

EXPLANATORY MEMORANDUM TO

THE TOWN AND COUNTRY PLANNING (MAYOR OF LONDON) ORDER 2008

2008 No. 580

1. This explanatory memorandum has been prepared by the Department for Communities and Local Government and is laid before Parliament by Command of Her Majesty.

This memorandum contains information for the Joint Committee on Statutory Instruments.

2. **Description**

2.1 The Order revokes the Town and Country Planning (Mayor of London) Order 2000 (S.I 2000/1493) (‘the 2000 Order’) which gave effect to the Mayor of London’s powers to direct refusal of certain planning applications. This Order gives effect to the Mayor’s additional powers under sections 2A-F of the Town and Country Planning Act 1990 to determine certain applications in respect of new categories and thresholds of application set out in the Schedule to the Order, as well as the power to direct refusal in certain cases.

3. **Matters of special interest to the Joint Committee on Statutory Instruments**

3.1 This Order is the first use of the new powers added by the Greater London Authority Act 2007 to the Town and Country Planning Act 1990 (sections 2A to F) for the Mayor of London to issue a direction to take over the determination of certain planning applications in London.

3.2 The relevant sections of the Greater London Authority Act are to be commenced by order on 6 April 2008, the same day as this Order is due to come into force.

4. **Legislative Background**

4.1 The Greater London Authority Act 1999 included a provision for boroughs to refer applications of potential strategic importance to the Mayor. It further gave the Mayor the power to direct a borough to refuse an application of strategic importance. The different thresholds which define applications for referral were set out in the 2000 Order.

4.2 These powers were increased by the Greater London Authority Act 2007: sections 31 - 36 added sections 2A-F of the Town and Country Planning Act 1990 (and made related amendments), giving the Mayor the power to direct that he is to be the local planning authority for the purposes of determining a planning application of potential strategic importance made to a London borough. The circumstances in which the Mayor may give a direction, and the definition of ‘application of potential strategic importance’ are set out in this Order, which replaces the 2000 Order.

4.3 The Order identifies categories of application referable to the Mayor; they represent the types of applications which are most likely to be of strategic importance, and therefore of interest to the Mayor. Most of the categories remain unchanged from the 2000 Order in relation to the Mayor’s new power to decide applications, although there are changes in the thresholds which trigger referral. Thresholds for applications which include the provision of new housing or waste facilities are lowered, reflecting the importance of increasing the supply of new housing (especially affordable housing) and waste facilities to the delivery of the London Plan. Thresholds specifying the height and size of developments in the City of London are increased to better reflect the larger scale of development there.

4.4 In order to ensure the Mayor is able to take over only those applications that have a real impact on the implementation of the London Plan, he will be required to apply a policy test in order to determine whether he would be justified in doing so. For all applications except those that fall within Category 1A of the Schedule (more than 150 homes), the Mayor will need to demonstrate that the application fulfils each of three criteria in order to take it on, and must publish his reasons for giving the direction. The three fold test ensures that the Mayor is able to take on only those applications that go to the heart of implementing the London Plan; whose impacts extend beyond a single borough; and where there are sound planning reasons for his intervention.

4.5 Section 2C of the Town and Country Planning Act 1990, inserted by section 31 of the Greater London Authority Act 2007, allows the Mayor to pass back to the borough decision making on subsequent detailed applications that are related to the planning applications he decides in outline. Specifically, the Mayor can pass back approval of reserved matters and details under a listed building consent.

4.6 Section 2F of the 1990 Act, inserted by section 35 of the Greater London Authority Act 2007, provides for oral representations to be made at a representation hearing, and requires that the provisions of Part 5A of the Local Government Act 1972 on public access to documents and meetings, be applied with necessary modifications, by order, to representation hearings. Article 9 of this Order does so.

5. Territorial Extent and Application

5.1 This instrument applies to certain applications for planning permission, or for planning permission without complying with conditions subject to which a previous planning permission was granted, defined as applications of potential strategic importance, and received by a local planning authority for a London borough on or after 6 April 2008.

6. European Convention on Human Rights

6.1 As the instrument is subject to negative resolution procedure and does not amend primary legislation, no statement is required.

7. Policy background

7.1 The Greater London Authority Act 1999 established the Mayor of London and the London Assembly. The Mayor is responsible for strategic planning in London mainly through the London Plan (the Spatial Development Strategy). The London Plan provides the spatial context for the Mayor's other strategies and a framework for the borough's Unitary Development Plans/Local Development Framework. The Mayor is responsible for ensuring that the strategic planning interests of London is taken account of in planning policies and decisions on planning applications in the capital.

7.2 There were two principal documents that provided the regulatory and guidance framework for the Mayor's role in planning for development control:

- **The Town and Country Planning (Mayor of London) Order 2000** outlining the thresholds for referral of applications of potential strategic importance to the Mayor over which the Mayor had the power to direct refusal, and
- **The GOL Circular 1/2000 (Strategic Planning in London)** provided further government guidance on the arrangements for strategic planning in London. Government was consulting on an updated GOL Circular along with the Order (21 November 2007 to 14 February 2008). It is anticipated this will be published at the same time as the Order; 6th April 2008.

7.3 The Office of the Deputy Prime Minister (ODPM) published on 30 November 2005 a consultation document on the review of powers for the Mayor and GLA: 'The Greater London Authority: The Government's proposals for additional powers and responsibilities for the Mayor and Assembly'. Part of this review focused on identifying additional planning powers and responsibilities that would be best exercised by the Greater London Authority in order to devolve power from Whitehall to London and improve the delivery of strategic public services in the capital. This includes the provision that planning applications are dealt with at the most appropriate levels of government. The GLA Bill was introduced in parliament 21st November 2006 and the Act received Royal assent 23rd October 2007.

7.4 The revised draft Mayor of London Order has undergone two public consultations. The first round took place August to October 2006. The outcome of the first consultation led to a revision of the draft Order published in June 2007 to inform the GLA Bill's passage in parliament. The final round of public consultation of the Mayor of London Order took place between 15th November 2007 and 14th February 2008.

8. Impact

8.1 An Impact Assessment is attached to this memorandum.

8.2 The consultation on the Mayor of London Order 2008 was primarily on the mechanisms for referral and taking over applications, not on whether it is right for the Mayor to do so; this principle has been established in the GLA 2007 Act. The options for analysis included a 'no change' scenario which is discussed further in the Impact Assessment. This option was rejected because it would leave the Mayor of London Order 2000 unchanged and therefore not give effect to the new powers provided by the Greater London Authority Act 2007.

8.3 The impact on the public sector is minimal. Applicants will submit applications to the borough as normal. The procedures for referral of applications and sending decisions notices to the Mayor are based on the current system. The time given to the Mayor to decide whether to take over the application, once the borough has made a decision, is 14 days which is the current time given for the Mayor to issue a direction to refuse. Once the Mayor has taken over the application, he becomes the local planning authority for the purpose of determining the application whilst the borough ceases to be. The powers of the Secretary of State are unchanged.

9. Contact

Susanna Strandell at Government Office for London Tel: 020 7217 3349 or e-mail: susanna.strandell@gol.gsi.gov.uk can answer any queries regarding the instrument.

Summary: Intervention & Options

Department /Agency: Government Office for London	Title: Impact Assessment of Mayor of London Order 2008 & GOL Circular 2008	
Stage: Order made	Version: 2	Date: 25 February 2008
Related Publications: GLA Act 2007, Mayor of London Order 2000 (SI 2000 1491), GOL Circular 2000		

Available to view or download at:

<http://www.gos.gov.uk/gol>

Contact for enquiries: Susanna Strandell

Telephone: 020 7217 3349

What is the problem under consideration? Why is government intervention necessary?

The Greater London Authority (GLA) Act 2007 implements many of the outcomes of the Government's review of the GLA that required primary legislation. The review fulfilled a 2005 manifesto commitment by identifying additional powers and responsibilities that would be best exercised by the GLA in order to devolve power from Whitehall to London and improve the delivery of strategic public services in the capital. It is necessary to update the Mayor of London Order 2000, the Town and Country Planning (Local Development)(England) Regulations 2004 and GOL Circular 1/2000 to reflect the new powers.

What are the policy objectives and the intended effects?

The government is clear that planning decision should be made at the most appropriate level of government. In London this means that the Mayor should be able to determine some strategically important applications. The Order sets out the mechanisms by which the Mayor sees and can take over, the right types of applications ; in particular the thresholds, the policy test and the procedures. The GOL circular and Local Development Regulations set out the process for the Mayor to prepare the Spatial Development Strategy and intervene in planning applications and Local Development Schemes.

What policy options have been considered? Please justify any preferred option.

The consultation on the Mayor of London Order is primarily on the mechanisms for referral and taking over applications, not on whether it is right for the Mayor to do so; that has been established in the Act. The analysis of options included a 'do nothing' option; this would result in the Mayor having no enhanced powers over planning in the capital. The preferred thresholds, policy test and procedures, as set out in the consultation documents, reflect the debate in Parliament over the GLA Act 2007.

When will the policy be reviewed to establish the actual costs and benefits and the achievement of the desired effects? The operation of the Mayor's planning powers will be continually monitored and reviewed as necessary, with a view to do this after three years of the new powers being in operation.

Ministerial Sign-off For consultation stage Impact Assessments:

I have read the Impact Assessment and I am satisfied that, given the available evidence, it represents a reasonable view of the likely costs, benefits and impact of the leading options.

Signed by the responsible Minister:

John Healey

.....Date: 4th March 2008

Summary: Analysis & Evidence

Policy Option: Do nothing

Description: Leave extant Mayor of London Order 2000 and GOL Circular 1/2000 as they are without updating

COSTS	ANNUAL COSTS		Description and scale of key monetised costs by 'main affected groups'
	One-off (Transition)	Yrs	
	£		
	Average Annual Cost (excluding one-off)		
	£		Total Cost (PV) £
Other key non-monetised costs by 'main affected groups'			

BENEFITS	ANNUAL BENEFITS		Description and scale of key monetised benefits by 'main affected groups'
	One-off	Yrs	
	£		
	Average Annual Benefit (excluding one-off)		
	£		Total Benefit (PV) £
Other key non-monetised benefits by 'main affected groups'			

Key Assumptions/Sensitivities/Risks

Price Base Year	Time Period Years	Net Benefit Range (NPV) £	NET BENEFIT (NPV Best estimate) £
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What is the geographic coverage of the policy/option?	London			
On what date will the policy be implemented?	6 April 2008			
Which organisation(s) will enforce the policy?	Mayor/SoS			
What is the total annual cost of enforcement for these organisations?	£			
Does enforcement comply with Hampton principles?	Yes			
Will implementation go beyond minimum EU requirements?	N/A			
What is the value of the proposed offsetting measure per year?	£			
What is the value of changes in greenhouse gas emissions?	£			
Will the proposal have a significant impact on competition?	No			
Annual cost (£-£) per organisation (excluding one-off)	Micro	Small	Medium	Large
Are any of these organisations exempt?	No	No	N/A	N/A

Impact on Admin Burdens Baseline (2005 Prices)		(Increase - Decrease)	
Increase of £	Decrease of £	Net Impact	£

K Annual (Net)

Summary: Analysis & Evidence

Policy Option: Revised regulation & guidance

Description: Options as set out in public consultation drafts of Mayor of London Order 2007 and GOL Circular 2007

COSTS	ANNUAL COSTS		Description and scale of key monetised costs by 'main affected groups' DCLG will provide a one off capacity building sum to the GLA. Future costs will be met from the GLA budget.
	One-off (Transition)	Yrs	
	£ 100,000		
	Average Annual Cost (excluding one-off)		
	£		Total Cost (PV) £
Other key non-monetised costs by 'main affected groups'			

BENEFITS	ANNUAL BENEFITS		Description and scale of key monetised benefits by 'main affected groups'
	One-off	Yrs	
	£		
	Average Annual Benefit (excluding one-off)		
	£		Total Benefit (PV) £
Other key non-monetised benefits by 'main affected groups'			

Key Assumptions/Sensitivities/Risks

Price Base Year	Time Period Years	Net Benefit Range (NPV) £	NET BENEFIT (NPV Best estimate) £
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What is the geographic coverage of the policy/option?		London	
On what date will the policy be implemented?		6 April 2008	
Which organisation(s) will enforce the policy?		Mayor/SoS	
What is the total annual cost of enforcement for these organisations?		£	
Does enforcement comply with Hampton principles?		Yes	
Will implementation go beyond minimum EU requirements?		No	
What is the value of the proposed offsetting measure per year?		£	
What is the value of changes in greenhouse gas emissions?		£	
Will the proposal have a significant impact on competition?		No	
Annual cost (£-£) per organisation (excluding one-off)	Micro	Small	Medium Large
Are any of these organisations exempt?	No	No	N/A N/A

Impact on Admin Burdens Baseline (2005 Prices)		(Increase - Decrease)	
Increase of £	Decrease of £	Net Impact	£

Key:

Annual costs and benefits: Constant Prices

(Net) Present Value

Evidence Base (for summary sheets)

[Use this space (with a recommended maximum of 30 pages) to set out the evidence, analysis and detailed narrative from which you have generated your policy options or proposal. Ensure that the information is organised in such a way as to explain clearly the summary information on the preceding pages of this form.]

1 Purpose and Intended Effect

1.1 The provisions giving the Mayor additional planning powers will ensure that boroughs fully reflect London's strategic priorities in their work programmes for preparing their Local Development Frameworks, and give the Mayor the discretion to decide whether he or the local planning authority should determine strategic planning applications (including applications for waste facilities). These measures build on the Mayor's existing planning powers: preparing the London Plan and the right to direct refusal of strategic planning applications.

1.2 The provisions in the GLA Act 2007 relevant to planning are:

- The Mayor is able to direct changes to London boroughs' Local Development Schemes (LDSs), subject to Secretary of State reserve powers;
- The Mayor is able to determine planning applications of strategic importance in London. He will be the local planning authority for those applications he decides to take on.
- The Mayor should be the lead party for s106 matters relating to those applications he decides as planning authority.

1.3 For the provisions of the GLA Act 2007 enabling the Mayor to take over applications to take effect secondary legislation is needed. This is called the Mayor of London Order. Under the previous GLA Act (1999) the Mayor of London Order from 2000 set out the thresholds for referral of applications to the Mayor over which he had negative powers and could direct the local planning authority to refuse the application if it would seriously harm the implementation of the policies in the London Plan. The public consultation of the Mayor of London Order to which this IA applies, was on the revised thresholds and procedures in relation to the Mayor's new roles and responsibilities as outlined above.

1.4 The GOL Circular 1/2000 provided government guidance on the arrangements for strategic planning in London. It covered all the aspects of the Mayor's role in spatial planning such as preparation and review of the Spatial Development Strategy, SDS, (the London Plan), relationship between the SDS and boroughs plans as well as the Mayor's role in planning applications. As these powers and relationships have been augmented by the introduction of the GLA Act and the regulations, the Mayor of London Order on the thresholds for referral of applications, as finally adopted, the Government will be publishing an updated GOL Circular that incorporates these changes.

1.5 The two options under consideration for this Impact Assessment were:

i) do nothing;

ii) revise the Mayor of London Order and GOL Circular to reflect the provisions of the GLA Act 2007 as proposed in the public consultation of these documents.

1.6 The first option, do nothing, essentially means leaving the existing regulations and guidance as they currently are not taking on board the changes to the new powers of the Mayor. This would in effect render the new powers unworkable and is therefore for that reason ruled out.

1.7 The second option which is the revised draft Mayor of London Order and GOL Circular, is discussed at length below.

2 Cost/Benefit Analysis

Economic

2.1 The Mayor's power to direct changes to boroughs' LDSs enables him/her to influence what Local Development Documents (LDDs) boroughs produce. It ensures that boroughs' Schemes fully reflect London Plan strategic priorities, for example, the economic and social regeneration of London, while taking account of local circumstances. The Mayor will need to have regard to national and local planning issues, and to the resources available to local planning authorities, in exercising his power. The Secretary of State has powers to override the Mayor's direction if she considers it conflicts with national policy.

2.2 This new power is complemented by strengthening the Mayor's role in the public examination of draft Development Plan Documents (DPDs). The starting point for an examination will become the Mayor's opinion as to whether a draft DPD is in general conformity with his London Plan. This change will be implemented by revising the GOL Circular 1/2000.

2.3 The Mayor's power to decide a limited number of strategically important planning applications will ensure that London Plan policies are properly reflected in decisions on planning applications. It is intended that London boroughs will continue to decide the vast majority of applications, but for a limited number of strategic applications the Mayor will decide whether he should take the decision. In deciding whether to exercise his power, the Mayor will be informed by the borough's decision on what they would do with the application. The Mayor must also satisfy a test of how strategically important the application is.

2.4 The change will ensure that strategic planning decisions, whilst of course having regard to local policies and issues, take full account of strategic planning policy for London as set out in the London Plan – such as in regard to density, design quality and urban renaissance principles. The Mayor, if he wished to, could assume responsibility for the planning aspects of strategically important infrastructure schemes.

2.5 The discretionary nature of these powers makes costs difficult to assess at this stage. The Mayor may direct boroughs to either add to, or reduce, the number of LDDs they intend to prepare, as set out in their LDS. This should therefore mean either savings or additional costs depending on whether and how the Mayor chooses to exercise his power. In practice, we would expect a Mayoral direction to result in a borough reprioritising its delivery of LDDs within its existing available resources, and therefore for the change to be cost neutral for the borough and other parties.

2.6 There should be no additional costs arising from the Mayor's strengthened role in relation to DPDs themselves. The proposed change involves a change of emphasis in the examination in public of draft DPDs, rather than any additional burdens on boroughs, developers or the public.

2.7 Costs resulting from the Mayor's enhanced role in development control are also difficult to quantify at this stage, and will depend on the frequency and extent with which he chooses to exercise his new power. The costs to applicants should be minimal given that they are already required to refer applications to the Mayor under the existing arrangements. It is envisaged the Mayor would decide only a very small number of cases a year given that the new power will give him enhanced influence over how boroughs' consider applications. The number of "strategic" cases referred to the Mayor is defined by thresholds set out in the Mayor of London Order. Under the previous arrangements around 300 cases a year met these thresholds, and were therefore referred to the Mayor to enable him to decide whether to exercise his power to direct refusal. In 2004/05, the Mayor directed refusal on 4 cases; in 2005/06 on 9 and in 2006/07 on 5. The thresholds in the revised Mayor of London Order (2008) should not result in any material change to these numbers in either direction.

2.8 Where the Mayor decides an application, he will also determine any connected applications for listed building consent, conservation area consent and hazardous substance consent. For any planning application he decides, the Mayor is able to pass decision making for any subsequent applications for the approval of reserved matters or details under a listed building consent, back to the relevant London borough.

2.9 There will be no additional fees or significant additional costs to applicants as a result of the Mayor exercising his power as applicants already engage in tripartite discussions with the Mayor and the borough on strategic applications, and routinely copy papers to both parties. The borough will continue to receive the application fee from the applicant on the basis that, as now, they are the local planning authority for the application before the Mayor can decide whether to intervene formally. The applicant would not be charged again if the Mayor intervenes. There may be a cost to the applicant in terms of delay where the Mayor takes over an application, but this would be significantly lower than an appeal to the Secretary of State. The Act includes a requirement on the Mayor to hear oral representations from the applicant and local planning authority, should they wish to make them. There may be minimal costs for the parties in preparing for a representation hearing but they are discretionary, and the applicant will not be at a disadvantage if they choose not to exercise this right.

3 Environmental and Social

3.1 The environmental or social impacts arising from the Mayor's additional planning powers are likely to be positive. Through his powers, the Mayor will seek to encourage boroughs to prepare local plans in accordance with his London Plan, and will influence the consideration of strategic planning applications in accordance with London Plan policies.

3.2 The London Plan sets out a wide range of policies which impact on the environment and social fabric of the capital – through changes to the built environment (such as the location of tall buildings or increasing densities in new developments) and the use and management of natural resources in London (including the efficient use of water, tackling climate change and protection of open space). London Plan policies are subject to Sustainability Appraisal incorporating the requirements of the Strategic Environmental Assessment (SEA) Directive as they are prepared. Sustainability Appraisal aims to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies (RSS) and for new or revised Local Development Documents.

3.3 In addition, individual planning applications, whether determined by the Mayor or a London borough, are, if likely to have significant impacts, subject to the requirements of the Environmental Impact Assessment (EIA) Regulations which require the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.

4 Risks

4.1 There are risks that additional Mayoral planning powers could emphasise regional, strategic priorities at the expense of local policies and concerns. However, the checks and balances in the planning process are retained under the proposed changes. The Secretary of State has the right to override a Mayoral direction to a borough to alter its LDS. The final decision on whether draft DPDs conform to the London Plan will be taken independently, by an Inspector, rather than by the Mayor himself. On development control, the Secretary of State has the same powers to call-in planning applications in London as elsewhere, and applicants' rights of appeal against refusal of planning permission are unchanged. In deciding applications the Mayor will be required to take account of local policies, including those set out in borough development plans, as well as strategic policies set out in his London Plan. He will be required to give full reasons for his decisions and may pass back decision making on detailed ("reserved") matters to the relevant borough. The Assembly also hold the Mayor to account for his planning decisions.

4.2 A further risk is that London boroughs will invariably appeal to the Secretary of State when the Mayor directs them to change their Local Development Scheme. But we expect the Secretary of State to overrule the Mayor only if he is clear that the Mayor's direction is inconsistent with his London Plan or cuts across national priorities. This is likely to be the exception rather than the rule.

5 General Planning: Alternative Options Considered

5.1 We considered a number of alternative options in deciding the suite of enhanced Mayoral planning powers. On plan-making, we considered both a Mayoral power to direct changes to LDSs without a Secretary of State reserve power, and no additional powers for the Mayor. The former was discounted because it would fetter the Secretary of State's ability to ensure wider national interests applied to London, where appropriate. The latter was discounted because it would not strengthen the Mayor's role and ensure greater consistency between the London Plan and Local Development Frameworks.

5.2 On development control two alternative options were considered and rejected. First, requiring the Mayor to decide whether or not to assume control of a strategic application as soon as that application is submitted to the local planning authority. Second, giving the Mayor a power to direct a borough to approve a planning application. The first option was rejected because, although it would provide clarity and certainty from the outset as to who the decision maker would be, it would remove any incentive or opportunity for boroughs to apply London Plan policies themselves. The second option was discounted because it would prove unworkable in practice, with excessive duplication and risk that the Mayor would not be held accountable for his decisions. The options on how much time to allow the Mayor to consider whether to take over an application, along with the time given to the Mayor to consider an application he has taken over were considered. The options presented in the public consultation of the Mayor of London Order and GOL Circular established a balance between allowing sufficient time to come to a considered decision whilst avoiding creep in the system and reducing delays. The options also incorporated procedures and pinpoints for a possible appeal process.

5.3 For both plan-making and development control, the Government considered "do nothing" options (more precisely, it considered a "minimal change" option, which would do no more than modify current arrangements to bring them up to date, rather than make any fundamental change). These options were not taken forward in either case. The Government considered that there is a strong case, as set out above, for strengthening the Mayor's strategic planning role. Therefore, as the GLA Act 2007 has received Royal Assent on 23 October, doing nothing would have meant not bringing forward any changes to secondary legislation rendering the Act unenforceable.

6 Waste Planning

6.1 Government consulted on five options for the future handling of waste planning decisions, largely mirroring the options for waste management. The GLA Act 2007 establishes the Mayor's strategic role and the Mayor of London Order sets out the new thresholds for referral of such applications to the Mayor.

6.2 In line with planning in general, the Government believes enabling the Mayor to decide strategic waste planning applications and having greater influence over the content of LDSs and the general conformity of DPDs relating to waste is justified to allow the Mayor greater ability to ensure London Plan waste policies are implemented.

7 Sectors and Groups Affected

7.1 These proposals impact on a wide range of London organisations. They will primarily impact on London boroughs, both in their plan-making and development control functions. They will also impact on London's developers.

8 Consultation

8.1 There were two rounds of public consultation during the process of revising the Order. The first ran between August and October 2006, which attracted some 200 responses. The result of the first round of consultation fed into a revised Order published in July 2007 to aid the debates during the passage of the GLA Bill in Parliament. The second and final round of consultation ran between 21st November 2007 and 14th February 2008. The final revised Order took into account the outcome of the GLA Act 2007 which received Royal Assent on 23 October 2007. The number of responses received on the final consultation was 37.

8.2 Respondents key concerns were around:

- adding complexity and delay to the process;
- lowering the threshold for housing to 150 units from 500;
- the policy test and the definition of 'sound planning reasons';
- the Mayor getting involved in issues of local and not strategic importance;
- uncertainty around process and arrangements, including payments of s.106 monies and planning obligations.

8.3 A detailed analysis and summary of the responses will be made available on the GOL website within three months of end of consultation: www.gos.gov.uk/gol/planning.

Specific Impact Tests: Checklist

Use the table below to demonstrate how broadly you have considered the potential impacts of your policy options.

Ensure that the results of any tests that impact on the cost-benefit analysis are contained within the main evidence base; other results may be annexed.

Type of testing undertaken	<i>Results in Evidence Base?</i>	<i>Results annexed?</i>
Competition Assessment	No	No
Small Firms Impact Test	No	No
Legal Aid	No	No
Sustainable Development	No	No
Carbon Assessment	No	No
Other Environment	No	No
Health Impact Assessment	No	No
Race Equality	No	No
Disability Equality	No	No
Gender Equality	No	No
Human Rights	No	No
Rural Proofing	No	No