

London Borough Planning Guide



LONDON BOROUGH PLANNING GUIDE: INTRODUCTION

Our second edition of the London Borough Planning Guide provides an update on our Who's Who of Planning in each borough and the City of London.

The Guide also provides an updated summary of the key issues facing each authority and sets out where each is with its Community Infrastructure Levy as authorities approach the April 2015 deadline for having charging schedules in place.

As a number of recent press articles have highlighted, London's population continues to grow apace and has now surpassed its previous peak of 8.6 million.

Planning policy continues to emphasise the imperative of building more homes across the capital and a target to build at least 42,000 new homes a year for the next 20 years has been adopted in the Mayor's Housing Strategy and Further Alterations to the London Plan (March 2015).

Notwithstanding this, the Strategic Housing Market Assessment projections reveals that as many as between 49,000 and 62,000 more homes could be required per annum and we understand that the Mayor's team has already commenced work reviewing the entire London Plan.

Town Centres, Opportunity and Intensification Areas and Housing Zones are likely to assume greater significance when it comes to delivering the much needed increase in housing numbers.

Demand for land for housing and permitted development rights are however placing increasing pressure on available commercial floorspace in a number of locations and we have therefore made reference to the office to residential position within each borough.

CBRE has an experienced and dedicated London Planning Team with a track record of success in securing planning permission on numerous major development schemes across the capital.



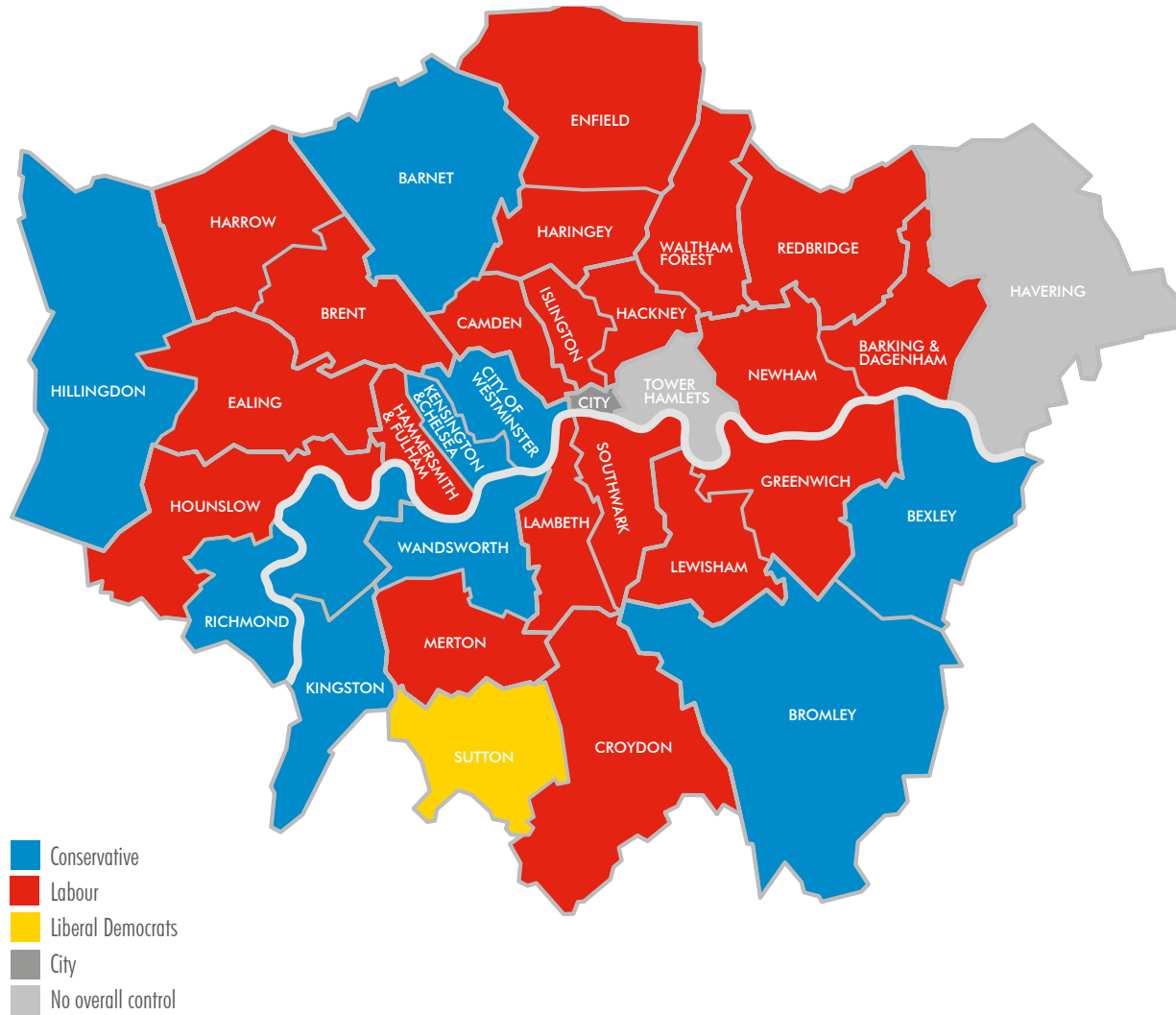
Stuart Robinson
Chairman of Planning



Keith Hearn
Head of London Planning

March 2015

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Note: London Legacy Development Corporation covers parts of Hackney, Newham and Tower Hamlets and is responsible for determining applications within its boundaries. The Old Oak and Park Royal Mayoral Development Corporation will cover parts of Brent, Ealing and Hammersmith & Fulham and will be responsible for determining applications within its boundaries (powers anticipated to commence from 1 April 2015).



LONDON BOROUGH PLANNING GUIDE: BARKING & DAGENHAM

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (all 51 seats)
- **Leader of Barking & Dagenham Council:** Councillor Darren Rodwell
- **Key Officers:** Chief Executive: Chris Naylor; Divisional Director Regeneration and Economic Development: Jeremy Grint; Development Manager: David Mansfield; Group Manager Development Planning: Daniel Pope
- The Development Control Board makes decisions on larger planning applications and those that may have a significant impact on the local community
- The Board has a Labour majority (all 18 seats)
- **Chair of Development Control Board:** Councillor Sanchia Alasia

Key issues:

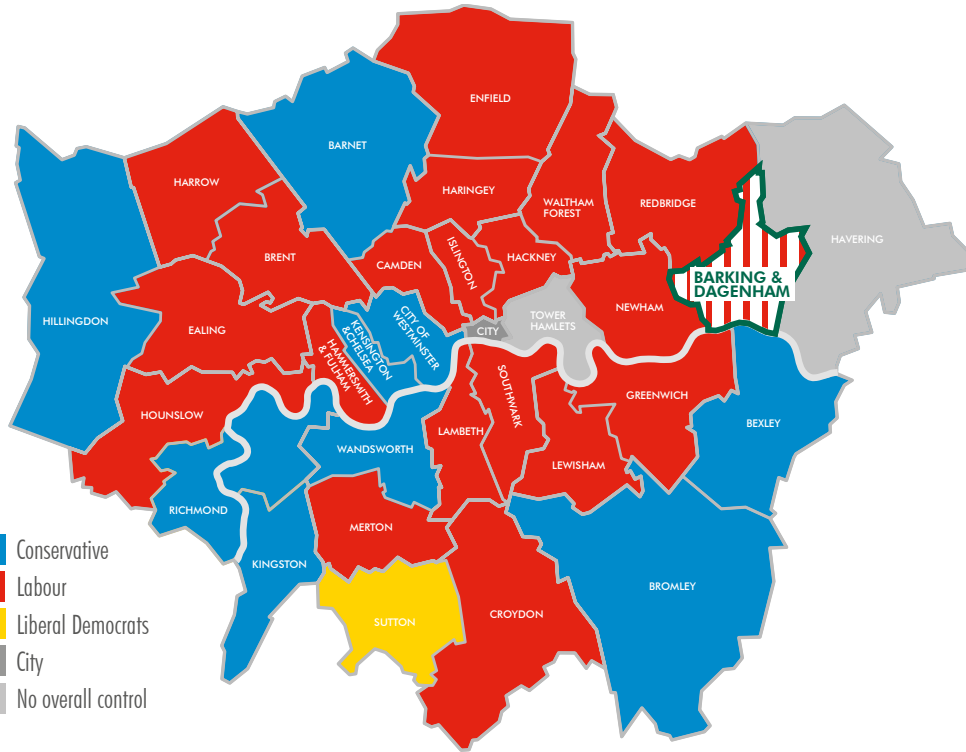
- Three key regeneration areas: Barking town centre, Barking Riverside and South Dagenham, all within the London Riverside Opportunity Area
- Application for the development of 1,575 dwellings in Barking approved Phase 1 will deliver over 420 new dwellings by 2017

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Barking & Dagenham CIL:** Anticipated to be adopted 3 April 2015

Draft Charging Schedule: November 2014

Use	Rate (£) per sq m		
	Barking town centre, Leftley and Faircross	Barking Riverside	Rest of Borough
Residential	70	25	10
Office B1a	0	0	0
Business B1b-c, B2, B8	5	5	5
Supermarkets and superstores	175	175	175
Municipal leisure, health, education	0	0	0
All other non-residential	10	10	10



Barking power station provides for a third of London's annual energy consumption requirement



Barking Riverside is the UK's biggest brownfield regeneration site where 10,000 homes will be built in the next 15-20 years



*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: BARKING & DAGENHAM

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (July 2010)
 - Site Specific Allocations (December 2010)
 - Borough Wide Development Policies (March 2011)
 - Barking Town Centre Area Action Plan (February 2011)
 - Joint Waste Document (February 2012)

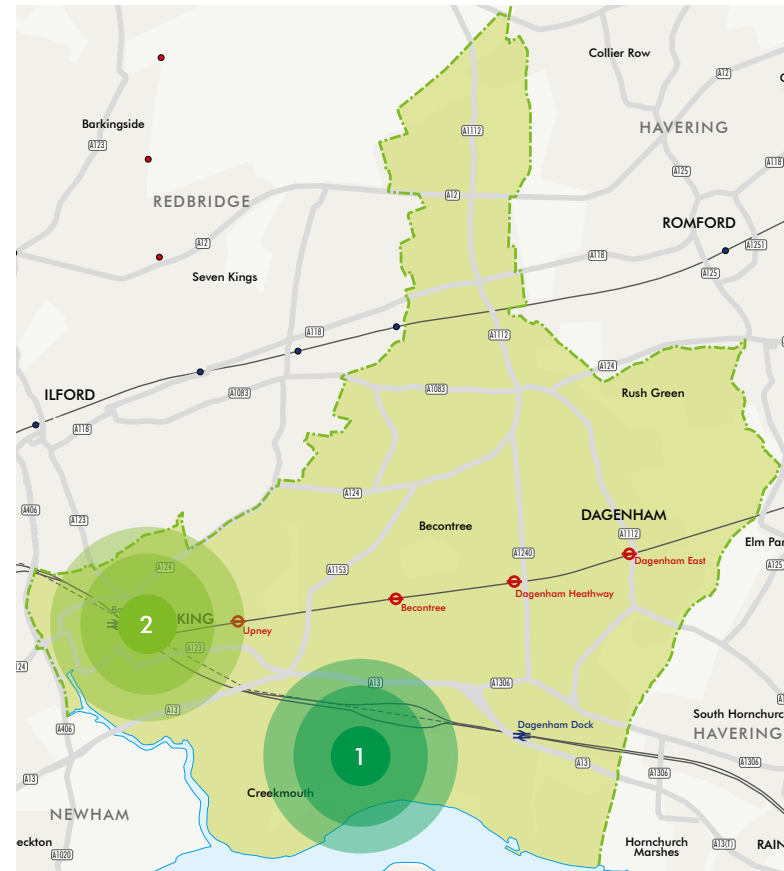
Housing:

- New housing target in the Further Alterations to the London Plan is 12,355 (2015 – 2025)
- Affordable housing policy: 50% (30/70 intermediate/social rented split)

Office to residential position:

- Area is not exempt from office to residential permitted development rights
- No Article 4 Direction sought

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. London Riverside Opportunity Area
2. Barking Town Centre Housing Zone

KEY CONTACTS



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com



Luke Cadman
Senior Planner
t: 020 7182 2270
e: luke.cadman@cbre.com

*In addition to the Further Alterations to the London Plan (2015)



Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: BARNET

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 32, Labour: 30, Liberal Democrats: 1)
- **Leader of Barnet Council:** Councillor Richard Cornelius
- **Key Officers:** Chief Executive: Andrew Travers; Strategic Director for Growth and Environment: Pam Wharf
- Planning decisions are usually made by the East or West Area Planning Sub-Committees; larger applications go to the main Planning Committee
- The main Planning Committee has a Conservative majority (6/4 seats)
- **Chair of Planning Committee:** Councillor Melvin Cohen

Key issues:

- The One Barnet programme – controversially, Barnet has privatised many of its services, including planning
- Brent Cross Cricklewood Regeneration

Significant amenity groups / neighbourhood forums:

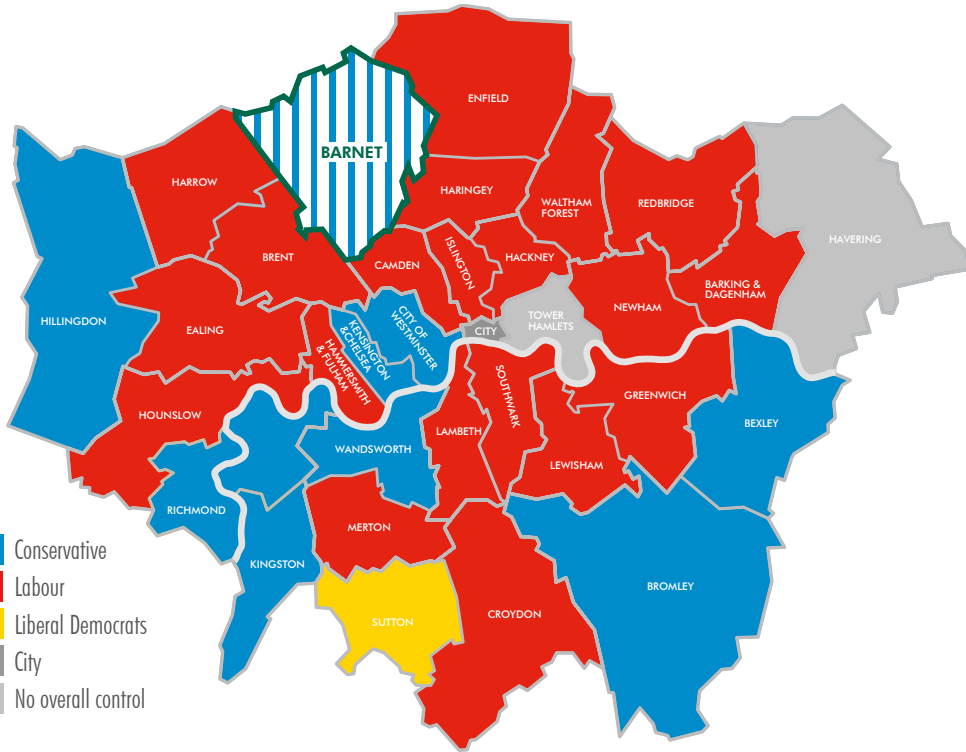
- Chipping Barnet Neighbourhood Forum
- Mill Hill Residents' Association – has prepared a proposal to create a Neighbourhood Forum

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Barnet CIL:** Adopted 1 May 2013

Charging Schedule: May 2013

Use	Rate (£) per sq m
Residential	135
Retail	135
Other	0



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

Population is **356,400**[^]

Barnet has the **second largest population** in Greater London behind Croydon



Barnet's population grew by **11.5%** from 2001–2011

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: BARNET

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (September 2012)
 - Development Management Policies (September 2012)
 - Colindale Area Action Plan (March 2010)
 - Mill Hill East Area Action Plan (January 2009)
- Emerging policy includes:
 - Site Allocation Document in preparation

Housing:

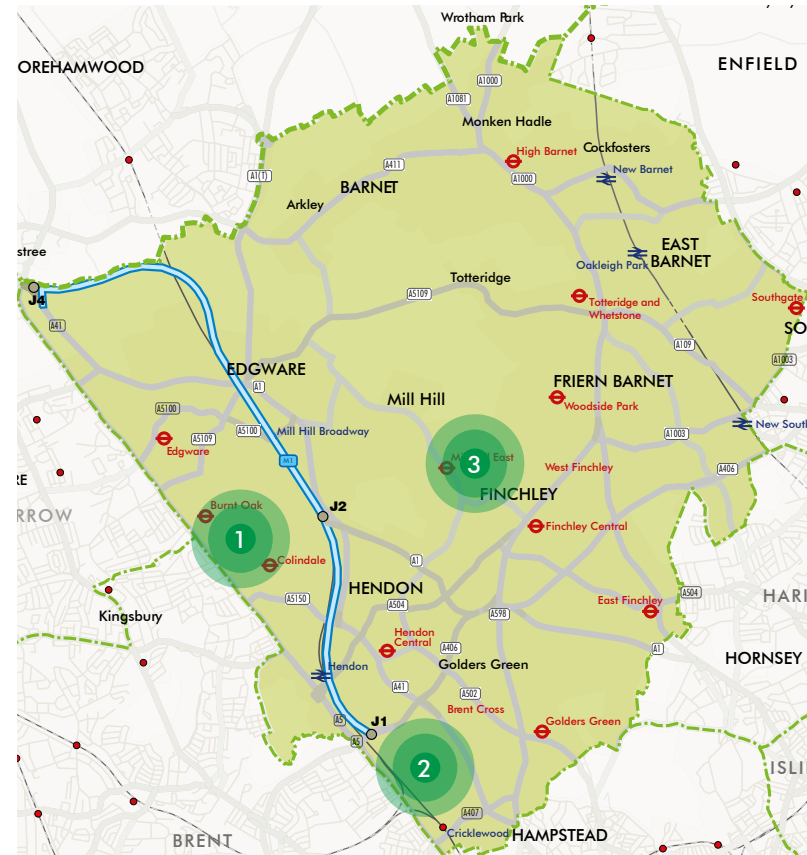
- New housing target in the Further Alterations to the London Plan is 23,489 (2015 – 2025)
- Affordable housing policy:
 - 366 per annum target (2011 – 2026)
 - Borough-wide affordable housing target: 40% of all new homes

Office to residential position:

- No exemptions from permitted development rights, although Barnet did apply for exemption
- Barnet has experienced a large number of prior approval applications since the rights came in last year, and have approved a high proportion of these

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Burnt Oak / Colindale Opportunity Area
2. Brent Cross Cricklewood Opportunity Area
3. Mill Hill East Intensification Area

KEY CONTACTS



Stuart Robinson
Chairman of Planning
t: 020 7182 2700
e: stuart.robinson@cbre.com



Laura Elias
Assistant Planner
t: 020 7182 2703
e: laura.elias@cbre.com

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LONDON BOROUGH PLANNING GUIDE: BEXLEY

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 45, Labour: 15, Independent: 3)
- **Leader of Bexley Council:** Councillor Teresa O'Neill
- **Key Officers:** Chief Executive: Will Tuckley; Head of Planning: Susan Clark
- The Planning Committee has a Conservative majority (45/15 seats)
- **Chair of Planning Committee:** Councillor Peter Reader

Key issues:

- Located in the heart of Thames Gateway
- Erith and Thamesmead are a major focus for regeneration, in addition to town centres
- Thames Gateway Bridge

Significant amenity groups / neighbourhood forums:

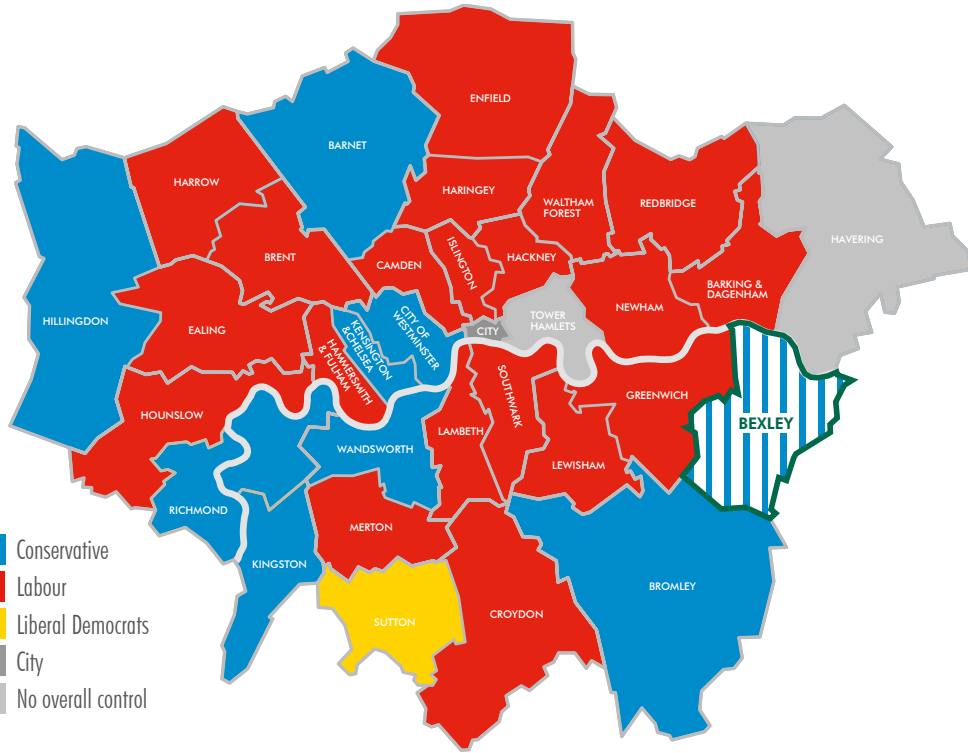
- London Wildlife Trust has significant interest in Site of Importance of Nature Conservation (SINC) sites across the borough
- Erith Town Forum

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Bexley CIL:** Anticipated to be adopted April 2015

Draft Charging Schedule: August 2014

Use	Rate (£) per sq m	
	Zone 1	Zone 2
Residential	40	60
Convenience supermarket (above 280 sq m)	100	100
All other uses	10	10
Medical, health and emergency funded	0	0

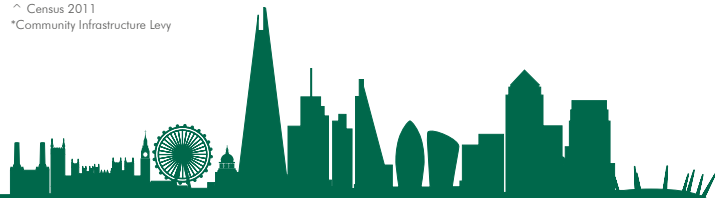


Population is **218,307**[^]

Bexley is the **7th largest** London Borough by area

Bexley is one of the **greenest** Boroughs in London with over **200 parks and open spaces**

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: BEXLEY

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Bexley Core Strategy (February 2012)
 - Bexley Unitary Development Plan 'Saved Policies' (2004)
- Emerging policy includes:
 - Site Allocations and Development Management DPD is currently being progressed

Housing:

- New housing target in the Further Alterations to the London Plan is 4,457 (2015 – 2025)
- Affordable housing policy: 35% (10 dwellings or more)

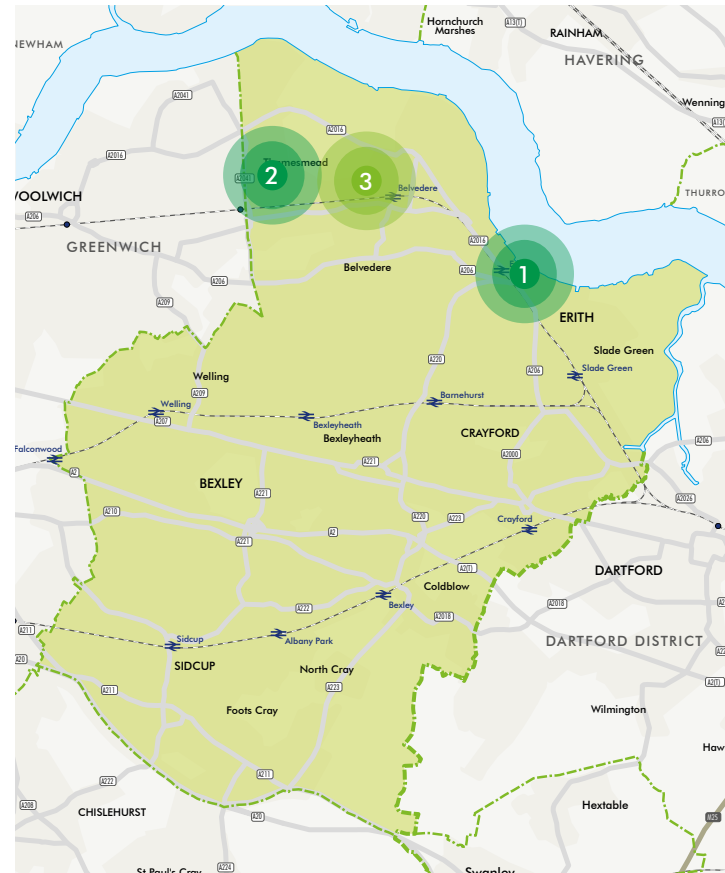
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Bexley Riverside Opportunity Area
2. Thamesmead & Abbey Wood Opportunity Area
3. Abbey Wood & South Thamesmead Housing Zone

KEY CONTACTS



Jonathan Stoddart
Director, Planning
t: 020 7182 2752
e: jonathan.stoddart@cbre.com



Adam Kindred
Planner
t: 020 7182 2416
e: adam.kindred@cbre.com

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LONDON BOROUGH PLANNING GUIDE: BRENT

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 56, Conservative: 6, Liberal Democrats: 1)
- **Leader of Brent Council:** Councillor Muhammed Butt
- **Key Officers:** Chief Executive: Christine Gilbert; Statigic Director of Regeneration and Growth: Andrew Donald
- Planning Committees deal with planning decisions with objections and major projects
- The main Planning and Environment Committee has a Labour majority (7/8 seats)
- **Chair of Planning and Environmental Committee:** Councillor Sarah Marquis

Key issues:

- Old Oak HS2 / transport superhub
- Mayoral Development Corporation
- Potential Housing Zones (Alperton and Wembley)
- Managing industrial land

Significant amenity groups / neighbourhood forums:

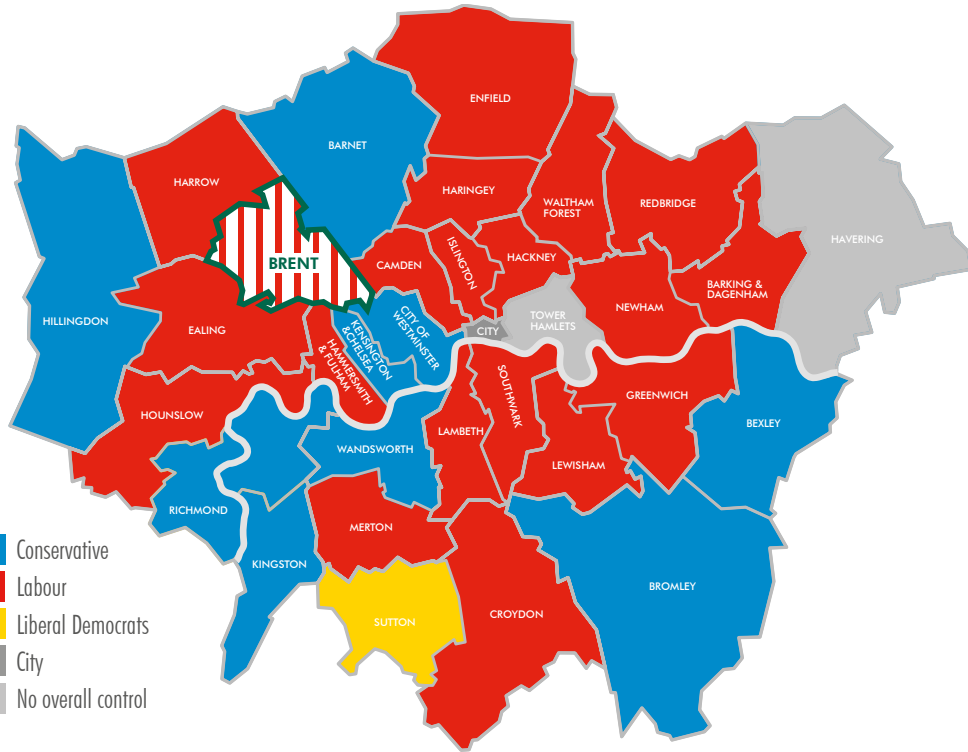
- Sudbury Town Residents Forum
- The Unity (Church End and Roundwood) Neighbourhood Forum

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Brent CIL:** Adopted July 2013

Charging Schedule: July 2013

Use	Rate (£) per sq m
Residential	200
Hotel	100
Retail	40
Other	0-40



Population is **311,000**[^]

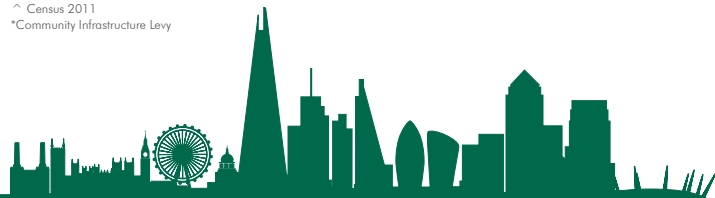
Brent has the **fourth largest population** in Greater London



Top four Borough in terms of **average household size** at 2.80 persons[^]



[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: BRENT

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Brent Core Strategy (July 2010)
 - Brent Site Specific Allocations Development Plan Document (July 2011)
 - Brent Unitary Development Plan 2004 (saved policies)
 - Wembley Area Action Plan (January 2015)

Housing:

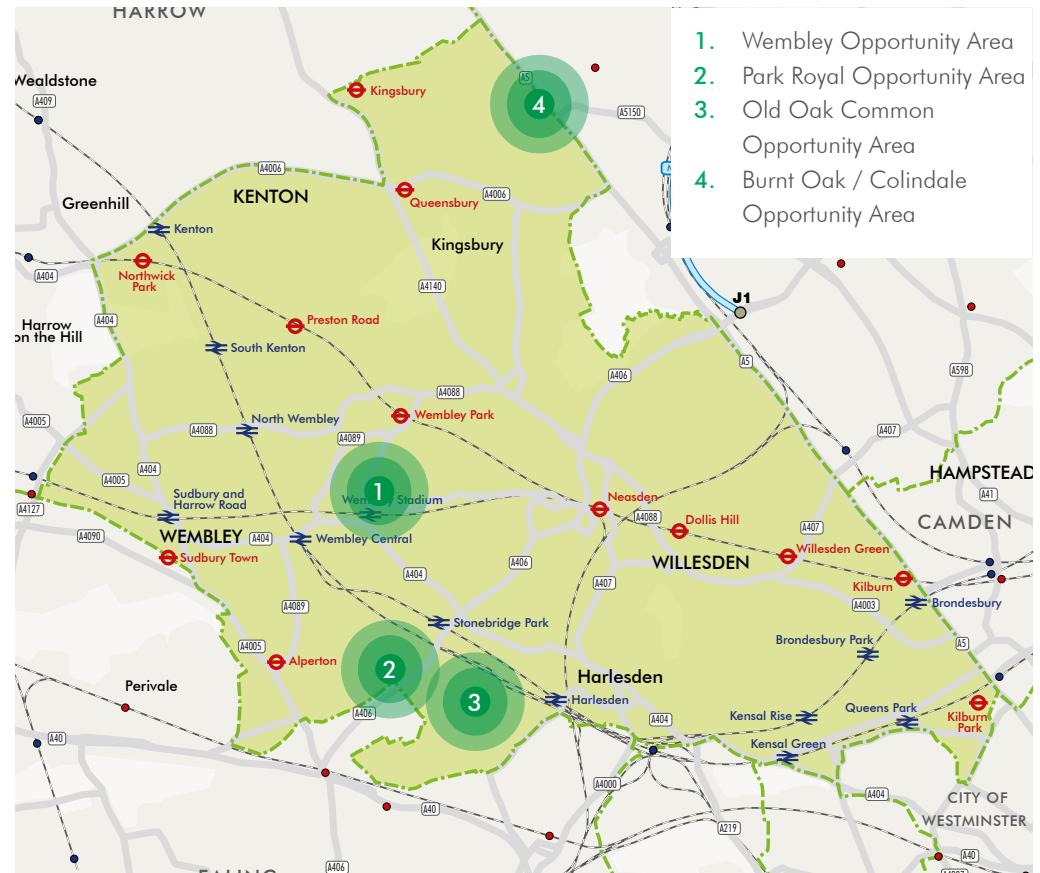
- New housing target in the Further Alterations to the London Plan is 15,253 (2015 – 2025)
- Affordable housing policy:
 - Brent needs at least 3,386 new affordable homes each year+
 - Borough-wide affordable housing target: 50% of all new homes

Office to residential position:

- No exemption from office to residential permitted development rights
- Brent has experienced a high number of prior approval applications since the rights came in last year

*In addition to the Further Alterations to the London Plan (2015)
 +Brent 2003 Housing Needs Survey 2004, Fordham Research Limited

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Wembley Opportunity Area
2. Park Royal Opportunity Area
3. Old Oak Common Opportunity Area
4. Burnt Oak / Colindale Opportunity Area

KEY CONTACTS



Paul Willmott OBE
 Director, Planning
 t: 020 7182 2779
 e: paul.willmott@cbre.com



Laura Webster
 Associate Director, Planning
 t: 020 7182 2911
 e: laura.webster@cbre.com

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LONDON BOROUGH PLANNING GUIDE: BROMLEY

COUNCIL AND LOCAL POLITICS

Structure:

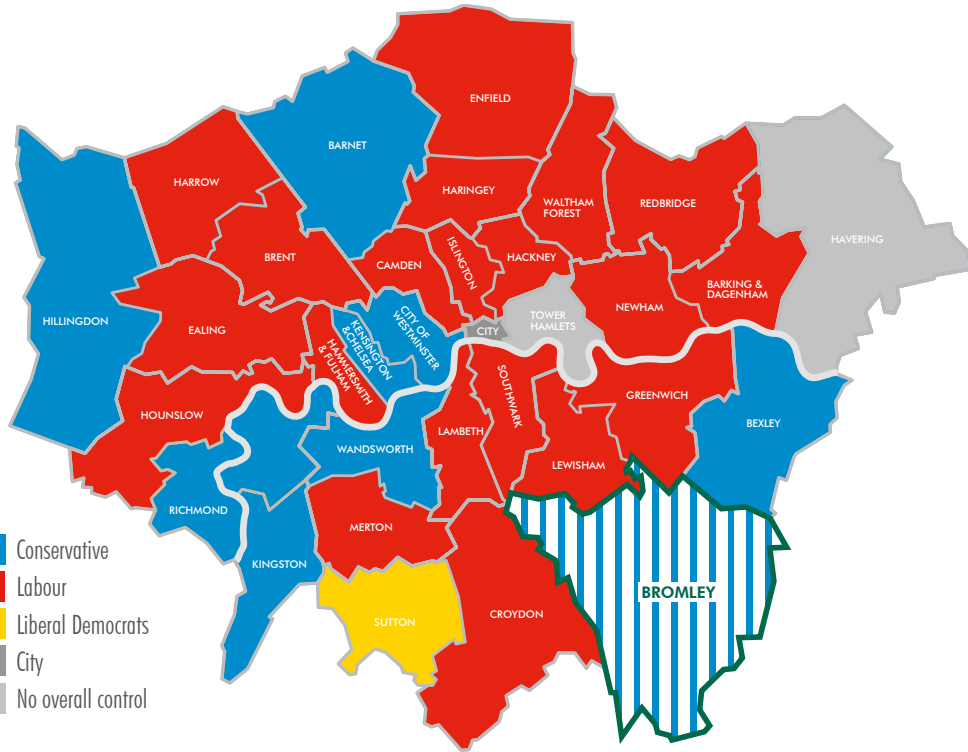
- **Conservative** majority (Conservative: 51, Labour: 7, UKIP: 2)
- **Leader of Bromley Council:** Councillor Stephen Carr
- **Key Officers:** Chief Executive: Doug Patterson; Head of Development Control/Chief Planner: Bob McQuillan
- Bromley Council has two types of committees to determine planning applications:
 - Four rotating Planning Sub-Committees – consider all types of planning applications, primarily those which fall outside delegated powers or are called in to committee by a councillor
 - Development Control Committee – considers major or contentious planning applications and other planning issues affecting the Borough; this committee has a Conservative majority (14/3 seats)
- **Chair of Development Control Committee:** Councillor Peter Dean

Key issues:

- Protecting Green Belt
- Mayor's Area of Regeneration (Crystal Palace, Penge and Anerley Bromley Common and the Cray Valley)
- Further Alterations to the London Plan designates Bromley as a new Opportunity Area

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Bromley CIL:** The Council has commenced preliminary work on its Borough-wide CIL; however, a Draft Charging Schedule has not yet been published.



Population is **309,392**[^]

[^] Census 2011
*Community Infrastructure Levy

Bromley has 26 rail stations, more than any other London Borough, but no Underground stations



Largest London Borough in scale by area



LONDON BOROUGH PLANNING GUIDE: BROMLEY

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Unitary Development Plan (UDP) 'Saved Policies' (July 2006)
 - Bromley Town Centre Area Action Plan
- Emerging policy includes:
 - Local Plan Draft Policies and Designations Document was published for consultation (February – March 2014), adoption is expected in 2015

Housing:

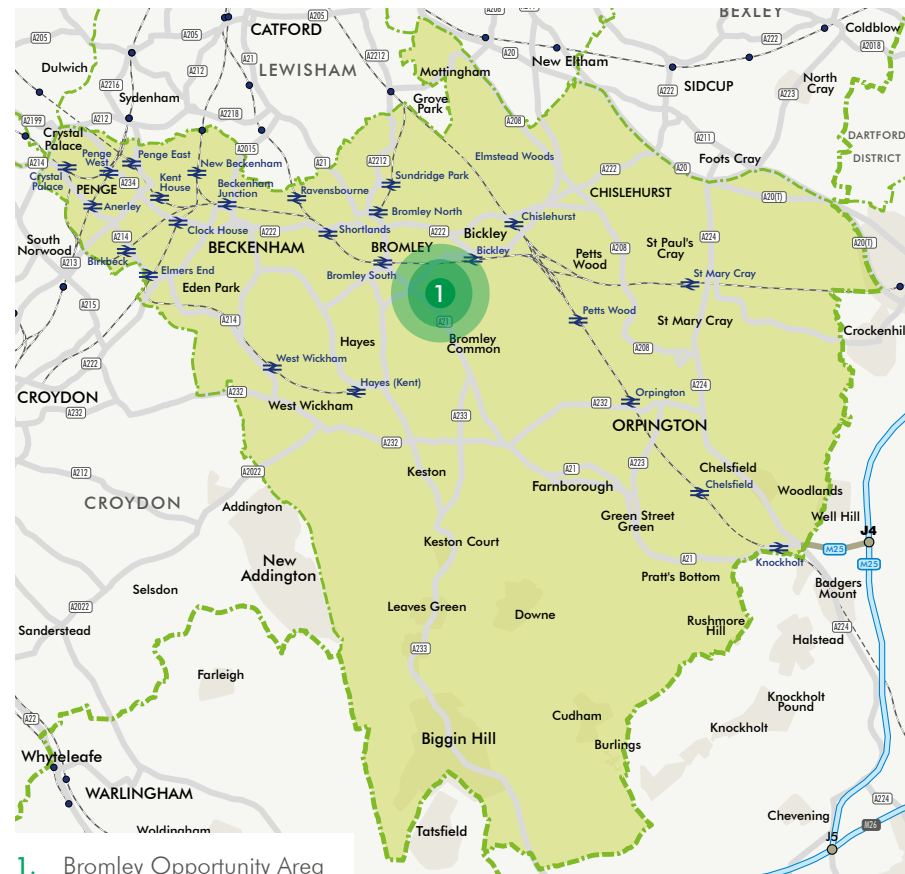
- New housing target in the Further Alterations to the London Plan is 6,413 (2015 – 2025)
- Affordable housing policy:
 - UDP policy seeks 35% provision, with 70% social rented housing and 30% intermediate provision on all housing sites over 0.4 ha or capable of providing 10 dwellings or more
 - Emerging draft Local Plan policy replicates the UDP policy except for the tenure mix which reflects the London Plan policy (60:40)

Office to residential position:

- No exemption from office to residential permitted development rights, although Bromley did apply

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Jonathan Stoddart
Director, Planning
t: 020 7182 2752
e: jonathan.stoddart@cbre.com



Adam Kindred
Planner
t: 020 7182 2416
e: adam.kindred@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: CAMDEN

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 40, Conservative: 12, Liberal Democrats: 1, Green: 1)
- **Leader of Camden Council:** Councillor Sarah Hayward
- **Key Officers:** Director of Culture and Environment: Ed Watson; Acting Assistant Director Regeneration and Planning: Frances Wheat
- Development Control Committee determines applications that cannot be decided under delegated powers (approximately 10% of applications)
- The Development Control committee has a Labour majority (12/4 seats)
- **Chair of Development Control:** Councillor Heather Johnson

Key issues:

- Affordable housing
- HS2
- Loss of secondary office accommodation with permitted development rights

Significant amenity groups / neighbourhood forums:

- Number of active conservation groups across Borough
- Neighbourhood forums: Highgate; Kentish Town; Fortune Green and West Hampstead; Somers Town; Dartmouth Park; Camley Street; Fitzrovia East; Hampstead; Church Row and Perrins Walk; Redington and Frognal

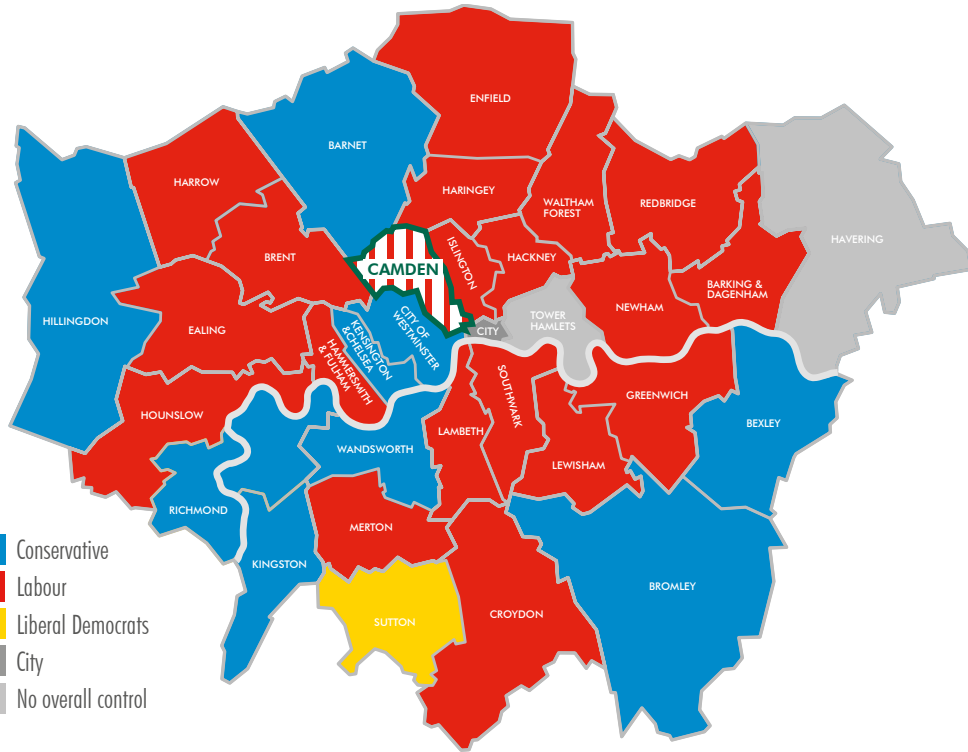
CIL STATUS*

- **Mayoral CIL:** £50 per sq m[~]
- **Camden CIL:** Anticipated to be adopted 1 April 2015

Charging Schedule: March 2015

Use	Rate (£) per sq m		
	Zone A (Central)	Zone B (Rest of Camden)	Zone C (Highgate/Hampstead)
Residential (below 10 dwellings / 1000 sq m)	500	500	500
Residential (above 10 dwellings / 1000 sq m)	150	250	500
Retail	25	25	25
Office	45	25	25
Student housing	175	400	400
Hotel	40	30	30
Other commercial uses	25	25	25

Health, education, community meeting space, police, fire, industry, warehousing, research and development are subject to zero levy
 ~ Part of the Borough falls within the Central Activities Zone (CAZ) where Crossrail S106 contributions apply



Population is **198,020**[^]

[^] Census 2011
 *Community Infrastructure Levy

11% of residents are students (the highest proportion in the capital)



39 Conservation Areas which cover half of the Borough



LONDON BOROUGH PLANNING GUIDE: CAMDEN

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy Development Management Policies Document (November 2010)
 - Site Allocations Document (September 2013)
 - Fitzrovia Action Plan (March 2014) and Euston Area Plan (April 2014)
- Emerging policy includes:
 - Local Plan (draft has been published for the first round of consultation)

Housing:

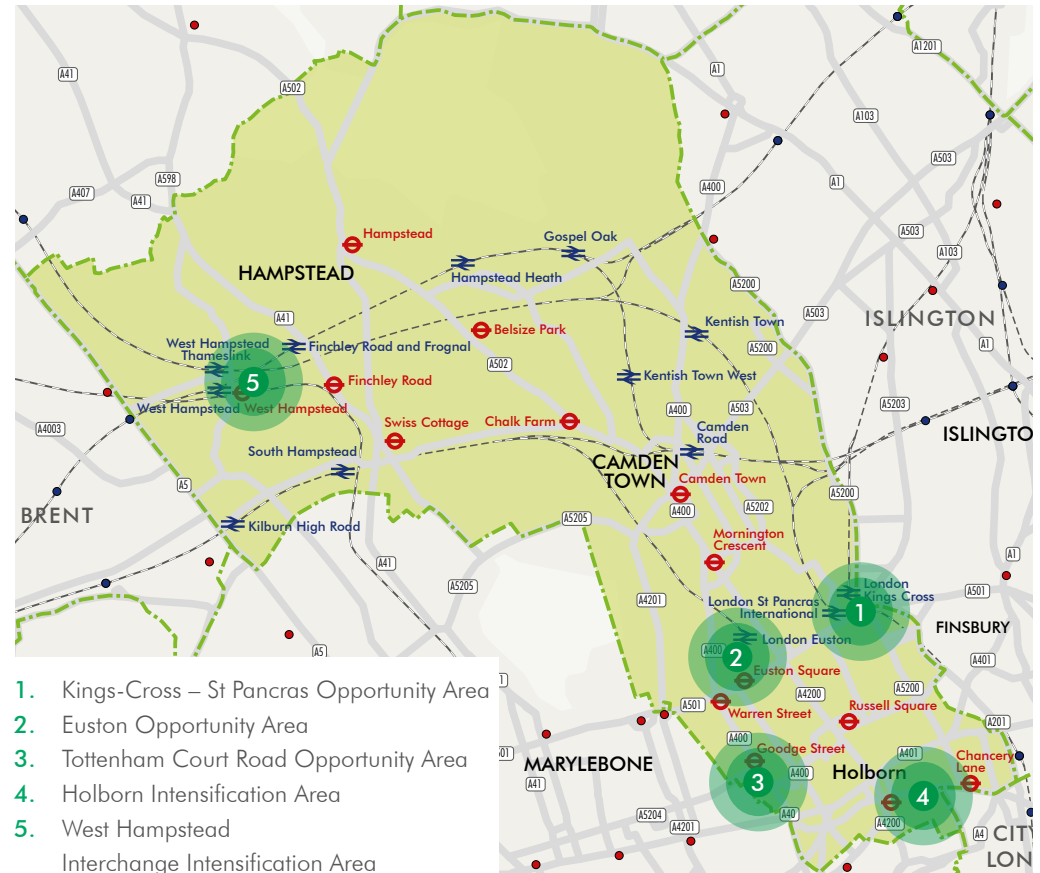
- Housing is Camden's priority land use
- New housing target in the Further Alterations to the London Plan is 8,892 (2015 – 2025)
- Affordable housing policy:
 - Where over 1,000 sq m of residential floorspace on-site affordable housing is expected, this is a key issue politically
 - Above 50 dwellings, 50% of new residential floorspace (GEA~) will be expected to be affordable, subject to viability
 - 60:40 social / affordable rented: intermediate split

Office to residential position:

- Parts of Camden within the CAZ are exempt from office to residential permitted development rights
- The council is concerned that the permitted development rights are leading to a reduction in secondary, more affordable office stock in the Borough
- Camden are seeking to apply Article 4 Directions, which will allow it to remove office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)
~Gross External Area

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Kings-Cross – St Pancras Opportunity Area
2. Euston Opportunity Area
3. Tottenham Court Road Opportunity Area
4. Holborn Intensification Area
5. West Hampstead Interchange Intensification Area

KEY CONTACTS



Paul Willmott OBE
 Director, Planning
 t: 020 7182 2779
 e: paul.willmott@cbre.com



Rachel Ferguson
 Senior Planner
 t: 020 7182 2781
 e: rachel.ferguson@cbre.com

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LONDON BOROUGH PLANNING GUIDE: CITY OF LONDON CORPORATION

COUNCIL AND LOCAL POLITICS

Council Structure:

- **Lord Mayor:** Alderman Alan Yarrow
- **Chairman, Policy and Resources Committee:** Mark Boleat
- **Chief Commoner:** John Bennett
- **Planning and Transportation Committee:** Chairman: Michael Welbank, Deputy MBE; Deputy Chairman: Oliver Arthur Wynlayne Lodge TD

Key issues:

- Maintaining position as the world's leading business and financial centre
- Protection of important landmarks
- Tall buildings in the Eastern Cluster

Significant amenity groups / neighbourhood forums:

- The Smithfield Trust
- The City Heritage Society
- Barbican Association

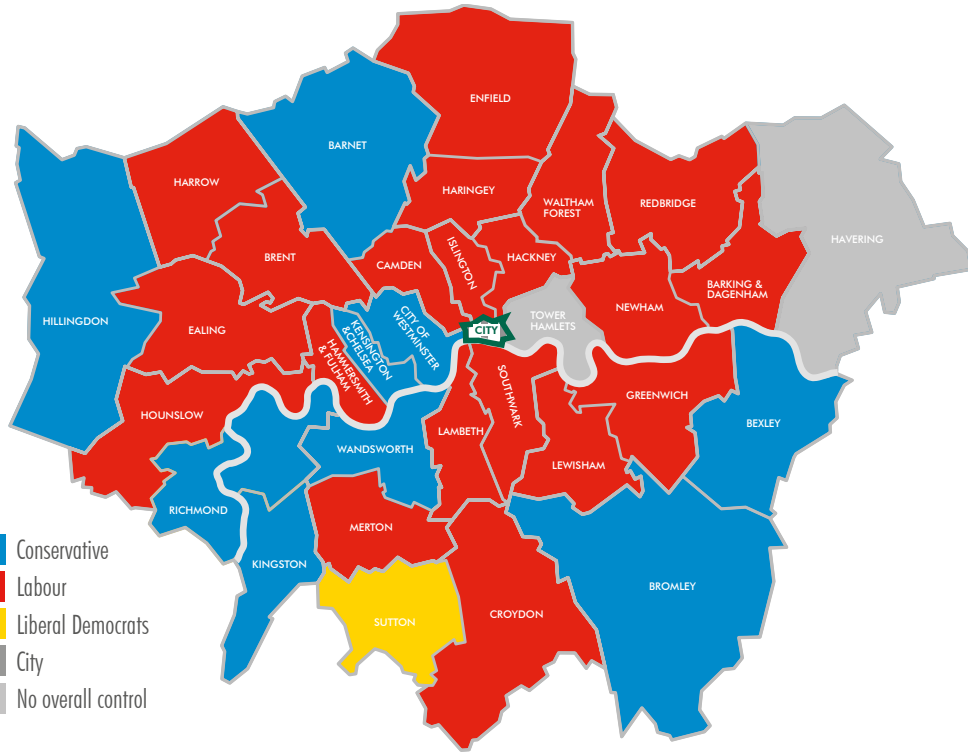
CIL STATUS*

- **Mayoral CIL:** £50 per sq m[~]
- **City of London CIL:** Adopted 1 July 2014

Charging Schedule: July 2014

Land Use	Riverside (£) per sq m	Rest of City / City-Wide (£) per sq m
Offices	0	75
Residential	150	95
Medical or health services	0	0
Education	0	0
Operational purposes of the emergency services	0	0
All other uses	0	75

[~]The Corporation is located within the Central Activities Zone where Crossrail S106 contributions will apply



The City is located at the heart of Central London

Residential population of **7,400**[^]



Workday population of **360,000**[^]



[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: CITY OF LONDON CORPORATION

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Local Plan (January 2015)

Housing:

- New housing target in the Further Alterations to the London Plan is 1,408 (2015 – 2025)
- Affordable housing policy:
 - Development of ten or more units to provide 30% affordable housing on-site subject to viability

Office to residential position:

- The City of London is exempt from the office to residential permitted development rights

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com



James Penfold
Associate Director, Planning
t: 020 7182 3864
e: james.penfold@cbre.com

*In addition to the Further Alterations to the London Plan (2015)



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LONDON BOROUGH PLANNING GUIDE: CROYDON

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 40, Conservative: 30)
- **Leader of Croydon Council:** Councillor Tony Newman
- **Key Officers:** Chief Executive: Nathan Elvery; Deputy Leader – Homes and Regeneration: Alison Butler; Executive Director of Development and Environment: Jo Negrini
- The Planning Committee has a Labour majority (6/4 seats)
- **Chair of Planning Committee:** Councillor Paul Scott

Key issues:

- Accommodating housing targets
- Mixed use regeneration of Croydon Metropolitan Centre, including major new town centre retail development

Significant amenity groups / neighbourhood forums:

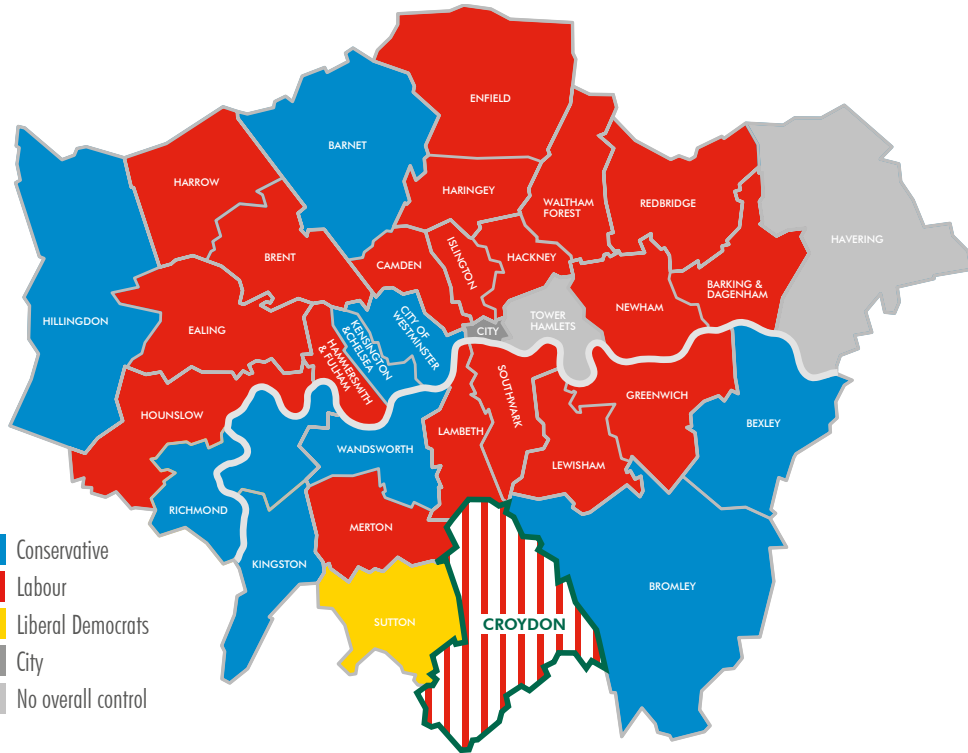
- Croydon's Neighbourhood Partnerships

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Croydon CIL:** Adopted 1 April 2013

Charging Schedule: April 2013

Use	Rate (£) per sq m	
	Within Croydon metropolitan centre	Rest of Borough
Residential (C3 only)	20	140
Business (B1, B2 or B8)	140	20
Institutions (excluding schools, colleges, higher education institution or medical and health services) (C2 or D1)	20	20
Schools, colleges, higher education institution, medical and health services) (C2 or D1)	0	0
All other uses (A1, A2, A3, A5, A5, C1, C4, D2 or sui generis)	140	140



Population is **363,400**[^]

[^] Census 2011
*Community Infrastructure Levy

Croydon has the **largest population in Greater London**

Croydon is **one of the country's largest commercial centres**; home to more than 20 blue-chip companies and around 13,000 businesses



LONDON BOROUGH PLANNING GUIDE: CROYDON

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Local Plan Strategic Policies (April 2013)
 - Unitary Development Plan (UDP) 'Saved Policies' (2006)
 - South London Waste Plan (March 2012)
- Emerging policy includes:
 - Preparation of the second part of the Local Plan (the detailed policies and proposals) is currently underway, adoption is expected in 2016

Housing:

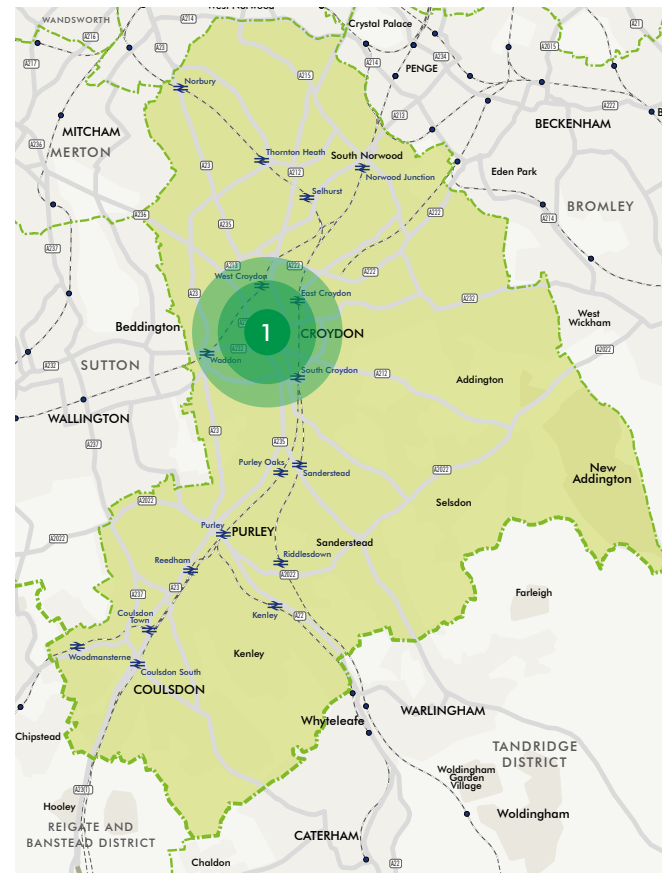
- New housing target in the Further Alterations to the London Plan is 14,348 (2015 – 2025)
- Croydon has been identified in the London Plan as an Opportunity Area to support the development of 7,300 homes. The Croydon Opportunity Area Planning Framework (COAPF) was adopted by the council on 22 April 2013.
- Affordable housing policy:
 - Up to 50% affordable housing provision on sites with ten or more units. The council will require a minimum of 15% and may accept a review mechanism on a site specific basis within the Croydon opportunity area.
 - A commuted sum is required from developments of nine or fewer units to cover the cost of providing the equivalent percentage of affordable units
 - 60:40 ratio between affordable or social rent and intermediate low cost shared home ownership

Office to residential position:

- Croydon applied for Article 4 Direction to remove office to residential permitted development rights in the Croydon Opportunity Area which will come into effect 10 September 2015

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Croydon Opportunity Area

KEY CONTACTS



Liz Mason
Director, Planning
t: 020 7182 2136
e: elizabeth.mason@cbre.com



Alex Harrison
Planner
t: 020 3257 6709
e: alex.harrison@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: EALING

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 53, Conservative: 12, Liberal Democrats: 4)
- **Leader of Ealing Council:** Councillor Julian Bell
- **Key Officers:** Chief Executive: Martin Smith; Executive Director of Regeneration and Housing: Pat Hayes; Director of Regeneration and Planning Policy: Noel Rutherford; Assistant Director of Regeneration and Planning: Lucy Taylor
- The Planning Committee has a Labour majority (20/6 seats)
- **Chair of Planning Committee:** Councillor Karam Mohan

Key issues:

- Southall regeneration
- Ealing Town Centre
- HS2

Significant amenity groups / neighbourhood forums:

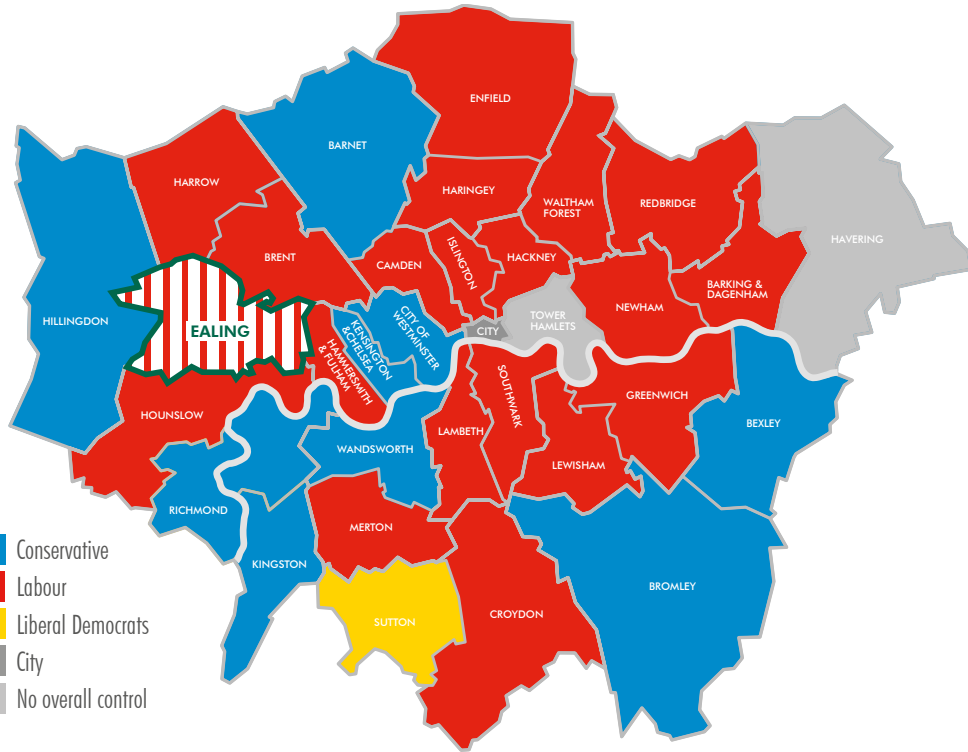
- West Ealing Centre Neighbourhood Forum
- Ealing Town Centre Neighbourhood Forum

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Ealing CIL:** Examination of Draft Charging Schedule due to take place in April 2015

Draft Charging Schedule: March 2015

Use	Rate (£) per sq m	
	Ealing	Other areas
Residential and C-class (includes hotels and student accommodation)	100	50
Retail warehouses, retail parks and superstores (>280 sq m)	100	100
Other retail	30	30
All other uses	0	0



Population is **338,000**[^]

[^] Census 2011
*Community Infrastructure Levy

Ealing has the **third largest population** in Greater London behind Croydon and Barnet



Five Crossrail Stations due to open in 2019



LONDON BOROUGH PLANNING GUIDE: EALING

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (April 2012)
 - Development Sites DPD (December 2013)
 - Development Management DPD (December 2013)

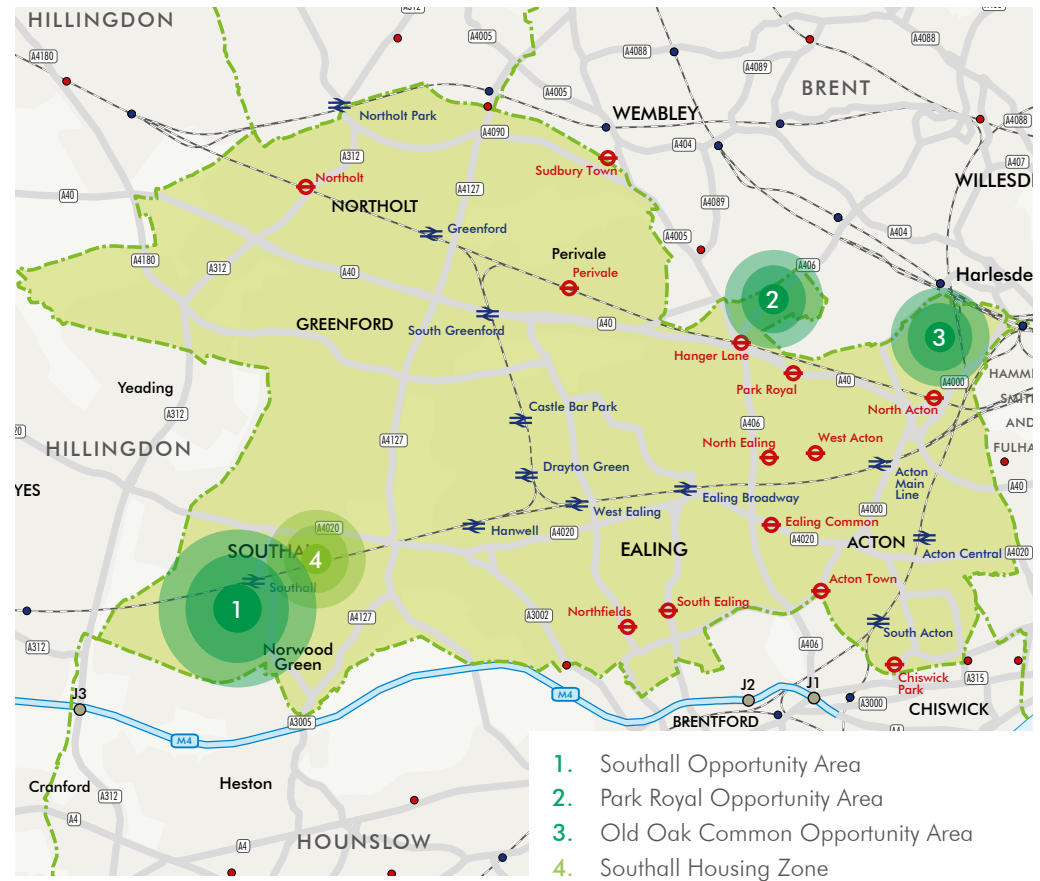
Housing:

- New housing target in the Further Alterations to the London Plan is 12,972 (2015 – 2025)
- Affordable housing policy: 50% (60/40 affordable / intermediate)

Office to residential position:

- Ealing sought exemption from office to residential permitted development rights but were unsuccessful

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Keith Hearn

Head of London Planning
t: 020 7182 2701
e: keith.hearn@cbre.com



Mark Novelle

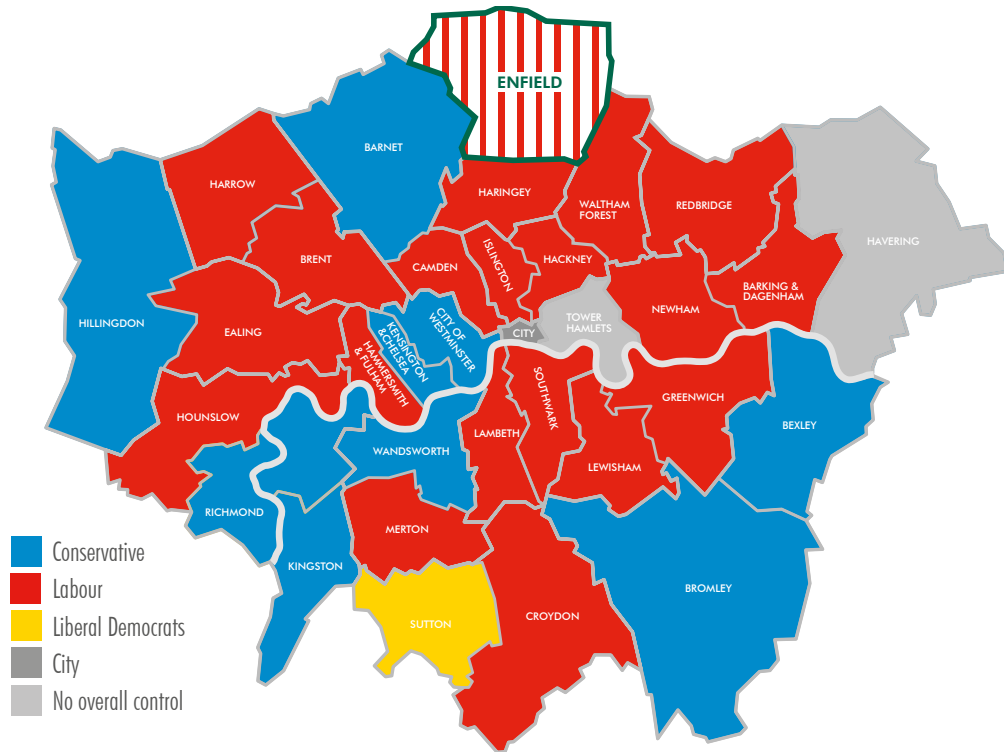
Senior Planner
t: 020 7182 2423
e: mark.novelle@cbre.com

*In addition to the Further Alterations to the London Plan (2015)



Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: ENFIELD



Enfield has the **second largest** **expanse of parks** and open spaces in London, covering more than **900 hectares**



Enfield has more than **100km of rivers and waterways**, the greatest length of any London Borough



*Community Infrastructure Levy



COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 41, Conservative: 22)
- **Leader of Enfield Council:** Councillor Doug Taylor
- **Key Officers:** Director of Regeneration, Leisure and Culture: Neil Rousell; Head of Planning Policy: Joanne Woodward
- The Planning Committee determines all types of application for development and the use of land
- The committee has a Labour majority (8/4 seats)
- **Chair of Planning Committee:** Councillor Toby Simon

Key issues:

- Large scale growth and regeneration focused in Central Leaside, North East Enfield, New Southgate and Enfield Town
- Significant Compulsory Purchase Order activity around Edmonton Train Station
- Estate Renewal Programme

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Enfield CIL:** Draft schedule submitted for examination (February 2015), anticipated to be adopted in Summer 2015

Draft Charging Schedule: July 2013

Use	Rate (£) per sq m		
	Lower Rate ¹	Intermediate ²	Higher Rate – Remainder of the Borough
Residential	40	60	120
Retail	60	60	60
All other uses	0	0	0

¹Eastern corridor (to include the following wards: Turkey Street, Enfield Lock, Enfield Highway, Southbury, Ponders End, Jubilee, Lower Edmonton, Upper Edmonton, Edmonton Green and Haselbury, and parts of the Bush Hill Park and Chase wards)

²Area south of the A406 and A110 Bowes Road, Bowes Ward and part Southgate Green. Enfield Town (with parts of adjacent Chase and Highlands Wards)

LONDON BOROUGH PLANNING GUIDE: ENFIELD

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (November 2010)
 - Development Management Document (November 2014)
 - North Circular Area Action Plan (October 2014)
- Emerging policy includes:
 - Enfield Town Centre Area Action Plan
 - North East Enfield Area Action Plan (submitted for examination October 2014)
 - Central Leaside Area Action Plan

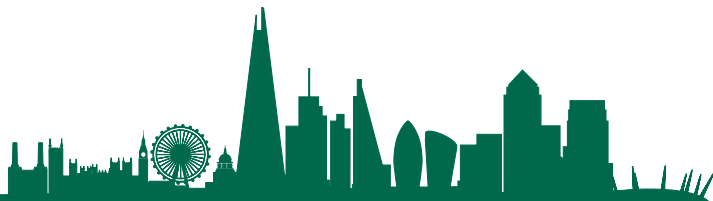
Housing

- New housing target in the Further Alterations to the London Plan is 7,976 (2015 – 2025)
- Affordable housing policy:
 - Borough wide target of 40% affordable housing units in new developments capable of accommodating 10 or more dwellings
 - 70% social rented and 30% intermediate
 - For developments of less than 10 dwellings, Ealing will seek a financial contribution (on a Borough-wide target of 20% affordable housing)

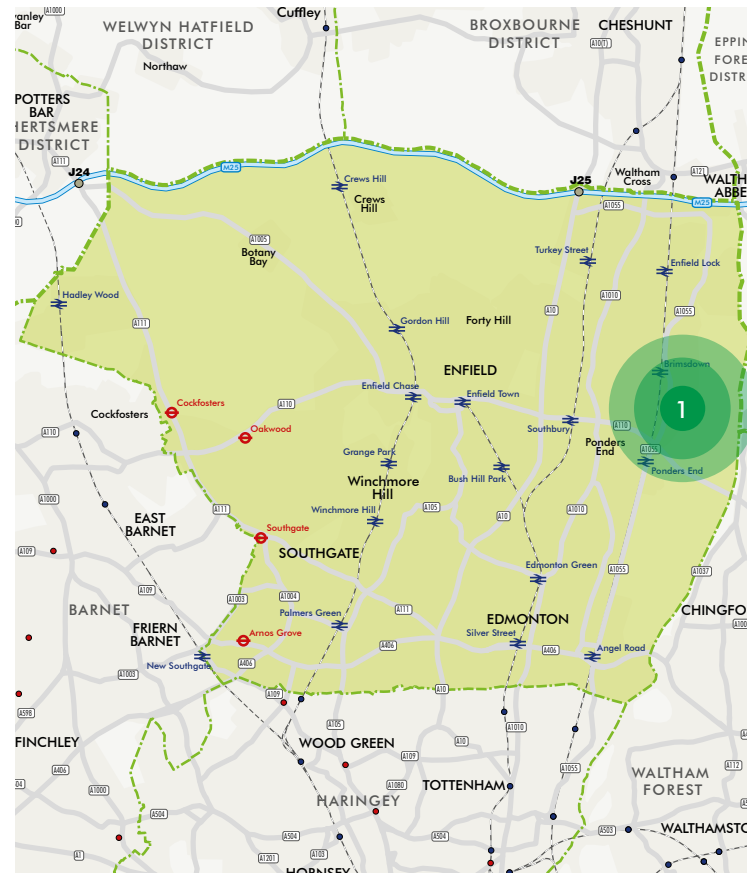
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Upper Lee Valley Opportunity Area

KEY CONTACTS



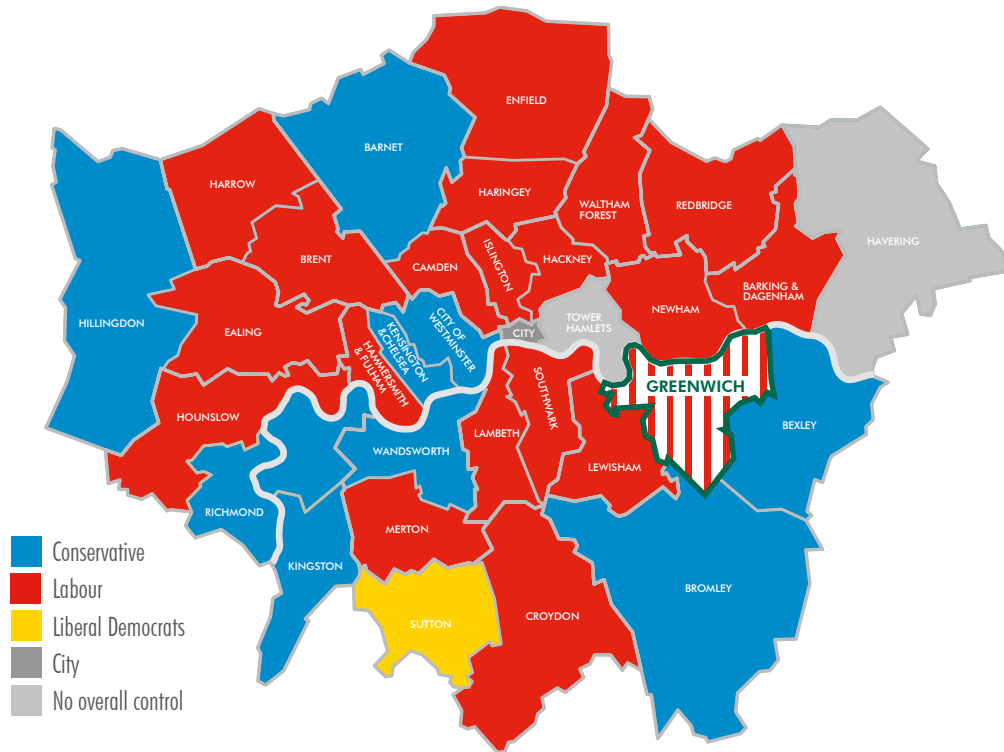
Stuart Robinson
Chairman of Planning
t: 020 7182 2700
e: stuart.robinson@cbre.com



Adam Kindred
Planner
t: 020 7182 2416
e: adam.kindred@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: GREENWICH



Population is **228,500**[^]

[^] Census 2011
*Community Infrastructure Levy

Unemployment rate is **5%**

Greenwich is world famous as the traditional location of the **Prime Meridian**, on which all **Co-ordinated Universal Time** is based



SUMMARY OF POLITICS

Structure:

- **Labour** majority (Labour: 43, Conservative: 8)
- **Leader of Greenwich Council:** Councillor Denise Hyland
- **Key Officers:** Assistant Director of Planning: Mike Hows; Assistant Director of Regeneration and Corporate Property: Pippa Hack
- The Planning Board is responsible for decisions on all major strategic planning applications
- The Planning Board has a Labour majority (11/2 seats)
- Three separate Area Planning Committees are responsible for considering non-strategic planning applications: Eltham & Kidbrooke Area Planning Committee; Greenwich Area Planning Committee; Woolwich & Thamesmead Area Planning Committee
- **Chair of the Planning Board:** Councillor Ray Walker

Key issues:

- Major regeneration at Greenwich Peninsular and Woolwich
- Woolwich Estate regeneration

Significant amenity groups / neighbourhood forums:

- Greenwich Society

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Greenwich CIL:** Draft schedule submitted for examination (December 2014)

Draft Charging Schedule: November 2014

Use	Rate (£) per sq m
Retail (includes all 'A' use classes) – Over 280 sq m	100
Hotels	100
Student housing	65
Residential (use class C3)	70
All other development	0

LONDON BOROUGH PLANNING GUIDE: GREENWICH

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - The Unitary Development Plan (2006)
 - Core Strategy (July 2014)
- Emerging policy includes:
 - Site Specific Allocations document (consultation will take place Summer 2015, adoption not likely until Autumn 2016)

Housing:

- New housing target in the Further Alterations to the London Plan is 26,850 (2015 – 2025)
- Affordable housing policy:
 - Developments of 10 or more homes or residential sites of 0.5 hectare or more will be required to provide at least 35% affordable housing

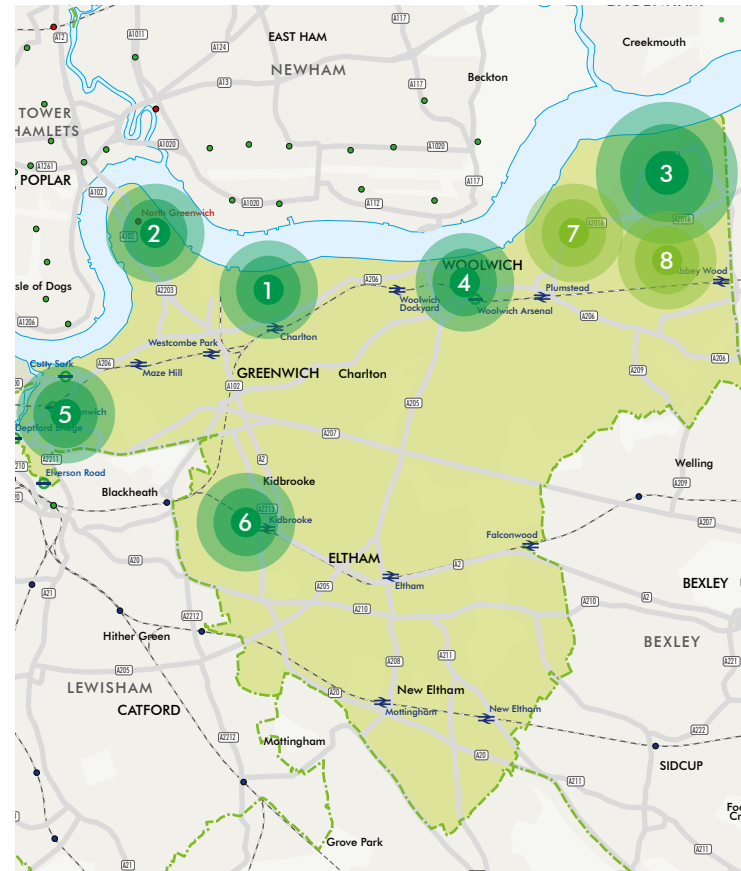
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



- Charlton Riverside Opportunity Area
- Greenwich Peninsular Opportunity Area
- Thamesmead and Abbey Wood Opportunity Area
- Woolwich Opportunity Area
- Deptford Creek/ Greenwich Riverside
- Kidbrooke Intensification Area
- Abbey Wood, Plumstead and Thamesmead Housing Zone
- Abbey Wood and South Thamesmead Housing Zone

KEY CONTACTS



Stuart Robinson
 Chairman of Planning
 t: 020 7182 2700
 e: stuart.robinson@cbre.com



Hannah Blunstone
 Senior Planner
 t: 020 7182 2208
 e: hannah.blunstone@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: HACKNEY

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 50, Conservative: 4, Liberal Democrats: 3)
- **Mayor (Leader of Council):** Councillor Jules Pipe
- **Key Officers:** Chief Executive: Tim Shields; Planning and Regulatory Services Director: Graham Loveland
- The Planning Committee has a Labour majority (6/2 seats)
- **Chair of Planning Committee:** Councillor Vincent Stops

Key issues:

- Transition from manufacturing to service and creative industries
- Regeneration of Dalston, Hackney Central, Hackney Wick and Shoreditch town centres
- 2012 Games Legacy

Significant amenity groups / neighbourhood forums:

- The Hackney Society
- Hackney Planning Watch

CIL STATUS*

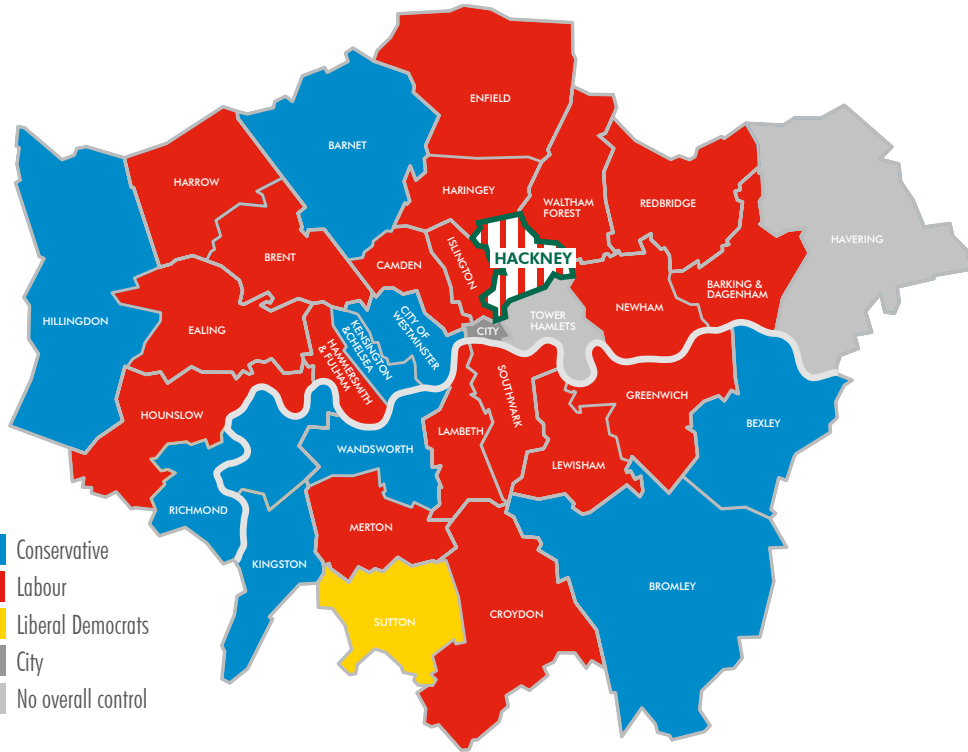
- **Mayoral CIL:** £35 per sq m[~]
- **Hackney CIL:** Draft Charging Schedule examined October 2014, anticipated to be adopted April 2015

Draft Charging Schedule: January 2014

Use	Rate (£) per sq m			
	Zone A	Zone B	Zone C	Zone D
Residential	190	25	55	0

Use	Rate (£) per sq m	
	City Fringe	Rest of Borough
Offices	50	0
Retail	65	0
Hotel	80	55
Large format retail store	0	150
Student housing	0	373
All other uses	0	0

[~] Part of the Borough falls within the Central Activities Zone where Crossrail S106 Contributions will apply



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

Population is **246,300**[^]

Hackney has the **largest Jewish Charedi community** in the world, outside New York and Israel

More people in Hackney **cycle to work** than in any other London Borough

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: HACKNEY

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (November 2010)
 - Retained Saved Unitary Development Plan (UDP) Policies (1995)
 - Area Action Plans for Dalston area, Hackney Central, Hackney Wick and Manor House
- Emerging policy includes:
 - Development Management Local Plan (adoption anticipated for 2015)
 - Site Allocations Local Plan (adoption anticipated for 2015)

Housing:

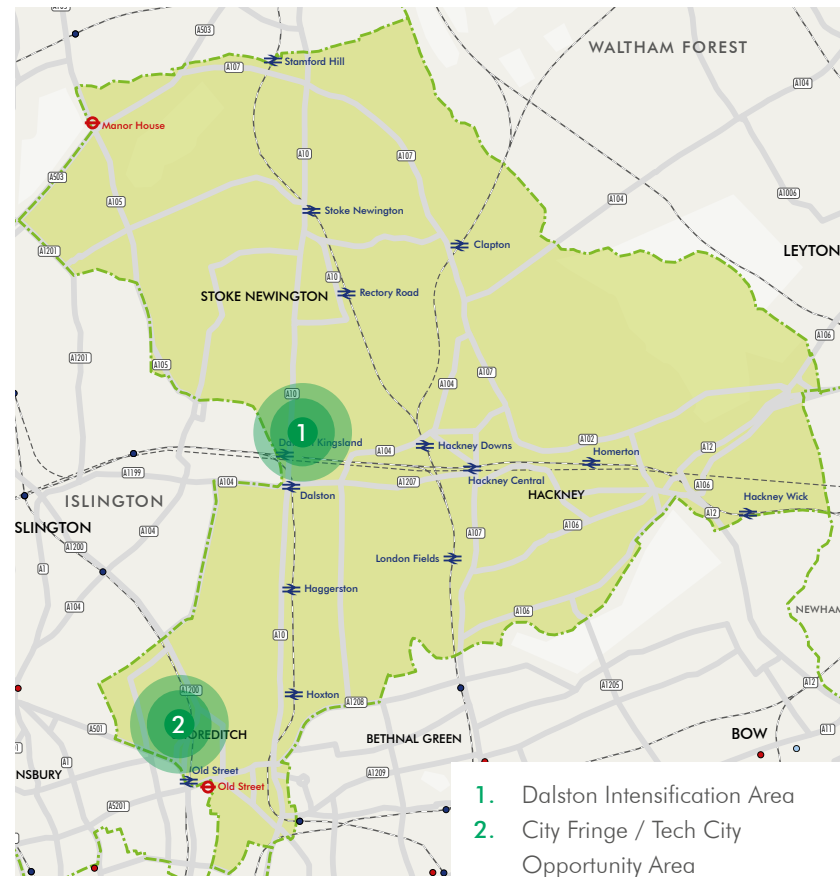
- New housing target in the Further Alterations to the London Plan is 15,988 (2015 – 2025)
- Affordable housing policy: Borough wide affordable housing target for 50% of all new homes

Office to residential position:

- A number of areas within Hackney are exempt from office to residential permitted development rights
- These areas are predominantly concentrated in the south of the Borough, around Old Street and Shoreditch

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com

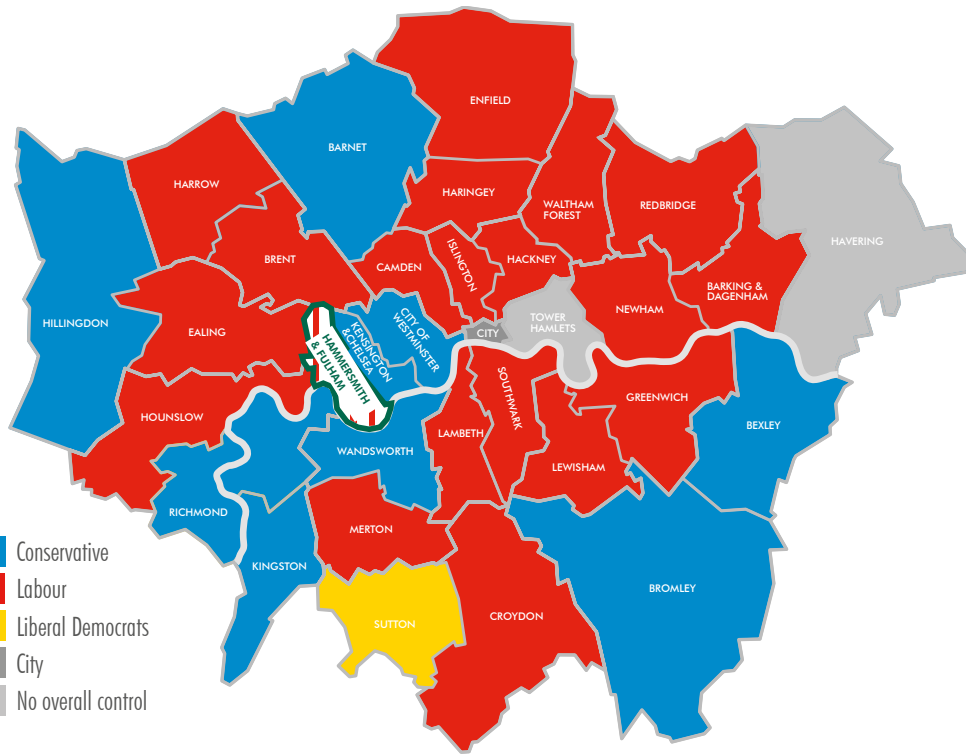


Matthew Gore
Associate Director, Planning
t: 020 3257 6708
e: matthew.gore@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: HAMMERSMITH & FULHAM



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

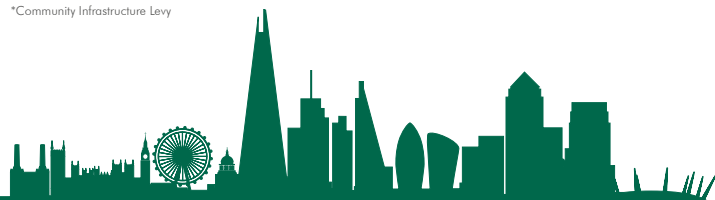
One in five residents earns over £60,000, but five areas within the Borough are among the 10% most deprived nationally



The Borough has the second highest proportion of single adults in England and Wales, they make up 55% of the population



*Community Infrastructure Levy



COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 26, Conservative: 20)
- **Leader of Hammersmith & Fulham Council:** Councillor Stephen Cowan
- **Key Officers:** Director for Planning: Juliemma McLoughlin; Head of Development Management: Ellen Whitchurch; Head of Planning Regeneration: John Finlayson
- The Planning Applications Committee determine applications for planning permission including consents for works to listed buildings and properties in conservation areas in addition to authorising enforcement notices
- The Committee has a Labour majority (6/4 seats)
- **Chair of Planning and Development Control Committee:** Councillor Adam Connell

Key issues:

- Change in political control to Labour
- Old Oak Common Regeneration
- Earls Court and surrounding estate redevelopment

Significant amenity groups / neighbourhood forums:

- Number of active amenity groups across the Borough, including: The Hammersmith Society; White City Neighbourhood Forum; Hammersmith & Fulham Disability Forum; Hammersmith & Fulham Historic Buildings Group

CIL STATUS*

- **Mayor CIL:** £50 per sq m
- **Hammersmith & Fulham CIL:** Examination of Draft Charging Schedule complete, anticipated to be adopted May 2015

Draft Charging Schedule: November 2014

Use	Rate (£) per sq m			
	South	Central A Hammersmith Town Centre	Central B Outside Hammersmith Town Centre	North
Residential (C3/C4/HMO/ Hostel)	400	200	200	100
Office (B1a/b)	0	80	0	0
Health, education, Industrial (B1c/B2), warehousing (B8)	0	0	0	0
All uses unless otherwise stated	80	80	80	80

*Earls Court and West Kensington Opportunity Area are exempt from CIL

LONDON BOROUGH PLANNING GUIDE: HAMMERSMITH & FULHAM

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (October 2011)
 - Development Management Local Plan (July 2013)
- Emerging policy includes:
 - The Borough is reviewing its Local Plan which will combine the Core Strategy and Development Management Local Plan into one document. Consultation on the draft Local Plan is currently underway

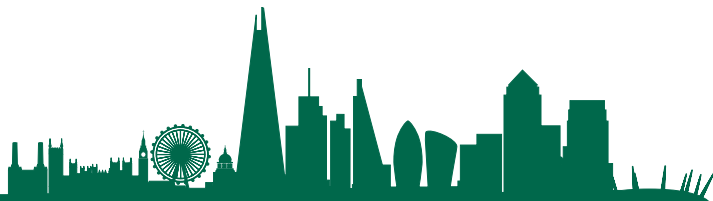
Housing:

- Residential use is the priority across the Borough
- New housing target in the Further Alterations to the London Plan is 10,312 (2015 – 2025)
- Affordable housing policy: Sites with the capacity for ten or more self-contained dwellings will be expected to provide affordable housing having regard to the following:
 - A minimum target of 40% of additional dwellings built should be affordable
 - Preference for all additional affordable housing to be intermediate and affordable rented housing
 - Physical constraints
 - Financial viability

Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. White City Opportunity Area
2. Earls Court and West Kensington Opportunity Area
3. Park Royal Opportunity Area
4. Old Oak Opportunity Area

KEY CONTACTS



Stuart Robinson

Chairman of Planning

t: 020 7182 2700

e: stuart.robinson@cbre.com



Matthew Gore

Associate Director, Planning

t: 020 3257 6708

e: matthew.gore@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: HARINGEY

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 48, Liberal Democrats: 9)
- **Leader of Haringey Council:** Councillor Claire Kober
- **Key Officers:** Chief Executive: Nick Walkley; Assistant Director for Planning: Stephen Kelly; Head of Development Management and Planning Enforcement: Emma Williamson; Assistant Director for Regeneration: Dan Hawthorn; Cabinet Member for Planning: Councillor Ali Demerci
- The Planning Sub-Committee determines complex or contested applications
- The Committee has a Labour majority (9/12 seats)
- **Chair of Planning Sub-Committee:** Councillor Peray Ahmet

Key issues:

- Tottenham Regeneration
- Haringey Heathlands Growth Area
- Tottenham Hale – testing ground of new GLA Housing Zones

Significant amenity groups / neighbourhood forums:

- Highgate Neighbourhood Forum
- Our Tottenham
- Neighbourhood plans are being developed for Archway Road, Myddleton Road – and Tottenham Lane Design Framework

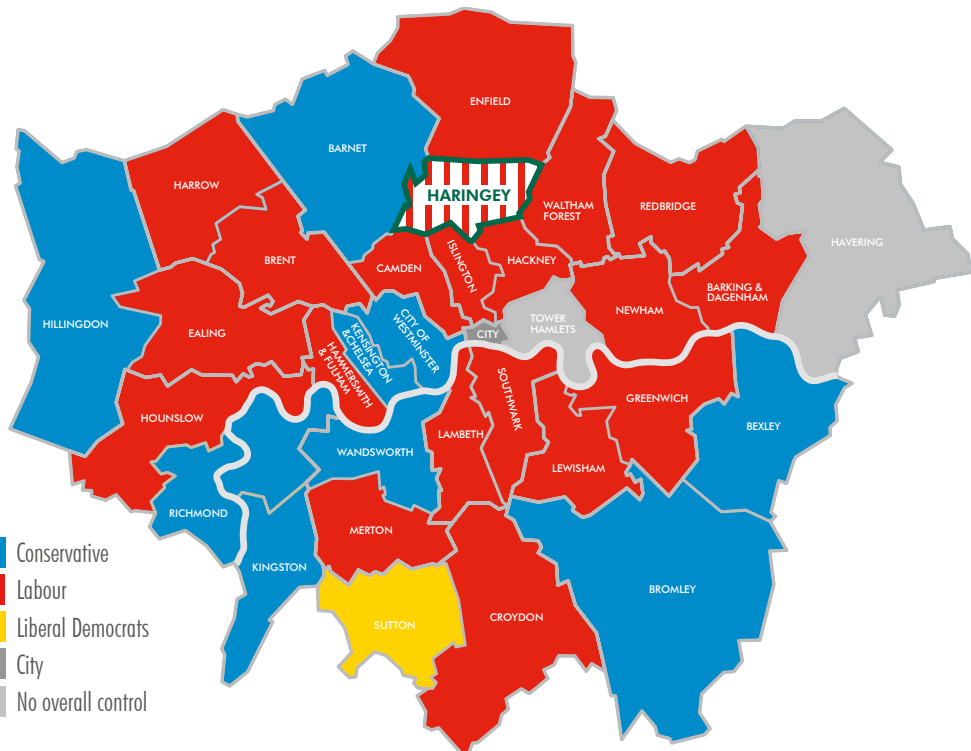
CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Haringey CIL:** Adopted 1 November 2014

Charging Schedule: November 2014

Use	Rate (£) per sq m		
	West	Central	East
Residential	265	165	15
Student accommodation	265	165	15
Supermarkets	0	95	0
Retail warehousing	0	25	0
Office, industrial, warehousing, small scale retail (use class A1-A5)	0	0	0
Health, school and higher education	0	0	0
All other uses	0	0	0

Note: Superstores / supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floor space as part of the overall mix of the unit mix of the unit, developed by the public, not for profit or charitable sectors are subject to zero levy).



Population is **254,926**[^]

Haringey's population grew by **17.7%** from 2001 – 2011[^]

45% of residents were born outside Britain

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: HARINGEY

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Local Plan: Strategic Policies (March 2013)
 - Unitary Development Plan (UDP) Saved Policies (July 2006)
- Emerging policy includes:
 - Site Allocations DPD (consultation until 23 March 2015)
 - Tottenham Area Action Plans (AAP) (consultation until 23 March 2015)
 - Local Plan: Minor Alterations to Strategic Policies (consultation until 23 March 2015)
 - Development Management Policies (consultation until 23 March 2015)

Housing:

- New housing target in the Further Alterations to the London Plan is 15,019 (2015 – 2025)
- Affordable housing policy:
 - 50% affordable housing target
 - The strategic target for tenure split is 70% affordable rent (including social rent) and 30% intermediate
 - Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision

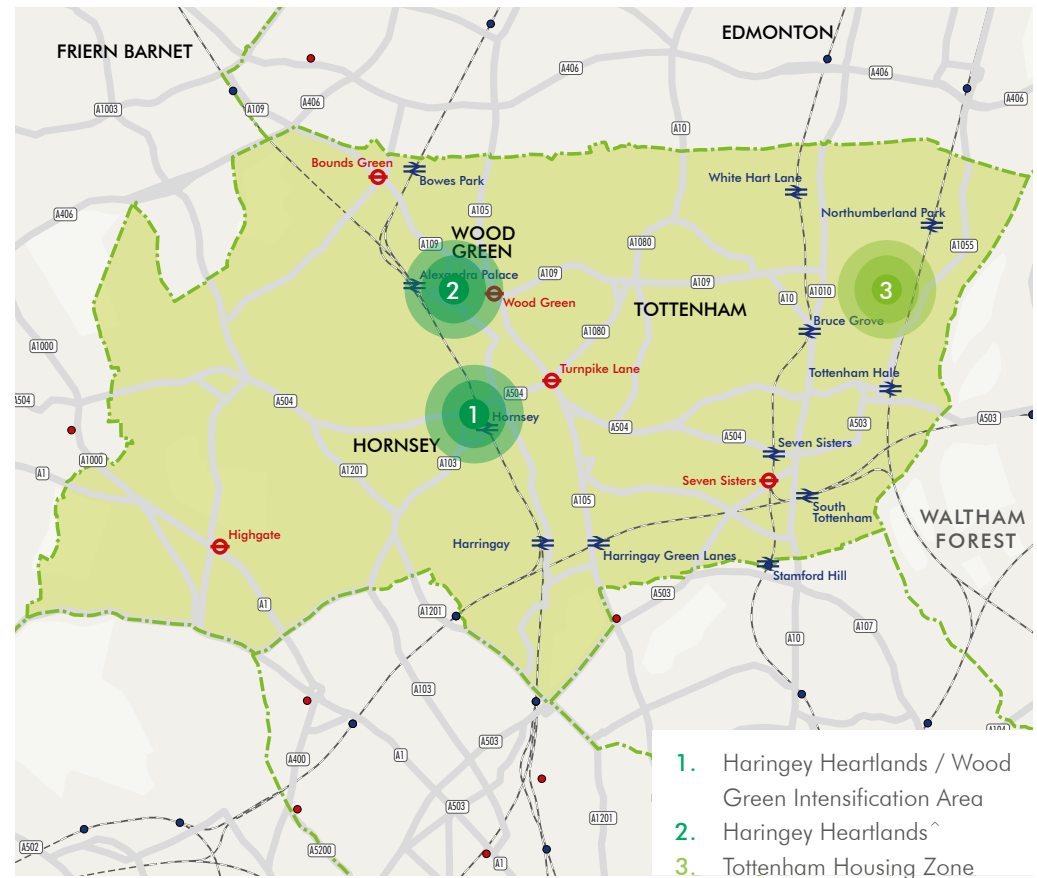
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)

^ Mayor is currently considering designation of Haringey Heartlands as an Opportunity Area

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS

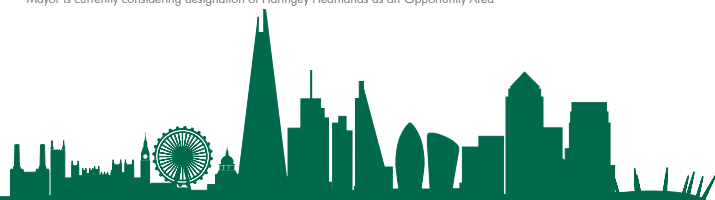


Paul Willmott OBE
 Director, Planning
 t: 020 7182 2779
 e: paul.willmott@cbre.com



Hannah Blunstone
 Senior Planner
 t: 020 7182 2208
 e: hannah.blunstone@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: HARROW

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 34, Conservative: 26, Independent: 2, Liberal Democrats: 1)
- **Leader of Harrow Council:** Councillor David Perry
- **Key Officer:** Head of Planning: Beverley Kuchar
- Planning decisions are usually made by Planning Committee meetings or occasionally at the Major Developments Panel
- The Planning Committee has a small Labour majority (Labour:4, Conservative:3)
- **Chairman of Planning Committee and Major Developments Panel:** Councillor Keith Ferry

Key Issues:

- New housing zone

Significant amenity groups / neighbourhood forums:

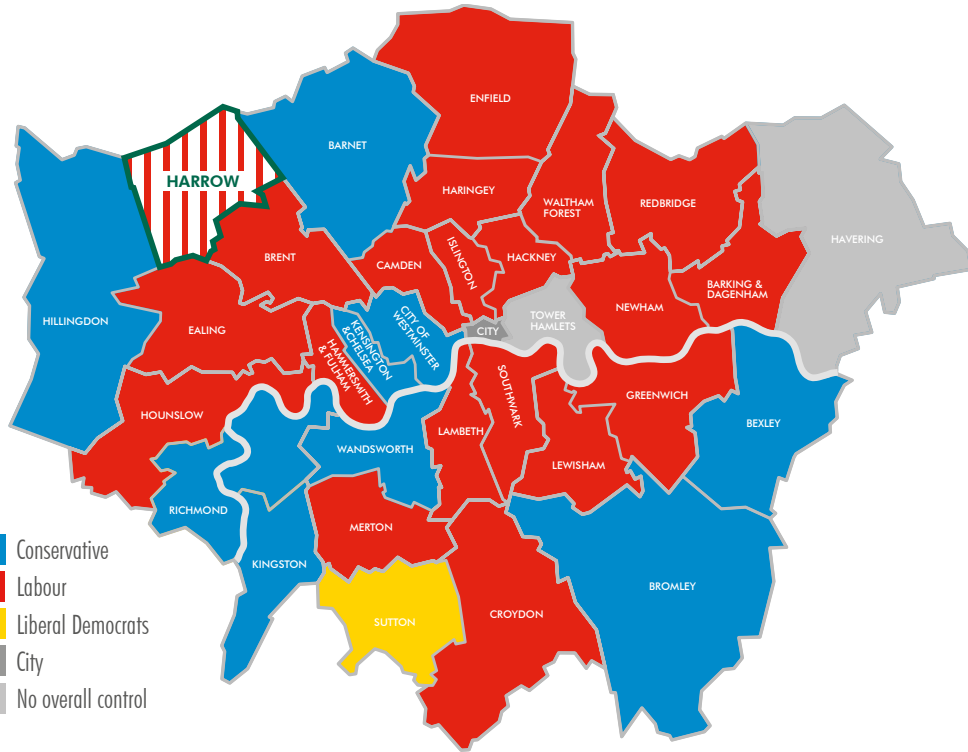
- Campaign for Better Harrow

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Harrow CIL:** Adopted 16 September 2013

Charging Schedule: September 2013

Use	Rate (£) per sq m
Residential	110
Hotels (C1), residential institutions except hospitals (C2), student accommodation, hostels and HMOs (sui generis)	55
Retail A1-A5	100
All other uses	0

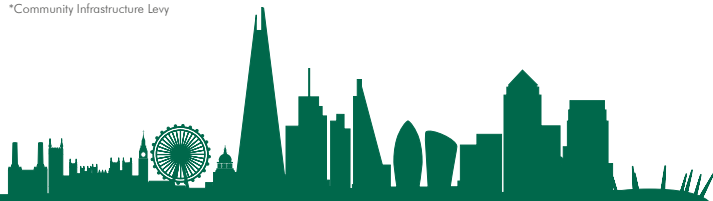


One fifth of the borough is composed of parkland and open spaces creating a green belt equivalent to eight Hyde Parks



22% of Harrow's population identify themselves as Indian in ethnicity, the highest in London

*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: HARROW

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (2012)
 - Development Management Policies (2013)
 - Site Allocations Local Plan (2013)
 - Harrow and Wealdstone Area Action Plan (2013)

Housing:

- New housing target in the Further Alterations to the London Plan is 5,927 (2015 – 2025)
- Affordable housing policy:
 - 2,420 per annum target (2011 – 2026)
 - Borough-wide affordable housing target: 40% of all new homes

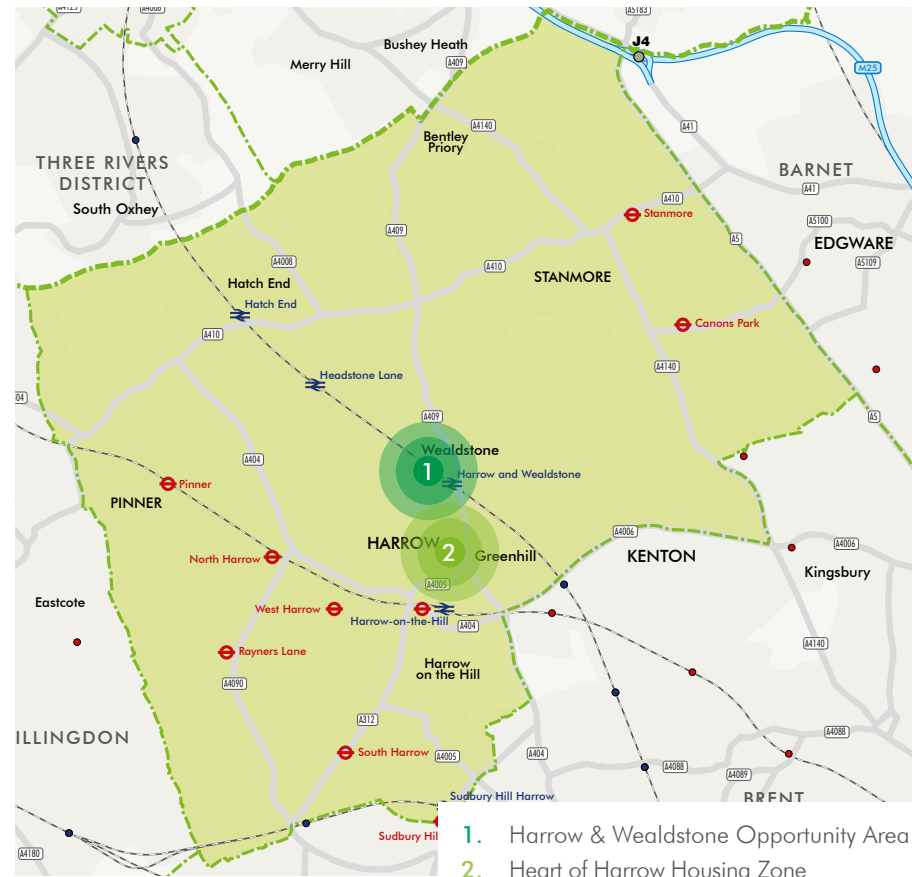
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Paul Willmott OBE
Director, Planning
t: 020 7182 2779
e: paul.willmott@cbre.com



Isabel Keppel
Senior Planner
t: 020 7182 2031
e: isabel.keppel@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: HAVERING

COUNCIL AND LOCAL POLITICS

Structure:

- **No overall control** (Residents Association and Group: 24, Conservative: 22, UKIP: 7, Labour: 1)
- **Leader of Havering Council:** Councillor Roger Ramsey
- **Key Officers:** Chief Executive: Cheryl Coppell; Head of Planning: Patrick Keyes; Development Control Manager: David Lawn
- The Regulatory Services Committee decides on planning applications
- The Committee has a Conservative majority (5/6 seats)
- **Chair of Regulatory Services Committee:** Councillor Robby Misir

Key issues:

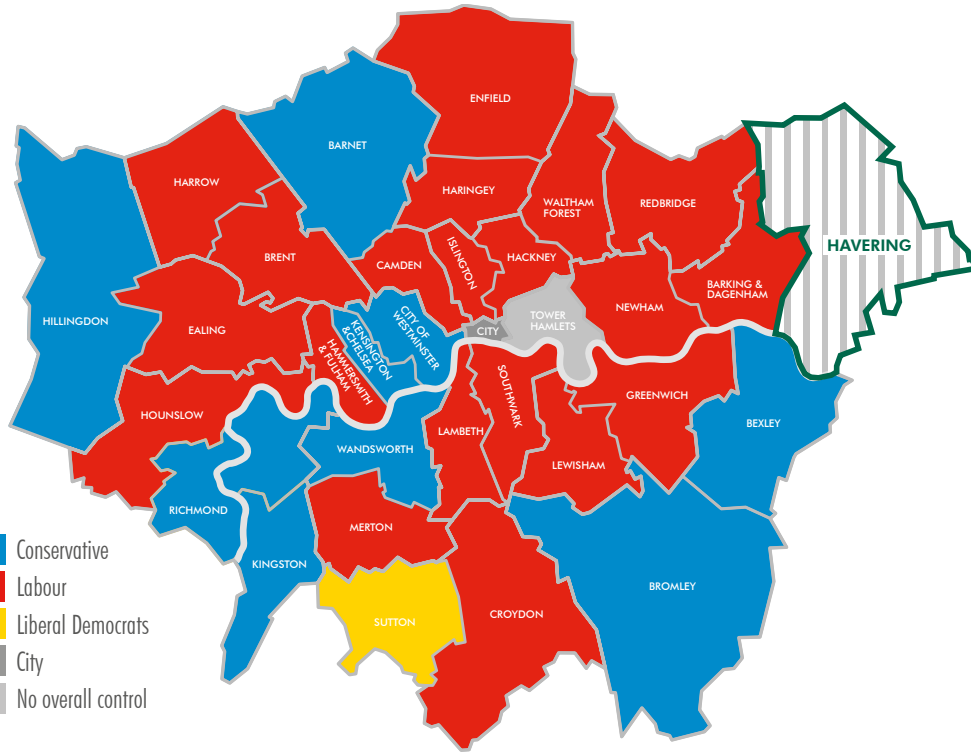
- Threat of regional shopping centres to town centres
- Thames Gateway
- Density in Opportunity Areas

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Havering CIL:** Consultation on Preliminary Draft Charging Schedule until 23 March 2015

Preliminary Draft Charging Schedule: February 2015

Use	Rate (£) per sq m
Open market residential north of the A1306	70
Open market residential south of the A1306	50
Private care/retirement housing north of the A1306	70
Private care/retirement housing south of the A1306	50
Office and industrial	0
Retail — supermarkets, superstores and retail warehouses above 2,000 sq m gross internal area	175
Retail — below 2,000 sq m gross internal area in Metropolitan, District and Local Centres as defined in the Havering Core Strategy, 2008	50
Hotel	20
All other development	0



Population is **224,248**[^]

[^] Census 2011
*Community Infrastructure Levy

2nd highest number of semi detached houses in London

More than half of the Borough is in the GreenBelt



LONDON BOROUGH PLANNING GUIDE: HAVERING

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy and Development Control Policies (2008)
 - Site Specific Allocations (2008)
 - Romford Area Action Plan (2008)
- Emerging policy includes:
 - Sustainability Appraisal Draft Scoping Report for the Local Plan (consultation in January 2015)
 - Draft Statement of Community Involvement (consultation in January 2015)

Housing:

- New housing target in the Further Alterations to the London Plan is 11,701 (2015 – 2025)
- Affordable housing policy:
 - 50% (with 70/30 social/intermediate split) on sites with capacity for 10 or more dwellings or 0.5 ha in size

Office to residential position:

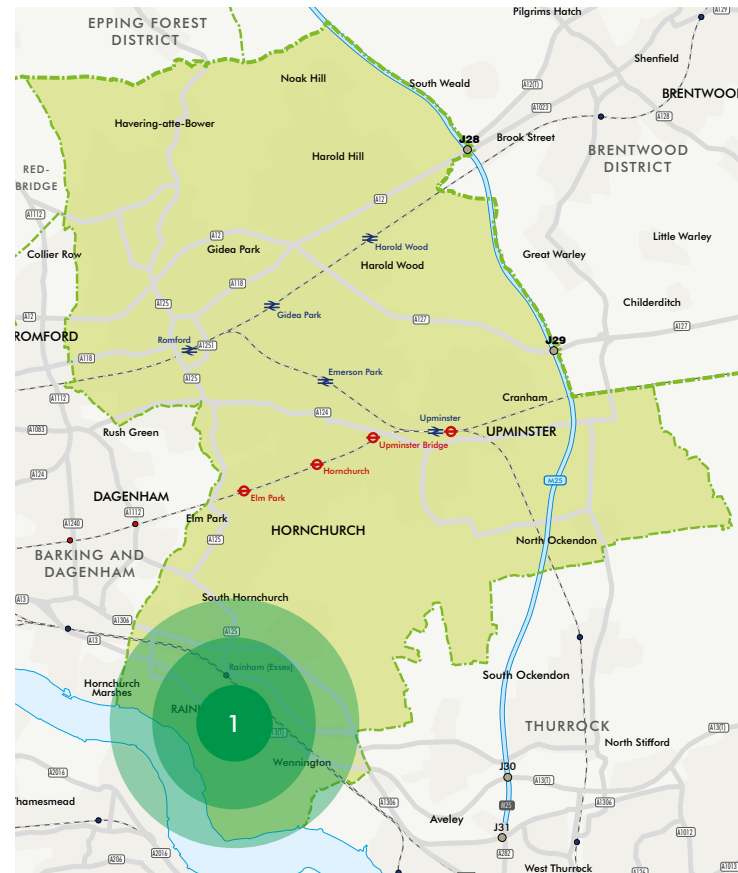
- No exemption from office to residential permitted development rights, although Havering did apply for exemption of its main employment areas and main office area in Romford
- Havering are monitoring Romford Office Quarter for prior approval applications relating to the change of use from office to residential

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES

1. London Riverside Opportunity Area



KEY CONTACTS



Neeraj Dixit
 Director, Planning
 t: 020 7182 3702
 e: neeraj.dixit@cbre.com



Alex Harrison
 Planner
 t: 020 3257 6709
 e: alex.harrison@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: HILLINGDON

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservatives: 42, Labour: 23)
- **Leader of Hillingdon Council:** Councillor Raymond Puddfoot
- **Key Officers:** Chief Executive: Fran Beasley; Head of Planning, Green Spaces and Culture: James Rodger
- The planning committees are split into area committees (North and South Planning Committees) with one Major Applications Planning Committee
- The Committee has a Labour majority (6/3 seats)
- **Chair of Major Applications Planning Committee:** Councillor Edward Lavery

Key issues:

- Heathrow Airport Expansion and mitigation
- HS2
- Delivering hotel growth

Significant amenity groups / neighbourhood forums:

- There are no neighbourhood forums in the area however there are a number of residential associations across the Borough

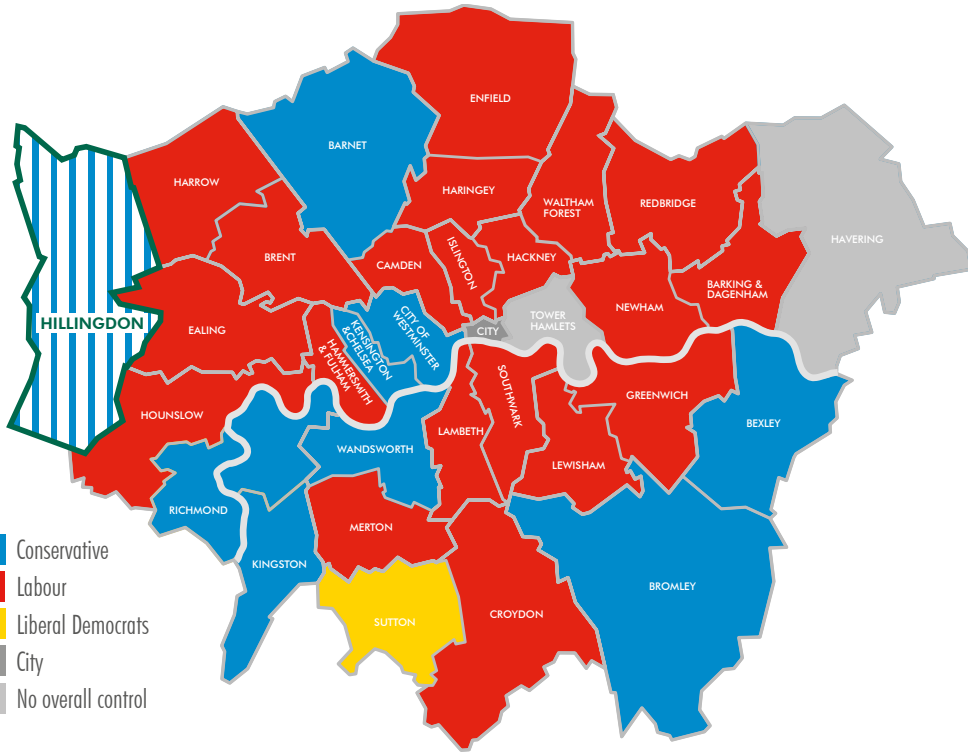
CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Hillingdon CIL:** Adopted 10 July 2014

Charging Schedule: July 2014

Use	Rate (£) per sq m
Large format retail 1,000 sqm (A1-A5)+	215
Offices (B1)	35
Hotels (C1)	40
Residential dwelling houses (C3)	95
Industrial (B8)	5
Sui generis	35
All other uses	0

+Outside of designated town centres



Hillingdon has approximately **260,000** residents, forecast to increase by 14% by 2026



1 in 15 of the Borough's residents work at Heathrow Airport



*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: HILLINGDON

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Local Plan Part 1 (November 2012)
- Emerging policy includes:
 - Local Plan Part 2 includes the draft Development Management Policies and draft Proposed Site Allocations and Designations, further consultation took place in November 2014

Housing:

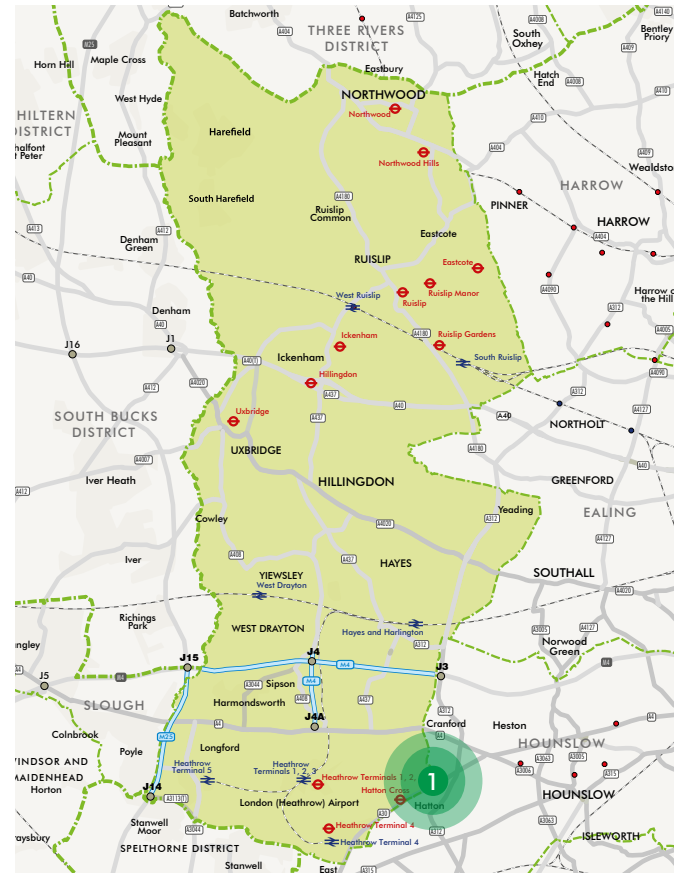
- New housing target in the Further Alterations to the London Plan is 5,593 (2015 – 2025)
- Affordable housing policy:
 - Borough-wide affordable housing target: 35% of all new homes
 - Tenure split: 70% social rented and 30% intermediate housing

Office to residential position:

- Hillingdon applied for exemption to office to residential permitted development rights, however was unsuccessful

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Heathrow Opportunity Area

KEY CONTACTS



Sara Parkinson

Associate Director, Planning

t: 020 7182 2741

e: sara.parkinson@cbre.com



Amy Lee

Planner

t: 020 7182 2791

e: amy.b.lee@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: HOUNSLOW

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 49, Conservative: 11)
- **Leader of Hounslow Council:** Councillor Steve Curran
- **Key Officers:** Chief Executive: Mary Harpley; Director of Regeneration, Economic Development and Environment: Brendon Walsh
- The Planning Committee has a Labour majority (13/2 seats)
- **Chair of Planning Committee:** Councillor Bob Whatley

Key issues:

- Housing, especially affordable
- Brentford and Hounslow Town Centre regeneration
- Development of Great Western Corridor

Significant amenity groups / neighbourhood forums:

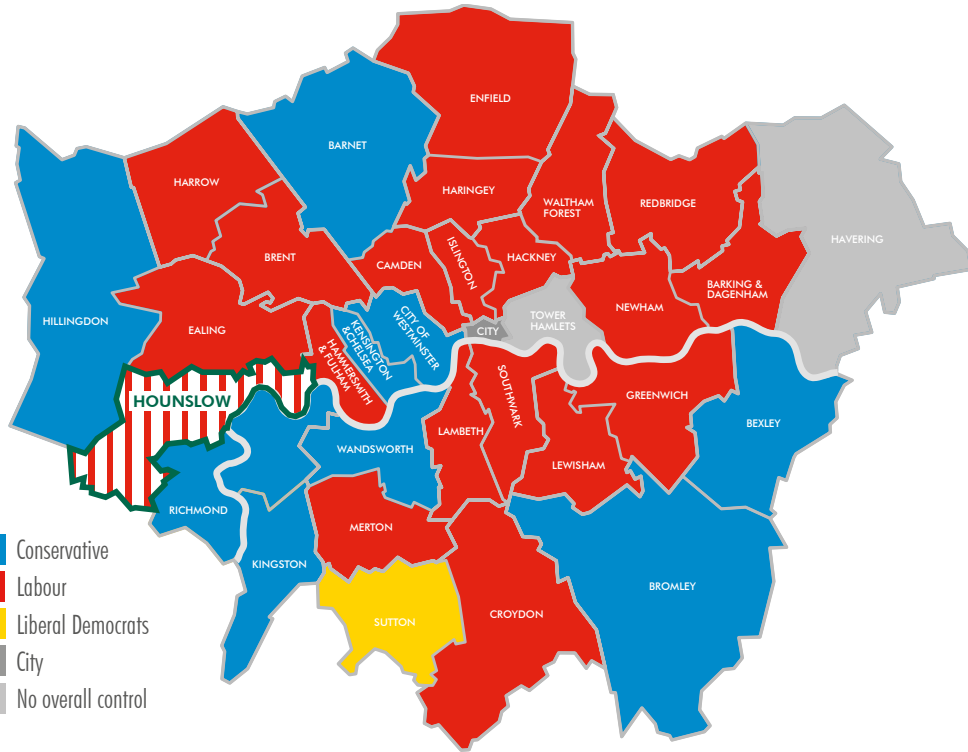
- Butts Farm Neighbourhood Plan

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Hounslow CIL:** Examination of Draft Charging Schedule due to take place in March 2015

Draft Charging Schedule: November 2014

Use	Rate (£) per sq m		
	Zone 1 (East)	Zone 2 (Central)	Zone 3 (West)
Residential	200	110	70
Convenience and retail warehousing retailing space over 280 sq m	155	155	155
Healthcare, education and emergency services	0	0	0
All other uses	20	20	20



Population is **236,800**[^]

There are over **120 languages** spoken in Hounslow

Hounslow has the **second largest Indian population** in London

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: HOUNSLOW

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Unitary Development Plan (UDP) 'Saved Policies' (December 2007)
 - Employment Development Plan Document (November 2008)
 - Brentford Area Action Plan (January 2009)
- Emerging policy includes:
 - Local Plan examination completes March 2015

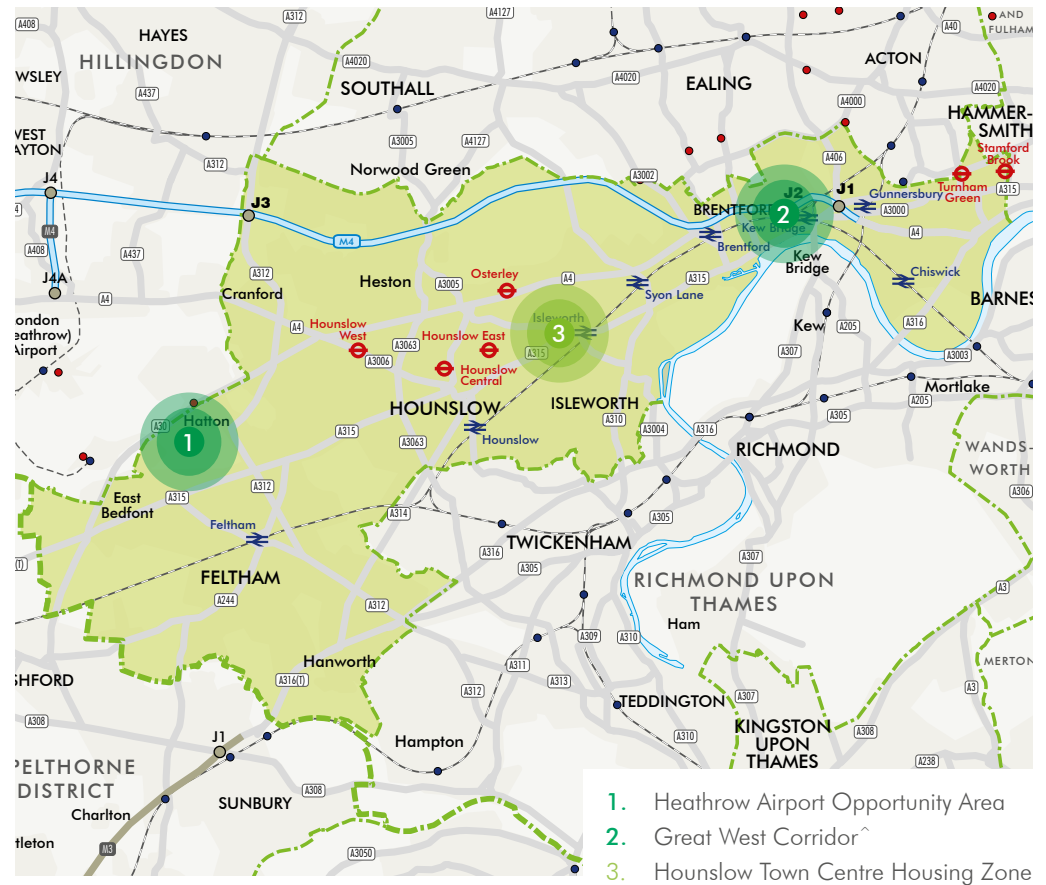
Housing:

- New housing target in the Further Alterations to the London Plan is 8,222 (2015 – 2025)
- Affordable housing policy:
 - UDP affordable housing policy has expired
 - Emerging (Local Plan) seeks maximum reasonable amounts on sites with a capacity for ten homes or more
 - Review mechanism will be required where less than 40% affordable housing

Office to residential position:

- No exemption from office to residential permitted development rights

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Paul Willmott OBE
 Director, Planning
 t: 020 7182 2779
 e: paul.willmott@cbre.com



Rachel Ferguson
 Senior Planner
 t: 020 7182 2781
 e: rachel.ferguson@cbre.com

Last updated March 2015

*In addition to the Further Alterations to the London Plan (2015)

[^] Mayor is currently considering designation of the Great West Corridor, including the Golden Mile as an Opportunity Area



LONDON BOROUGH PLANNING GUIDE: ISLINGTON

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 47, Green: 1)
- **Leader of Islington Council:** Councillor Richard Watts
- **Key Officers:** Chief Executive: Lesley Seary; Director of Service, Planning and Development: Karen Sullivan; Head of Development Control: Victoria Geoghegan
- The Planning Committee consists of one main Committee who make decisions on major applications and two sub-committees (A and B) who determine minor applications
- The Planning Committee has all Labour seats
- **Chair of Main Planning Committee:** Councillor Robert Khan

Key issues:

- Affordable housing
- Loss of office accommodation
- Density – ensuring infrastructure is in place to support development

Significant amenity groups / neighbourhood forums:

- Potential neighbourhood forums at King's Cross (joint with London Borough of Camden), Crouch Hill and Hornsey Rise
- Number of active conservation groups across the Borough

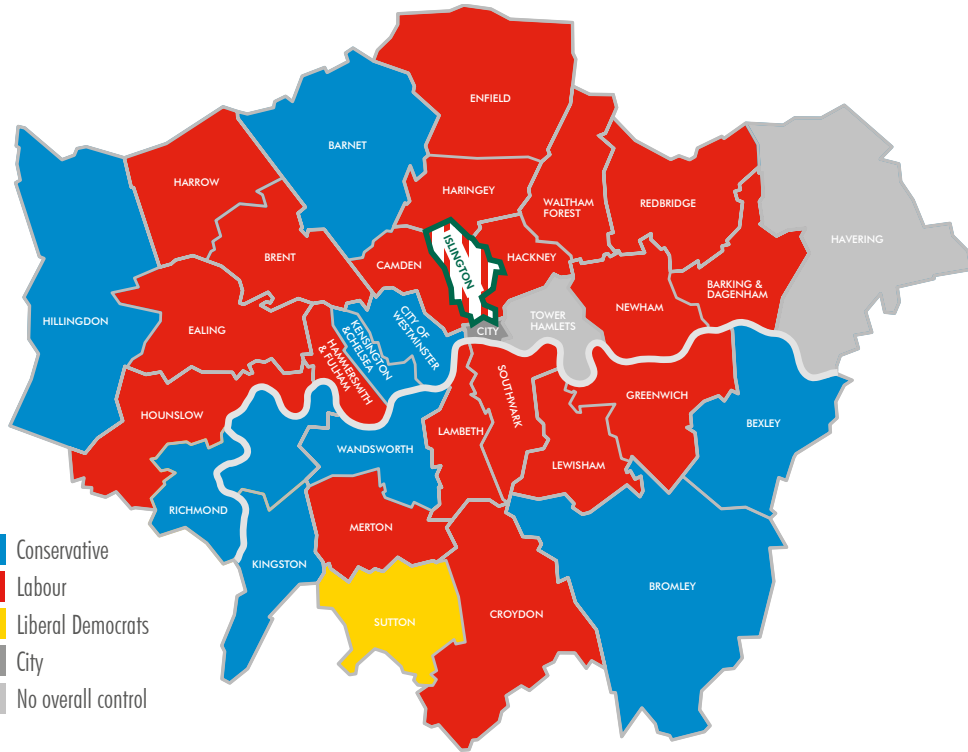
CIL STATUS*

- **Mayoral CIL:** £50 per sq m~
- **Islington CIL:** Adopted 1 September 2014

Charging Schedule: September 2014

Use	Rate (£) per sq m	
	Area A (CAZ)	Area B Rest of (Borough)
Residential (C3 and C4), residential institutions (C2, C2A), not including public health and care facilities	300	250
Retail	175	125
Hotels	350	250
Office	80	0
Student housing		400
Assembly and Leisure (D2)		80
Research and development (B2), light industry (B1c), general industrial (B2), storage or distribution (B8), non-residential institutions (D1)		0

~Part of the Borough is within Central Activities Zone (CAZ) where Crossrail S106 Contributions apply



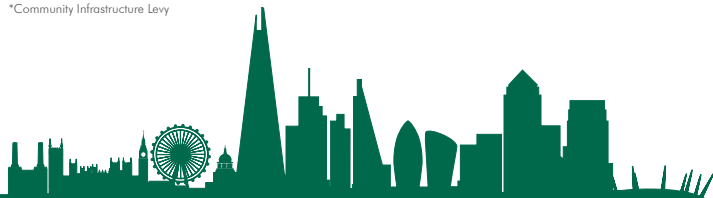
Islington is the most densely populated London Borough



Third smallest Borough by area



*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: ISLINGTON

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (February 2011)
 - Development Policies Document (DPD) (June 2013)
 - Site Allocations (June 2013)
 - Finsbury Local Plan DPD (June 2013)

Housing:

- New housing target in the Further Alterations to the London Plan is 12,641 (2015 – 2025)
- Affordable housing policy:
 - 50% Borough wide target
 - Maximum amount of affordable housing possible should be delivered on site. Many sites are expected to deliver at least 50% of units as affordable, subject to a financial viability assessment
 - 70% social rented and 30% intermediate split
 - Political preference is for social rent

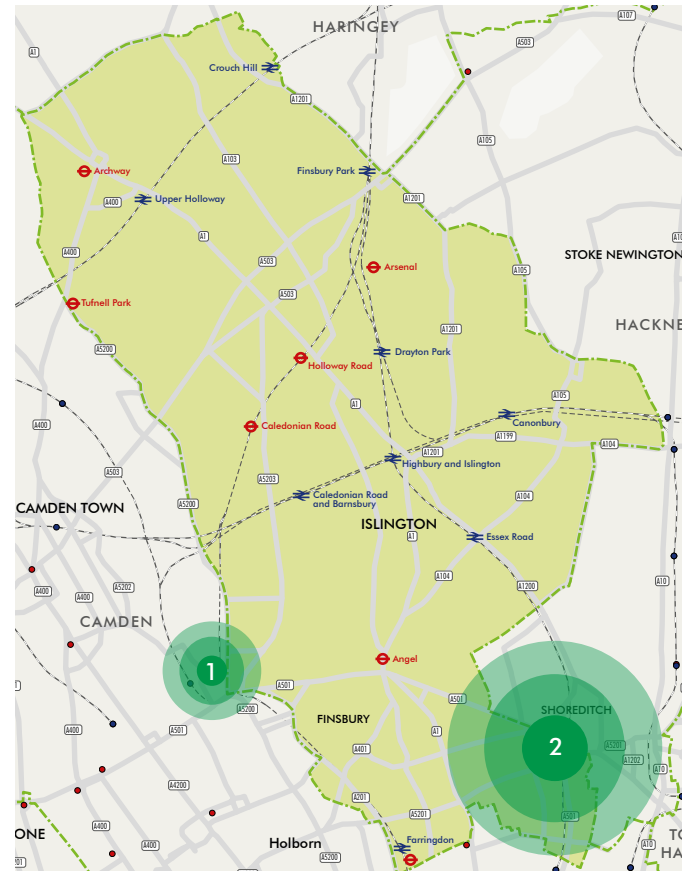
Office to residential position:

- Parts of Islington within the Central Activities Zone (CAZ) are exempt from office to residential permitted development rights
- The Borough has been granted exemption from office to residential permitted development rights for a small part of the Borough (outside of the CAZ) which came into force in September 2014

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. King's Cross (part within Camden) Opportunity Area
2. Farringdon / Smithfields Intensification Area

KEY CONTACTS



James Penfold
Associate Director, Planning
t: 020 7182 3864
e: james.penfold@cbre.com



Joseph Wilson
Senior Planner
t: 020 3214 1869
e: joseph.wilson@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: KENSINGTON & CHELSEA

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 37, Labour: 12, Liberal Democrats: 1)
- **Leader of the Council:** Councillor Nicholas Paget-Brown
- **Key Officers:** Town Clerk: Nicholas Holgate; Executive Director of Planning: Jonathan Bore
- Planning decisions usually are made at the Major Planning Development Committee
- The Committee has a Conservative majority (7/2 seats)
- **Chairman of Planning Committee:** Councillor Paul Warrick

Key issues:

- Basement extensions
- Office accommodation
- Regeneration of North Kensington

Significant amenity groups / neighbourhood forums:

- Brompton Association, Kensington Society, The Chelsea Society and The Knightsbridge Association

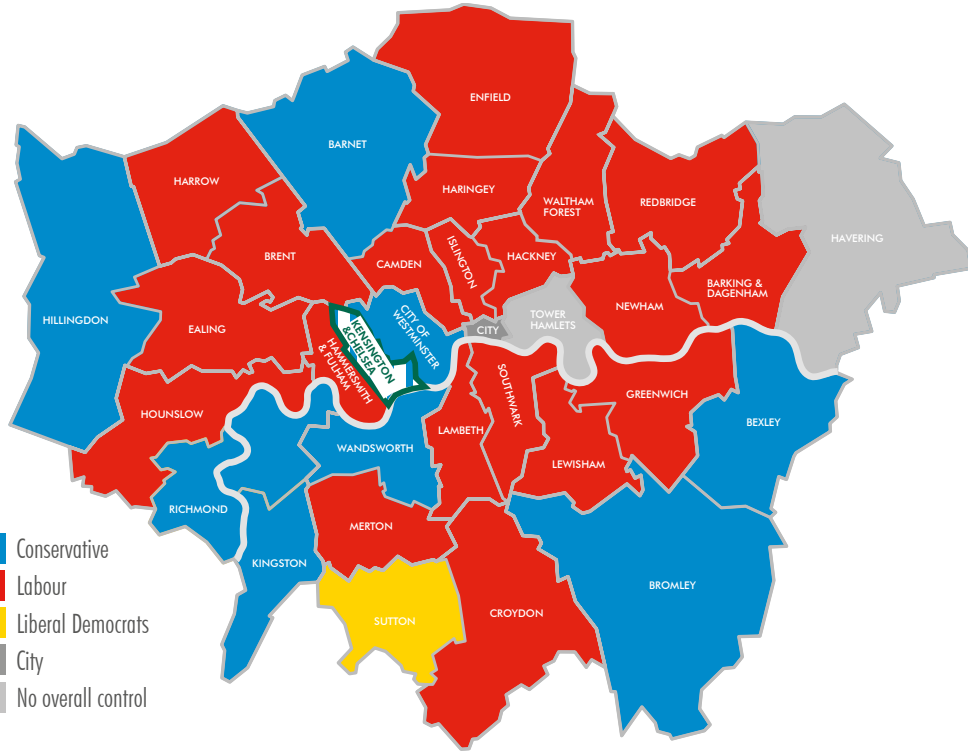
CIL STATUS*

- **Mayoral CIL:** £50 per sq m
- **Kensington & Chelsea CIL:** Anticipated to be adopted 6 April 2015

Draft Charging Schedule: January 2015

Use	Rate (£) per sq m							
	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G~	Zone H~
Residential (C3 & short term lets)	750	590	430	270	190	110	0	0
Extra care housing	510	230	300	160	0	0	0	0
Hotels	160	160	160	160	160	160	0	0
Student accommodation	125	125	125	125	125	125	0	0
Industrial / warehousing	0	0	0	0	0	0	0	0
Offices (B1)	0	0	0	0	0	0	0	0
Retail	0	0	0	0	0	0	0	0
D1 & D2 uses	0	0	0	0	0	0	0	0
All other uses	0	0	0	0	0	0	0	0

~ Except from Zone G (Earl's Court) and Zone H (Kensal Strategic Site)



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

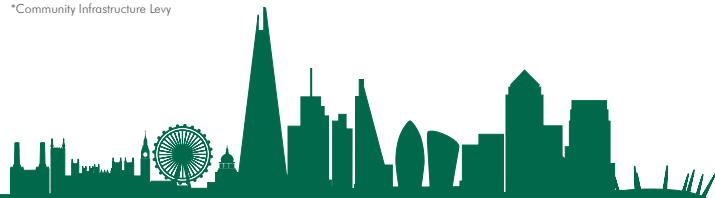
Most densely populated Borough with more than **13,000** people per square kilometre

*Community Infrastructure Levy

The Borough is home to around **4,000** listed buildings



Average property price is just over £1.3 million – the highest in the country



LONDON BOROUGH PLANNING GUIDE: KENSINGTON & CHELSEA

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (December 2010):
 - Partial review of the Core Strategy: Conservation, design and miscellaneous matters (December 2014)
 - Partial review of the Core Strategy: Basements (January 2015)
 - Unitary Development Plan (UDP) Saved Policies (2007)
 - Norland Neighbourhood Plan (March 2014)

Housing:

- New housing target in the Further Alterations to the London Plan is 7,330 (2015 – 2025)
- Affordable housing policy:
 - Residential floor space in excess of 800 sq m gross external area (GEA) is required to provide affordable housing at 50% by floor area
 - Residential floor space in excess of 800 sq m but less than 1,200 sq m is required to provide a commuted sum in lieu of the equivalent amount of affordable housing
 - Residential floor space in excess of 1,200 sq m is required to provide affordable housing on-site unless exceptional circumstances exist

Office to residential position:

- The Borough has been granted a Borough-wide exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Graham Timms
Associate Director, Planning
t: 020 7182 2654
e: graham.timms@cbre.com

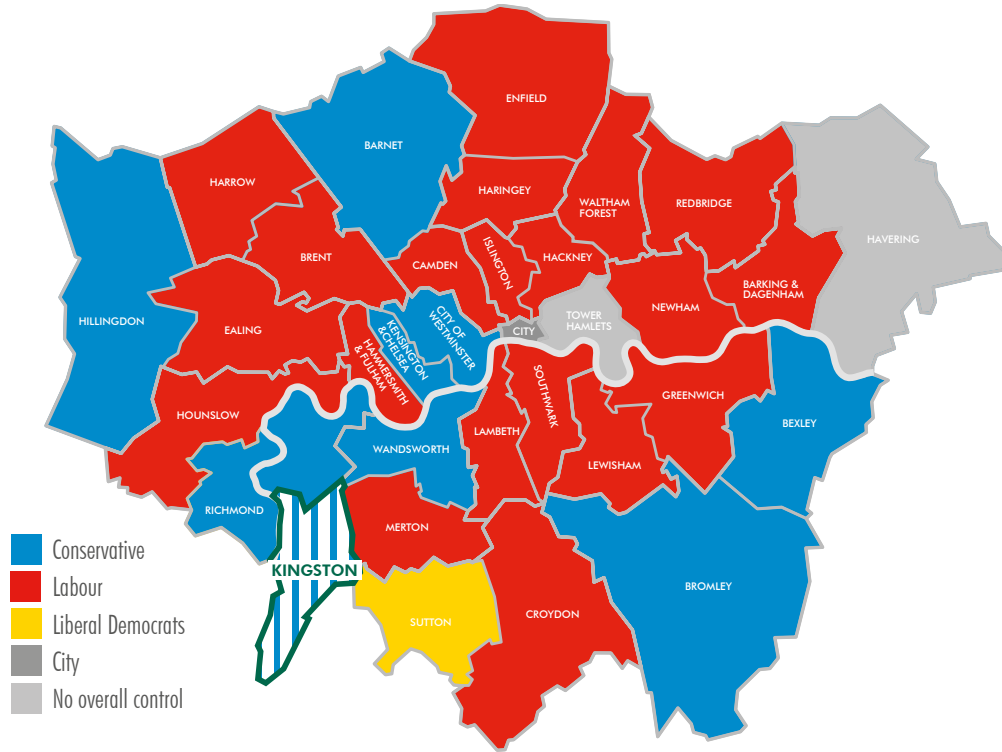


Celine Bird
Planner
t: 020 7182 2769
e: celine.bird@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: KINGSTON UPON THAMES



COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** control (Conservative: 28, Liberal Democrats: 18, Labour: 2)
- **Leader of Kingston Council:** Councillor Kevin Davis
- **Key Officers:** Chief Executive: Bruce McDonald; Director of Place and Regeneration: Roy Thompson, Environment and Transport: Councillor David Cunningham
- The Development Control Committee determines any application that individual Neighbourhood Committees are unable to deal with
- The Committee has a Conservative majority (6/4 seats)
- **Chair of Development Control Committee:** Councillor Richard Hudson

Key issues:

- Accommodating housing growth
- Won £30 million from the Mayor for “mini Holland” plans
- Kingston Town Centre regeneration
- Devolution powers

Significant amenity groups / neighbourhood forums:

- Kingston Vale Amenity Group
- Independent conservation area advisory committees: Kingston Town, Surbiton, Maldens & Coombe

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Kingston CIL:** Anticipated to be adopted April 2015

Draft Charging Schedule: December 2014

Use	Rate (£) per sq m			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential	210	130	85	50
Care home & retirement housing	50	0	20	0
Extra care housing	20	0	0	0
Student housing	220	0	0	0
Retail convenience based supermarkets and superstores and retail warehousing	200	0	0	0
	Kingston Town Centre – Primary Shopping Area		Rest of Borough	
All other retail (A1 – 5)	200		20	
All other uses (with the exception of those identified below)	20		20	
Public services and community facilities	0		0	

Population is
166,400[^]

11th least populated
 of all London Boroughs

The Korean population in New Malden is estimated to be largest in Europe

[^] Census 2011
 *Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: KINGSTON UPON THAMES

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (April 2012)
 - Kingston Town Centre Area Action Plan (June 2008)
 - South London Waste Plan (January 2012)
- Emerging policy includes:
 - Hogsmill Valley Development Plan is under production to define the land allow and development in Hogsmill Valley

Housing:

- Kingston has one of the lowest populations in London, but population has been growing in recent years
- New housing target in the Further Alterations to the London Plan is 6,434 (2015 – 2025)
- Affordable housing policy:
 - On sites of 10 or more dwellings, 50% of the units will be required as affordable housing
 - On sites of 5 – 10 units, the following will be required: 5 / 6 units – 1 affordable; 7 units – 2 affordable; 8 units – 3 affordable; 9 units – 4 affordable; 10 unit – 5 affordable
 - Subject to viability, student housing will be expected to provide affordable housing (where it is capable of delivering 5 or more conventional units)

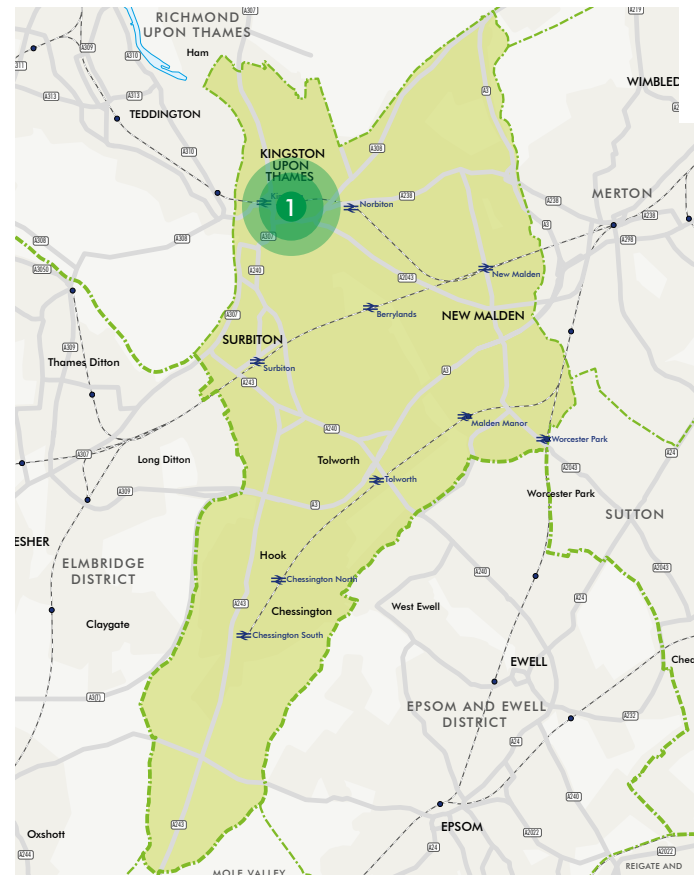
Office to residential position:

- No current exemption from office to residential permitted development rights. However, Kingston consulted on proposed Article 4 Direction to remove office to residential permitted development rights in the Autumn of 2014
 - If approved, the Direction will come into force on 1 October 2015 and will apply predominately to a number of the Borough's town centres

*In addition to the Further Alterations to the London Plan (2015)

^ Mayor is currently considering designation of Kingston Town Centre as an Opportunity Area

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Kingston Town Centre ^

KEY CONTACTS



Keith Hearn

Head of London Planning
t: 020 7182 2701
e: keith.hearn@cbre.com



Rachel Ferguson

Senior Planner
t: 020 7182 2781
e: rachel.ferguson@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: LAMBETH

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 54, Conservative: 3, Green: 1)
- **Leader of Lambeth Council:** Councillor Lib Peck
- **Key Officers:** Exec Director of Housing, Regeneration and Environment: Sue Foster OBE; Chief Executive: Derrick Anderson
- The Planning Applications Committee determines controversial and strategic planning applications, the Committee has a Labour majority (13/1 seats)
- **Chair of Planning Applications Committee:** Councillor Diana Morris

Key issues:

- Accomodating population growth
- Affordable housing
- Tall Buildings

Significant amenity groups / neighbourhood forums:

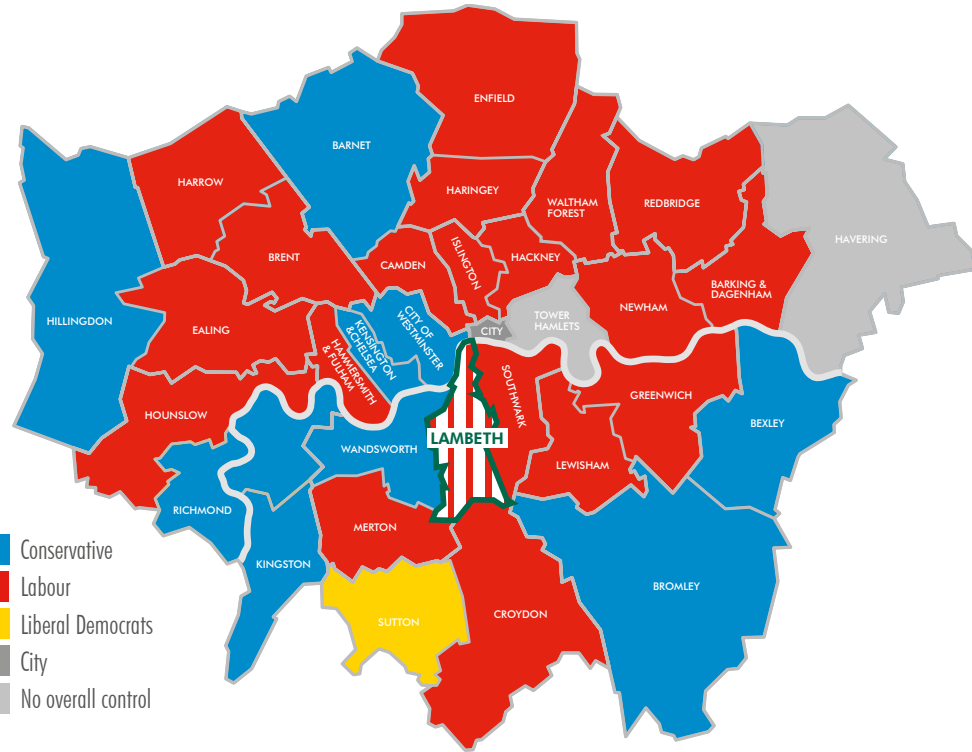
- Southbank and Waterloo Neighbourhood Forum's neighbourhood planning area approved in February 2014
- Stockwell Neighbourhood Forum
- Nine Elms on the South Bank
- The Brixton Society

CIL STATUS*

- **Mayoral CIL:** £35 per sq m[~]
- **Lambeth CIL:** Adopted 1 October 2014

Charging Schedule: October 2014

Use	Rate (£) per sq m		
	Zone A – Waterloo & Vauxhall	Zone B – Kennington, Oval and Clapham	Zone C – Streatham, West Norwood, Streatham Hill, Tulse Hill, Brixton and Herne Hill
Residential	265	150	50
Hotel	100	0	0
Office	125	0	0
Industrial	0	0	0
Large retail development	115	115	115
Other retail	0	0	0
Student accommodation	215	215	215
All other uses	0	0	0



Population was **272,000** in **2006** with a projection to reach circa **317,000** by **2026+**



Households include a **high proportion of single parent households** with dependent children – **one person households are projected to increase**



Lambeth has a **lower rate of home ownership (36%)** than the rest of London

⁺LB Lambeth Core Strategy (January 2011)
*Community Infrastructure Levy

[~]Part of the Borough is within the Central Activities Zone (CAZ) where Crossrail S106 contributions apply

LONDON BOROUGH PLANNING GUIDE: LAMBETH

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (2011)
 - Saved Unitary Development Plan policies (August 2010)
- Emerging policy includes:
 - The updated Local Plan is currently under review (submitted for examination January 2015), the Development Management Policies and Site Allocations are anticipated for adoption in early 2015

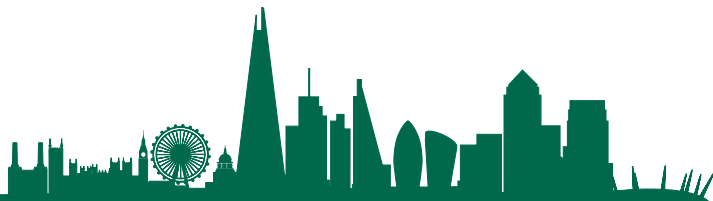
Housing:

- New housing target in the Further Alterations to the London Plan is 15,594 (2015 – 2025)
- Lambeth's target is for at least 7,700 net additional homes (2007 – 2017) and a further 8,800 net additional homes between by 2025
- Affordable housing policy:
 - Borough-wide affordable housing target: 50% of all new homes
 - Tenure split: 70% social rented and 30% intermediate housing

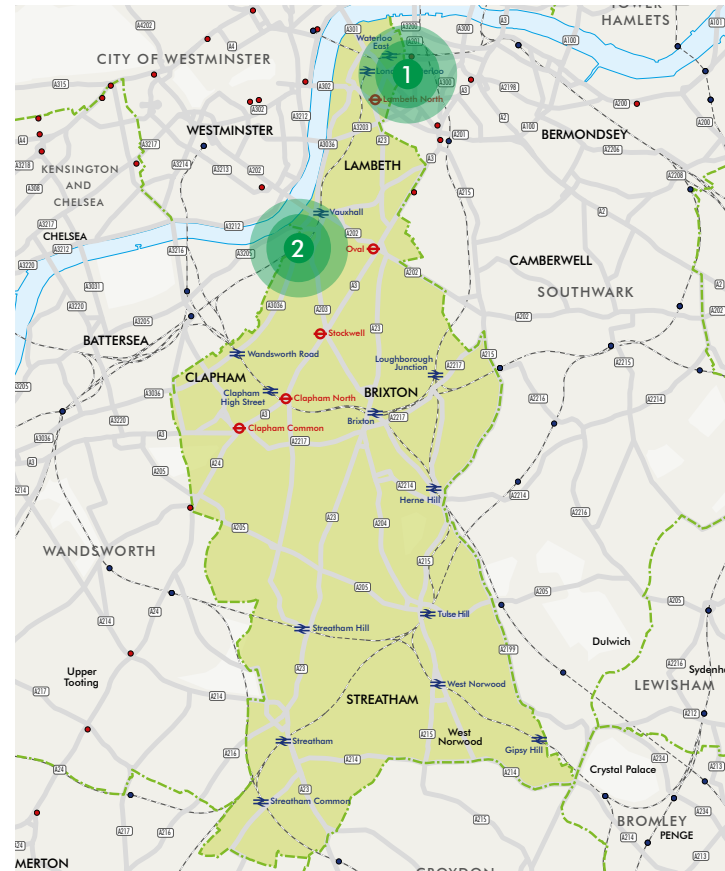
Office to residential position:

- Parts of the Borough within the Central Activities Zone (CAZ) are exempt from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Waterloo Opportunity Area
2. Vauxhall / Nine Elms / Battersea Opportunity Area

KEY CONTACTS



Stuart Robinson

Chairman of Planning

t: 020 7182 2700

e: stuart.robinson@cbre.com



Amy Lee

Planner

t: 020 7182 2791

e: amy.b.lee@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: LEWISHAM

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 54, Green:1)
- **Leader of Lewisham Council and Mayor:** Sir Steve Bullock
- **Key Officers:** Chief Executive: Barry Quirk; Head of Planning: John Miller
- Planning decisions are usually made by Area Planning Sub-Committee meetings, major schemes will be referred to the Strategic Planning Committee
- The Strategic Planning Committee has a Labour majority (9/1 seats)
- **Chair of Strategic Planning Committee:** Councillor Amanda De Ryk

Key issues:

- Accomodating population growth
- Extension of the DLR from Lewisham to Bromley post 2022
- Regeneration and growth in Lewisham, Catford, New Cross and Depford

Significant amenity groups / neighbourhood forums:

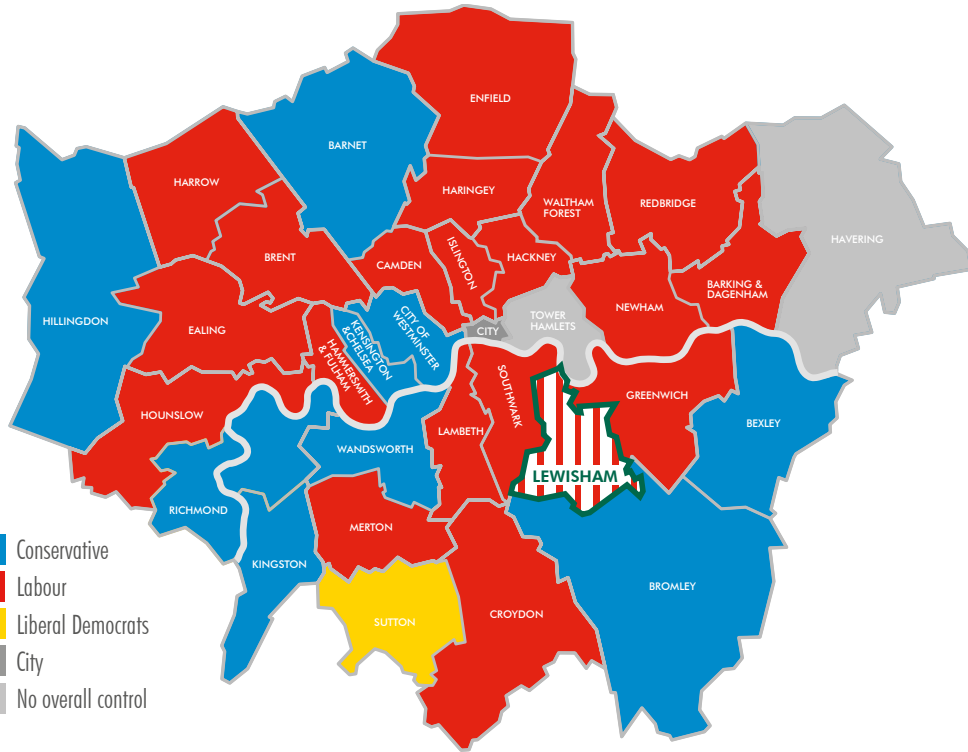
- Application submitted for:
 - Crofton Park and Honor Oak Park Neighbourhood Forum
 - Grove Park Neighbourhood Forum

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Lewisham CIL:** Anticipated to be adopted April 2015

Draft Charging Schedule: August 2013

Use	Rate (£) per sq m	
	Zone 1 (postcodes: SE3, SE8, SE10 and SE16)	Zone 2 (postcodes: BR1, BR3, SE4, SE6, SE12, SE13, SE14, SE15, SE23 and SE26)
Residential	100	70
Office	0	0
Other Uses	80	80



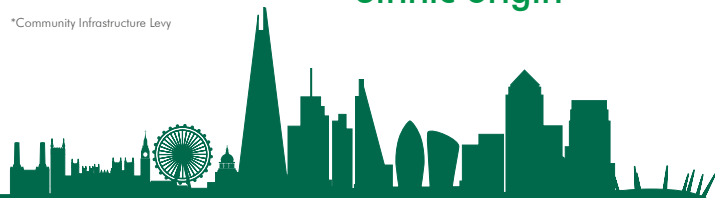
Lewisham is Inner London's **third largest Borough** in population and area, home to over **260,000** people



43% of the overall population is from a black and /or minority ethnic origin

27 Conservation Areas, 550 listed buildings

*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: LEWISHAM

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (June 2011)
 - Unitary Development Plan (UDP) Saved Policies (2007)
 - Site Allocations (June 2013)
 - Development Management Local Plan (November 2014)

Housing:

- New housing target in the Further Alterations to the London Plan is 13,847 (2015 – 2025)
- Affordable housing policy:
 - Target for 9,082 net new affordable dwellings (2011 – 2026)
 - Borough-wide affordable housing target: 50% of all new homes
 - Tenure split: 70% social rented and 30% intermediate housing

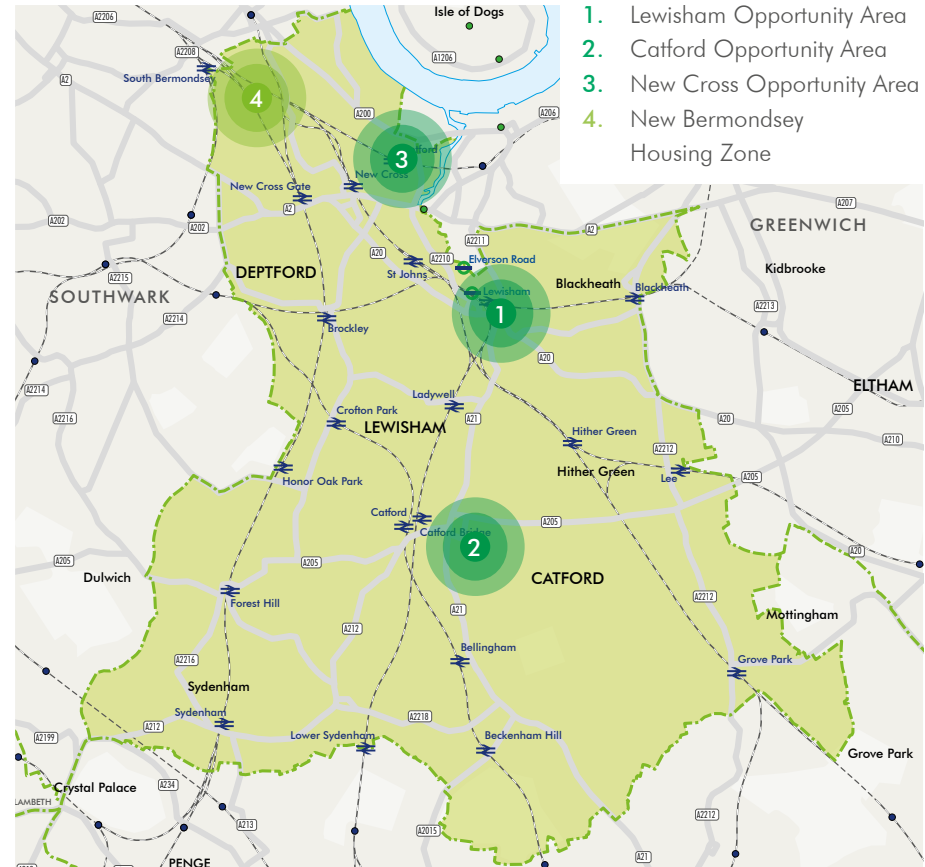
Office to residential position:

- No exemption from office to residential permitted development rights, although Lewisham did apply

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Paul Willmott OBE
Director, Planning
t: 020 7182 2779
e: paul.willmott@cbre.com



Amy Lee
Planner
t: 020 7182 2791
e: amy.b.lee@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: MERTON

COUNCIL AND LOCAL POLITICS

Council and Planning Committee

- **Labour** majority (Labour: 36, Conservatives: 20, Merton Park Ward Independent Residents: 3, Liberal Democrats: 1)
- **Leader of Merton Council:** Councillor Stephen Alambritis
- **Key Officers:** Chief Executive of Merton Council: Ged Curran; Director of Environment and Regeneration Department: Chris Lee; Head of Public Protection and Development (Planning): John Hill
- The Planning Applications Committee has a Labour majority (6/4 seats)
- **Chair of Planning Applications Committee:** Councillor Linda Kirby

Key issues:

- Regeneration of Mitcham and Morden
- Wandle Valley Corridor
- Enhancing position of Greater Wimbledon

Significant amenity groups / neighbourhood forums:

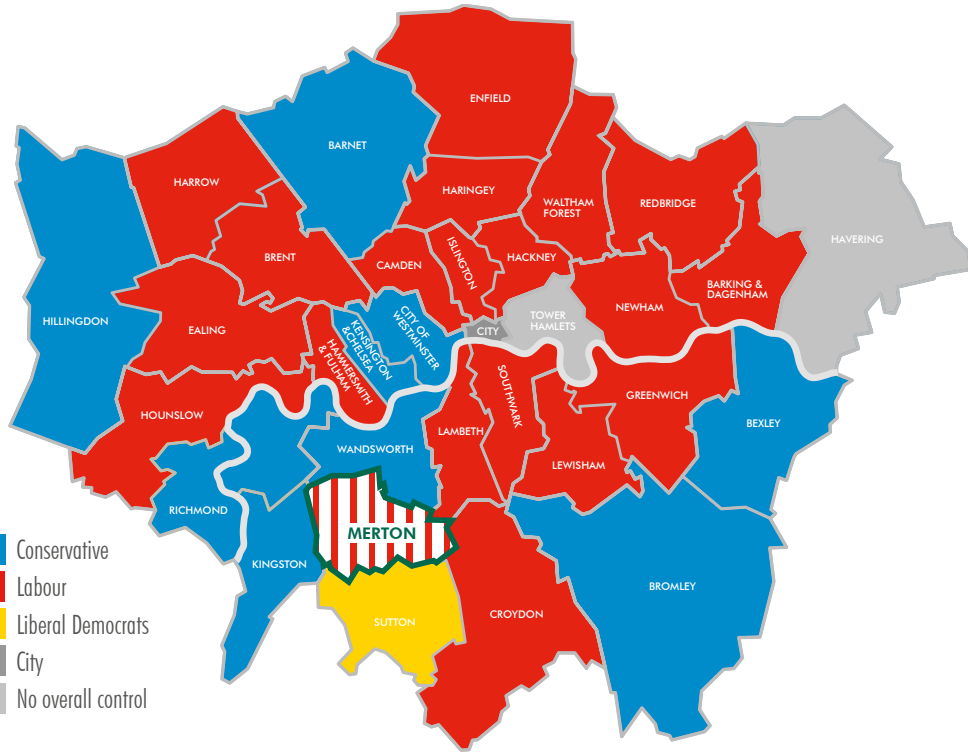
- The Wimbledon Society
- Merton Park Ward Residents Association
- Other active groups include: Colliers Wood Residents Association; Wimbledon Park Residents'; Wimbledon Common West Residents' Association; Residents' Association of West Wimbledon

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Merton CIL:** Adopted 1 April 2014

Charging Schedule: April 2014

Use	Rate (£) per sq m	
	Colliers Wood, Raynes Park and Wimbledon	Mitcham, Morden and West Barnes
Residential	220	115
Retail warehouses / superstores	Whole Borough 100	



Population is 199,693[^]



Merton is the only London Borough which has London Underground, rail and tram services



More than 700 hectares of open space



[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: MERTON

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Planning Strategy (2011)
 - Unitary Development Plan (UDP) (2003)
 - Site and Policies Plan and Policies Map (July 2014)
- Emerging policy includes:
 - Estates Plan (consultation on improvement of Eastfields, High Path and Ravensbury Estates)

Housing:

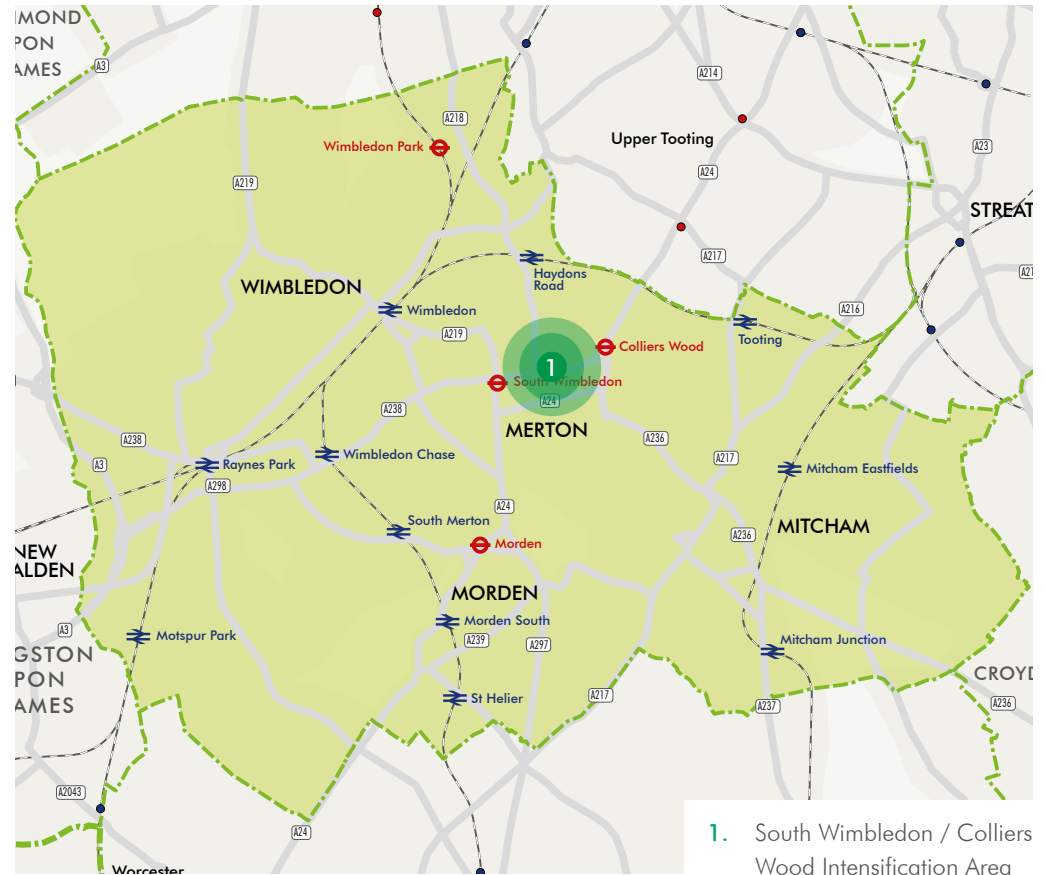
- New housing target in the Further Alterations to the London Plan is 4,107 (2015 – 2025)
- Affordable housing policy:
 - 10 units or more: 40% affordable housing target (provided on-site)
 - 1-9 units: 20% affordable housing target (as financial contribution)
 - Tenure split: 60% social rented and 40% intermediate

Office to residential position:

- The council have published an Article 4 Direction removing office to residential permitted development rights from 3 April 2015 in the following areas:
 - Wimbledon town centre
 - The industrial estates at Willow Lane
 - Garth Road
 - South Wimbledon (Morden Road)
 - Durnsford Road
 - Dundonald Road
 - Plough Lane
 - Prince George's Road (Colliers Wood)

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Jonathan Stoddart

Director, Planning

t: 020 7182 2752

e: jonathan.stoddart@cbre.com



Tom Pike

Associate Director, Planning

t: 020 7182 3682

e: tom.pike@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING INFORMATION: NEWHAM

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (all 60 seats)
- **Leader of Newham Council and Mayor:** Sir Robin Wales
- **Key Officers:** Chief Executive: Kim Bromley-Derry; Head of Planning: Deirdra Armsby
- The Strategic Development Committee makes decisions on major strategic planning applications lodged with the council. The Local Development Committee makes decisions on other planning applications lodged with the council.
- **Chair of Planning Committee (Strategic and Local):** Councillor Ken Clarke

Key issues:

- Employment (Newham Workplace)
- Affordable housing
- Family housing

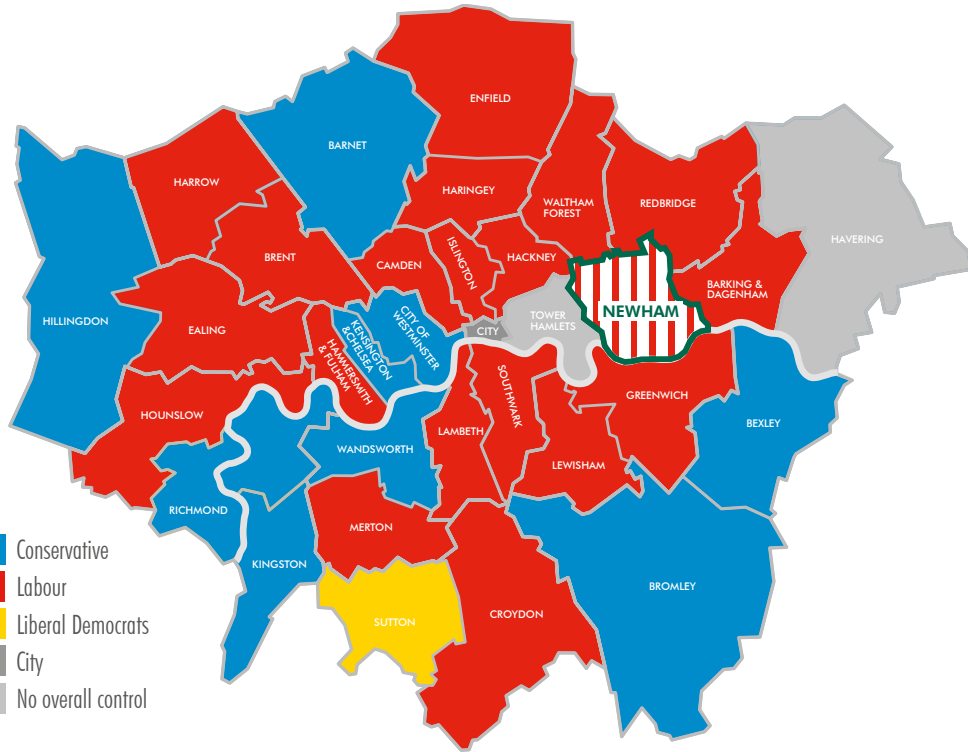
CIL STATUS*

- **Mayor CIL:** £20 per sq m
- **Newham CIL:** Adopted 1 January 2014

Charging Schedule: January 2014

Use	Rate (£) per sq m	
	Charging zone 1: Postcodes E15 (Exclusive of the LLDC area), E16 and E3 (part)+	Charging zone 2: Postcodes E6, E7, E12, E13, IG11 (part)+
Residential (use classes C3, C4)	80	40
Retail (use classes A1, A2, A3, A4, A5)	30	30
Hotels (use class C1)	120	120
Student accommodation (sui generis)	130	130
All other uses	0	0

+See OS maps for boundaries



Newham is the most **ethnically diverse** place in the country, residents speak **more than 200 languages and dialects**

*Community Infrastructure Levy

Westfield Stratford City is the **largest urban shopping centre in Europe**



Newham has the **highest proportion of young people** in London – one in four residents is aged **15 years or younger**



LONDON BOROUGH PLANNING INFORMATION: NEWHAM

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Newham Local Plan (Core Strategy) (January 2012)
 - Newham Unitary Development Plan Saved Policies
 - Joint Waste Development Plan Document for East London (2012)
- Emerging policy includes:
 - Detailed Sites and Policies DPD anticipated to be adopted Spring 2016

Housing:

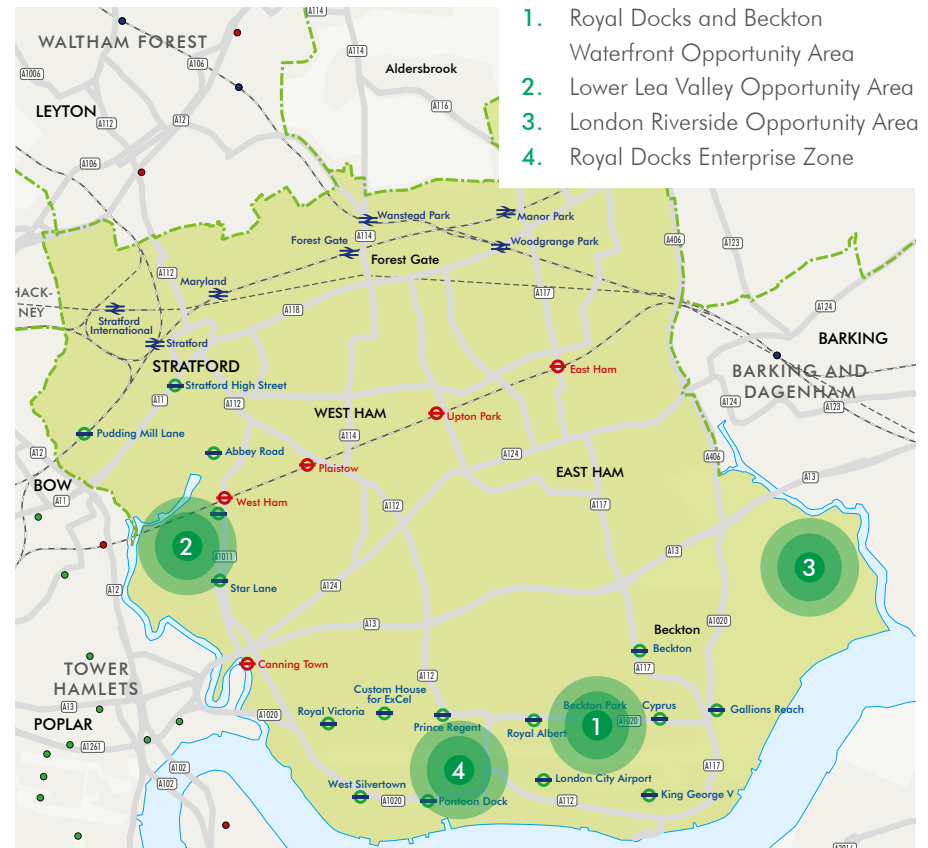
- New housing target in the Further Alterations to the London Plan is 19,945 (2015 – 2025)
- Affordable housing policy:
 - 35-50% affordable housing provision, exceptionally consider off-site provision or payment in lieu
 - Policy tenure split is 60/40
 - Family housing policy requirement is 39% provision

Office to residential position:

- The Royal Docks Enterprise Zone is exempt from office to residential permitted development rights
- The rights apply in the remainder of the Borough

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



Part of the Borough falls within the boundaries of the London Legacy Development Corporation

KEY CONTACTS



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com



Luke Cadman
Senior Planner
t: 020 7182 2270
e: luke.cadman@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: REDBRIDGE

COUNCIL AND LOCAL POLITICS

Structure:

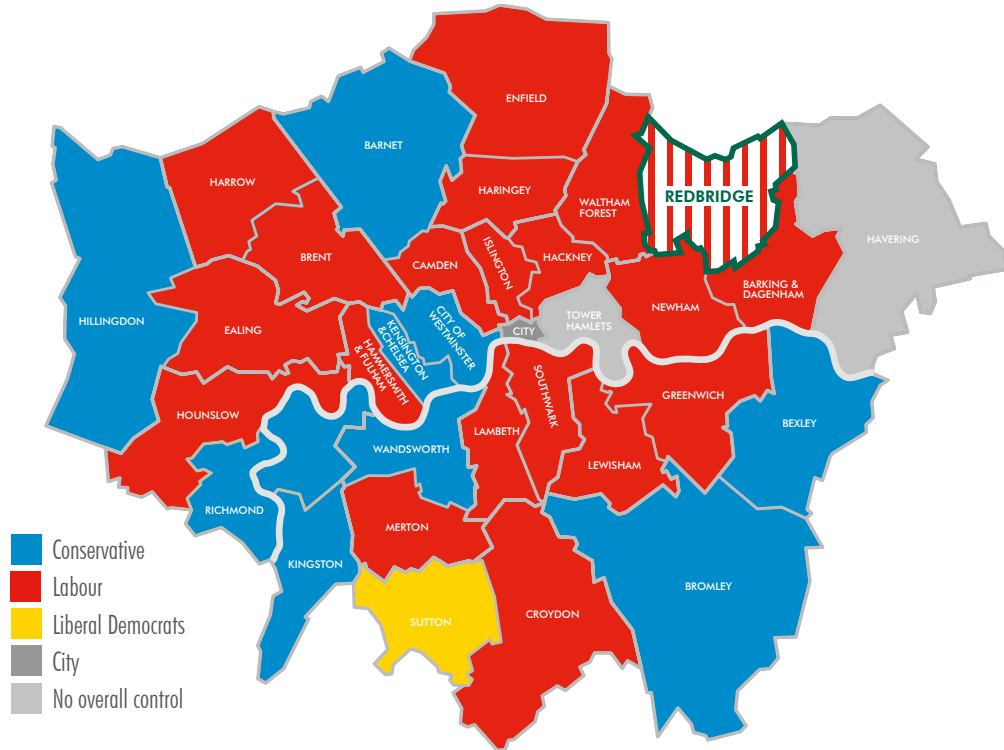
- **Labour** majority (Labour: 35, Conservative: 25, Liberal Democrats: 3)
- **Leader of Redbridge Council:** Councillor Jas Athwal
- **Key Officers:** Chief Executive: Roger Hampson; Chief Planning Regeneration Officer: Alison Young
- The Regulatory Committee determines large planning applications across the Borough, there are also three Regional Planning Committees for the North, South and West
- The Committee has a Labour majority (6/5 seats)
- **Chair of Regulatory Committee:** Councillor Bert Jones
- The Council has removed the planning and area committees

Key issues:

- Crossrail
- Regeneration of Ilford town centre
- Shortage of one and two bed homes

CIL STATUS*

- **Mayoral CIL:** £35 per sq m
- **Redbridge CIL:** A flat rate of £70 per sq m for all development across whole the Borough
- Redbridge was the first London Borough to adopt CIL in January 2012



Population is **212,341** [^]

A quarter of Redbridge is covered with forests and parkland. The Borough has **14 conservation areas.**

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: REDBRIDGE

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy Development Plan Document (DPD) (March 2008)
 - Borough Wide Primary Policies DPD (March 2008)
 - Development Sites with Housing Capacity DPD (March 2008)
 - Development Opportunity Sites DPD (May 2008)
 - Ilford town centre Action Plan DPD (May 2008)
 - Gant's Hill District Centre DPD (May 2009)
 - Crossrail Corridor Action Plan (September 2011)

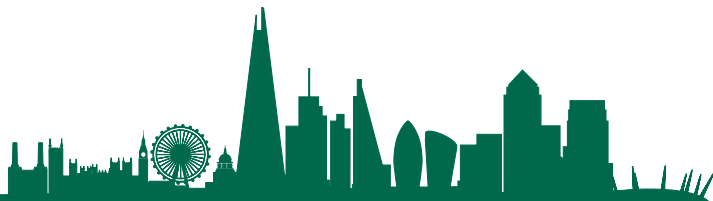
Housing:

- New housing target in the Further Alterations to the London Plan is 11,232 (2015 – 2025)
- Affordable housing policy:
 - 50% subject to viability on sites with 10 or more dwellings

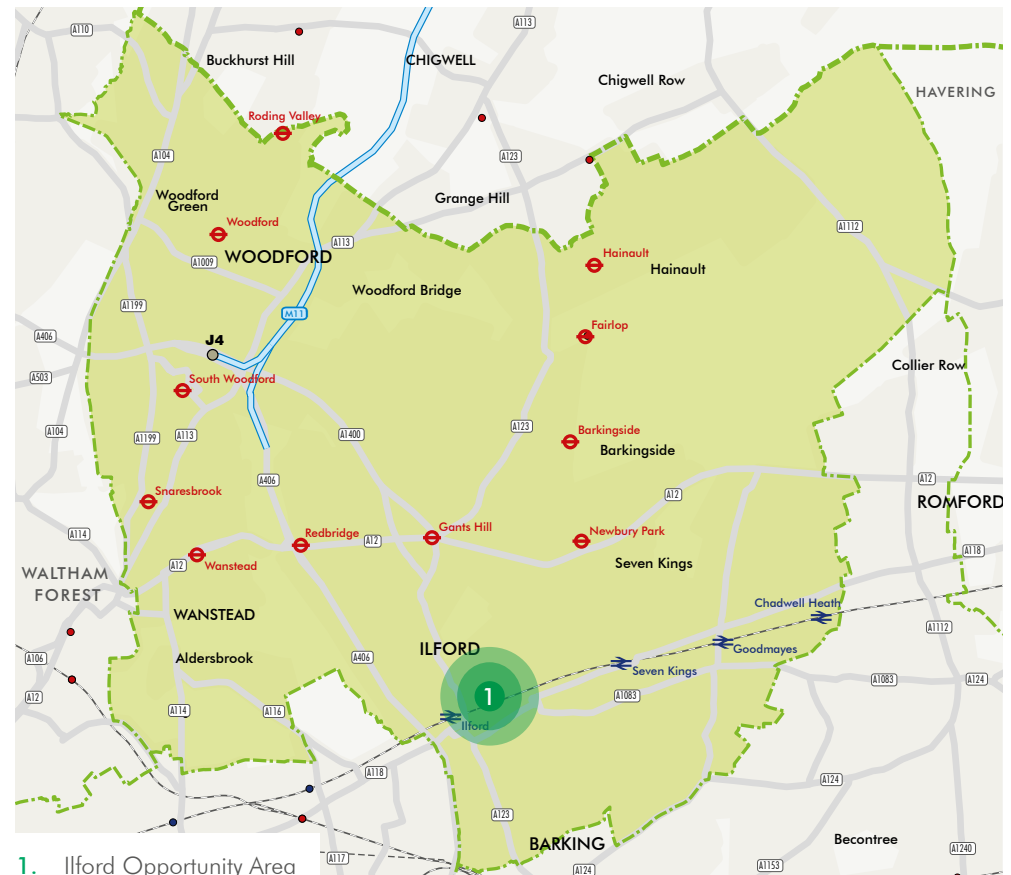
Office to residential position:

- No exemption from office to residential permitted rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Ilford Opportunity Area

KEY CONTACTS



Jonathan Stoddart

Director, Planning

t: 020 7182 2752

e: jonathan.stoddart@cbre.com



Hannah Blunstone

Senior Planner

t: 020 7182 2208

e: hannah.blunstone@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: RICHMOND UPON THAMES

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 39, Liberal Democrats: 15)
- **Leader of Richmond Council:** Councillor Lord True
- **Key Officers:** Chief Executive: Gillian Norton; Head of Development and Enforcement: David Barnes; Head of Policy and Design: Phillip Wealthy
- The Planning Committee decides on planning applications, enforcement reports and tree preservation orders that have been referred it
- The Planning Committee has a Conservative majority (6/3 seats)
- **Chairman of Planning Committee:** Councillor Gemma Curran

Key issues:

- Office to residential
- Anti-overdevelopment
- Resisted home extensions permitted development rights

Significant amenity groups / neighbourhood forums:

- Ham and Petersham Neighbourhood Forum

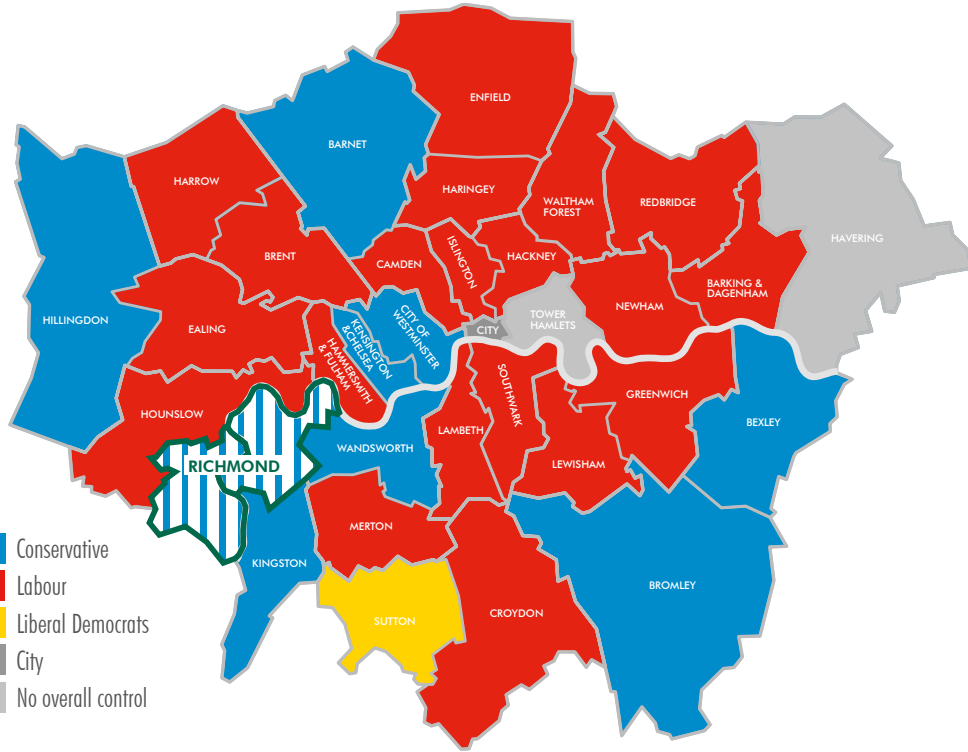
CIL STATUS*

- **Mayoral CIL:** £50 per sq m
- **Richmond CIL:** Adopted 1 November 2014

Charging Schedule: November 2014

Use	Rate (£) per sq m
Residential (higher band)	250
Residential (lower band)	190
Retail (wholly or mainly convenience) (all areas)	150
Retail (wholly or mainly comparison) in Richmond town centre	150
Standard charge (all other uses not covered above)	25

Offices outside Richmond Town Centre, Light industrial space, Comparison retail outside Richmond Town Centre, Education, Public Service and Community Facilities developed by the public, not for profit or charitable sectors are subject to zero levy).



Home to **72** designated conservation areas

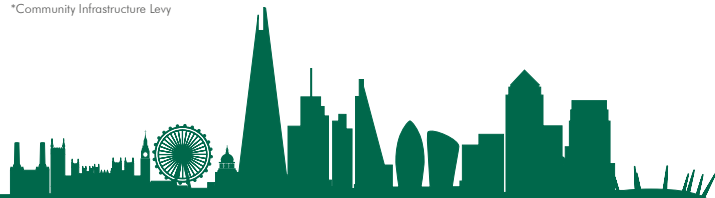


Least deprived London Borough



Richmond has one of the lowest population densities of London Boroughs

*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: RICHMOND UPON THAMES

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (April 2009)
 - Development Management Plan (November 2011)
 - Unitary Development Plan Saved Policies (March 2005)
 - Twickenham Area Action Plan (July 2013)
- Emerging policy includes:
 - Site Allocations Plan is in the process of being prepared

Housing:

- New housing target in the Further Alterations to the London Plan is 3,150 (2015 – 2025)
- Affordable housing policy:
 - Maximum reasonable amount will be sought when negotiating on individual schemes, having regard to the strategic borough-wide target (50%) and individual site circumstances (economic viability, individual site costs, availability of public subsidy, overall mix of uses and other planning benefits)
 - Financial contribution will be sought on sites capable of less than 10 units gross commensurate with the scale of development required
 - A tenure mix of 40% for social rent and 10% intermediate will be sought

Office to residential position:

- Richmond has received one of the highest number of prior approval applications due to the high value of housing in the Borough. The Council are concerned that this will displace business employment opportunities.
- The Council has published Article 4 Directions to remove permitted development rights to change from B1(a) offices to C3 residential. These relate to a number of areas across the Borough and came into effect on 30 November 2014.

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Keith Hearn

Head of London Planning
t: 020 7182 2701
e: keith.hearn@cbre.com



Rachel Ferguson

Senior Planner
t: 020 7182 2781
e: rachel.ferguson@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING INFORMATION: SOUTHWARK

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 48, Liberal Democrats: 13, Conservative: 2)
- **Leader of Council:** Councillor Peter John
- **Key Officers:** Chief Executive: Eleanor Kelly; Director of Planning: Simon Bevan
- Planning Committee decides on most major strategic planning applications, other planning applications with significant objections are usually decided at one of the sub-planning committee meetings
- The main Planning Committee has a Labour majority (6/8 seats)
- **Chair of Planning Committee:** Councillor Nick Dolezal

Key issues:

- Old Kent Road regeneration
- Affordable housing / viability
- Bakerloo Underground line extension

Significant amenity groups / neighbourhood forums:

- Bankside Neighbourhood Forum
- South Bank and Waterloo Neighbours Forum
- Proposed Rotherhithe and Surrey Docks Forum Area
- Proposed Elephant & Castle and Walworth Forum Area
- Proposed Bermondsey Forum Areas

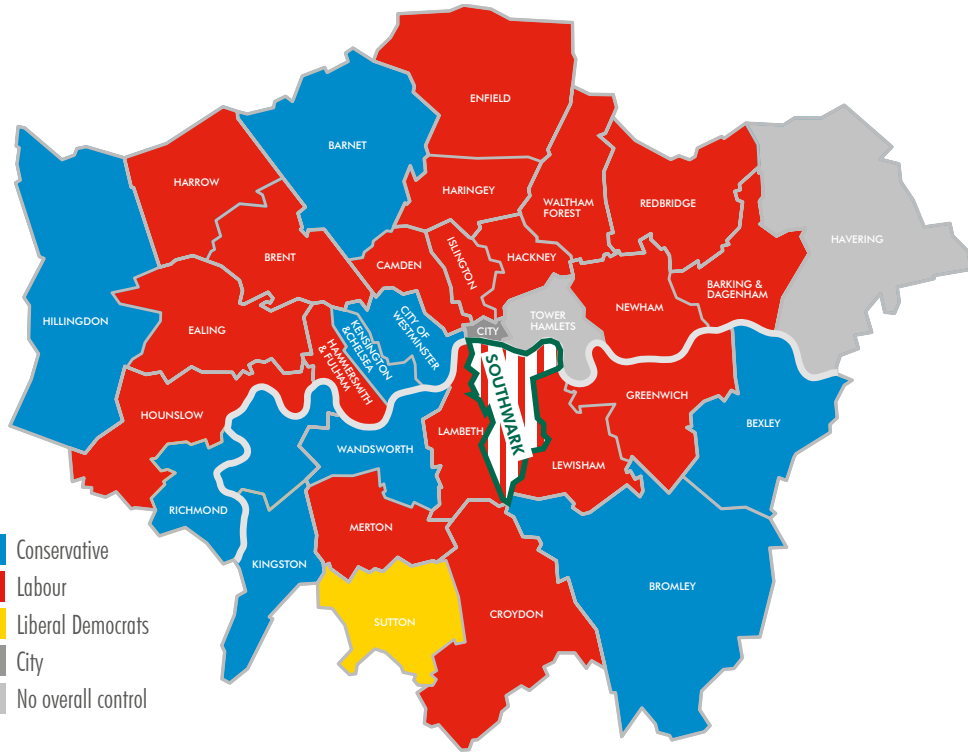
CIL STATUS*

- **Mayoral CIL:** £35 per sq m²
- **Southwark CIL:** Anticipated to be adopted 1 April 2015

Revised Draft Charging Schedule: April 2014

Use	Rate (£) per sq m
Residential	50-400
Hotel	125-250
Office	0-70
Retail	125-250
Student accommodation	100

~ Part of the Borough falls within the Central Activities Zone (CAZ) where Crossrail S106 contributions apply



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

Population is **288,300**[^]

[^] Census 2011
*Community Infrastructure Levy

Southwark is the **9th most densely populated Borough in Greater London**

Southwark's population grew by **12.3%** from 2001 – 2011



LONDON BOROUGH PLANNING INFORMATION: SOUTHWARK

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Southwark Core Strategy (2011)
 - Saved Southwark Plan (2007)
 - Aylesbury Area Action Plan
 - Canada Water Area Action Plan
- Emerging policy includes:
 - Peckham and Nunhead Area Action Plan (due to be adopted in Winter 2015)
 - Consultation on the Scoping Report to inform part of the new Southwark Plan (consultation ends 27 March 2015, further consultation to run thereafter)

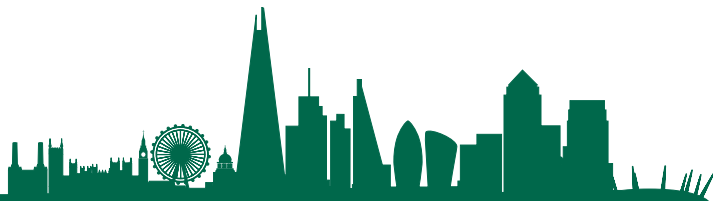
Housing:

- New housing target in the Further Alterations to the London Plan is 27,362 (2015 – 2025)
- Affordable housing policy:
 - Southwark target to provide 8,558 new affordable homes between 2011-2026*
 - Borough-wide affordable housing target: 35% of all new homes

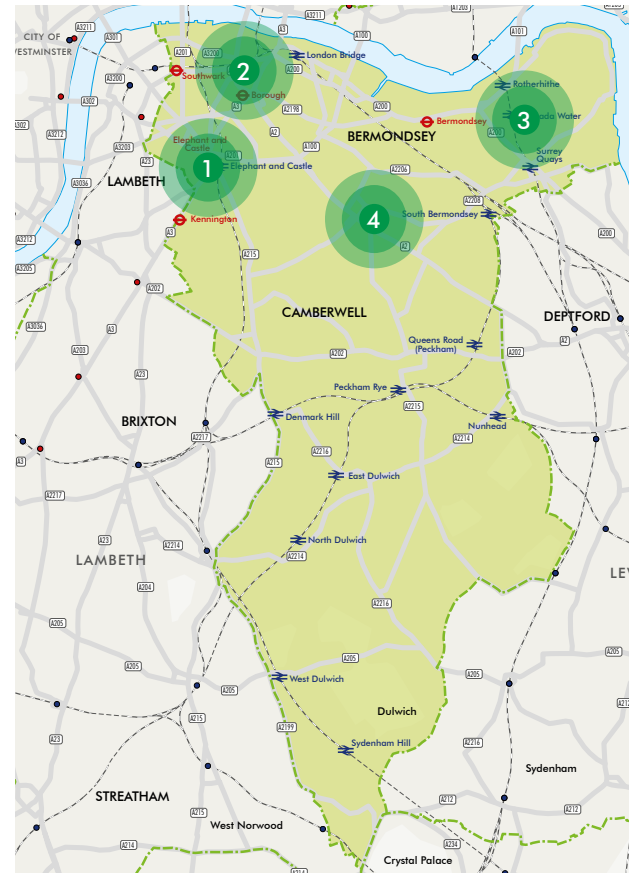
Office to residential position:

- Parts of the Borough within the Central Activities Zone are exempt from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Elephant and Castle Opportunity Area
2. London Bridge, Borough and Bankside Opportunity Area
3. Canada Water Opportunity Area
4. Old Kent Road Opportunity Area

KEY CONTACTS



Paul Willmott OBE
Director, Planning
t: 020 7182 2779
e: paul.willmott@cbre.com



Laura Webster
Associate Director, Planning
t: 020 7182 2911
e: laura.webster@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: SUTTON

COUNCIL AND LOCAL POLITICS

Structure:

- **Liberal Democrats** majority (Liberal Democrats: 47, Conservative: 9)
- **Leader of Sutton Council:** Councillor Ruth Dombey
- **Key Officers:** Chief Executive: Niall Bolger; Executive Head of Economic Development, Planning and Sustainability: Eleanor Purser; Head of Strategic Planning & Development Management: Andy Webber
- The Planning Committee considers and takes decisions on planning matters
- The Committee has a Liberal Democrats majority (16/5 seats)
- **Chair of Planning Committee:** Councillor Richard Clifton

Significant amenity groups / neighbourhood forums:

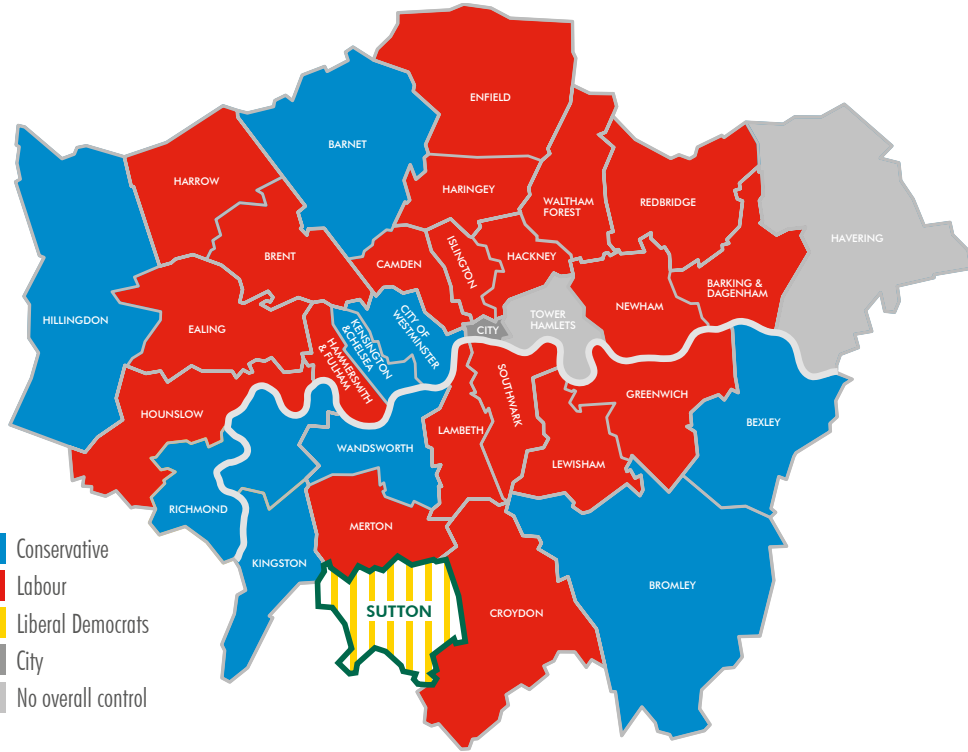
- Hackbridge and Beddington Corner Neighbourhood Forum
- Beddington North Neighbourhood Forum
- Belmont & South Cheam Residents Association

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Sutton CIL:** Adopted April 2014

Changing Schedule: April 2014

Use	Rate (£) per sq m
Residential	100
Retail – wholly or mainly convenience	120
Other	0



Population is **199,146**[^]

[^] Census 2011
*Community Infrastructure Levy

Sutton is one of the greenest Boroughs in London with approximately **1,500 acres of green open space**



Sutton is one of the few London Boroughs that has **no London Underground station**



LONDON BOROUGH PLANNING GUIDE: SUTTON

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Planning Strategy (December 2009)
 - Site Development Policies Development Plan Documents (DPD) (March 2012)
 - South London Waste Plan DPD (March 2012)

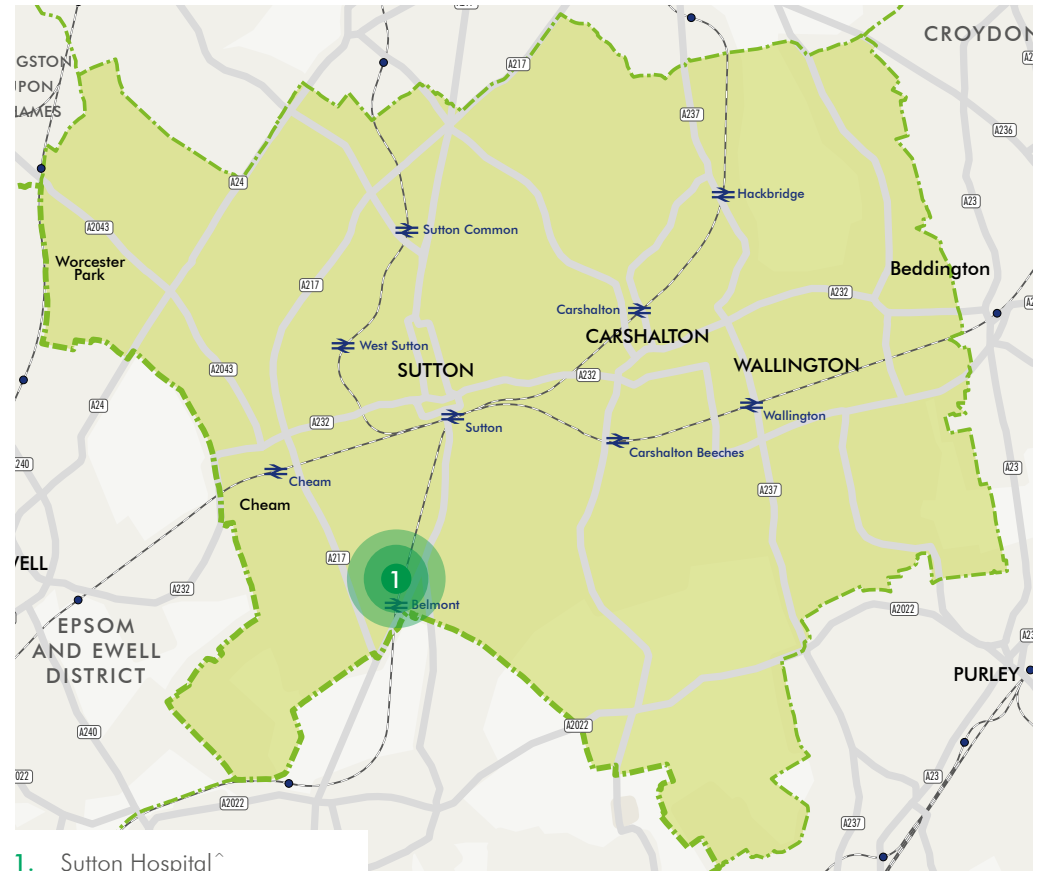
Housing:

- New housing target in the Further Alterations to the London Plan is 3,626 (2015 – 2025)
- Affordable housing policy: Borough-wide affordable housing target of 50% of all new homes

Office to residential position:

- No exemption from office to residential permitted development rights

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Sutton Hospital[^]

KEY CONTACTS



Stuart Robinson

Chairman of Planning

t: 020 7182 2700

e: stuart.robinson@cbre.com



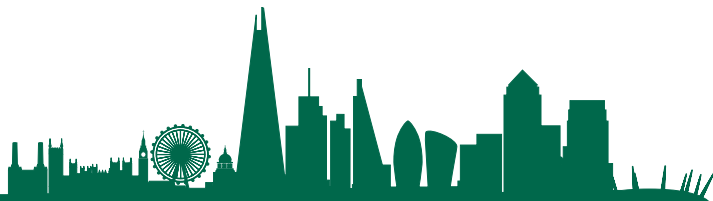
Alex Harrison

Planner

t: 020 3257 6709

e: alex.harrison@cbre.com

*In addition to the Further Alterations to the London Plan (2015)
[^] Mayor is currently considering designation of land at Sutton Hospital as an Opportunity Area



Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: TOWER HAMLETS

COUNCIL AND LOCAL POLITICS

Structure:

- No overall control (Labour: 22, Tower Hamlets First: 19, Conservative: 5)
- **Mayor and Leader of Tower Hamlets Council:** Lutfur Rahman
- **Key Officer:** Director of Development & Renewal Directorate: Aman Dalvi
- The Strategic Development (Planning) Committee has no overall control (Labour: 6, Tower Hamlets First: 5, Conservative: 5)
- **Chairman of Strategic Development (Planning) Committee:** Councillor Sirajul Islam

Key issues:

- Tall buildings
- Affordable housing
- From December 2014 commissioners will take control of grant making within the council and will approve any sale or disposal of property

Significant amenity groups / neighbourhood forums:

- Network Wapping
- Spitafields Community Action

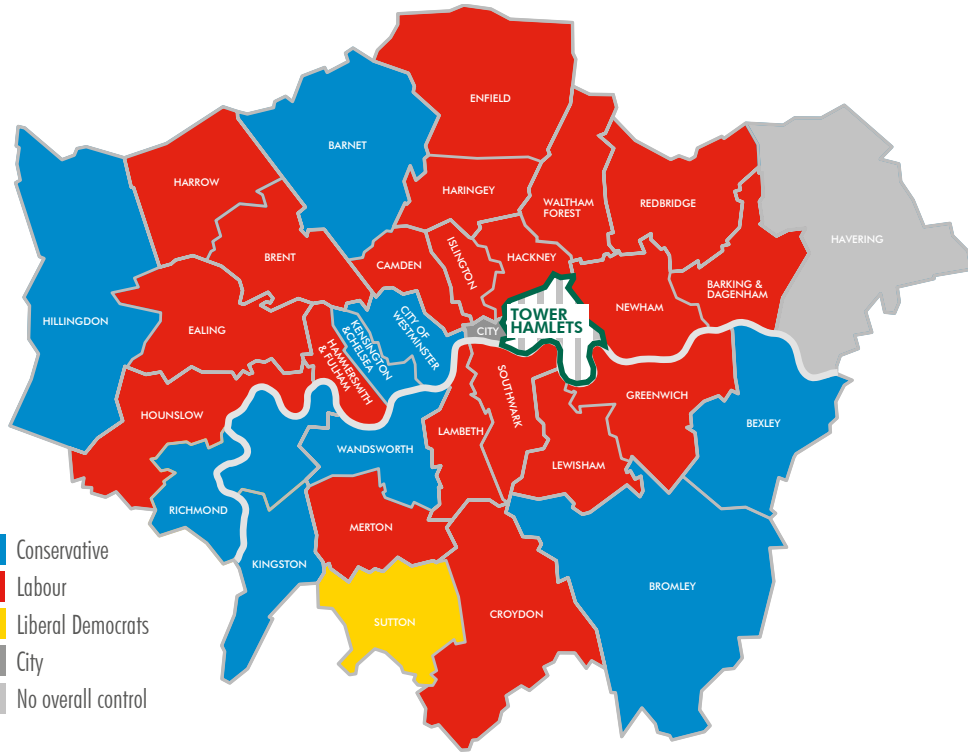
CIL STATUS*

- **Mayoral CIL:** £35 per sq m[~]
- **Tower Hamlets CIL:** Examination is ongoing, anticipated to be adopted April 2015

Draft Charging Schedule: March 2013

Use	Rate (£) per sq m		
	Zone 1	Zone 2	Zone 3
Residential	200	65	35
Student Housing	425	425	425
Hotel	210	210	210
Offices	City Fringe	North Docklands	Rest of Borough
	215	100	0
Small Retail (280 sq m or less)	Elsewhere in Borough	City Fringe/North Docklands	
	0	70	
	Borough wide		
Convenience-based supermarkets, superstores and retail warehousing over 280 sq m	195		
All other uses	0		

[~]Part of the Borough falls within the Isle of Dogs Crossrail where S106 Crossrail contributions will also apply



Canary Wharf is a **global commercial and business centre** which is projected to accommodate an additional **110,000 jobs by 2031**[#]



Tower Hamlets is **one of the fastest expanding Boroughs**, its population has increased by 29% since 2001 to 254, 100 residents[^]



[^] Census 2011
[#] Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: TOWER HAMLETS

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (2010)
 - Managing Development Document (2013)

Housing:

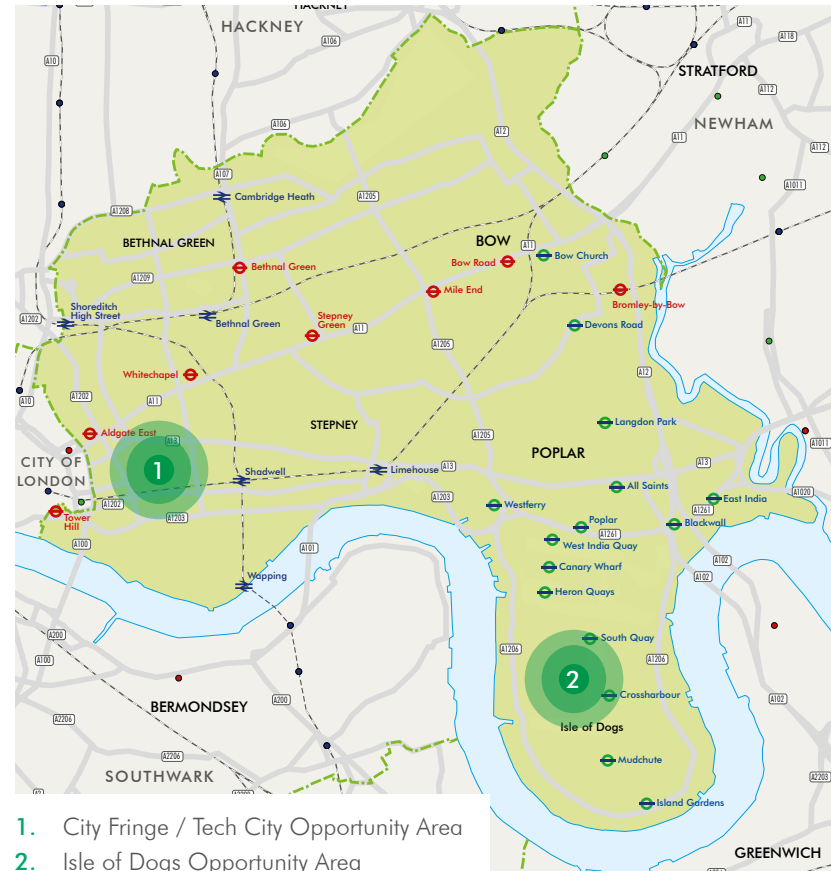
- New housing target in the Further Alterations to the London Plan is 39,314 (2015 – 2025)
- Affordable housing policy:
 - Borough-wide affordable housing target: 50% of all new homes

Office to residential position:

- A number of areas within the Borough are exempt from office to residential permitted development rights, these include:
 - Western parts of the Borough within the Central Activities Zone and Tech City
 - Canary Wharf

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



KEY CONTACTS



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com



James Penfold
Associate Director, Planning
t: 020 7182 3864
e: james.penfold@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: WALTHAM FOREST

COUNCIL AND LOCAL POLITICS

Structure:

- **Labour** majority (Labour: 41, Conservative: 16)
- **Leader of Waltham Forest Council:** Councillor Chris Robbins
- **Key Officers:** Chief Executive: Martin Esom; Divisional Director of Housing and Development: Lucy Shomali
- The Planning Committee decides on major planning applications
- The Committee has a Labour majority (4/1 seats)
- **Chair of Planning Committee:** Councillor Peter Barnett

Key issues:

- High population growth
- Regeneration

Significant amenity groups / neighbourhood forums:

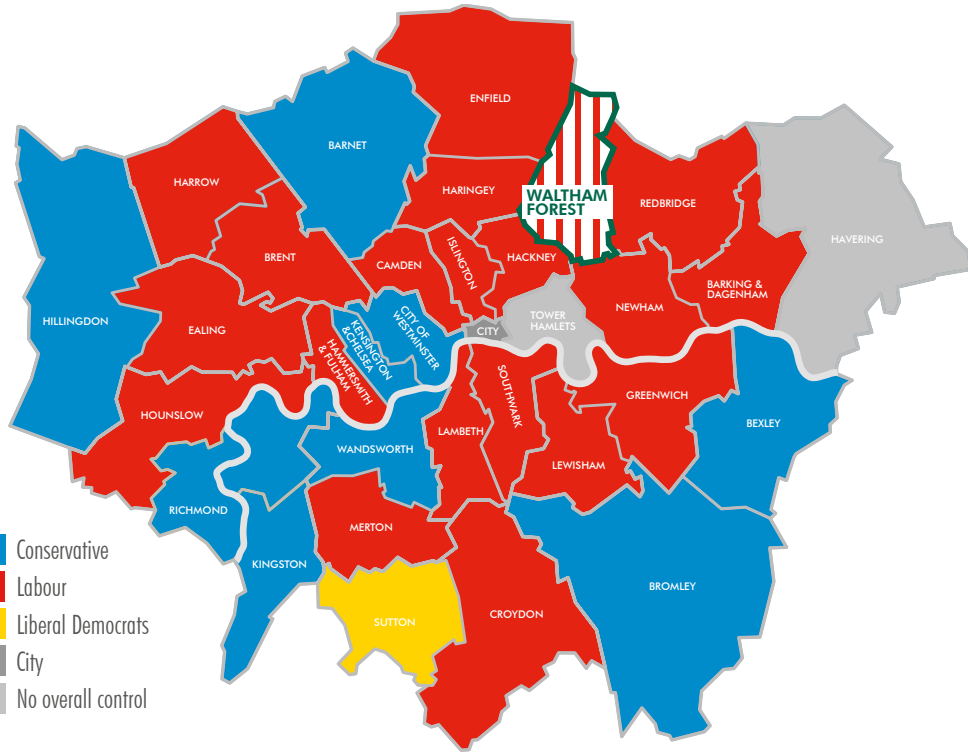
- Argall Business Improvement District
- E11 Business Improvement District (Leytonstone)
- Waltham Forest Compact
- Highams Park Neighbourhood Forum

CIL STATUS*

- **Mayoral CIL:** £20 per sq m
- **Waltham Forest CIL:** Adopted March 2014

Charging Schedule: March 2014

Use	Rate (£) per sq m	
	North of North Circular	South of North Circular
Residential	65	70
Convenience supermarkets and retail warehousing	150	150
Hot food takeaway and restaurants	80	80
Betting shops	90	90
Hotels	20	20

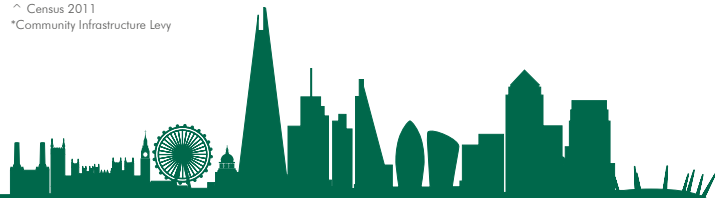


Population is **258,200**[^]

Waltham Forest's population grew by **18.3%** from 2001 – 2011[^]

Walthamstow Market is **Europe's longest street market**

[^] Census 2011
*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: WALTHAM FOREST

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (March 2012)
 - Development Management Policies Document (October 2013)
 - Walthamstow Area Action Plan (AAP) (October 2014)
 - Blackhorse Lane AAP (January 2015)
- Emerging policy includes:
 - Site Specific Allocations Document (next consultation Spring 2015)
 - Wood Street AAP (next consultation Spring 2015)

Housing:

- New housing target in the Further Alterations to the London Plan is 8,620 (2015 – 2025)
- Affordable housing policy: 50% of housing units should be affordable with a tenure split of 60% social / affordable rented units and 40% intermediate housing units

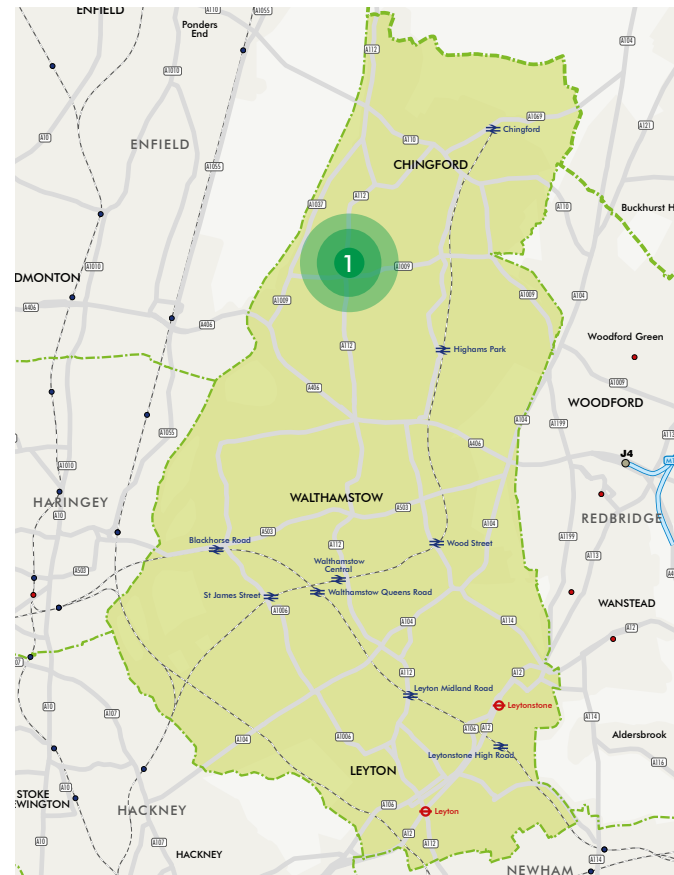
Office to residential position:

- No exemption from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)



OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Upper Lea Valley Opportunity Area

KEY CONTACTS



Jonathan Stoddart

Director, Planning

t: 020 7182 2752

e: jonathan.stoddart@cbre.com



Luke Cadman

Senior Planner

t: 020 7182 2270

e: luke.cadman@cbre.com

Last updated March 2015

LONDON BOROUGH PLANNING GUIDE: WANDSWORTH

COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 41, Labour: 19)
- **Leader of Wandsworth Council:** Councillor Ravi Govindia
- **Key Officers:** Chief Executive: Paul Martin; Head of Planning and Development: Tim Cronin
- The Planning Application Committee determines controversial and strategic planning applications
- The Committee has a Conservative majority (7/3 seats)
- **Chairman of Planning Applications Committee:** Councillor Sarah McDermott

Significant amenity groups / neighbourhood forums:

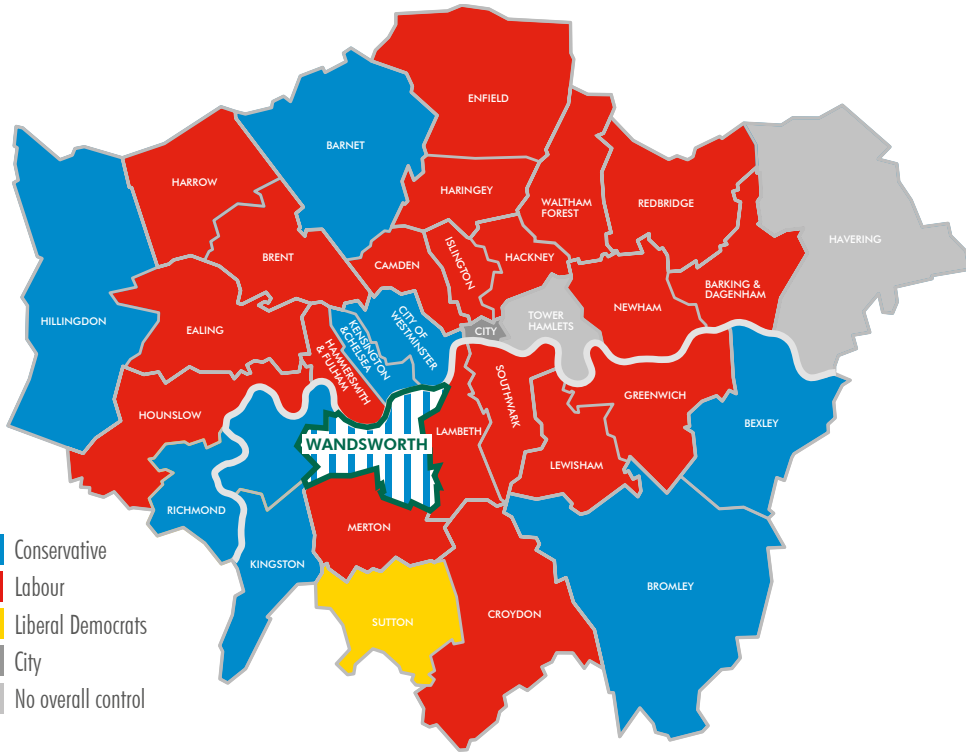
- The Wandsworth Planning Forum
- Nine Elms on the South Bank
- Residential Groups: Putney Society; Wandsworth Society; Clapham Junction Action Group; Friends of Putney Common

CIL STATUS*

- **Mayor CIL:** £50 per sq m
- **Wandsworth CIL:** Adopted 11 July 2012

Charging Schedule: July 2012

Use	Rate (£) per sq m			
	Nine Elms Residential Area A	Nine Elms Residential Area B	Roehampton Charging Area	All other areas in the Borough
Residential development	575	265	0	250
Office (all B1a) or retail (all A1 use classes) development	100	100	0	0
All other development	0	0	0	0



- Conservative
- Labour
- Liberal Democrats
- City
- No overall control

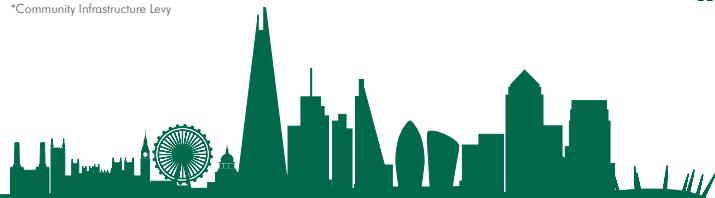
A **third** of the Borough occupied by **residential properties** and a **quarter** covered by **open space**

48% of the population sits within the **20-39 year old age group**

Employment rates are amongst the **lowest in London** with **29%** of the employed population working in **Wandsworth**



*Community Infrastructure Levy



LONDON BOROUGH PLANNING GUIDE: WANDSWORTH

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Core Strategy (October 2010)
 - Development Management Policies Document (February 2012)
 - Site Specific Allocations Document (February 2012)
- Emerging policy includes:
 - Local Plan was re-submitted to Inspector 12 March 2015 (examination expected to run for 6 months, targeting adoption thereafter)

Housing:

- New housing target in the Further Alterations to the London Plan is 18,120 (2015 – 2025)
- Affordable housing policy
 - Borough-wide affordable housing target: 50% of all new homes
 - Tenure split: 70% social rented and 30% intermediate housing

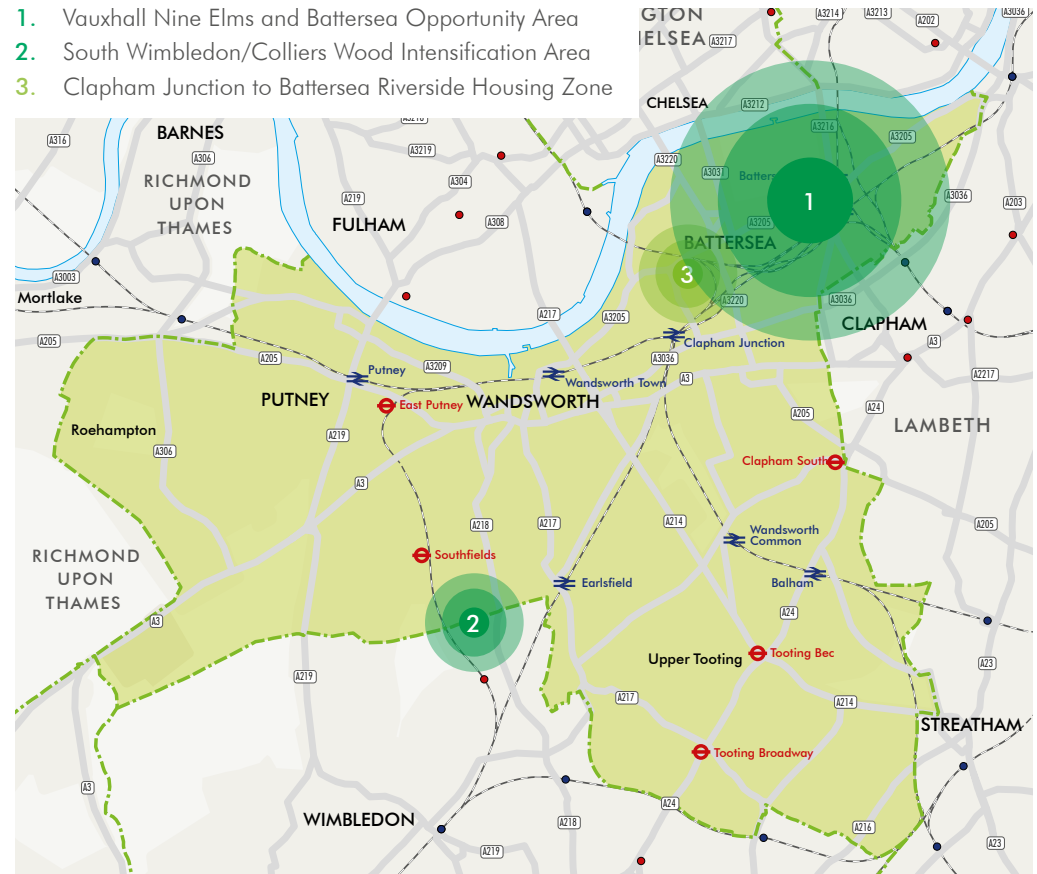
Office to residential position:

- The area of the Borough that is in the Central Activities Zone (CAZ) is exempt from office to residential permitted development rights

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES

1. Vauxhall Nine Elms and Battersea Opportunity Area
2. South Wimbledon/Colliers Wood Intensification Area
3. Clapham Junction to Battersea Riverside Housing Zone



KEY CONTACTS

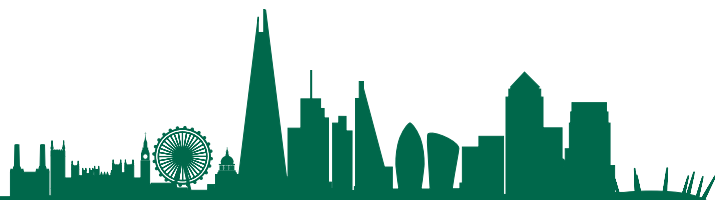


Paul Willmott OBE
Director, Planning
t: 020 7182 2779
e: paul.willmott@cbre.com

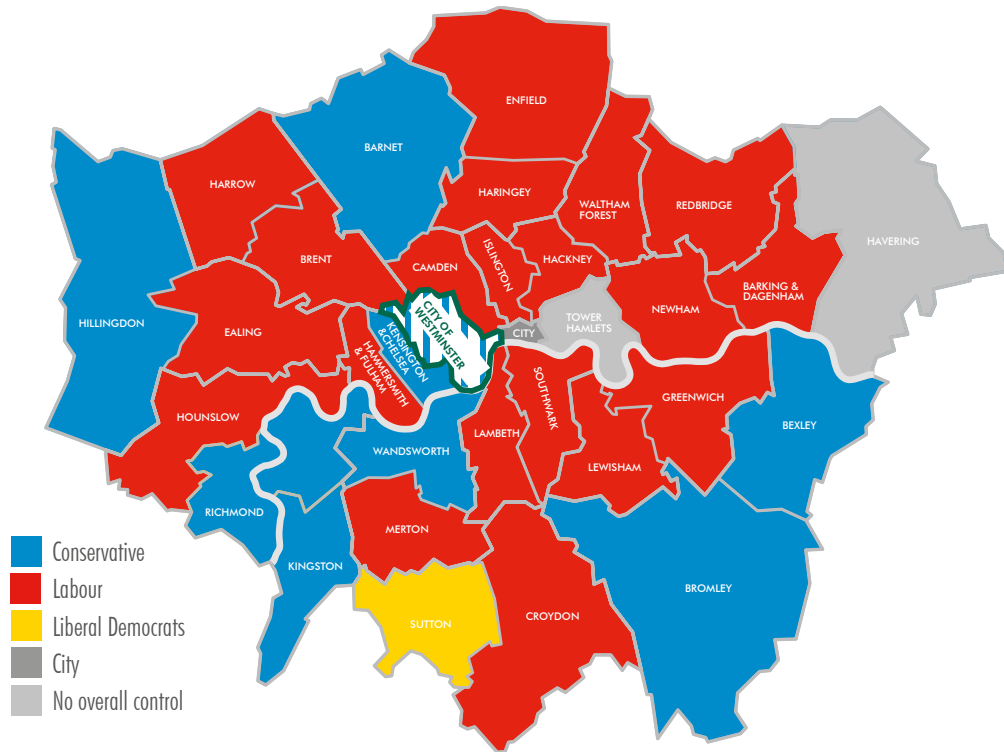


Laura Webster
Associate Director, Planning
t: 020 7182 2911
e: laura.webster@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: WESTMINSTER



Westminster sits in the heart of Greater London

Population is **253,100**[^]

Westminster has **56 conservation areas** covering **78% of the City**, and around **11,000 listed buildings or structures**

[^] Census 2011
 *Community Infrastructure Levy



COUNCIL AND LOCAL POLITICS

Structure:

- **Conservative** majority (Conservative: 44, Labour: 16)
- **Leader of Westminster Council:** Councillor Philippa Roe
- **Key Officers:** Executive Director for Growth, Planning and Housing: Ben Denton; Operational Director Development Planning: John Walker; Operational Director City Planning; Barry Smith
- Larger and more contentious applications (around 5%) are considered by Planning Committees. There are four Planning Committees in Westminster which convene on rota and all have a Conservative majority (3/1 seats)
- **Chair of Planning Applications Committee (1):** Councillor Robert Davis
- **Chair of Planning Applications Committee (2):** Councillor Richard Beddoe
- **Chair of Planning Applications Committee (3):** Councillor Andrew Smith
- **Chair of Planning Applications Committee (4):** Councillor Anthony Devenish

Key issues:

- Office to residential conversion
- Basement excavation
- Balance between residential and entertainment uses

Significant amenity groups / neighbourhood forums:

- Westminster City Council has designated a number of neighbourhood areas and neighbourhood business areas
- There are six neighbourhood forums in Mayfair, Soho, Westbourne, Church Street, Belgravia and Notting Hill East and one Community Council in Queens Park

CIL STATUS*

- Mayor CIL: £50 per sq m⁻
- Westminster CIL: Anticipated to be adopted in Autumn 2015

Draft Charging Schedule: September 2014

Use	Rate (£) per sq m		
	Prime	Core	Fringe
Residential	550	400	200
Offices	250	200	50
Hotels	200	150	50
Retail (all A use classes and sui generis retail), nightclubs and casinos	200	150	50
Other uses		Nil	

~Part of the Borough falls within the Central Activities Zone (CAZ) where Crossrail S106 contributions also apply

LONDON BOROUGH PLANNING GUIDE: WESTMINSTER

SUMMARY OF POLICY

Planning framework:

- The adopted development plan comprises*:
 - Westminster's City Plan: Strategic Policies (November 2013)
 - Unitary Development Plan (UDP) Saved Policies (January 2007 and amended by Secretary of State Direction in January 2010)
- Emerging policy includes:
 - Westminster's City Plan – City Management Policies Revision anticipated for adoption in early/mid 2016. Westminster is currently considering adopting its new policies in phases.

Housing:

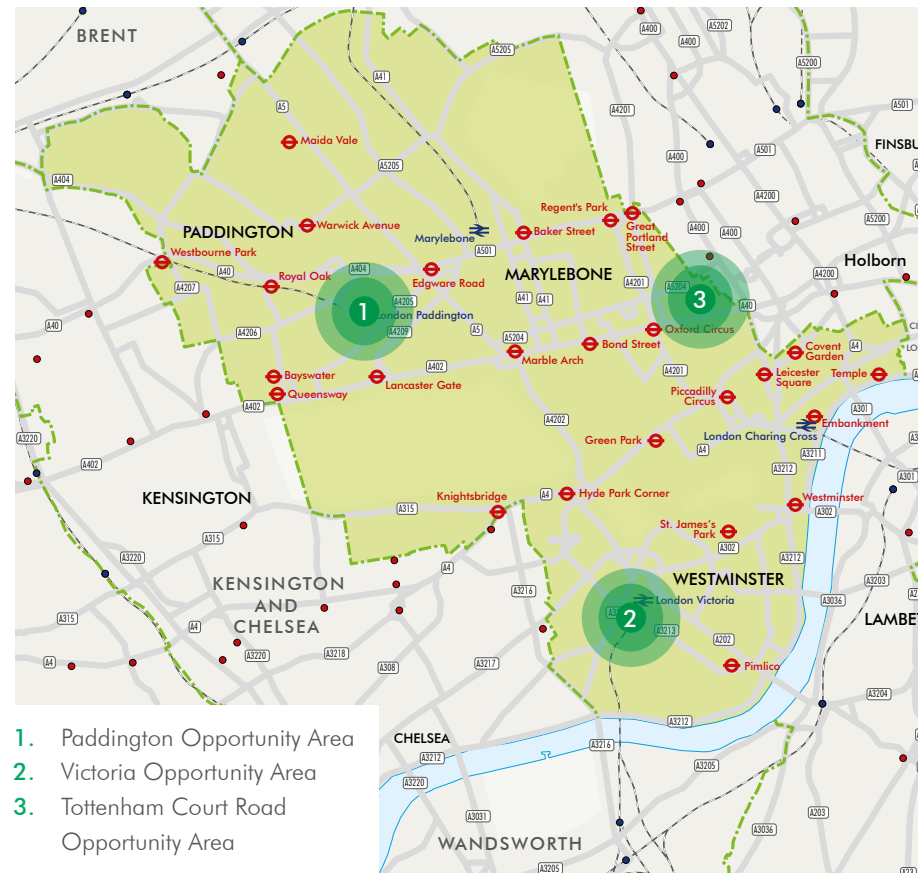
- Residential use for now remains the priority across Westminster
- New housing target in the Further Alterations to the London Plan is 10,677 (2015 – 2025)
- Affordable housing policy: Residential developments of either 10 or more additional units or over 1,000 per sq m additional residential floorspace will be expected to provide affordable housing on-site based on the following proportions, subject to feasibility and viability
 - 25% of floorspace on sites in Core Central Activities Zone (CAZ), Paddington opportunity areas and named streets in Marylebone and Fitzrovia
 - 35% of floorspace on sites outside Core CAZ, Paddington opportunity area and named streets in Marylebone and Fitzrovia

Office to residential position:

- Westminster's CAZ is exempt from the office to residential permitted development rights
- The Council is concerned about the increasing number of applications to convert offices to residential and the adverse impact this may have on the future office supply in Westminster
- Westminster is reviewing its policy position in response to the strength of the residential market in central Westminster and concerns over the loss of small office space in particular. The draft emerging policies set out a more restrictive approach in relation to office to residential conversions and the loss of small offices. Given the significance of this issue, Westminster is proposing to 'fast track' its new policy on office to residential conversion so that it comes into force later in 2015 (potentially as soon as September). This will be in advance of other new City Management policies.

*In addition to the Further Alterations to the London Plan (2015)

OPPORTUNITY AND INTENSIFICATION AREAS/HOUSING ZONES



1. Paddington Opportunity Area
2. Victoria Opportunity Area
3. Tottenham Court Road Opportunity Area

KEY CONTACTS



Ian Rennie
 Director, Planning
 t: 020 7182 2608
 e: ian.rennie@cbre.com



Graham Timms
 Associate Director, Planning
 t: 020 7182 2654
 e: graham.timms@cbre.com

Last updated March 2015



LONDON BOROUGH PLANNING GUIDE: CONTACTS



Stuart Robinson
Chairman of Planning
t: 020 7182 2700
e: stuart.robinson@cbre.com



Keith Hearn
Head of London Planning
t: 020 7182 2701
e: keith.hearn@cbre.com



Celine Bird
Planner
t: 020 7182 2769
e: celine.bird@cbre.com



Hannah Blunstone
Senior Planner
t: 020 7182 2208
e: hannah.blunstone@cbre.com



Luke Cadman
Senior Planner
t: 020 7182 2270
e: luke.cadman@cbre.com



Neeraj Dixit
Director, Planning
t: 020 7182 3702
e: neeraj.dixit@cbre.com



Laura Elias
Assistant Planner
t: 020 7182 2703
e: laura.elias@cbre.com



Rachel Ferguson
Senior Planner
t: 020 7182 2781
e: rachel.ferguson@cbre.com



Matthew Gore
Associate Director, Planning
t: 020 3257 6708
e: matthew.gore@cbre.com



Alex Harrison
Planner
t: 020 3257 6709
e: alex.harrison@cbre.com





Isabel Keppel
Senior Planner
t: 020 7182 2031
e: isabel.keppel@cbre.com



Adam Kindred
Planner
t: 020 7182 2416
e: adam.kindred@cbre.com



Amy Lee
Planner
t: 020 7182 2791
e: amy.b.lee@cbre.com



Liz Mason
Director, Planning
t: 020 7182 2136
e: elizabeth.mason@cbre.com



Mark Novelle
Senior Planner
t: 020 7182 2423
e: mark.novelle@cbre.com



Sara Parkinson
Associate Director, Planning
t: 020 7182 2741
e: sara.parkinson@cbre.com



Tom Pike
Associate Director, Planning
t: 020 7182 3682
e: tom.pike@cbre.com



James Penfold
Associate Director, Planning
t: 020 7182 3864
e: james.penfold@cbre.com



Ian Rennie
Director, Planning
t: 020 7182 2608
e: ian.rennie@cbre.com



Jonathan Stoddart
Director, Planning
t: 020 7182 2752
e: jonathan.stoddart@cbre.com



Graham Timms
Associate Director, Planning
t: 020 7182 2654
e: graham.timms@cbre.com



Laura Webster
Associate Director, Planning
t: 020 7182 2911
e: laura.webster@cbre.com



Paul Willmott OBE
Director, Planning
t: 020 7182 2779
e: paul.willmott@cbre.com



Joseph Wilson
Senior Planner
t: 020 3214 1869
e: joseph.wilson@cbre.com



