

MAYOR OF LONDON

Roger Evans AM

Chair of the London Assembly
City Hall
The Queen's Walk
More London
London SE1 2AA

Date: 8 December 2014

Dear Roger

As you know, I have for some time been working with Government and local councils on how we might drive forward the scale of development to achieve the full regeneration potential identified for Old Oak and Park Royal Opportunity Areas. In June 2013 I published my Vision for Old Oak and in January 2014 I published the Further Alterations to the London Plan. Earlier this year I held a statutory public and stakeholder consultation on my proposals to designate the area as a Mayoral development area and to establish a Mayoral development corporation (MDC). My view is that a single, robust public body with direction and governance would be the most appropriate and effective means by which to deliver the Vision for Old Oak and Park Royal, which was jointly produced by the GLA, TfL and London Boroughs of Brent, Ealing and Hammersmith and Fulham.

The Localism Act 2011 ('the Act') has put in place the necessary legislative framework for the Mayor of London to designate Mayoral development areas leading to the creation of MDCs. I am hereby writing to you in accordance with Section 197(3)(e) of the Act to formally lay before the Assembly my finalised proposals to designate a Mayoral development area for Old Oak and Park Royal, leading to the creation of a MDC for that area. I propose that this body is called the "Old Oak and Park Royal Development Corporation" (OPDC).

The Act sets out a consultation and response procedure to be followed before an area can be designated and the MDC is given particular planning and non-domestic rating powers. A public consultation on my proposals to designate a Mayoral development area and establish a new MDC for Old Oak and Park Royal was held from 18 June-24 September 2014. In response to consultation responses received, the boundary of the proposed MDC was revised, and a further supplementary consultation was undertaken from 5-26 November 2014 on the revised boundary.

A report on the responses to and outcome of both consultations, including my response to representations made by the London Assembly and other consultees is enclosed. That report also contains my reasons for not accepting any comments made by the Assembly or the London boroughs of Brent, Ealing and Hammersmith and Fulham, as required by Section 197(3)(d) of the Act.

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My specific and finalised proposals for the designation of the area and its MDC are set out below. This letter also sets out a number of other background matters relevant to the Assembly's consideration.

1. The boundary of the Old Oak and Park Royal Mayoral development area

I formally propose that an area at Old Oak and Park Royal be designated as a Mayoral development area under section 197(1) of the Act, the precise boundary of which is shown on the enclosed map. The area encompasses:

- The Park Royal Industrial Estate;
- Stonebridge Park;
- Park Royal Cemetery (Acton Cemetery);
- The core development site at Old Oak;
- North Acton Underground Station;
- Willesden Junction Underground and Overground stations; and
- Wormwood Scrubs Common.

This boundary is the same as the revised boundary consulted on between 5-26 November 2014.

Following my formal designation of the area as a Mayoral development area, this map will be laid in Parliament by the Secretary of State as part of the order that will legally establish the OPDC. This boundary constitutes my formal proposal for the purposes of Section 197(3) (e) of the Act, which I am laying before the Assembly by means of this letter, and which the Assembly now has the opportunity to consider.

2. OPDC's Powers

I have decided that the OPDC should be the local planning authority for the whole of its area, and in relation to that area is to have all the functions and powers described in section 202 (1) to (5) of the Act. I have also decided that the Mayoral development corporation will not have powers to grant discretionary relief from non-domestic rates, as described in section 214 of the Act.

3. OPDC's Board

Schedule 21 of the Act makes provision for appointments, by the Mayor, to the MDC's Board, and for the terms of such appointments. The Board must consist of a minimum of six people. Under the Act appointments to the Board will be made by myself. The Board must consist of at least one elected member of each of the three relevant London borough councils (Brent, Ealing and Hammersmith & Fulham). I may also choose to appoint any other members to the Board as I consider appropriate.

I propose that the Board for the OPDC consists of the following members:

- Mayor (or chair designate subject to London Assembly confirmation)
- Elected Member Brent Council
- Elected Member Ealing Council
- Elected Member Hammersmith & Fulham Council
- Greater London Authority representative

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- Transport for London representative
- Department for Transport representative
- High Speed 2 representative
- Network Rail representative
- Chair of the MDC Planning Committee
- Local business community representative
- Residential community representative
- Expert regeneration representative
- Expert education representative
- Independent business representative

In appointing Board members I must have regard to the desirability of appointing a person who has experience, and has shown some capacity in a matter relevant to the carrying out of the Corporation's functions, and I must also be satisfied that the person will have no financial or other interest likely to affect prejudicially the exercise of that person's functions as a member. The appointment of Board members will be an open and transparent process.

At this stage it is not possible to predict how long the OPDC might be required. As such, I therefore do not wish to formalise an end date for the Corporation. The Act does not require me to set an end date, but it does require that I 'review, from time to time, the continuing existence of any Mayoral development corporation'. I therefore propose to conduct the first such review by April 2017 and after this at specific times which I consider it to be appropriate.

4. MDC Planning Committee

Three options for the planning were proposed as part of the public and stakeholder consultation:

- a single planning committee;
- a single committee but with an extra councillor sitting on the committee for the local authority in which the planning application is situated; and
- 3 planning sub-committees, one for each local authority area and with an extra councillor sitting on the committee for the local authority in which the planning application is situated

I propose that Option 1 should be adopted as the planning committee structure. It is considered that both Option 2 and 3 would result in complex structures that would fail to achieve a single and joined up approach across the Mayoral development area.

Each of the three London borough councils would have councillors as their representatives on the planning committee. The planning committee would also contain other appointed members drawn from the Board or stakeholders. The Chair of the planning committee would sit on the MDC's Board. Appointments to the planning committee would be carried out in a transparent manner and would have to be agreed by the Board. In appointing any non-council or non-Board members to the committee, the Act requires that I must consent to the appointment and also that any potential appointee has no financial or other interest likely to affect prejudicially the exercise of the person's functions as member. Representatives from the local resident and business community would be able to apply to be a member of the planning committee.

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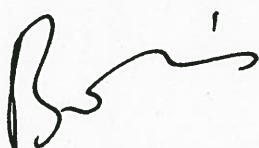
5. Other matters

This letter constitutes the formal laying of my proposals for the designation of the Old Oak and Park Royal Mayoral development area before the Assembly for the purposes of section 197(3)(e) of the Act. It does not constitute a further consultation exercise. Rather, it marks the start of the 21 day 'consideration period' defined by section 197(5) of the Act. The Assembly will have the opportunity on 17 December to question Sir Edward Lister and Victoria Hills on the matter.

If this time period expires without the Assembly rejecting the proposal in accordance with 197(5)(b) of the Act, the conditions set out in section 197 (3) of the Act will have been fulfilled. I will then proceed to designate the Mayoral development area and publicise its designation, and will thereafter write to notify the Secretary of State. I will also confirm to the Secretary of State that the name of the MDC will be the 'Old Oak and Park Royal Development Corporation' (OPDC).

I look forward to hearing the outcome of the Assembly's consideration of my proposals for what will surely be one of the largest regeneration projects London has seen for decades. I have copied this letter to Nicky Gavron AM, chair of the Planning Committee, and to Mark Roberts, Executive Director of the Assembly Secretariat.

Yours ever,



Boris Johnson
Mayor of London

Cc: Nicky Gavron AM, City Hall
Mark Roberts, Executive Director of the Assembly Secretariat

Encs.