

## Current Mayor Referral Criteria

Borough councils in Greater London must refer to the Mayor any planning applications received after 3rd July 2000 which meet one or more of the following criteria.<sup>1</sup>

- |   |  |
|---|--|
| <b>New Housing</b>  | <ul style="list-style-type: none"><li>Any development comprising or including over <b>500 units</b> (houses or flats); or comprising or including houses or flats and occupying more than <b>10 hectares</b>.<br/><i>(But all 'departure' cases of 150 units or more will be referable, see below.)</i></li></ul>  |
| <b>Other New Uses</b><br><i>(e.g. retail, industry, offices)</i>                            | <ul style="list-style-type: none"><li><b>30,000 sq.m.</b> in the City</li><li><b>20,000 sq.m.</b> in the rest of central London.</li><li><b>15,000 sq.m.</b> outside of Central London</li></ul>   |
| <b>New Tall Buildings</b>   | <ul style="list-style-type: none"><li><b>25m</b> adjacent to the River Thames.</li><li><b>75m</b> anywhere else in the City.</li><li><b>30m</b> elsewhere.</li></ul>   |
| <b>Existing Tall Buildings</b>  | <ul style="list-style-type: none"><li>Increase of <b>15m</b>, if then above the appropriate threshold for new tall buildings.</li></ul>  |
| <b>Mining</b>   | <ul style="list-style-type: none"><li><b>10 hectares</b> (sand and gravel extraction sites).</li></ul>   |
| <b>Waste</b>  | <ul style="list-style-type: none"><li>With capacity for more than <b>50,000 tonnes</b> p.a. (treat, store, process or dispose).</li></ul>  |
| <b>Transport</b>  | <ul style="list-style-type: none"><li>Aircraft runway.</li><li>Heliport (including floating or rooftop).</li><li>Air passenger terminal at an airport.</li><li>Existing air passenger terminal capacity increase of 500,000 passenger p.a.</li><li>Railway station.</li><li>Tramway, underground, surface or elevated railway, cable car.</li><li>Bus or coach station.</li><li>Storage or distribution (Use Class B8) occupying more than 4 hectares.</li><li>River Thames crossing (over or under).</li><li>Thames passenger pier.</li></ul> |
| <b>Existing housing</b> <sup>2</sup>  | <ul style="list-style-type: none"><li>Any development involving the loss of <b>200 units</b> (houses or flats) (irrespective of any new units) or loss of <b>4 hectares</b> of land used for housing.</li></ul>  |
| <b>Existing B1 Business, B2 General Industrial, B8 Storage or Distribution</b> <sup>2</sup> | <ul style="list-style-type: none"><li>Any development involving the loss of <b>4 hectares</b>.</li></ul>   |
| <b>Playing Fields</b> <sup>2</sup>  | <ul style="list-style-type: none"><li>Any development involving the loss of <b>2 hectares</b>.</li></ul>   |
| <b>Green Belt/MOL</b>   | <ul style="list-style-type: none"><li><b>1,000 sq.m.</b> of any new use or change of use.</li></ul>  |
| <b>Departures from the relevant UDP</b>   | <ul style="list-style-type: none"><li><b>150 units</b> (houses or flats).</li><li><b>2,500 sq.m.</b> of retail (A1), financial and professional (A2), food and drink (A3), business (B1), general industrial (B2), storage and distribution (B8), hotels (C1), residential institutions (C2), non-residential institutions (D1), assembly and leisure (D2).</li></ul>  |
| <b>Parking</b>  | <ul style="list-style-type: none"><li><b>200 spaces</b> (non-residential).</li></ul>   |
| <b>Article 10(3) direction</b>  | <ul style="list-style-type: none"><li>Any development subject to such a direction, or any development on a site subject to such a direction. <i>(This includes safeguarded wharves and developments in a safeguarded strategic view; in the near future this will also include the safeguarded alignments for the East Thames river crossings).</i></li></ul>  |

<sup>1</sup> This list is a distillation of Parts I-IV of the Schedule to the Town & Country Planning (Mayor of London) Order 2000.

<sup>2</sup> Land is to be treated as used for a particular use if it was last used for that use, or if it is allocated for that use in the UDP, including proposals for a UDP or proposals to alter or replace a UDP.

**Statutory Consultee Referral Criteria for RDAs**

In broad terms, local planning authorities are required to consult Regional Development Agencies on development proposals of regional or sub-regional economic significance, which are defined (in Statutory Instrument 2003/2047) as applications for development that:

- i. Involve or are likely to affect the provision of an existing or proposed strategic infrastructure project of which notification has been given (by the RDA) to the local planning authority and which is likely to have a significant impact upon a policy in the Regional Development Agency's (Economic) Strategy; or
- ii. Are within an area of which notification has been given (by the RDA) to the local planning authority for the purpose of this provision and is likely to affect the implementation of a strategic regional investment or employment policy in the Regional Development Agency's (Economic) Strategy.

**Letter to LPAs**

Thursday 25 August 2004

Devon House  
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Way  
London E1W 1JX  
www.lda.gov.uk  
switchboard  
t 020 7680 2000

Dear

**The Role of the London Development Agency on Major Applications of Economic Significance**

The purpose of this letter is to:

- Ensure you are aware of changes to the Town and Country Planning (General Development Procedure) Order 1995 that empower Regional Development Agencies as statutory consultees for certain planning applications; and
- To advise you on how the London Development Agency is responding to this new role, including the factors it will be mindful of before this status is implemented.

As you may know, the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 (Statutory Instrument 2003 No. 2047) was given ministerial approval and was laid before Parliament on 14 August 2003. This amendment gives Regional Development Agencies "statutory consultee" status with respect to certain types of applications, and came into effect on 5<sup>th</sup> September 2003.

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- i. Involve or are likely to affect the provision of an existing or proposed strategic infrastructure project of which notification has been given (by the RDA) to the local planning authority and which is likely to have a significant impact upon a policy in the Regional Development Agency's (Economic) Strategy; or
- ii. Are within an area of which notification has been given (by the RDA) to the local planning authority for the purpose of this provision and is likely to affect the implementation of a strategic regional investment or employment policy in the Regional Development Agency's (Economic) Strategy.

The London Development Agency is keen to begin its statutory consultee role but at this stage has not provided notice to local planning authorities on either the strategic infrastructure projects or the specific locations where it would be a statutory consultee for planning applications. Therefore, you are not statutorily required to refer any applications to the LDA at this stage.

You may have been aware that the Office of the Deputy Prime Minister (ODPM) was to release a second set of RDA consultation criteria to complement the criteria already included in Statutory Instrument 2003/2047. The new criteria were to be more specific than the existing set and were expected to set thresholds for referral based on, for example, area of commercial space proposed and number of new housing units. The LDA has held off implementing its new role in anticipation of these further criteria, however, the ODPM has now advised that further criteria will

not be issued. Despite these delays, the LDA has now recruited additional town planning staff and will soon put proposals for exercising its statutory consultee role to its Board.

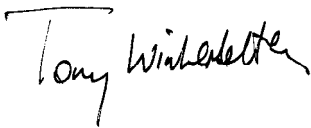
In implementing this new role the LDA will be mindful of the following:

- The considerable pressures on local government development control resources, and the need to develop a process that minimises any further burden on local planning authorities in London;
- The need to focus on those proposals that are relevant to the LDA's role as a regional economic development agency and where the LDA can add value to local planning decisions;
- The need to liaise closely with local planning authorities in order to ensure that the consultation process remains efficient and effective;
- Avoiding duplication and inconsistencies with the existing referrals of 'Strategic Planning Applications' to the Mayor of London, into which the LDA already has and will continue to have an input;
- That having an input into local planning policy, particularly Local Development Documents, and pre-application discussions will be important tools for contributing to planning decisions and should complement responses to planning application referrals;
- That meaningful standing advice, regularly updated, will be important for ensuring consistent and timely responses and for allowing resources to be focused where they are most needed;
- That the LDA owns or has a financial stake in many properties and development projects across London, and must ensure that no bias or conflict of interest occurs or is perceived to occur.

I will write to you again once the LDA has established the proposals upon which it needs to be consulted on a statutory basis. However, in the interim, please feel free to contact my colleagues Anne Crane or Nicholas Duffy (contact details below) should you have any questions or wish to discuss any of the points I have raised.

I look forward to working with you on this matter.

Yours sincerely



Tony Winterbottom  
EXECUTIVE DIRECTOR, REGENERATION & DEVELOPMENT

cc: Giles Dolphin, GREATER LONDON AUTHORITY  
Nick Lester, ALG TEC  
Dame Sally Powell

Draft Proposal Record Form

The screenshot shows a Microsoft Access application window titled "Microsoft Access - [Applications]". The interface includes a menu bar (File, Edit, View, Insert, Format, Records, Tools, Window, Help) and a toolbar with various icons. The main form area is titled "Draft Proposal Record Form" and contains the following fields and sections:

- Site**: Text input field.
- Case Number**: Text input field.
- Borough**: Dropdown menu.
- Proposal**: Text input field.
- Officer Comments**: Large text area.
- Stage 1**:  Stage 2  SEL
- LDA Officer**: Dropdown menu.
- GLA Officer**: Dropdown menu.
- Priority Area**: Dropdown menu.
- Growth Area**: Dropdown menu.
- Direct Interest**: Dropdown menu.
- Sent to 1**: Dropdown menu.
- Sent to 2**: Dropdown menu.
- Sent to 3**: Dropdown menu.
- Sent to 4**: Dropdown menu.
- Mayors meeting date**: Text input field.
- GLA Date recieved**: Text input field.
- LDA Notified**: Text input field.
- Information Recieved at LDA**: Text input field.
- Influence**: Text input field.
- LDA Comments**: Large text area.

At the bottom of the window, there is a status bar showing "Record: 92 of 92" and "Site Name".