategic collaboration also/instead on any new themes such as:
  - Wider South East future economic performance
  - Strategic freight distribution, logistics and ports
  - Natural resources and environment
  - Other?

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# Next steps and conclusions

## Phil Swann, Shared Intelligence

Wider South East Summit

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## Further details...

Website – hosted by GLA:

<http://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east>

