GREATERLONDONAUTHORITY LONDONASSEMBLY

MINUTES

Meeting: London Assembly (Extraordinary Plenary)
Date: Wednesday 17 December 2014
Time: 1.30 pm
Place: Chamber, City Hall, The Queen's Walk, London, SE1 2AA

Copies of the minutes may be found at: http://www.london.gov.uk/mayor-assembly/london-assembly/whole-assembly

Present:

Roger Evans AM (Chairman)
Jennette Arnold OBE AM (Deputy Chair)
Tony Arbour AM
Gareth Bacon AM
John Biggs AM
Andrew Boff AM
Victoria Borwick AM
James Cleverly AM
Tom Copley AM
Andrew Dismore AM
Len Duvall AM
Nicky Gavron AM
Darren Johnson AM
Jenny Jones AM
Stephen Knight AM
Kit Malthouse AM
Joanne McCartney AM
Steve O'Connell AM
Caroline Pidgeon MBE AM
Murad Qureshi AM
Dr Onkar Sahota AM
Navin Shah AM
Valerie Shawcross CBE AM
Richard Tracey AM
Fiona Twycross AM

1 Apologies for Absence and Chairman's Announcements (Item 1)

1.1 There were no apologies for absence.

1.2 The Chairman explained that this was an Extraordinary meeting of the London Assembly which has been called, in accordance with Standing Order 1.7, to deal with the Mayor's proposals to designate a Mayoral Development Area, as set out at Item 3 of the agenda.

2 Declarations of Interests (Item 2)

2.1 The Assembly received the report of the Executive Director of Secretariat.

2.2 **Resolved:**

That the list of Assembly Members' offices, as set out in the table at Item 2, be noted as disclosable pecuniary interests.

3 Proposal to Designate a Mayoral Development Area (Item 3)

Part A: Question and Answer Session

3.1 The Assembly put questions to Sir Edward Lister, Chief of Staff and Deputy Mayor for Planning, and Victoria Hills, Director of the proposed Mayoral Development Corporation for Old Oak and Park Royal, on the Mayor's proposal to designate a Mayoral Development Area covering Old Oak and Park Royal.

3.2 The record of the questions put by Assembly Members and the answers given is attached as **Appendix 1** and the slides referred to during the session are attached as **Appendix 2**.

3.3 During the course of the question and answer session, Sir Edward and Victoria Hills undertook to:

- Ensure that the Chairman of the Old Oak and Park Royal Development Company (OPDC) , once appointed, considered the request made to allow public speaking rights at planning committee meetings;
- Ensure that the canal would be used as a substantial means of moving materials and spoils off the site and that that requirement was built into the planning policy framework;
- Look at preserving the existing accessibility arrangements for the Wormwood Scrubs playing fields;
- Clarify the OPDC's policy on fracking applications within its boundaries; and

- Provide an assurance in writing that representation for black and minority ethnic-owned businesses would be included on the OPDC Board.

Part B: Consideration of the Mayor's Proposals

3.4 At the conclusion of the question and answer session the Assembly turned to debate and consideration of the Mayor's proposals. The Chairman explained that under Section 197 of the Localism Act 2011, the Assembly could reject the Mayor's proposal to designate a Mayoral Development Area by a two-thirds majority of Assembly Members present and voting. Abstentions were not counted.

3.5 In accordance with the procedure set out at Standing Order 3.22, Darren Johnson AM moved and Jenny Jones AM seconded the following motion:

"The Assembly hereby resolves to reject the Mayor's designation of an area at Old Oak and Park Royal as a Mayoral development area for the following reasons: the inclusion of Wormwood Scrubs in the boundary is an unnecessary and so inappropriate centralisation of power from the local to regional level."

3.6 Following debate and in accordance with Standing Order 2.7A, Andrew Boff AM requested that a recorded vote be taken on this motion. The votes were cast as follows:

Votes in favour: Darren Johnson AM and Jenny Jones AM

Votes against: Tony Arbour AM, Gareth Bacon AM, Andrew Boff AM, Victoria Borwick AM, James Cleverly AM, Stephen Knight AM, Kit Malthouse AM, Steve O'Connell AM, Caroline Pidgeon MBE AM, Richard Tracey AM and Roger Evans AM (Chairman).

Abstentions: John Biggs AM, Tom Copley AM, Andrew Dismore AM, Len Duvall AM, Nicky Gavron AM, Joanne McCartney AM, Murad Qureshi AM, Dr Onkar Sahota AM, Navin Shah AM, Valerie Shawcross CBE AM, Fiona Twycross AM and Jennette Arnold OBE AM (Deputy Chair).

3.7 Accordingly, there being 2 votes in favour, 11 against and with 12 abstentions, the motion was not carried.

3.8 At 3.20pm the meeting was adjourned for 10 minutes to allow Assembly Members to consider amendments to recommendation 2.2 of Agenda Item 3 which were to be formally tabled. The meeting resumed at 3.30pm.

3.9 Dr Onkar Sahota AM moved and Navin Shah AM seconded the following amendment to recommendation 2.2:

Delete:

"The Assembly is recommended to consider, in accordance with Section 197 of the Localism Act 2011, and make decisions as necessary on the Mayor's proposal to designate an area at

Old Oak and Park Royal as a Mayoral Development Area, as set out at Appendix 1 to the report."

And replace with:

"In formally considering the Mayor's proposals, this Assembly states its support - in principle - for the creation of a Mayoral Development Corporation for Old Oak Common and Park Royal (OPDC). The planned High Speed 2 and Crossrail interchange presents a unique opportunity for one of the largest redevelopments in London, and the OPDC could provide the strategic direction and authority necessary to ensure it is delivered successfully for both new and existing communities.

However, this Assembly has concerns regarding the Mayor's proposals:

- The governance structure remains contentious. There are concerns about the size and composition of the Board, and the terms under which members will be appointed.

- The proposed timescales for the development of planning documents are extraordinarily rushed. The Development Infrastructure Funding Study (DIF) phasing plans indicate that most development is expected within twenty years, yet the OPDC hopes to adopt the Opportunity Area Planning Framework (OAPF) and the Local Plan within two years of its establishment. These documents will lay down the direction of travel for the development, including on important issues such as provision of genuinely affordable housing and preventing inappropriate urban design and architecture, and therefore must be the result of a considered process. Rushing the process limits the scope for meaningful consultation with local communities and local authorities. The proposed timescales represent an unnecessary acceleration of the process and may not provide the very best development for Old Oak Common and Park Royal.

- There remain too many uncertainties regarding the funding of infrastructure. The Mayor expects around half of all funding to come from developer contribution, but the proposal does not indicate how the other half will be raised. Since much of the investment will be required up-front to support enabling infrastructure and land acquisition, it is essential that the Mayor further develop proposals for funding.

- The inclusion of Wormwood Scrubs within the boundary of the OPDC is unjustified and unnecessary. This unique open space of scrub, grassland, and woodland supporting a wide variety of plant and wildlife is an important community amenity. We note that the Mayor argues it must be included within the OPDC boundary in order to "mitigate development impacts", but this is unnecessary because the land is protected by the Wormwood Scrubs Act 1879 and other designations including as Metropolitan Open Land. We welcome the removal of Linford Christie Stadium, the hospitals, and HMP Wormwood Scrubs from the boundary, and call on the Mayor to do the same for Wormwood Scrubs itself.

- The protection of industrial land must be strengthened. Park Royal is Europe's largest industrial estate and is protected as Strategic Industrial Land under the London Plan because of the essential role it plays in London's economy, particularly in the food and film industries. However, the ambition for 1,500 homes in Park Royal raises concern that

some of this land will be sacrificed for housing. We are pleased that one of the purposes of the OPDC would be to "protect and regenerate the industrial areas of Park Royal", but the Mayor must make a firm commitment that no industrial land will be lost.

- The commitment to provision of genuinely affordable housing must also be strengthened. We welcome the inclusion of an objective to deliver homes "including a mix of affordable, tenures and sizes, as per the Further Alterations to the London Plan", but we note that the Inspectors Report into the FALP finds that it "will not deliver sufficient homes to meet objectively assessed need". We therefore call on the Mayor to make clear that the OPDC Local Plan will include a requirement that 50 per cent of all new homes are affordable, with a 60:40 split on intermediate and at social rents. The difference between the relatively low value of the current land use and its increasing value as development progresses provides an opportunity to secure a larger proportion of affordable housing at the site relative to most large-scale developments in the capital.

We support the Mayor's powers to act strategically using a MDC to develop Old Oak Common and Park Royal. However, we are not satisfied that the structure and substance of this particular MDC, as proposed, will deliver the best possible outcome for Londoners in terms of affordable housing, urban design and architecture, and protection of strategically important industrial land.

This Assembly therefore calls on the Mayor to formally respond to the specific concerns raised in this motion and develop an MDC proposal that addresses the issues outlined."

3.10 Darren Johnson AM moved and Jenny Jones AM seconded the following amendments to recommendation 2.2:

To add to recommendation 2.2 of the report,

"This Assembly notes the answers given by the Deputy Mayor for Planning and the Director of the proposed Mayoral Development Corporation for Old Oak and Park Royal, and calls on the Mayor of London to:

- ensure that the Old Oak and Park Royal Development Corporation's (OPDC) planning committee's Standing Orders permit verbal representations to be made at the meetings, as well as in writing;

- ensure that the OPDC publishes the maximum amount of information about decisions, giving clear reasons why any information is kept private

- ensure the routine inclusion of transparency clauses in all contracts and other written agreements entered into by the OPDC"

and

To add to recommendation 2.2 of the report the following bullet point:

"bring forward proposals to exclude Wormwood Scrubs from the boundary of the OPDC, following the provisions in section 199 of the Localism Act 2011"

3.11 Stephen Knight AM moved and Caroline Pidgeon MBE AM seconded the following amendment to recommendation 2.2:

To add to recommendation 2.2 of the report the following bullet point:

"This Assembly calls on the Mayor to bring forward proposals to set a guaranteed minimum proportion of affordable homes across the Mayoral Development Area including a high proportion of social rent as well as intermediate housing as close as possible to the London Plan target of 50 per cent."

3.12 In accordance with Standing Order 3.8 the Chairman agreed that the amendments would be debated concurrently. The movers of the amendments confirmed that they wished any amendments agreed by the Assembly to be treated cumulatively.

3.13 Upon being put to the vote, the amendment in the name of Dr Onkar Sahota AM was agreed (14 votes cast in favour, 9 votes cast against).

3.14 Upon being put to the vote, the first amendment in the name of Darren Johnson AM was agreed unanimously. The second amendment in the name of Darren Johnson AM was also agreed (16 votes cast in favour, 9 votes cast against).

3.15 Upon being put to the vote, the amendment in the name of Stephen Knight AM was agreed (16 votes cast in favour, 9 votes cast against).

3.16 The Chairman explained that the Assembly had not agreed by the requisite majority to exercise its powers to reject the Proposal.

3.17 The Chairman also confirmed that the agreed views of the Assembly on the proposals would be provided to the Mayor for response.

3.18 **Resolved:**

In formally considering the Mayor's proposals, this Assembly states its support – in principle – for the creation of a Mayoral Development Corporation for Old Oak Common and Park Royal (OPDC). The planned High Speed 2 and Crossrail interchange presents a unique opportunity for one of the largest redevelopments in London, and the OPDC could provide the strategic direction and authority necessary to ensure it is delivered successfully for both new and existing communities.

However, this Assembly has concerns regarding the Mayor's proposals:

- **The governance structure remains contentious. There are concerns about the size and composition of the Board, and the terms under which members will be appointed.**

- **The proposed timescales for the development of planning documents are extraordinarily rushed. The Development Infrastructure Funding Study (DIF)**

phasing plans indicate that most development is expected within twenty years, yet the OPDC hopes to adopt the Opportunity Area Planning Framework (OAPF) and the Local Plan within two years of its establishment. These documents will lay down the direction of travel for the development, including on important issues such as provision of genuinely affordable housing and preventing inappropriate urban design and architecture, and therefore must be the result of a considered process. Rushing the process limits the scope for meaningful consultation with local communities and local authorities. The proposed timescales represent an unnecessary acceleration of the process and may not provide the very best development for Old Oak Common and Park Royal.

- **There remain too many uncertainties regarding the funding of infrastructure. The Mayor expects around half of all funding to come from developer contribution, but the proposal does not indicate how the other half will be raised. Since much of the investment will be required up-front to support enabling infrastructure and land acquisition, it is essential that the Mayor further develop proposals for funding.**

- **The inclusion of Wormwood Scrubs within the boundary of the OPDC is unjustified and unnecessary. This unique open space of scrub, grassland, and woodland supporting a wide variety of plant and wildlife is an important community amenity. We note that the Mayor argues it must be included within the OPDC boundary in order to "mitigate development impacts", but this is unnecessary because the land is protected by the Wormwood Scrubs Act 1879 and other designations including as Metropolitan Open Land. We welcome the removal of Linford Christie Stadium, the hospitals, and HMP Wormwood Scrubs from the boundary, and call on the Mayor to do the same for Wormwood Scrubs itself.**

- **The protection of industrial land must be strengthened. Park Royal is Europe's largest industrial estate and is protected as Strategic Industrial Land under the London Plan because of the essential role it plays in London's economy, particularly in the food and film industries. However, the ambition for 1,500 homes in Park Royal raises concern that some of this land will be sacrificed for housing. We are pleased that one of the purposes of the OPDC would be to "protect and regenerate the industrial areas of Park Royal", but the Mayor must make a firm commitment that no industrial land will be lost.**

- **The commitment to provision of genuinely affordable housing must also be strengthened. We welcome the inclusion of an objective to deliver homes "including a mix of affordable, tenures and sizes, as per the Further Alterations to the London Plan", but we note that the Inspectors Report into the FALP finds that it "will not deliver sufficient homes to meet objectively assessed need". We therefore call on the Mayor to make clear that the OPDC Local Plan will include a requirement that 50 per cent of all new homes are affordable, with a 60:40 split on intermediate and at social rents. The difference between the relatively low value of the current land use and its increasing value as development progresses,**

provides an opportunity to secure a larger proportion of affordable housing at the site relative to most large-scale developments in the capital.

We support the Mayor's powers to act strategically using a MDC to develop Old Oak Common and Park Royal. However, we are not satisfied that the structure and substance of this particular MDC, as proposed, will deliver the best possible outcome for Londoners in terms of affordable housing, urban design and architecture, and protection of strategically important industrial land.

This Assembly notes the answers given by the Deputy Mayor for Planning and the Director of the proposed Mayoral Development Corporation for Old Oak and Park Royal, and calls on the Mayor of London to:

- **ensure that the Old Oak and Park Royal Development Corporation's (OPDC) planning committee's Standing Orders permit verbal representations to be made at the meetings, as well as in writing;**

- **ensure that the OPDC publishes the maximum amount of information about decisions, giving clear reasons why any information is kept private;**

- **ensure the routine inclusion of transparency clauses in all contracts and other written agreements entered into by the OPDC; and**

- **bring forward proposals to exclude Wormwood Scrubs from the boundary of the OPDC, following the provisions in section 199 of the Localism Act 2011.**

This Assembly calls on the Mayor to bring forward proposals to set a guaranteed minimum proportion of affordable homes across the Mayoral Development Area including a high proportion of social rent as well as intermediate housing as close as possible to the London Plan target of 50 per cent.

This Assembly therefore calls on the Mayor to formally respond to the specific concerns raised in this motion and develop an MDC proposal that addresses the issues outlined.

4 Date of Next Meeting (Item 4)

4.1 The next scheduled meeting of the London Assembly was the Mayor's Question Time meeting which would take place at 10.00am on Wednesday 21 January 2015 in the Chamber, City Hall.

5 Any Other Business the Chairman Considers Urgent (Item 5)

5.1 There were no items of urgent business.

6 Close of Meeting

6.1 The meeting closed at 3.56pm.

Chairman Date

Contact Officers: Rebecca Arnold
Committee Services Manager
GLA Secretariat, City Hall
The Queen's Walk, London SE1 2AA

Telephone: 020 7983 4421
Email: rebecca.arnold@london.gov.uk

This page is intentionally left blank