



Roundtable on Planning in London with Jules Pipe CBE, Deputy Mayor for Planning, Regeneration & Skills, Greater London Authority

Tuesday 18 July 2023

Introduction

Jules Pipe met with the APPG to discuss planning in London, with an in depth focus on the London Plan. He discussed the GLA's strategies that aim to boost economic development, reduce inequalities, and tackle deprivation across the city. Amongst other issues, the discussion focused on improving housing delivery and developing infrastructure. The meeting evaluated implications of these policies for London and delved into the role of local authorities in ensuring a more conducive planning system, delivering quality and affordable housing, and reducing carbon emissions.



Key takeaways

- Jules Pipe emphasised that the most crucial thing the industry needs to foster development and regeneration in London is certainty. However, there is a prevailing sense of uncertainty caused by proposed legislation and planning reforms. This uncertainty has significant implications for development projects in various boroughs. It has been estimated that this uncertainty has led to the loss of anywhere between 10,000 to 30,000 potential homes in London. This lack of clarity is a major obstacle that developers face in moving forward with projects and making long-term commitments.
- A significant point raised during the meeting was the need to promote and professionalise public consultations on developments. Jules Pipe highlighted that building trust with local communities is paramount. Often, the conversations between developers and communities become transactional, with promises made that may not materialise. This breakdown of trust can lead to pushback from communities, especially when they feel their expectations have not been met in previous development projects. Improving public consultations and ensuring transparent communication can play a vital role in addressing community concerns and gaining support for regeneration initiatives.

- The discussion touched on the topic of retrofitting and renovating existing buildings. The London Plan presents a "retrofit first" policy, which aims to prioritise retrofitting over demolition to achieve sustainability goals. However, concerns were raised about the practicality and economic viability of retrofitting in certain cases. The need for further refinements in the calculations for retrofit viability and clear guidance on meeting sustainability requirements was highlighted. In some instances, reconstruction might be more economically feasible, especially for older buildings with structural challenges or inadequate funds for refurbishment.

Outcomes and future actions

- Jules Pipe has suggested the APPG meet with Tom Copley, Deputy Mayor for Housing and Residential Development at the Greater London Authority,

We would like to thank the members of our Advisory Board for their contributions and continuing support.

ARELI
DEVELOPMENTS

AVIVA

brownejacobson

CKC
PROPERTIES

CommCommUK
Community Communications

MILLS & REEVE
Achieve more. Together.

PARABOLA pprestates

Rockwell

Zaha Hadid Architects



Gagan Mohindra MP is the Chair of the APPG for Regeneration & Levelling Up

To get involved, please contact
secretariat@appgregenlevellingup.org.uk



Regeneration &
Levelling Up

This is not an official publication of the House of Commons or the House of Lords. It has not been approved by either House or its committees. All-Party Parliamentary Groups are informal groups of Members of both Houses with a common interest in particular issues. The views expressed in this document are those of the group.