

# **Residents' & Environmental Services Policy Overview Committee - Major Review 2015/16 - Mechanisms for Reviewing Major Developments in the Borough and Identifying Lessons to be Learned for the Planning Process**

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## **REASON FOR ITEM**

This is the second witness session of the Committee's review into Mechanisms for Reviewing Major Developments in the Borough and Identifying Lessons to be learned for the Planning Process.

## **OPTIONS OPEN TO THE COMMITTEE**

**The Committee is asked to receive the evidence of the witnesses and ask questions to help with the Committee's review.**

## **INFORMATION**

1. If Members recall, at the meeting of the Committee held on 29 July 2015, discussion took place on the second topic for the Committee's major review for 2015/16. It was agreed that a review take place on the mechanism A scoping report was agreed which is attached as **Appendix A** to this report.
2. The review is intended to consider whether there are any simple post development processes that could be introduced to analysis the successes or failures of major developments in the Borough and secondly how decision makers could try to learn lessons from any post development review processes introduced.
3. At the first meeting of the review held on 12 November 2015, **James Rodger, Head of Planning and Enforcement** provided Members with a presentation on the aims of the review topic . The Committee was provided with details of the current review mechanisms used by the Council. The details of the first witness session are contained in the minutes of the last meeting which are provided as an earlier agenda item.

## **Witnesses**

4. For this meeting Members will received evidence from **Satish Vekaria, Design Manager, Major Constructions Projects** and a representative from a Planning Consultant's Office.

5. In addition, arrangements will be made for a site visit to take place to provide Members with practical evidence of good and development designs. **I would ask that Members bring their diaries to the meeting so that a convenient date can be found for this site visit.**
8. To remind Members from an initial review of practices of nearby Councils, there have not been any potential models of best practice or usage of post development review processes identified. There is literature available from professional bodies such as the RTPI (Royal Town Planning Institute), RIBA (Royal Institute British Architects) and RICS (Royal Institute Chartered Surveyors) and from the Design Council concerning post development review. There is a Housing Quality Indicator System used by affordable housing providers (but this has limitations).
9. As mentioned at the last meeting, the most well known post development quality review process is the Building for Life Standard. Linked to the Building for Life Standard is the 'Built for Life' website. This website allows potential house purchasers to see how a new development rates against 12 quality indicators. The nearest rated developments to Hillingdon are in the London Borough of Barnet, which has a handful of large major developments subject to the 'Building for life' quality standards.
10. The Committee could give consideration to how modern technology could be used in the review of developments, and engaging the public in this process. Members will want to look at how the Council could constructively review its decisions, and what benefits such approaches could bring to Planning in Hillingdon. Members will wish to be mindful of the resource implications of different review mechanisms.
- 11 These are areas which Members could enquire about with witnesses.

## **APPENDIX**

Scoping Report for the review