

Planning in London Yearbook 2012

A guide to planning, policies and opportunities in London's 33 boroughs

On the next 33 pages readers will find profiles of London's boroughs with a précis of the state of policies, major developments and other strategic issues affecting the quiltwork of London's towns and villages. A visit to each of the borough websites, to view the planning documents they contain, opens up a large and varied universe of opportunities to improve the capital's built environment and its economy – where almost entirely positive policies seem to prevail.

London is a polycentric city, with a host of interdependent satellites as this guide proves. At a time of economic uncertainty, it is a useful portal to the hinterlands and local centres of the world's favourite city. We want to make boroughs' stories more accessible because there is unprecedented interest in investing in London. It can't all fit into inner London...

BARKING & DAGENHAM

Building a better Life for All

Barking and Dagenham has completed its Local Development Framework with all five of its constituent Development Plan Documents now adopted. The Local Development Framework designates three key regeneration areas where the borough's ambitious growth agenda is focused. These are Barking Town Centre, Barking Riverside and Dagenham Dock. Despite the downturn substantial progress has been made in 2011 in bringing forward new development in these areas. These areas have the capacity for over 15,000 homes with over 13,000 of these benefiting from planning permission and thousands of new jobs. The regeneration of these areas is supported by the Mayor of London and national government as they are located at the heart of the Thames Gateway within the London Riverside Opportunity Area. The successful delivery of these areas regeneration potential is crucial to London's continuing growth and success as a World City.

Barking Town Centre

The Barking Town Centre Area Action Plan was adopted in 2011. This aims to deliver 5000 new homes and 9000 square metres of new retail floor-space over the next ten to fifteen years. Substantial progress was made in 2011 in bringing this development forward. The Barking Town Square development won a prestigious RIBA Award for architecture and also was the Joint Overall Winner of the New London Architecture award. Also in Barking Town Centre St Anne Mews won the regeneration category at the British Construction Awards as an exemplar of well planned, good quality low cost Council Housing. Planning permission was granted for the redevelopment of the William Street Quarter in an innovate public private partnership as featured in the Government's recently published Housing Strategy and the first phase of the renovation of the Barking Station forecourt was completed. The draft Barking Station Quarter Mas-



Barking's town square

terplan was well received and is due to be adopted by the Council in February 2012.

Barking Riverside

Barking Riverside is crucial to delivering the affordable family homes that the Mayor of London prioritises and which are in short supply across London. In 2011 the first new homes on Barking Riverside were completed and the George Carey Primary School opened its doors. Work began on the implementation of the second phase of the East London Transit to provide a rapid bus system between Barking Riverside and Barking Town Centre. The London Plan and draft London Riverside Opportunity Area Planning Framework confirmed support for the DLR Extension to Dagenham Dock.

South Dagenham

In 2011 four significant planning applications were approved as part of the regeneration of South Dagenham. A 38,000 square metre mixed use employment development was approved which is forecast to generate over 800 jobs. The London Sustainable Industries Park will create a new generation of manufacturing and processing centre for environmental industries, following on from the success of the Close Loop development, a flagship state of the art plastics recycling facility planning permission was approved for the TEG Anaerobic Desigation Plant.. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	5	40% decided within 13 weeks
Minor decisions	37	59% decided within 8 weeks
Other decisions	112	79% decided within 8 weeks

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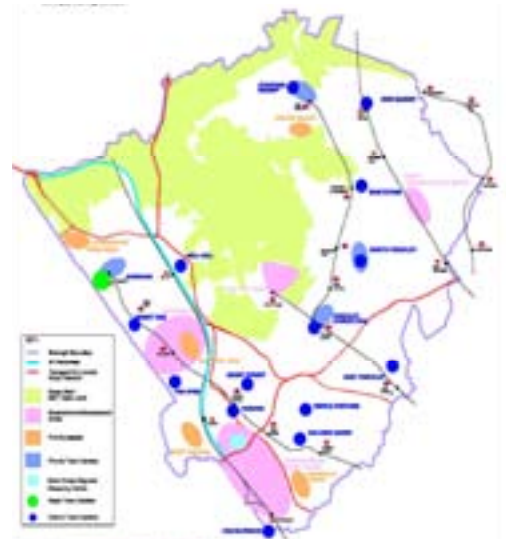
BARNET

Since July 2011 Barnet has had a Local Development Scheme which has been approved by the Mayor of London. Its approach for the three years following the approval of that LDS is to focus resources on the production of its borough-wide Development Plan Documents – the Core Strategy, Development Management Policies and Site Allocations. The Core Strategy is the highest priority and is available in proposed submission form on the council website and it includes guidance on establishing Neighbourhood Plans and Forums. Consultation on the Core Strategy took place in 2010.

A timetable has also been prepared for the production of a CIL charging schedule. It is expected that the new LDF documents will replace the existing Unitary Development Plan during 2012. Revisions to SPDs on planning obligations and affordable housing are also expected in 2012, and a revised Statement of Community Involvement.

Barnet's strategic approach is to focus on managing development, ensuring that we maintain and build on those qualities that make Barnet such a desirable place to live and work while also helping to create new, socially integrated communities. In order to support early delivery of housing on strategic brownfield sites we decided to prepare both the Colindale and Mill Hill East Area Action Plans in advance of the Core Strategy.

Colindale and Mill Hill East: The London Plan identifies Colindale as an Opportunity Area with a minimum target of 10,000 new homes and 500 new jobs delivered by 2026. The revised London Plan in 2009 identified the wider Colindale/Burnt Oak Opportunity Area, including land in Barnet and Brent, as having capacity for a minimum of 2000 jobs and 12,500 homes by 2031. The planning framework for Colindale is set out in the AAP of 2010. The plan also identified Mill Hill East as an Area for Intensification with a target of 3,500 new homes and 500 jobs by 2026. Our AAP for the area adopted in 2009 sets a target of 2,000 homes and 500 jobs by 2024.



Barnet Key Diagram

Brent Cross/Cricklewood: an Opportunity Area in the London with a target of 20,000 jobs and 10,000 homes by 2026. A Development Framework for the area was set out in 2005 in partnership with the Mayor, stakeholders and the Brent Cross Cricklewood Development Partners. A new mixed-use town centre will span the North Circular. The development partners received consent for a hybrid application for the comprehensive redevelopment of the area in November 2009. Permission was issued in October 2010 once the S106 agreement had been completed.

The borough has adopted a "Three Strands Approach" to place-shaping which focus on "Protection, Enhancement and Consolidated Growth. There is "absolute protection of the Green Belt" and other open space. Barnet's suburbs, town centres and historic areas will be enhanced and protected, and growth will be consolidated in areas of renewal and investment.

Barnet initiated its One Barnet Programme in 2008 to address increasing customer demands, to provide more services with less money, improve public satisfaction and to tackle disadvantage – problems exacerbated by recession. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	n/a	n/a decided within 13 weeks
Minor decisions	n/a	n/a decided within 8 weeks
Other decisions	n/a	n/a decided within 8 weeks

BEXLEY



By Peter Ellershaw

Director of Environment and Wellbeing Services

Bexley is one of London's greenest and cleanest boroughs, with a good natural and built environment. With the adoption of its Core Strategy expected in February 2012, following a successful Examination in Public, Bexley is in a very strong position to bring forward much needed new jobs and homes.

The borough is predicted to deliver approximately 12,500 new jobs by 2026, with around 5,500 new homes expected to be built over the same period. The Core Strategy will focus this growth into key areas of the borough, as indicated by the map opposite.

Bexley is focusing on the delivery of planned growth. This will include new planning policy documents to help bring forward redevelopment of important areas and key sites, as well as co-ordinate infrastructure investment.

Belvedere employment area is a key focus and Bexley is working with investors, developers and businesses to bring forward development of vacant employment sites in Belvedere, following a major £10.6 million investment programme. Its location is attracting a wide range of interest from companies that need easy access to London, Kent and the north. The installation of a striking Gypsy Cob horse sculpture by artist Andy Scott has also helped to put Belvedere on the map. It provides an iconic landmark, referencing the town's rich heritage, and ultimately helping to brand the area.

Funding secured for the regeneration of Southmere Village and Larnar Road will have a significant impact on Thamesmead and Erith, helping to bring forward the development of nearly 1000 new homes. The regeneration of Southmere Village is addressing the deprivation that Thamesmead has suffered.

Similarly, funding provided by the HCA will enable



The striking Gypsy Cob horse by artist Andy Scott.

Orbit South Housing Association to kick-start a major regeneration scheme at Larnar Road. The single tenure estate has suffered from a number of issues, including deteriorating housing stock, poor connectivity and a reputation for crime and isolation. In consultation with the local community.

The development of the Howbury site in Slade Green offers another exciting opportunity to provide new housing and valuable community facilities. Redrow Homes has been selected as the designated developer for the site. Redrow proposes to build 380 homes, plus a play area and open spaces.

Bexley is also planning a new community facility and two new primary schools, to provide essential school places. The Howbury development is a key part in the Bexley First programme, which will reduce the number of buildings the Council operates from. Staff will be brought together on one site, freeing up Council sites such as Howbury and Wyncham House in Sidcup for redevelopment. Bexley is to refurbish and extend a former building society headquarters in Bexleyheath town centre providing civic accommodation.

One of Bexley's key issues is providing the transport infrastructure to support development potential. Bexley is working closely with central and regional government partners to ensure the borough maximises the benefits of Crossrail's arrival at Abbey Wood, bus services to key locations are improved and important transport corridors have sufficient capacity. ■

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Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	22	64% decided within 13 weeks
Minor decisions	362	80% decided within 8 weeks
Other decisions	1276	93% decided within 8 weeks

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BRENT

Regeneration programmes have been running in Brent for a number of years now. For example, Park Royal, where regeneration is being promoted by the Park Royal Partnership, is now a thriving industrial and business location. The main regeneration initiatives in Brent are at Wembley, South Kilburn and Alperton.

Now the new Wembley Stadium is well established, complemented by a refurbished Wembley Arena and the new Arena Square, attention is focused on the development of land close to the Stadium, with Quintain Estates' first two phases complete. Work is underway on a new boulevard with designer outlet shops, restaurants, cinema and hotel, and a range of housing types. This with other developments in the area will ensure Wembley is developed as a world-class destination well linked to public transport.

The planning strategy is to ensure regeneration benefits extend to the adjacent Wembley town centre. By linking and integrating new development close to the stadium with the town centre, it can act as an extension of the town centre, where the Central Square retail and housing scheme is now well occupied. The council has prepared and consulted upon new guidance for this area known as "Wembley Link".

Further phases of new, mixed-use development are proposed by Quintain for land between the Arena and Wembley Park, known as the North West Lands. New shops and leisure uses and a new public square will be part of the mix. The council adopted a masterplan for this area in June 2009 which also proposes a civic quarter with a new Civic Centre for the council at its heart. It is described as the greenest Civic Centre in the UK as it will be the first public building to achieve an "Outstanding" BREEAM certification. Construction is expected to commence in January 2011 to open in 2013.



Brent's proposed new civic centre

Local Development Framework

Brent is continuing to progress its Local Development Framework. The council has adopted its Core Strategy which proposes a number of housing growth areas, of which Wembley is the largest, providing a concentration of housing-led regenerative development with early provision of infrastructure to support it. Greater protection of the better quality suburban areas that surround the growth areas, as well as open spaces, is also proposed. The Core Strategy is accompanied by a Site Specific Allocations DPD which is expected to be adopted in summer 2011. This sets out the planning requirements for over 80 sites in the borough, including opportunities for mixed-use development as well as new and expanded schools and housing sites.

The council has also prepared a masterplan for the Alperton growth area. The masterplan defines and establishes a new canalside, low-rise, high density neighbourhood, reinterpreting and replacing a low quality, declining industrial area. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	16	56% decided within 13 weeks
Minor decisions	103	76% decided within 8 weeks
Other decisions	464	80% decided within 8 weeks

BROMLEY

Building a better Bromley



By Bob McQuillan
Chief Planner

Bromley Council is committed to our vision to Build a Better Bromley, our long term plan to improve the borough. Development control and town centre development are at the heart of that strategy and are key to delivering that vision.

The Development Control Committee and Bromley's Planning staff continue to be among the busiest in the country with a continued increase in planning applications and enquiries.

We have many initiatives underway to help us achieve our objectives and we are focused on delivering the right planning framework and listening to and working with local residents and stakeholders.

Work is well underway for our Core Strategy document for the development of plans for the borough for the next 15 years. The first stage of public consultation about locally distinctive issues has been completed, with a Core Strategy Issues Document to follow. It will set out a broad vision for the future and identify key local issues for consideration when the next stage of the strategy is prepared.

The Bromley Town Centre Area Action Plan (AAP) is a comprehensive plan to guide development and improvements in Bromley's town centre over the next 15 years. It was officially adopted in 2010 and ensures that development will be undertaken in a balanced and coordinated manner. It also protects and enhances Bromley's historic features, and includes significant proposals for retail, leisure, residential and commercial development. Our improvement blueprint is contained our AAP and it looks to build on the successful elements of the town whilst protecting what is important and what is crucial to Bromley.

Key projects outlined in our AAP include the Bromley North Village Public Realm improvements. The circa £5 million scheme, funded in partnership with

Transport for London (TfL), will improve and revitalise the historic area of Bromley North. The aim of the scheme is to develop pedestrian friendly, clean and safe open spaces with improvements to the street scene and environment. There will be a focus on attracting new independent businesses and specialist retailers. The scheme will start in summer 2012.

Work is close to completion to the £5 million improvement plan for the Pavillion leisure centre in Bromley town centre. The upgrade is the first major building project since AAP was agreed. A new active lifestyle gym, family play centre, ten-pin bowling alley and refurbishments to the changing rooms and reception area are all included in the building work at the centre operated by Bromley Mytime, the charitable leisure trust provider.

A new development in Westmoreland Road will be considered in 2012. Cathedral Group's mixed-use proposal for the site will see the existing 600-space Westmoreland Road car park replaced with a mixed-use leisure development, including cinema complex, restaurants, cafés, retail and residential properties.

In addition, Network Rail is set to improve Bromley South train station which we believe is important for shoppers and commuters alike. We are also hopeful that we can work with developers to bring the old town hall back into use for a hotel and conference centre in the town centre.

As the second largest town in the borough, the Council has made a commitment to improving Orpington's competitiveness. Orpington High Street celebrated the completion of the £2.2 million improvement scheme in July 2010.

A priority for 2012 will be to take forward the consultation responses and evidence base from the Core Strategy Issues Document. ■



Top: Bromley Profile and above, Bromley North Church Road corner

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	17	41% decided within 13 weeks
Minor decisions	143	63% decided within 8 weeks
Other decisions	464	77% decided within 8 weeks

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CAMDEN Delivering a sustainable Camden



The refurbished St Pancras Hotel

Camden plays a big part in the life and townscape of central London. In fact, the population doubles in the daytime with people attracted to work, study and enjoy the cultural activities on offer.

The area offers a mix of contemporary design alongside heritage buildings and squares. Planning, transport and regeneration go hand in hand in Camden. King's Cross/ St Pancras is firmly established as both the portal to Europe and one of London's biggest regeneration and heritage projects, as the Argent King's Cross Central development rolls out on its 10-year programme. The land behind the stations is being transformed with a mix of commercial, residential and leisure activities to create a new quarter.

The multi award-winning St Pancras Station is already a visitor attraction. King's Cross station is next, with the new western concourse recently completed and works ongoing to refurbish the Grade I listed building. Following the Olympics, the transformation of the station will be completed when a new open space is created in front of a restored main façade. By 2020, an estimated 60 million passengers a year will pass through the King's Cross transport interchange - approaching the same passenger volumes as Heathrow airport sees now.

The focus is now moving to Euston Station, which will be redeveloped either in association with an overhaul of existing rail facilities, or as a result of its role as the London terminus for High speed 2.

Other new developments in the pipeline include permission recently granted for the £650

million Francis Crick Institute biomedical research facility, which will be Europe's largest dedicated research building, behind the British Library.

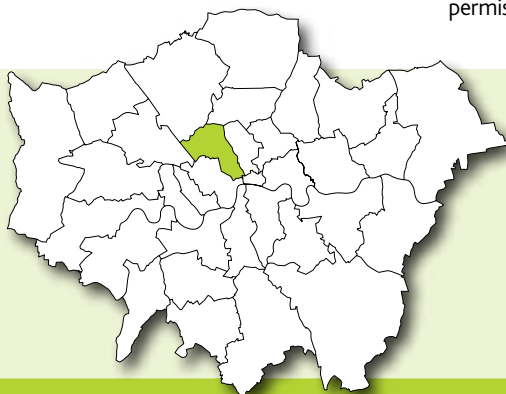
Close to Tottenham Court Road in the St Giles area, a 68,000 sq m mixed use development has recently been completed and dominated by Crossrail works for the next seven years.

Following a restructure in 2011 Camden's planning service has evolved to place a stronger emphasis on enhancing the customer experience and providing early input into development proposals. The new planning service also places a stronger emphasis on place-shaping, pursuing an integrated approach to improving Camden's places, and seeking to ensure that Camden makes better use of its own resources.

Camden's Community Investment Programme 2011 seeks ways to enable more efficient use of council assets and facilities whilst allowing release of some assets in order to generate reinvestment to improve housing stock and improve the built fabric of the borough.

Linked to Camden's place shaping role is an emphasis on improving the borough's public realm, including around key areas of growth and change.

Camden's ambitious climate change agenda also influences all current planning work, from the Green Travel Strategy to place shaping and the LDF. Camden is placing a strategic focus on combined heat and power networks as a key way of achieving challenging CO2 reduction targets: Camden is leading innovative projects focusing on key areas of opportunity such as the Euston Road corridor. ■



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	68	89% decided within 13 weeks
Minor decisions	1,384	80% decided within 8 weeks
Other decisions	1,871	84% decided within 8 weeks

CITY OF LONDON

The City is home to just 10,000 residents but is the destination for over 350,000 people who commute to the City to work. Planning in the City involves creating the space for its long term expansion as an international financial and business centre with the workforce projected to reach 428,000 by 2026.

This aim has led to the evolving cluster of high buildings, such as the Gherkin and Heron Tower to the east of the City which have created new landmarks in London. Other major constructions are under construction in the west of the City. One New Change has provided a new retail and leisure attraction at the heart of the refurbished Cheapside.

The City is also home to significant landmarks such as St Paul's, Leadenhall Market and the Royal Exchange and planners must seek to respect such buildings' heritage and location while enhancing their surroundings and giving them new uses and relevance in the 21st century. An important part of the development is ensuring that the City's important archaeology is safeguarded and recorded.

Despite the global economic climate development in the City remains buoyant. Rothschild's new headquarters is complete and the substantial shopping and office complex at One New Change is open and the enhancement works to Cheapside are nearing completion. A number of hotels have opened, are under construction or permitted. Major new proposals at 5 Broadgate for UBS have been granted planning permission and an application for a London headquarters for Bloomberg has been received for the Bucklersbury site.



Land Securities; One New Change

The City is keen to promote activities that improve the public realm whether through the introduction of public art or the simple introduction of tables and chairs. The current programme for delivering Sustainable Streets will enable the City to meet needs in terms of growth, climate change and the City's position as visitor attraction in central London. In 2011 the Corporation enabled collaboration between world class artists, city business and galleries and in 2012 it will complete its strategy around St Paul's Cathedral, including substantial garden space, in time for the Olympics.

The pace of change means that some buildings constructed just twenty years ago are already being looked at for renewal. In 2010/11 there were 238,000 square metres of new office floorspace completed, a further 558,000 square metres under construction and a strategic reserve of 776,000 square metres permitted but not yet commenced.

In September 2011 the City's Local Development Framework Core Strategy was adopted, setting out its approach to sustainable long term growth up to 2026. In 2012 the City will be progressing its Development Management DPD. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major Decisions	2	0% decided within 13 weeks
Minor Decisions	44	73% decided within 8 weeks
Other Decisions	66	77% decided within 8 weeks





The new footbridge at Croydon Station



The new entrance

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LONDON BOROUGH OF

CROYDON

With significant investment already underway and over five million sq ft of proposed development, Croydon is poised to deliver one of the UK's biggest and most ambitious regeneration programmes.

Five linked masterplans for the Croydon Metropolitan Centre (CMC) are enabling integrated development across the area. Work has begun on the new footbridge and entrance for East Croydon station, due for completion by 2013. The West Croydon masterplan has been adopted to guide improvements to the public transport interchange and the surrounding urban realm, while retaining the unique character of the area. The new civic complex, Bernard Wetherill House which will house the council and other public services, is under construction in the Mid Croydon masterplan area. A draft masterplan is now underway for the Fair Field which will provide context for Croydon College and the Fairfield Halls and potential for residential development opportunity. Early "quick wins" to reduce the detrimental impact of the four lane Wellesley Road on movement within the town centre will include new pedestrian crossing points.

Designated as an Opportunity Area in the adopted London Plan, the town centre's plans for growth include up to 7,300 new homes, 8,000 new jobs and new retailing space. The council is developing an Opportunity Area Planning Framework with the Greater London Authority and London's strategic agencies to energise the CMC's economy and environment with the framework due to be published for consultation in spring 2011.

The Connected Croydon programme is a strategy for the delivery of streets, squares and spaces and general improvements to the public realm that will transform the CMC into a more walkable and liveable place. The recent announcement that Westfield is considering a retail presence in Croydon will consolidate the retail core already strengthened by Hammerson's the proposals for their retail holding.

The council has secured £23 million of new funding from the Mayor of London that will be used to implement a number of key projects that will help transform areas in and around the town centre. The funding was agreed following a series of meetings that were held in the wake of the riots in August. The projects are largely those identified in the council's masterplans for the CMC.

The Core Strategy and supporting Infrastructure Delivery Plan will guide the borough's overall development and growth for the next 20 plus years. If successful at examination, the council's first Core Strategy is to be proposed for adoption in 2012, replacing the Unitary Development Plan.

Croydon is well-placed to transform its metropolitan centre and deliver the renewal and growth planned for one of London's largest boroughs. ■

Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	63	49.21% decided within 13 weeks
Minor decisions	971	68.28% decided within 8 weeks
Other decisions	1511	87.69% decided within 8 weeks



EALING

With a population of 309,000 Ealing is the third largest borough, prosperous for the most part with pockets of deprivation. Local analysis shows that the official demographic statistics underestimate the borough's population and estimates Ealing's population at 322,000 (with 127,000 households). Ealing's population is expected to grow to 349,000 (142,500 households) by 2026.

New homes are needed in Ealing to accommodate increases in population. There is a shortage of affordable homes for young families to move into, a general problem of high house prices, and there are too many households that have difficulty in getting access to decent housing.

Ealing has a strong and dynamic economy and is the largest commercial borough in London with over 11,000 businesses and the third highest rate of VAT registrations in London. More than 138,900 people work in the borough including 33,204 who commute from outside. Ensuring there is sufficient employment land and premises to sustain our businesses and encourage new companies to locate and grow here is a high priority. Heathrow Airport provides a total 5,760 jobs for residents.

New homes, jobs, transport infrastructure, schools, healthcare facilities, open space, public utilities and other community and recreational facilities are needed to support the new population and to improve what is already in the borough. The key challenge is to ensure that development is in the right place. This means that new development is located so it provides the homes that are needed;



Key Diagram

improves the quality of an area; does not squeeze out local businesses or community facilities needed in the area and protects what is good about Ealing.

In recent years Ealing has attracted the interest of developers and investors. Recession has resulted in a slowdown in development, however developers believe there are some early signs of economic recovery and some areas will emerge from recession sooner than others. Ealing will recover quickly because of its historic strengths including its strong mixed economy, location, highly qualified workforce, excellent transport links and environmental quality.

The borough anticipates replacing its UDP with its new Local Development Framework by mid-2013. The Development Strategy is the LDF's Core Strategy and covers the period up to 2026.

The vision is to harness opportunities for growth and development and promote improvement in appropriate locations. These locations are primarily along the Uxbridge Road / Crossrail and the A40 / Park Royal corridors. These two east-west corridors include Ealing's town centres, Park Royal Industrial Estate (the largest in Europe) and the five Crossrail stations. Crossrail will provide a major impetus for growth and development. These growth corridors and their residential hinterlands overlays a pattern of green and open spaces and this attractive and highly valued environment will be protected and enhanced. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	27	78% decided within 13 weeks
Minor decisions	181	86% decided within 8 weeks
Other decisions	515	95% decided within 8 weeks



ENFIELD

Building a better Enfield

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Meridian Water proposals

Located in the London-Stansted-Cambridge growth corridor, the Mayor of London's largest Opportunity Area and within easy reach of Central London, Enfield is a favoured location for business investment.

Our regeneration plans include a number of excellent mixed-use development opportunities for which the council is bringing forward master plans and planning briefs to facilitate investment and create sustainable neighbourhoods. Enfield is a location of choice for developers and businesses. It has all the advantages of an outer London borough: great connections, parks and green spaces, good suburban homes, rich heritage and high performing schools, together with London's second largest employment corridor.

However, there is another side as parts of Enfield are facing worklessness, health inequalities and other indicators of deprivation, accompanied by tired buildings and estates, and vacant or under used land. We are working with our partners to tackle these issues to provide great investment and development opportunities.

This includes Meridian Water – a 70ha prime development area the size of the Greenwich Peninsula. Meridian Water is a unique opportunity to create an exemplar mixed-used eco-neighbourhood, building on a diverse employment and economic offer, utilising green technologies and providing residents with a waterside lifestyle. There are significant opportunities here for high technology service industries and manufacturing businesses with a protected employment area

In addition to Meridian Water there are other sub-

stantial redevelopments schemes planned for Enfield Town, Ponders End, New Southgate and Edmonton Green where we are producing master-plans, working with investors, development agencies and the local communities. These priority regeneration areas are also supported by Area Action Plans, and a Core Strategy adopted in 2010.

Enfield's growth points for the borough are part of the Mayor's vision for London, and over the next 10-15 years there is an opportunity to deliver nearly 10,000 new homes

It is not just about bricks and mortar, however. Creating new employment opportunities and making sure our residents have the capacity and skills to seize those opportunities is paramount. We are aiming to deliver at least 6,000 additional jobs.

We want to work with investment partners who share our view that physical development must have the necessary social and economic infrastructure in place to support our planned growth. We will be opening a new Oasis academy and primary school in Ponders End in 2012 and with more schools already rated "outstanding" by Ofsted than anywhere else in the country, Enfield is seeking to improve still further.

Improving transport connections and key community infrastructure is a council priority and work is well advanced on the Enfield Community Infrastructure Levy to be published in spring 2012.

In addition a rigorous infrastructure Delivery Plan will ensure comprehensive development in a coordinated manner to build sustainable communities and an excellent living environment

Development management will play a crucial role in facilitating high quality residential and commercial developments and sustainable design will be pivotal in effective delivery.

An enhanced pre-application advice service for developers incorporating planning, building control and code for sustainable homes expertise ensures a coordinated and effective approach is in place to facilitate the delivery of outstanding sustainable developments. This will be underpinned by a new Enfield draft Development Management Document also. ■



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	26	31% decided within 13 weeks
Minor decisions	564	77% decided within 8 weeks
Other decisions	1566	90% decided within 8 weeks

GREENWICH

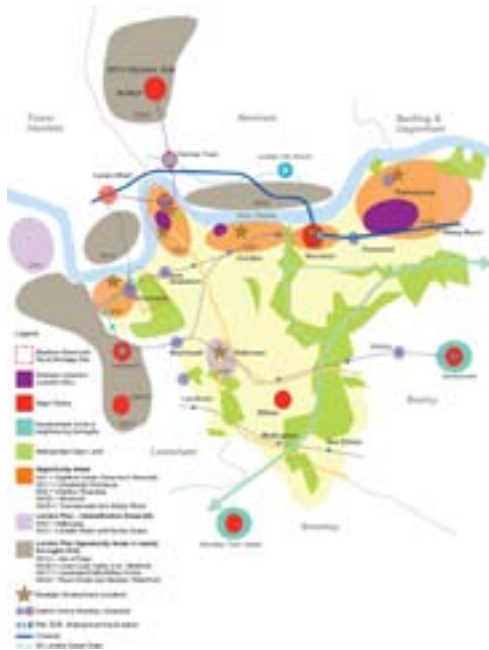
Greenwich is in the midst of one of the largest and most exciting regeneration programmes in the country. Being an Olympic host borough plus the area's eight and a half miles of river frontage provide huge opportunities for development.

The Royal Borough of Greenwich has taken the lead in creating and forging partnerships to spearhead regeneration. It is also working extremely hard to ensure the area capitalises on the unprecedented opportunities that 2012 presents, ensuring a long-lasting legacy from the Olympic and Paralympic Games.

Planning permission has been granted for the three Olympic and Paralympic venues in Greenwich. These are at Greenwich Park, home to the Equestrian events, the Royal Artillery Barracks in Woolwich, where the shooting events will take place, and the North Greenwich Arena on the Peninsula, host to artistic gymnastics and basketball events.

It's also a big priority to find local solutions to the economic downturn. The Royal Borough's Growth Strategy is designed to accelerate economic development and attract further investment into Greenwich. A major element of this has been drawing up masterplans for four key regeneration areas; Greenwich Peninsula West, Charlton Riverside, Woolwich Town Centre and Eltham Town Centre.

Greenwich Peninsula is another area which is seeing major ongoing change. A masterplan involving 15,000 new homes and 3.5 million sq ft of commercial floorspace is transforming an old gas works site into a major new mixed-use district. It is also seeing the rapid expansion of a new 'Digital Hub' – with the Royal Borough's own Digital Enterprise Greenwich Centre next door to the digital college, Ravensbourne. A new cable car link connecting Greenwich Peninsula with the Royal Docks has also been approved and is due to open summer 2012. Also on the Peninsula is Greenwich Millennium Village. The development already has around 1,095 homes and facilities and in all approximately 2,850 homes will be



Greenwich Key Diagram

built. Work is also imminent on London's first cruise liner terminal on the west side of Greenwich Peninsula.

Parts of Greenwich Town Centre are also undergoing great transformation. This includes the restoration of the Cutty Sark and the redevelopment of Greenwich Pier.

In Woolwich, The Royal Arsenal site has been transformed with a new Crossrail station currently under construction. The scheme will ultimately include around 3,711 homes, a hotel, shops, bars/restaurants, offices, and other facilities. It's part of the overall regeneration of Woolwich, which also includes the Royal Borough of Greenwich's new Woolwich Centre and the adjacent Woolwich Central site – with 960 new homes and a major new supermarket.

One of the largest regeneration schemes in Europe is happening in the south of the Royal Borough. Kidbrooke Village will create 4,000 new homes and new community facilities. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	13	69.35% decided within 13 weeks
Minor decisions	91	80.1% decided within 8 weeks
Other decisions	243	92.98% decided within 8 weeks

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HACKNEY *It's all happening in Hackney*



By Graham Loveland

Assistant Director,
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The council is well advanced in its suite of development plan documents that will guide development. The adoption of the Core Strategy in November 2010 has unlocked a full Local Development Framework programme during 2012 with four Area Action Plans (AAPs) heading to submission. Below is a summary of the adopted and draft LDF Framework documents: -

- Core Strategy DPD: adopted November 2010,
- Dalston AAP: submission February 2011,
- Hackney Central AAP: submission February 2011,
- Manor House AAP: submission April 2011.
- Hackney Wick AAP: publication February 2011.
- North London Waste Plan: submission January 2011,
- Development Management DPD: public consultation March 2012,
- Site Allocations DPD: public consultation March 2012.

At a time of change, the London Borough of Hackney is continuing to move forward with a vision to unlock the potential that exists in the borough. As a place of creativity, diversity, culture, ingenuity and community, Hackney's LDF aims to build on these strengths and address the specific challenges of each area. In place is the adopted spatial strategy for the borough, identifying those key growth areas and emerging centres which hold the most potential.

AAPs have been developed for all four of growth areas, creating comprehensive strategies for co-ordinated development and design, reflecting local aspirations for the future of the areas. These policy documents aim to guide development and building on each area's unique strengths. All of the AAP identify development opportunities including housing, community facilities, leisure and employ-



Architect's impression of homes for social renting at Woodberry Down

ment and were prepared in close consultation with the existing neighbourhoods and communities. The principal and regeneration opportunities lie in Dalston and Hackney Central. Dalston is the borough's major town centre and is as an emerging creative and cultural hub in London.

Alongside Shoreditch, Dalston is part of Tech City, an initiative supported by Hackney Council and government partners to enable businesses to grow, find workspace, access funding and take advantage of training and employment opportunities. The Dalston AAP will support these businesses and deliver sustainable growth.

Hackney Wick ("the Wick") is an emerging centre. It is important in its potential for hi-tech businesses and as a supply of affordable work space for the local creative community. Given its location - almost a third of the Olympic Park - the focus in this area is to build on delivering affordable work space and utilising Olympic Legacy opportunities around the Media and Broadcast centres for recreation, employment and housing to create a well connected vibrant sustainable mixed-use neighbourhood.

Delivery of affordable housing continues to be a key ambition for Hackney. Areas such as Woodberry Down and Manor House are home to one of Europe's biggest housing regeneration schemes delivering 4,600 new homes over the next 20 years. The council continues its commitment to an eight-year programme to deliver more than 2,000 homes on 12 estates and sites, for social renting, shared ownership and private sale. ■



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	38	50% decided within 13 weeks
Minor decisions	582	81% decided within 8 weeks
Other decisions	991	86.5% decided within 8 weeks

HAMMERSMITH & FULHAM

The **Core Strategy** was adopted in October 2011 and forms the basis for planning policy in the borough. Its vision is to balance preservation with growth. The borough is going for growth in Earls Court, White City and Old Oak – three stations along the West London Line. These three Opportunity Areas should see the creation of 38,000 jobs and 22,000 new homes. The Core Strategy seeks transport and social infrastructure to support this growth.

In the Earls Court West Kensington Opportunity Area the borough is collaborating with landowners, the GLA and Kensington & Chelsea to create a masterplan for 7,500 new homes and 12,000 new jobs.

At Old Oak in the north, plans are more long term, but boosted by the announcement of HS2, the high speed rail link. The vision is for a “city of new homes, extra jobs and a waterside park along the Grand Union Canal built around a 21st century super-hub station call Park Royal City International”.

The aim is a less socially polarised borough with extremes of wealth and poverty, with more opportunity for residents to own their own homes. The borough has seen significant growth in employment and economic activity over the last three decades.

The development of the Westfield Shopping centre has seen an increase in importance of the retail sector. Other key employers include education and health providers. In recent decades there has been a substantial change in the composition of businesses with a significant decline in traditional manufacturing, whilst the publishing, printing and recorded media sector has grown. Smaller firms have become much more important; 76% of businesses have fewer than five employees.

The main challenge in relation to the town centres – Hammersmith, Shepherds Bush and Fulham - is the need for their regeneration and better utilisation of sites in the town centres to ensure continued provision of a wide range of high quality retailing, services, arts and cultural and other facilities to serve local



Hammersmith and Fulham Key Diagram

residents, visitors and workers.

To summarise the Core Strategy's Vision, in the next 20 years there will have been:

- Increased provision of housing to reduce deprivation and polarisation and development of more stable and balanced communities;
- Physical, social and economic regeneration of a identified areas and housing estates and their integration with the rest of the borough and achievement of decent neighbourhoods;
- Improved quality of life for all residents; and
- Mitigation of impacts of climate change.

Consultation on the borough's new proposed submission Development Management DPD in 16 December 2011. Draft SPDs are available on the Earls Court and West Kensington and White City OAs and South Fulham Riverside Regeneration Area. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	6	33% decided within 13 weeks
Minor decisions	87	69% decided within 8 weeks
Other decisions	381	86% decided within 8 weeks



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LONDON BOROUGH OF

HARINGEY



By Mark Dorfman

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Haringey is focused on the regeneration of Tottenham following the riots in August 2011. The council is putting finishing touches to planning briefs for main sites key to transforming Tottenham.

In 2012 Haringey's Planning, Regeneration and Economy Service will focus on:

- Place making and major schemes – the Wards Corner and Tottenham Hotspur Football Club redevelopment schemes will anchor the south and north ends of Tottenham High Road. New schemes for Clarendon Square and Hornsey Depot will reinforce the strengths of Wood Green and Hornsey High Street town centres
- Improving investment and design – 2012/13 will see new marketing for investment in Tottenham's neighbourhoods
- Delivering the 40:20 carbon reduction plan – the new Haringey Carbon Commission will report on an Action Plan in 2012
- Supporting local employment and strong town centres – 2012/2013 – there will be a launch of a new jobs and training programme and maintain collaboration with Town Centre Business Partnerships
- Promoting community infrastructure – 2012/13 will see the update of the Borough's Community Infrastructure Plan and consultation on a draft levy on development.

Tottenham: Wards Corner and Tottenham Green – the Wards Corner mixed use redevelopment will be the catalyst for local regeneration. At Tottenham Green a new enterprise/learning and cultural HUB will be promoted - combining the Bernie Grant Arts Centre, Tottenham Green Leisure Centre, the College of Haringey, Enfield and North-East London (CHENEL) along with a new public space,

Tottenham Hale – the £400m Hale Village mixed-use development will drive further investment. A new bus station has been granted planning permission and a £34m two-way working of an old gyratory system is now on site which will help create a new town centre, release new development sites and create a more "liveable" place for residents and visitors. The Hale will see investment in public open space and parks - and growth of up to 3000 jobs and homes.

Tottenham Hotspur Football Club and Northumberland Park – Spurs will be the northern anchor of Tottenham. With Spurs' new stadium at its heart, the council's aim is to see Northumberland Park reborn as an exciting mixed-use leisure destination.

Bruce Grove/High Road – the aim is to restore Tottenham High Road to its Georgian former glory, with improved public spaces, new homes and a mix of national and local traders and shops.

Haringey Heartlands: The Heartlands scheme close to Wood Green tube has been approved. A new neighbourhood will be created of 1,000 homes, retail, offices and a new town square linking Wood Green to Alexandra Palace and Hornsey High Street.

Employment and training: A new jobs and training programme for 2012-14 will support 600 people into jobs across Haringey, Enfield and Waltham Forest. Haringey's own local programme will support a further 300 people targeting youth and low carbon jobs (e.g. retrofitting houses to improve energy efficiency).

Good design and delivering Haringey's Low Carbon Plan: A draft Sustainable Design and Construction Guide has been published for consultation and summer 2012 will see the borough's Carbon Commission report on the plan to reduce CO2 emissions by 40% by 2020.

LDF Progress: It is anticipated that the Core Strategy will be adopted in June following a possible reopening of the hearing sessions, with consultation on the Site Allocations and Development Management DPDs taking place later in the year. ■



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	12	25% decided within 13 weeks
Minor decisions	355	76% decided within 8 weeks
Other decisions	1377	1057% decided within 8 weeks

HARROW

Harrow continues to build confidence and face down austerity in the heart of Metroland. The inclusion of Harrow & Wealdstone as an area for intensification in the newly adopted London Plan is a milestone in the confidence-building that will be needed to deliver the council's vision to renew Harrow's role as the capital city of Metroland. The intensification area spans an "interchange" zone between two major outer-London stations and comprises a range of opportunities that will deliver 2,800 new homes, 3,000 jobs and broader objectives. The borough's Core Strategy will be adopted by March 2012 and preparation, with the GLA, of an Area Action Plan for Harrow & Wealdstone is well underway. The London Plan, the Core Strategy and the Area Action Plan will put in place the certainty needed to secure investment and face down the climate of austerity.

Construction is underway on 147 flats and a new Morrison's supermarket serving Harrow town centre. Planning applications have also been received for an extension to the town centre Tesco store and for the mixed use redevelopment of a former office site, comprising 308 homes, 1,750m² offices and 1,640m² community and retail floor. Schemes in the pipeline include the redevelopment by Dandara of a site adjacent to Harrow-on-the-Hill station, a masterplan by Land Securities for a 24 hectare site at Wealdstone, and proposals to re-start a stalled development in Harrow town centre.

Sustainable economic development throughout the borough is a priority. Development management policies and site allocations will help to provide certainty for investment beyond the intensification area, and a local development order is being prepared to regenerate activity within North Harrow district centre. With support from the Outer London Fund, the council's town centre managers have undertaken events to highlight the diversity and vibrancy of the borough's centres and celebrate their resilience.

In challenging times for the public sector, Harrow has undertaken a review of service delivery and land assets to ensure that they make the maximum contribution to the realisation of the intensification area's objectives.



Harrow town centre

The council plans to merge its development management and building control services to create a more efficient, integrated resource. As a significant land owner within the intensification area, the council has commissioned an independent appraisal process to examine how these assets may be used to stimulate confidence, create new facilities and contribute to infrastructure delivery. And as an enthusiastic participant in the GLA's role-out of the All London Green Grid, Harrow has demonstrated its commitment by developing a local programme of green infrastructure provision with funding for a selection of projects underway and funded by the council's capital programme.

Local Development Framework

Core Strategy – Examination in Public held 26 September to 6 October 2011, adoption programmed for February 2012

Joint West London Waste Plan – Consultation undertaken on Proposed Sites and Policies in May 2011. Pre-submission consultation to commence in February 2012

Development Management Policies DPD & Site Allocations DPD – consultation on Preferred Options undertaken in May 2011. Pre-submission consultation programmed for May 2012. Harrow & Wealdstone AAP – consultation on Issues and Options undertaken in May 2011. Preferred Options consultation starts in January 2012. ■



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Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	8	50% decided within 13 weeks
Minor decisions	121	72% decided within 8 weeks
Other decisions	556	84% decided within 8 weeks



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HAVERING

Havering is a dynamic and busy borough where the council is delivering its "Living Ambition" agenda with great success. Havering has lead the way in London with its Local Development Area Framework (LDF). Its Core Strategy and Site Allocations documents were adopted in summer 2008. These were followed by its development control policies and Romford Area Action Plan in autumn 2008.

The LDF complements the council's well-established regeneration strategies and highlights those areas of the borough where regeneration efforts will be focused, as well as ensuring Havering remains an attractive place to live, work and visit.

There is tremendous scope for existing and new business, new homes and job creation at London Riverside and Romford Town Centre, which will be the main areas of opportunity. The cultural centre of Hornchurch provides further opportunities whilst the council is well under way with its "Ambitions" regeneration strategy in Harold Hill.

A multi-agency partnership is taking forward the regeneration of the London Riverside, headed by Havering Council and London Thames Gateway Development Corporation.

Several important employment and housing opportunities are promoted in the LDF:

- Employment opportunity sites alongside the £40million Centre for Engineering and Manufacturing Excellence, key to rejuvenating manufacturing and encouraging growth in the Thames Gateway corridor;
- Over 4,000 homes, new leisure opportunities as well as community facilities designed around new and existing public transport and integrated with existing communities;
- The 600 ha London Riverside Conservation Park, with protected marshland habitat, will create a nationally significant visitor destination attracting one million visitors a year .

Romford

The revival of Romford Town Centre continues to prosper. More than 25 million visits and a turnover of in excess of £500m each year provide solid evidence of its sub-regional and local importance. It is now London's third largest centre and a premier retail and leisure town centre in east London. A "Love Romford" campaign is being implemented.

There are major development opportunities associated with the Crossrail station and 2,000 new homes are scheduled for completion before 2020.

The Harold Hill "Ambitions" initiative is a 20-year vision including physical, social, economic and environmental projects and improvements to service delivery transforming the quality of life for residents.

The programme includes a new learning village (including Academy School), library, youth centre and other social and physical regeneration projects.

Havering's development has historically been linked to road, rail and underground provision. Further improvements will follow with the Channel Tunnel Rail Link station at Stratford and from Crossrail, which will offer direct access to and through central London. The council is pressing for the improvement of rail services in London Riverside including the provision of a new station at Beam Park. It is also pushing for the extension of East London Transit into London Riverside and, eventually, into the rest of the borough. It is working closely with transport providers to improve public transport services across Havering for the benefit of all in the community. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	4	50% decided within 13 weeks
Minor decisions	113	74% decided within 8 weeks
Other decisions	286	90% decided within 8 weeks

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HOUNSLOW

Invigorating town centres

The regeneration of Hounslow Town Centre and Brentford Town Centre is central to the Council's spatial vision for the borough. In July 2011 the council consulted on its Core Strategy – Preferred Strategy. This sets out the council's emerging spatial strategy that will enable significant growth to be accommodated in a sustainable way and enhance the lives of residents, workers and visitors. A key component is the need to invigorate the borough's town centres. In particular, Hounslow and Brentford Town centres play a key role in delivering regeneration and growth. A number of major developments have been delivered with partners.

Brentford: In 2011, the council granted outline planning permission for a residential-led, mixed-use development at Commerce Road/Land at Brentford Lock West. The scheme will deliver 520 residential units, 7000sqm of commercial floorspace and waterside restaurant and leisure facilities. Development contributions associated with the scheme will also pay for major public realm and transportation improvements linking the town centre to the Great West Road commercial hub.

The council is in discussions with developers to bring forward a major redevelopment at Brentford Waterside/Land South of High Street. The retail-led scheme will enhance the town's role as a district centre.

The council has also been busy developing public realm and environmental improvements to deliver wider benefits across Brentford. In August £226,500 was secured through the Outer London Fund Round One for Brentford town centre.

The council and its partners have also submitted a £1.1m bid to the Outer London Fund Round Two. Projects include delivery of a 1km towpath connec-

tion between Brentford and the Great West Road; improvements to Brentford Market Place; landscaping and illumination of key public spaces; and shopfront refurbishments. Together these projects will ensure Brentford can fully achieve its potential as a district centre and support and growth associated with the Great West Road commercial hub.

Hounslow: In April 2011 the council appointed BDP to lead on the masterplanning for Hounslow town centre. With the council and local stakeholders, BDP have prepared a draft to be consulted on in early 2012.

Through the Outer London Fund Round Two the Council secured £499,000 for Hounslow town centre, which has already enabled exciting projects that will improve perceptions of the town centre.

The council and its partners have also submitted a £2.2m bid to the Outer London Fund Round Two. The bid sets out an ambitious programme of public realm works that will deliver a step change in the quality and design of the High Street public realm including: the development of a vibrant new event spaces at the western end of High Street; a new community space at the heart of High Street outside the Holy Trinity Church; reorganising the High Street to create a sequence of defined spaces connected by generous walkways interspersed with places to sit, chat and rest; and the provision of permanent and temporary locations for markets along the High Street.

Plans are being developed to turn the area around the Alexandra Road and Hilloway Street car parks into a shopping and leisure destination for the town centre.

The council is working to secure a development partner to bring forward the site as a major retail-led mixed used development. ■



London Borough
of Hounslow



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	38	35% decided within 13 weeks
Minor decisions	343	68% decided within 8 weeks
Other decisions	1791	78% decided within 8 weeks

ISLINGTON

Progress with the Local Development Framework
Islington's Core Strategy was adopted in February 2011. The Council is now working to adopt the following documents: Development Management Policies; Site Allocations Document; and the Finsbury Area Action Plan (covering Bunhill and Clerkenwell wards in the south of the borough).

Consultation on these three documents has now closed and the Council is working towards adoption in late 2012. Consultation on the draft Mount Pleasant Supplementary Planning Document (SPD) has also been jointly carried out by Islington and Camden Councils with the SPD being adopted in early 2012.



Islington Key Diagram

The Core Strategy is tasked with addressing a number of key issues. These include:

- the clear need for more housing in the borough and for more of this to be affordable
- the missing middle - that is those middle income households including families with dependent children
- balancing the demand for housing against the need to accommodate a growth in employment and tackle worklessness
- ensuring that transport, and other infrastructure, is in place to support a growing population
- lessening our impact on the environment and preparing for climate change
- conserving what is best about the borough's built environment
- ensuring that new development results in a high quality built environment that feels welcoming and safe
- reducing health inequalities
- building on the strengths of the borough as a cultural and arts destination
- making Islington an inclusive place for all those who live, work and study here
- ensuring a balance between a growing population and the quality of life for those who live, work and study in the borough.

Key areas with detailed spatial strategies for managing growth and change include Archway, Finsbury Park, Nag's Head and Upper Holloway Road, Highbury Corner and Holloway Road, Angel and Upper Street, Kings Cross and Pentonville Road, Bunhill and Clerkenwell. In the rest of the borough incremental growth is envisaged that is unlikely to change the character of those areas. ■



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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	11	45% decided within 13 weeks
Minor decisions	185	83% decided within 8 weeks
Other decisions	267	88% decided within 8 weeks



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KENSINGTON & CHELSEA



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Core Strategy	Adopted December 2010
Site Allocations DPD	Included in Core Strategy
Development Management DPD	Included in Core Strategy

Neighbourhood Plans:

Modern Living and protecting the neighbourhood: seeking reconciliation (Chelsea)	consultation during 2012
Norland Neighbourhood Plan (including an updated Conservation Area Character Appraisal)	consultation early 2012 referendum mid 2012

The Core Strategy was adopted in December 2010. We are now considering a partial review, focused around Housing, both in terms of land supply and affordable housing, as well as an enterprise review. CIL will be a key piece of work, as will flood related studies and plans.

Subterranean development remains a controversial theme, and we are reconsidering our SPD. Earl's Court SPD/OAPF has been prepared with LBHF and GLA, and the application is in for determination. Controversial developments are proceeding with the development of Holland Park School and the Commonwealth Institute with the Design Museum, both with associated luxury housing.

The Royal Borough continues with its pioneering public realm enhancements which were started with Kensington High Street and the recently completed Exhibition Road. Elegant street furniture is adding to the borough's character and repaving with York stone is increasingly in evidence.

We continue to work with Crossrail for a station at Kensal, and will be bringing forward an SPD for this area in 2012. ■



Kensington & Chelsea Key Diagram



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	5	40% decided within 13 weeks
Minor decisions	313	58% decided within 8 weeks
Other decisions	567	53% decided within 8 weeks

KINGSTON



Next year will see the implementation of new development management policies for the borough as Kingston Council adopts its Local Development Framework Core Strategy and the South London Waste Plan, after both documents were found sound by the Planning Inspectorate.

The Core Strategy identifies Key Areas of Change at Tolworth, Kingston Town Centre and the Hogsmill Valley providing the principle development opportunities in the Borough.

The Council will commence work on new policy documents outlined in a reviewed Local Development Scheme for 2012/15, including:

- Development Plan Documents for the Hogsmill Valley area and Gypsy and Traveller needs
- Supplementary Planning Documents: Residential Design, Affordable Housing, Climate Change and Sustainable Development, Sustainable Transport, and Tall Buildings and Key Views

LDF Progress

The Council's Core Strategy (which will serve as the Borough's principal development plan) was found "sound" by the Planning Inspectorate in November 2011 and is due for adoption in May 2012.

In addition, the South London Waste Plan DPD was found sound in October 2011 and is due for adoption by Kingston Council in January 2012.

These documents, together with the K+20 Kingston Town Centre Area Action Plan (July 2008), provide development management policies for the Borough. In addition to physical opportunities shown above are opportunities shown in the key diagram.

- Improving local areas, especially targeting



Crown copyright

Kingston Key Diagram

areas of deprivation

- Businesses to benefit from a skilled workforce trained at Kingston University and College
- Widening the scope of jobs to meet the skills base of residents and to reduce commuters into and out of the Borough
- Promoting the Borough as a retail cultural and leisure destination for a wide range of audiences
- Maximising the benefits of local transport links and Kingston's sub-regional role. ■

Document	Purpose	Adoption Date
Statement of Community Involvement	Sets out approach to community and stakeholder involvement both for plan-making and planning applications	January 2007
Development Plan Documents		
Kingston Town Centre Area Action Plan	To promote and manage the future development of Kingston Town Centre	July 2008
Core Strategy	Sets the vision and strategy for meeting anticipated for the next 10-15 years. Includes development management and site	Expected May 2012
Waste DPD	To identify sites for new waste management facilities across Kingston, Croydon, Sutton and Merton boroughs	Expected January 2012 (by Kingston Council)
Proposals Map and Inset Maps	To illustrate area and site-specific policies and proposals	Expected May 2012

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	4	50% decided within 13 weeks
Minor decisions	83	66% decided within 8 weeks
Other decisions	327	86% decided within 8 weeks

LAMBETH

By Alison Young

Divisional Director for Planning, Regeneration and Enterprise

Lambeth is a one of the most densely populated areas in the country and has a rapidly rising population. The London Plan sets out a target of 11,000 new dwellings within 10 years. The Core Strategy focuses growth and development on Waterloo and Vauxhall opportunity areas in the north and through the regeneration of Brixton and other town centres. Supplementary planning documents for Vauxhall, Waterloo and Brixton are all due to complete in 2012.

Waterloo, which includes part of the South Bank, is an internationally renowned cultural quarter and tourist destination. Significant investment projects in both the cultural attractions and the public realm are coming forward, including the £5 million Jubilee Gardens improvement scheme due to complete in time for the Diamond Jubilee celebrations in June. Other major development sites in the area include Elizabeth House and the former Eurostar terminal.

The major transport interchanges at Waterloo and Vauxhall support a cluster of the borough's largest employers. It is a prime location for commercial development in order to provide the employment required for a growing population.

The Vauxhall Nine Elms Battersea (VNEB) Opportunity Area could see 16,000 homes and 25,000 jobs over the next 20 years. Public organisations (councils, GLA and TfL) are working with private sector developers through the VNEB Strategy Board. Infrastructure projects include the Northern Line Extension.

Existing local community groups are central to discussions and policy-making that will define the new district centre. Four major schemes, including St George's Wharf currently under construction, have been approved. More proposals, in excess of £400 million, have been submitted.

The Future Brixton programme builds on the work of the Brixton area masterplan and aims to use the development of council-owned assets as a



The landmark library building in Clapham High Street

catalyst for priority regeneration outcomes, including new homes, employment and low carbon sustainable development. The initial phase will streamline council accommodation and include the redevelopment of the area around Lambeth Town Hall.

Unlocking the regeneration potential of council-owned assets is reaping rewards across the borough. On 2 January, as the Olympic year dawns, the new Clapham Leisure Centre opened to the public. It is part of a partnership project between the council and Cathedral Group and also provides a library, health-care centre, café and 199 homes across two sites. The multi-award winning, landmark Library Building on Clapham High Street will open this spring.

The opening of a temporary ice rink next door to Brixton Recreation Centre marks the first phase of another public-private leisure development. It replaces the old Streatham ice arena that is being demolished and re-provided as part of the Streatham Hub project. Construction work for the new Streatham leisure centre and ice rink, along with 250 new homes and a Tesco supermarket has begun.

Over the last five years, Lambeth has exceeded the minimum target figure for new dwellings. With a further five years' supply of homes either under construction or with planning permission. The borough is on course to exceed the London Plan requirement for new dwellings and for the affordable percentage target of 50%. ■

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Chief Executive of Lambeth Council



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	16	63% decided within 13 weeks
Minor decisions	168	81% decided within 8 weeks
Other decisions	328	88% decided within 8 weeks



Renaissance development
on Loampit Vale



LONDON BOROUGH OF

LEWISHAM

Despite the economy Lewisham continues to progress with new schools, leisure centres, public spaces and other amenities. Particularly noteworthy is the development of Lewisham town centre – the foremost retail and transport hub.

Of the multiple sites suitable for redevelopment Lewisham Gateway is the key site, capable of accommodating 800 homes and 35,000 sqm of retail, business, hotel and leisure space. This would promote high quality mixed use development, providing a safe, pleasant environment and transport connections.

Renaissance on Loampit Vale is well underway. By 2015 the scheme will have created 788 new homes; almost 100 of these are completed and mostly occupied. It also includes a new civic leisure centre plus commercial spaces and community facilities and its own on-site energy centre. As well as heating the whole of Renaissance, the energy centre will also supply electricity to the homes in the block directly above it, and to the leisure centre.

Further developments in Conington Road and along the Lee High Road have created new and improved urban environments, combining active retail ground floors with over 400 attractive mixed tenure apartments above.

Other elements in the town centre have permissions, including parts of the Thurston Road area which will redevelop light industrial land in to mixed use development, intensifying use in a highly accessible location bordering the mainline and DLR stations. In total in the town centre, there are granted permissions for over 500 new dwellings and over 8,000 sqm of non-residential space.

There is still plenty to do. The council is producing an Area Action Plan (AAP). The AAP identifies capacity for a further 2,600 homes and over 60,000 sqm of non residential space (inc granted permissions).

Lewisham town centre is identified in the London Plan as an Opportunity Area and the AAP seeks to deliver expected growth in the most cohesive manner. Policies in the report focus on the inter-relationships between sites and areas of the town centre, ensuring that each scheme is not only acceptable on its own, but is a positive influence upon other potential development.

Neighbourhood Plans

Several local community groups have contacted the council regarding neighbourhood plans. The planning department will work collaboratively with local groups and forums to progress discussions through the year and proactively assist in the establishment of neighbourhood planning. ■

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State of the Local Development Framework		
Core Strategy	Adoption	June 2011
Site Allocations	Pre-submission public consultation	Spring 2012
	Submission for examination	Summer 2012
Lewisham town centre Area Action Plan	Pre-submission public consultation	Spring 2012
	Submission for examination	Summer 2012
Catford town centre Area Action Plan	Further Options public consultation	Autumn 2012
Development Management	Further Options public consultation	Spring 2012
	Pre-submission public consultation	Autumn 2012
Community Infrastructure Levy	Preliminary Draft Charging Schedule consultation	Spring 2012
	Draft Charging Schedule consultation	Autumn 2012

Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	47	52.6% decided within 13 weeks
Minor decisions	1511	80.3% decided within 8 weeks
Other decisions	499	78.4% decided within 8 weeks



MERTON



By John Hill and James McGinlay

Heads of Service

Merton is in south west London is one of the city's greenest boroughs with significant open spaces, including Wimbledon Common, Mitcham Common and the National Trust's Morden Hall Park. It has a rich history developed around the centres of Wimbledon, Morden, Mitcham, Raynes Park and Colliers Wood.

We have just adopted our Core Strategy and an ambitious Regeneration Delivery Plan (2011-2014) focused on Mitcham and Morden Town centres as well as enhancing Wimbledon's competitiveness as the borough's major centre.

Growth will be focused in Morden and the Wandle Valley Area for Intensification in South Wimbledon / Colliers Wood. The borough plans 5,550 new homes by 2025.

We do not have a single point of contact who carries out the traditional role of Chief Planning Officer. We have chosen a different approach to the delivery of the overall planning service and have a Head of Public Protection and Development (John Hill), who is responsible for overseeing the delivery of the Development Control Service and a Head of Sustainable Communities (James McGinlay,) who is responsible for a range of services relating to spatial planning and regeneration.

We established this framework because we believe it is important to emphasise the distinction and separation between the control of the development process and spatial planning and enabling of regeneration on the other.

This structure has proved to be extremely effective in delivering significant regeneration projects. We are committed to developing the planning skills of our

staff and encourage the rotation of officers between both arms of the service and encourage the promotion of a "one-team" approach".

Rowan Park: Merton Council with the Homes and Communities Agency and Crest Nicholson is transforming a former school site into 217 homes. Originally part of the HCA "Design for Manufacture" programme, Rowan Park provides homes at Code for Sustainable Homes.

All properties have solar panels and reduced energy costs and the development will deliver a new park, incorporating SUDS (sustainable urban drainage system), a new health centre, scout hall and community meeting rooms.

Morden Regeneration: Morden's town centre which was developed in the 1920s following the arrival of the Northern Line. The Morden masterplan will explore how intensification can strengthen this centre's distinctive character. Development scenarios include intensifying retail blocks and surface car parking, air-rights development above the tube lines and turning a trunk road into an attractive green boulevard.

A recent study by the London Development Agency explored scenarios for housing growth that could contribute to Morden's regeneration plans. Rather than damaging the 1930s character, the study shows that new, well designed housing can make sub-urban town centres even more distinctive.

Merton Council is working with TfL to bring forward development of Morden Station.

Colliers Wood AFI Planning Framework: Colliers Wood is a fragmented mix of development that took place as industrial sites along the River Wandle declined. Today the area is dominated by oversized roads and out-of-town retail parks. This has led to a poor quality environment and traffic congestion.

Colliers Wood is ripe for significant new development and restructuring. The GLA and Merton Council hope to create a new town centre for South London guided by a development framework. ■

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Ged Curran
Chief Executive



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	10	80% decided within 13 weeks
Minor decisions	88	65% decided within 8 weeks
Other decisions	371	85% decided within 8 weeks

NEWHAM



By John East
Divisional Director –
Planning and Development

Newham's strategic priority is economic convergence and the planning service is a key and integral part of that strategy.

The shift in the UK's economic and regeneration focus towards East London is well under way. When it comes to growth and opportunity, Newham offers a hotbed for global investment, jobs and new homes for our residents, and dynamic new places. We are ready for the 2012 Olympic Games and are working with our partners to deliver a lasting legacy for the entire borough. Newham is established as a credible regeneration and delivery agency. The relationship with the LDA and GLA has borne particular fruit, with the Mayor of London and Mayor of Newham signing a concordat regenerate the Royal Docks, and successfully lobbying for London's first enterprise zone. The past year has seen the service steer to fruition a range of high profile developments. These include:

- Westfield, a major shopping centre including 300-plus shops, restaurants, leisure facilities including casino, bowling alley and cinema;
- Siemens exhibition conference centre with cafe/restaurant, offices and retail due in Spring 2012;
- A cable car from North Greenwich Peninsula to Royal Victoria Docks (summer 2012);
- A new Canning Town town centre;
- Crossrail.

The realisation of these schemes has been accompanied by increasing emphasis on quality urban design, and the generation of developer confidence through pre-application services. We are looking to expand our highly successful Design Review Panel and to develop our pre-application services. Pre-applica-

tion services and related income streams will be on an increasingly commercial footing - an important area of future service development.

The service is also making a major investment in planning enforcement as a regeneration tool. Planning enforcement is seen as pivotal to improving the quality of the borough's environment and promoting sustainable communities. Newham is on course to serve more enforcement notices than any other authority in the country, and is also operating a programme of direct action (including demolition of structures and buildings) currently targeting an initial list of up to 120 breaches across the borough.

Particular issues for enforcement action include epidemics of "sheds with beds" and unauthorised flat conversions, and problems with hot food take-aways. The council is pursuing a stance of zero tolerance towards all unauthorised development. Newham provides a fast and efficient planning service, with a strong emphasis upon engagement with all interests, and high standards of customer care. The service is central to the council's corporate aspirations of making Newham "a place where people choose to live, work and stay".

LDF progress

We expect to formally adopt the Core Strategy and Joint waste Development Plan document by March 2012. Adoption of the Core Strategy will prompt a review of existing SPGS. Work has begun on the production of a Development management and site allocations DPD which we expect to have advanced through Issues and Options and submission stage during 2012. This document will outline detailed policies and smaller site allocations borough wide and allow for the existence of the MDC and Enterprise Zone ensuring the policy framework keeps pace with change. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	4	75% decided within 13 weeks
Minor decisions	117	97% decided within 8 weeks
Other decisions	159	97% decided within 8 weeks

REDBRIDGE

Ilford, the borough capital, is a strong metropolitan town centre and our future Crossrail hub. It is supported by four key district centres: Gants Hill; Barking-side; South Woodford and Wanstead. The Liverpool - Stratford - Shenfield train route provides fast and regular east/west access to the City from Ilford Town Centre, and connects local centres at Seven Kings, Goodmayes and Chadwell Heath.

The eastern end of the Central Line (10 stations) supports the residential centre of the borough, which is gently cushioned either side by substantial Green Belt, ancient woodland and the Roding River Valley. Redbridge is committed to regeneration, renewal and a strong sense of design, conservation and environmental management.

Two Business Improvement Districts and Environmental Partnerships are established to take forward both the regeneration and climate change programme. London's first LDF Core Strategy is already under review to deliver 9,000 new homes up to 2017 and the revitalisation of our suburban town centres.

Redbridge is leading a transformational customer service review for Development Management and Building Control to create a customer-centric joined up development service.

2011 has been a very busy year in Development Management in delivering a number of important projects in Redbridge. A significant number of school expansions and new schools have been approved/constructed as well as new dwellings. 2012 will see significant improvements in the time it takes to determine applications.

Redbridge received £1.3m New Homes Bonus this year and has just been allocated £576,000 for 2012/13 for housing delivery to be focused on community infrastructure.

An Innovative Crossrail Corridor Area Action Plan is looking to develop a radical decentralised energy programme along key growth nodes and a potential new eco-suburb with new community facilities, including schools and health centres. It aims to deliver at least 1,500 new homes by 2021.



In another first for London, Redbridge launched its Community Infrastructure Levy 1 January 2012, with a single rate of £70/m² for all development across the borough, with the Mayor's CIL following.

Alongside Redbridge LDF and Area Action Plans, we are serious about delivery and economic investment by developing the "Ilford Blueprint". The Ilford Blueprint provides an innovative on-line promotional package targeting the development industry as part of a proactive inward investment strategy.

"Investilford" will assure Ilford's future health and prosperity as one of London's leading metropolitan centres, which is also Europe's top tourist destination. Key features include:

- A fly-through animation providing a guided tour of key development opportunity sites and an interactive 3D virtual city model
- Promotional messages on Ilford's main competitive benefits. ■



Website page from the "Ilford Blueprint"

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London Borough of
Redbridge



Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	29	31% decided within 13 weeks
Minor decisions	34	56% decided within 8 weeks
Other decisions	2041	79.4% decided within 8 weeks

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LONDON BOROUGH OF

RICHMOND-UPON-THAMES

A high quality environment

Richmond upon Thames is well known for its historic heritage and open spaces and the emphasis is on challenging the development sector to achieve high quality traditional design.

The council has recently adopted a Development Management Development Plan Document which sets out its policies for the management of development in the borough, following the Core Strategy which was adopted in 2009.

These policies emphasise the retention of local character and open space, traditional high quality design and provision of on-site car parking.

The main pressure on the borough is for residential development hence the policies seek to retain a mix of uses important for meeting peoples' needs and to retain local character.

The Council is committed to ensuring that planning and service development meet the priorities of local people. Through an "All in One" consultation every household in the borough was asked about their local priorities, these have been subject to further discussion at local events and the resulting non-statutory "village plans" are to be agreed in 2012.

The major centre in the borough is Richmond and major townscape improvements funded by Transport for London will be completed in 2012. These will lead to a very high quality design-led public realm which will help to ensure the centre remains such an attraction for shoppers and visitors. The economy of Richmond town centre will be re-inforced by recent high quality new office developments.

The council is committed to the regeneration of Twickenham town centre and an Area Action Plan for Twickenham has recently been subject to consultation. The main aims are to ensure the co-ordinated development of key sites including Twickenham Station and the Royal Mail's sorting office site; to improve the public realm particularly to reduce the

dominance of through traffic and to consolidate the retail core.

The opening of a new Travel Lodge hotel, townscape improvements, the refurbishment of existing offices and, most importantly, creation of an exciting new open space at Twickenham Riverside, will have an immediate impact in increasing the attractiveness for residents and visitors alike; the aim is that other improvements will be complete in time for the 2015 Rugby World Cup.

The council has also identified a number of "Uplift" areas in the borough where some rejuvenation and development can create new opportunities. These include;

- Whitton High Street, where the aim is to make major improvements to the public realm and retail experience;
- Mortlake, where the redevelopment of the Stag Brewery will provide the major opportunity for high quality mixed use development linking Mortlake to the Thames (a planning brief for the Brewery site was approved in 2011);
- Hampton North where there is potential for regeneration of the district centre;
- Barnes/Castelnau where there is the potential to improve the shopping areas; and;
- Ham, where in the longer term there is the opportunity to create a new community hub, housing and improve open space. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	7	29% decided within 13 weeks
Minor decisions	211	57% decided within 8 weeks
Other decisions	655	76% decided within 8 weeks

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Southwark Key Diagram



SOUTHWARK

Although Southwark is described as an inner city borough it really covers a range of areas. The borough includes areas of leafy suburbia, fashionable riverside flats, Victorian terraces, modern offices, open spaces and conservation areas. We have a very diverse, constantly changing population and a workforce that is growing rapidly.

The total population of Southwark is 274,000. This has risen by well over 50,000 since 1981. New residents are mainly workers in their 20s and 30s with household size getting smaller.

Southwark's population is projected to increase by 12% by 2029 based on data from the Office of National Statistics and by 39% based on figures from the Greater London Authority. This means that the population is likely to grow between 1,300 and 4,000 additional people each year.

Positive figures, changing definitions and demographic trends have led to Southwark moving down the league table of poverty. However the government estimates the borough is still in 26th position nationally out of 354 councils for the extent of deprivation.

The level of wealth is relatively high in areas such as Herne Hill, Dulwich, London Bridge and Bankside. However, there are high levels of poverty in areas such as Peckham, Elephant and Castle and Aylesbury. Within this, in 2007, East Walworth was ranked as the most deprived ward in Southwark.

Southwark has a higher amount of social housing than any other London borough. The total amount of social housing (council rented plus other registered providers) fell from its peak at nearly 70% in the 1970s to 53% in 2001. Currently 44% of homes are social housing, which is nearly three times the national average. In 2001, 31% of homes were owner occupied.

The biggest concentration of business services is in the Central Activities Zone. These include major financial services, publishers and legal firms. Education and health are major employers in the borough, along with the council and the GLA



Authority. Southwark's business base comprises of around 12,800 businesses. In 2007, there were a total of 165,800 employees in Southwark, making the borough the 7th largest economy in London. The second most dominant industry sector is distribution, hotels and restaurants at 22%, compared to 24% in London. The business services sector has driven the expansion of the business base in Southwark since 1998. It has also been responsible for the majority of jobs growth over the last decade. Since 1998 the sector has contributed 31,500 new jobs to the borough's economy, a growth rate of 102%.

Target areas for growth include:

- **Bankside, Borough and London Bridge**
1900 net new homes
25,000 net new jobs
- **Elephant and Castle**
4000 net new homes
5000 net new jobs
around 45,000 sqm of additional shopping and leisure space
- **Canada Water**
2500 net new homes
2000 net new jobs
around 35,000sqm of additional shopping space and increased leisure space
- **Aylesbury**
4200 new homes (including around 1450 net new homes)

Southwark's Core Strategy was found sound by the Inspector and adopted by the Council Assembly in April 2011. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	31	71% decided within 13 weeks
Minor decisions	185	74% decided within 8 weeks
Other decisions	232	82% decided within 8 weeks

The Council was one of the first London authorities to adopt its Core Planning Strategy achieving this milestone in December 2009. It will be adopting detailed development management policies and proposals and site allocations in support of the Vision of Sutton as a 'sustainable suburb' through its Local Development Framework by spring next year.

The overall Vision for the Borough is to encourage growth in the town centres. Sutton town centre, is identified for regeneration and growth.

Successful Sutton

The Core Strategy and Site Development Policies DPD set out a clear strategy to unlock Sutton Town Centre's potential and promote it as a metropolitan centre able to support new shopping, office, leisure, culture and housing developments.

A recent health check of the town centre confirms that there is a good diversity of town centre uses and retailer representation, an impressive level of commercial floor space (4.35m sqft), relatively low level of vacancies, and, significantly, there is still substantial potential for growth and change.

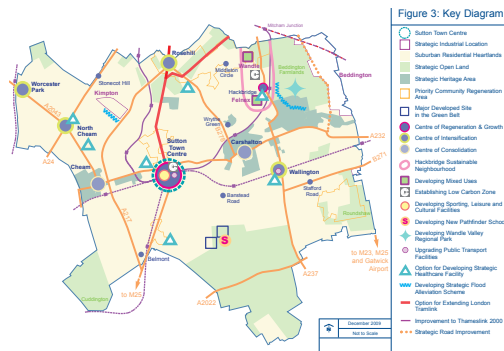
Sutton residents love the town centre because it is easy to get to, is well served by public transport, has a human scale, and because of its heritage features (much of the southern part of the High Street is a Conservation Area).

Heritage is complemented by sustainable initiatives such as the Strawbale Café (one of the first of its kind in London) and a 'green wall', and by a new art and performance spaces.

The DPD work is underpinned by a number of masterplans which will be key to delivering renewal of the town centre.

The Hackbridge Programme

The London Borough of Sutton has an aspiration to make Hackbridge the UK's most sustainable place to live, work and visit, through an integrated approach including the provision of zero carbon homes, decentralised energy systems, sustainable travel opportunities, green businesses, a 'Healthy Hackbridge' initiative and local food schemes. As a result of all



Sutton Key Diagram

this and more, the local community will significantly reduce its impact on the environment and deliver a truly "sustainable suburb".

The Council has championed green issues for over twenty years, having adopted the principles of "One Planet Living", approved challenging "zero carbon" planning policies, produced a Charter and Masterplan outlining our ambition and worked to bring together all elements of the local community.

Specifically in Hackbridge we intend to:

- Provide an additional 1100 zero carbon, sustainable homes and to retro fit existing housing;
- Deliver a new district centre comprising retail, cafes, restaurants, social, community, leisure and healthcare facilities;
- Facilitate a network of decentralised energy provision, linking our five major development sites and offering the possibility of connecting to existing housing stock;
- Encourage an improved station environment and the provision of a better but, rail, cycle and pedestrian interchange;
- Restore the Wandle Valley to promote biodiversity and leisure opportunities as part of the creation of a Regional Park in South London.

In the spring of 2011 DCLG awarded Hackbridge 'Front Runner Status' (one of the first 17 nationally) in terms of developing a Neighbourhood Development Plan by in advance of the enactment of the Localism Bill. ■

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Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	5	65% decided within 13 weeks
Minor decisions	62	71.79% decided within 8 weeks
Other decisions	198	89% decided within 8 weeks



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View of Canary Wharf



Owen Whalley

Service Head - Planning and
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2011 has been a busy year for the development of planning policy. Two new Development Plan Documents (DPDs) and a Supplementary Plan Document (SPD) have recently been to consultation, with statutory consultation on the DPDs scheduled for early 2012.

Achievements for the Council include the TfL (Barclays) Cycle Hire Phase 2 Extension project nearing completion, progress towards the redevelopment of Robin Hood Gardens, as well as a proposed new neighbourhood for the eastern corner of the borough forming part of the Olympic legacy.

Progress of the LDF

Tower Hamlets Council's LDF includes the 2010 Adopted Core Strategy which sets out the spatial vision for development over the next 15 years. Two DPDs are being written:

Managing Development (MD) DPD:

- Identifies sites for important services;
- Defines boundaries for planning policy areas; and includes detailed development management policies against which planning applications will be assessed.

The Fish Island Area Action Plan (AAP):

- Provides detailed planning guidance for the regeneration of the Fish Island area, managing the release of some industrial land for other uses such as housing and modern employment opportunities.

Also being prepared is the Bromley-by-Bow Masterplan SPD, which will be adopted in summer 2012. The Planning Obligations SPD will be considered for approval in early 2012.

Emerging policy

In response to the new Community Infrastructure Levy (CIL) Regulations, the council has set up a new Infrastructure Planning Team. This will focus on strategic infrastructure planning whilst working towards achieving our spatial vision.

Development management

The characteristics of Tower Hamlets give the borough a unique role in supporting sustainable economic growth. Due to its strategic location in London and the South East, areas such as Canary Wharf, the City Fringe, Lea Valley and the Thames Gateway area attract large development proposals of regional and local significance, placing great pressure on the borough to maximise benefits for local people ensuring economic growth and accessible living environments.

Further requirements for 43,275 homes by 2025 places pressure on the borough to deliver quality affordable homes, whilst balancing land capacity with quality living environments.

Masterplanning projects

Over the last year, the council has been working in partnership with London Thames Gateway Development Corporation (LTGDC) and Design for London (DfL) to prepare the Bromley-by-Bow Masterplan SPD. The key objectives are:

- promoting affordable family housing;
- providing new job opportunities;
- delivering social and community facilities;
- improving access to Bromley-by-Bow Underground station; and
- mitigating the severance created by the A12, railway lines and the River Lee. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	n/a	66.67% decided within 13 weeks
Minor decisions	n/a	46.51% decided within 8 weeks
Other decisions	n/a	78.62% decided within 8 weeks

WALTHAM FOREST



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The inspector found Waltham Forest's Core Strategy sound last year. It consolidates the Waltham Forest Sustainable Community Strategy "Our Place in London" and provides a broad spatial vision for the borough to 2026. It tackles three main themes:

- Managing population growth and change
- Creating wealth and opportunity for residents
- Retaining wealth in the borough

Waltham Forest is sandwiched between the Lee Valley and Epping Forest and also sits alongside the Olympic Park and Stratford City, providing a pivotal link between two of Europe's largest regeneration areas – the Thames Gateway and the London/Stansted/Cambridge/Peterborough corridor.

The southern parts of the Borough – Leyton, Leytonstone and Walthamstow are the focus of urban regeneration. By contrast, the northern parts of the Borough – Chingford and Highams Park – are open in character with lower density houses.

Waltham Forest currently has the smallest economy of all the London boroughs. This is due to both a low number of total jobs, and a high proportion of low value jobs. Many jobs that exist in the borough are in small or micro businesses (i.e. firms employing less than 10 people), and there is a relative shortage of large employers. The borough suffers from high levels of deprivation and those residents with higher qualifications tend to commute. The local economy is also reliant of public sector employment so resilience to future spending cuts presents a major challenge.

To ensure residents do take advantage of this scenario, the council identifies four areas for major regeneration: Blackhorse Lane, Walthamstow town centre; Wood Street and the Northern Olympic Fringe.

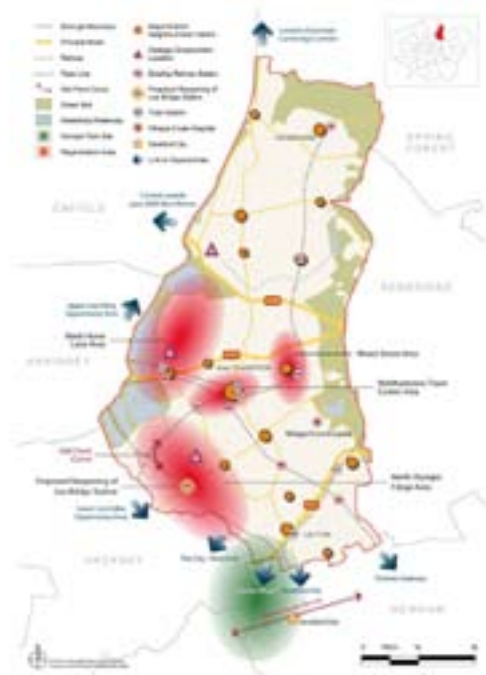
Blackhorse Lane: regeneration of this area could provide up to 200 new homes, 1200 new jobs, a new linear park, new pedestrian and cycle routes into the Lea Valley. It is an important gateway site, and an interim planning policy framework has been approved. An AAP is being prepared.

A key site for delivering the vision is the Leyton Mills site as well as a number of interlinked smaller sites, taking a holistic neighbourhood management

approach to delivery. Other key sites include the Thames Water Site, Essex Wharf Site, Lee Valley Ice Centre, Lea Bridge Station, Argall Industrial Estate; Lea Bridge Road and Lea Valley Park.

Walthamstow Town Centre: Regeneration of this area could provide up to 2000 homes, also involving the creation of a sustainable mix of uses, an improved range and quality of shopping facilities, new jobs, new evening economy, improved public realm, redevelopment of key sites including the Arcade, and improvements to Walthamstow market. An AAP will set out detailed proposals to deliver growth in this area.

Wood Street: Regeneration of this area could provide up to 1000 homes. Redevelopment across a cluster of sites including the Library site, Wood street precinct could enhance the public realm and open spaces whilst also ensuring sensitive renewal and refurbishment of historic and character buildings. A scoping study has been undertaken. An AAP is being developed. ■



Waltham Forest Key Diagram



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	n/a	n/a decided within 13 weeks
Minor decisions	n/a	n/a decided within 8 weeks
Other decisions	n/a	n/a decided within 8 weeks

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WANDSWORTH *Destination Wandsworth*

Development interest is continuing across Wandsworth with a steady progression of major schemes under construction and more in the pipeline. While there is a strong emphasis on the Nine Elms which has enormous potential to create a new mixed use quarter, developments are coming forward throughout the borough.

The borough includes Wandsworth, Battersea, Putney and Balham/Tooting and a diverse range of neighbourhoods, riverside frontage and a number of substantial open spaces. The council's spatial vision is contained within the Core Strategy of the Local Development Framework adopted in October 2010. Meanwhile the submission versions of the Development Management Policies and Site Specific Allocations documents progressed through their EIP in late 2011. The Site Specific Allocations document contains a number of Area Spatial Strategies for key parts of the borough and detailed guidance for 100 major sites.

The borough offers an excellent range of high quality neighbourhoods close to central London and is seen as a preferred location by many developers. The council needs to address the pressures this will place on the borough and its infrastructure to ensure it can set the benchmark for sustainability. The council has become a front-runner authority in the development of a CIL charging schedule. This will be operational by summer 2012.

The designation of Nine Elms as an Opportunity Area in the London Plan means it is one of the prime development locations in London. The council has worked with the GLA, Lambeth Council and other stakeholders to make this vision a reality. A Strategy Board has been formed.

In August 2011 the council granted planning permission for the redevelopment of Battersea Power Station with a mixed use scheme including residential, office, retail and hotels. It also proposes an extension of the London Underground Northern Line to the Power Station. The American Embassy has outline planning permission to move to Nine Elms from Grosvenor Square. Developer Berkeley Group's Riverlight proposal obtained planning permission and the



Nine Elms, looking West over the New US Embassy

council also received applications for the Embassy Gardens quarter, and redevelopment of the existing Royal Mail and New Covent Garden Market sites

In Wandsworth town centre, a revised application for the redevelopment of the Young's Brewery site is expected in early 2012. The scheme is the next step in the regeneration of the town centre providing complementary retail and residential uses to Southside shopping centre. The council sees the removal of the Wandsworth one way system as a key to further regenerating the heart of the town centre.

Clapham Junction is Britain's busiest railway station. An Exemplar scheme has entered its second phase of implementation and will improve access to the area for pedestrians and cyclists, creating attractive streets and also improve traffic movement.

LDF progress

The LDF Core Strategy was adopted in October 2010. The Development Management Policies and Site Specific Allocations Documents were subject to the EIP Hearings in September / October 2011, with adoption expected in early 2012. ■



Planning performance for year ending March 2011

	No of decisions	Performance
Major decisions	16	56% decided within 13 weeks
Minor decisions	263	78% decided within 8 weeks
Other decisions	443	87% decided within 8 weeks

WESTMINSTER

At the heart of London and including neighbourhoods as diverse as Pimlico, Belgravia, Knightsbridge and Victoria in the south through to the West End, Marylebone, Church Street, Bayswater, Paddington, Queen's Park, Maida Vale and St. John's Wood in the north and with over 160 different languages spoken in our schools, Westminster really is like no other local planning authority.

Westminster is the largest and most diverse employment centre in the UK with over 600,000 jobs and 40,000 businesses - attracting a daytime population of over 1m workers and visitors. We are the home of Royalty and host the capital's principal areas of government, faith, judiciary, shopping, entertainment, leisure, culture and tourism and the headquarters of innumerable commercial and professional organisations together with extensive residential areas which 250,000 residents call home. Our built environment, comprises over 11,000 listed buildings, 56 conservation areas and a World Heritage Site. The constant challenge is striking a balance between protecting our unique urban heritage and character and sustainable.

With just months until the 2012 Olympics and Paralympics, the council and its partners are delivering several high profile initiatives including the revival of the West End. These range from the Oxford Circus Diagonal Crossings, the refurbishment of Marble Arch and Leicester Square to the recent re-instatement of two-way on Piccadilly.

In the Victoria area a number of developments and transport projects are underway to enhance the area's transport network. Westminster is working alongside Crossrail, TfL and London Underground on the improvements of various stations including Bond Street and Tottenham Court Road, which will significantly improve the eastern end of Oxford Street. Westminster is also working with the local community to revamp areas in the north of the borough which have suffered high unemployment and deprivation. A regeneration masterplan for Church Street has been agreed which will benefit around 12,000 residents. In late 2009 the council went through a comprehensive restructure, which created two key built environment delivery

units: Development Planning and City Planning.

With one of the largest workloads in the country, the Development Planning Delivery Unit is responsible for development management, building control, trees and highways planning. It deals with some of the most significant developments in the UK and the upward trend in the number of planning applications received shows no sign of abating. The number of applications received by the end of November 2011 has increased by 13.2% on last year's all time record.

Latest national figures show that Westminster continues as the busiest planning authority in the country.

The City Planning Delivery Unit is a multi-disciplinary team dealing with strategic planning and scheme implementation and informs the council's priorities in respect of the built environment.

Our Core Strategy and City Management Plan

To support our January 2011 adopted Core Strategy we have recently put out to public consultation our City Management Plan (CMP). In the spirit of the 2004 Planning and Compulsory Purchase Act, but to take the concept one stage further, both our Core Strategy and CMP seek to go beyond traditional "land use planning" and encompass the "temporal" and "sensory" aspects of place shaping as well as the "spatial". Integral to this concept of "local place shaping" is reaffirming and developing a sense of local distinctiveness based upon community derived objectives. This approach is intended to encompass the Government's intentions set out in the Localism Bill for a more local and community driven emphasis to place shaping.

Following public consultation we will look towards creating a single "local plan" for Westminster in spirit of the National Planning Policy Framework, which will be subject to further community consultation. ■



City of Westminster

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Planning performance for year ending September 2011

	No of decisions	Performance
Major decisions	74	72% decided within 13 weeks
Minor decisions	2,269	75% decided within 8 weeks
Other decisions	4,254	80% decided within 8 weeks