

## **Plenary session: Workshops - Reports Back**

### **1. Changes to the Opportunity Areas (OAs)**

Note that the Policy remains unchanged, but new OAs have been added and various target numbers (homes & jobs) have been added:

- Rising land/housing values MUST be able to supplement good provision of housing at social rents (should now be 'viable').
- OAs are not delivering the sort of housing needed: size/affordability/social infrastructure
- Jobs lost/new jobs – suitability for people without more travel
- Information & effective consultation for residents

### **2. Social infrastructure, lifetime neighbourhoods, community assets and access issues**

Note that a summary briefing is now available

- Site allocations for schools, but no local authority control over FREE SCHOOLS - the London Plan should give part/share the right with LOCAL COMMUNITY
- Definition of COMMUNITY ASSETS need to be EXPANDED (as it is only explained as pubs) and included in the Policy and referenced in other parts of the Plan.
- Changes on health infrastructure lack CLARITY on how health issues are being assessed or addressed, and the resourcing of community based activities on health issues.

### **3. Building on the Economy we have**

- Make the link between sustainable development and economic development (e.g. travel to work); industrial development and loss of land.
- Challenge idea that town centres are in decline and emphasise the importance of identity, services for/by minorities, infrastructure. (very local and Major Shopping Centres are supported in the London Plan).
- Undervaluing of existing economic uses which are further under threat via FLEXIBILITY IN PLANNING PROCESSES.

### **4. Climate Change and other environmental issues**

- Implement properly what we have already in London Plan; encourage more community action on renewables.
- Regeneration – pre-assess renewal as opposed to demolition (c.f. 'embodied carbon').
- Higher standards for new build; and a bigger push for appropriate retrofitting. (And this will help tackle fuel poverty).

### **5. Providing the Housing we need**

- Housing meeting GREED and not NEED – appalling living conditions in the Private Rented Sector.
- Not concerned about numbers of homes as much of types of housing – liveable by Londoners. Empty homes definition too tightly defined and does not reveal unused homes.
- Need for transparency on viability - to be able to see the justification/evidence.

## 6. Heritage, Green infrastructure and the Blue Ribbon Network (BRN)

- BRN; oppose infilling of parts of Royal Docks (Policy 7.30Ba/ para 7.103); promote use of all waterways for transport for both passenger & freight and not simply for (passenger) travel.
- Green Infrastructure Policy 2.18C: oppose 'dumbing down' of policy (for access to Regional & Metropolitan Parks) from meeting access deficiencies to "help address" deficiencies. Continue to meet deficiency. Such should recognise/incorporate access to biodiversity.
- Biodiversity enhancement to be component of several policy/text alterations, e.g. Policies 7.5 Public Realm (as part of "sustainable management"), 7.2 Lifetime Neighbourhoods.
- Open Space etc. Policy 7.18: oppose change to title restricting scope to "Public Open Space"; use the wording for protection etc. that occurs in Policy 7.17 Metropolitan Open Space.

## 7. The Roads Task Force, cycling and transport schemes

- Consider how London fits in with the South East; the concentration of jobs in Central London needs to be spread out geographically and by sector to reduce the need to travel.
- Regenerate, rather than generate. Free up road space for public transport, cycling, walking.
- Growth figures are not to be trusted and 'predict and provide' model allowing parking/traffic to increase is outmoded. Use those alterations on the Roads Task Force as way in to make representations.

## 8. Mayor's Development Corporations (MDCs) and new delivery models

Note that Chapter 8 on Implementation has many changes which are potentially helpful as 'hooks' to hang your issues on, e.g. see the Key Indicators.

- Targets (homes & jobs) are already missed. FALP changes do not reflect evidence around previous versions of Enterprise Zones ( e.g. which simply relocated jobs rather than created new jobs).
- MDCs are strategic matters/proposals, so their aims, areas, scope, governance etc. should be published in the London Plan and should involve genuine/meaningful consultation.
- Transparency with community representation on Enterprise Zones/MDCs. Alternative financing/housing model likely to overstimulate over heated land market (e.g. borrowing to finance development now on the basis of future hopes for financial return).

### Priorities assigned at Plenary:

**High priority:** Transparency on viability assessments, including affordable housing toolkit. Link housing/jobs/ travel issues to the Sustainable Development requirement; achievement of greater equality recognising the cost of inequality.

**Second tier priority:** Mayor to call in planning applications where developments would contravene the London Plan; recognise that tall buildings are costly to build and maintain; health impact assessments (embracing air quality, fuel poverty and inequality issues).

**Another mentioned but not prioritised:** use existing rather than new build.

### Other points/concerns made at Plenary:

National Planning Policy Framework (NPPF) should be cited when challenging those Alterations which are not consistent with the NPPF.

Inequality & growth of inequality, particularly for salaries.

Tall buildings – it is assumed that all OAs are appropriate for tall buildings and help fuel rising land prices.

Royal Docks development proposals not engaging with locals.

Unoccupied homes survey may give rise to security issues.

London Assembly scrutinising the London Plan's Density Matrix.

The London Plan does not connect with people, just finance and development. It needs to refer to Londoners.

### **What happens next:**

Copies of the Alterations may be requested through Just Space. Please inform Just Space of your needs on this and other matters of making a response to the Alterations.

Further meetings of Just Space and London Tenants Federation will focus on particular aspects:

Just Space Economy & Planning Group, 6pm-8pm, Thursday, 20<sup>th</sup> March – on London's economy;

London Tenants Federation, 1pm-4pm, Tuesday, 25<sup>th</sup> March – on housing; and

Just Space Network, 2pm onwards, Friday, 4<sup>th</sup> April – on preparing a general submission.

The Just Space submission embracing the range of the diverse voices will be circulated. More support may be offered to help groups, including those not represented at the conference, with the making of responses on these and other aspects. The objective is to have your voice heard, particularly at the Examination in Public, and to do so, groups need to make **written responses to City Hall by 5pm 10<sup>th</sup> April 2014.**

<http://www.london.gov.uk/priorities/planning/consultations/draft-further-alterations-to-the-london-plan-january-2014>

### **Announcements:**

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Just Space Network, 2pm onwards, Friday, 4<sup>th</sup> April (tbc)– on preparing the general submission.

Lucy Rogers of East End Trade Guild will work on communicating to a wider audience.

Roy Tindle of London Thames Gateway Forum is setting up a planning network for small businesses.

Further GLA convened consultation meeting:

In West London, at Brent Civic Centre, 10am-12pm, Wednesday, 19<sup>th</sup> March.

<http://www.london.gov.uk/priorities/planning/london-plan/draft-further-alterations-to-the-london-plan> .The GLA website says:“If you are interested in attending any of these events, you may send an

e-mail to [FALPConsultationEvents@london.gov.uk](mailto:FALPConsultationEvents@london.gov.uk), providing your details (name, organisation, contact details) and stating clearly the particular event you wish to attend in the subject line”.

Sharon Hayward of the London Tenants Federation has set up a website, Communities influencing & challenging developments in London, [www.cicdl.info](http://www.cicdl.info) , mapping the Opportunity Areas, and invites local communities to make contributions on development issues by emailing [info@londontenants.org](mailto:info@londontenants.org) .