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# OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION

PUBLIC CONSULTATION  
18 JUNE 2014 TO 24 SEPTEMBER 2014  
CONSULTATION REPORT

**MAYOR OF LONDON**

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16 June 2014

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# FOREWORD

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I am intending to set up a new Mayoral Development Corporation covering Old Oak and Park Royal and I am running this public consultation to gather your comments on this proposal.

A new Corporation for Old Oak and Park Royal would take the lead on the planning and regeneration of this strategically important London location. The purpose of the Corporation would be to:

“Deliver the physical, social, economic and environmental regeneration of Old Oak and Park Royal. To secure maximum benefits from the newly planned transport improvements. To plan for the transformational change at Old Oak and at the same time work to protect and regenerate the industrial areas of Park Royal. A central objective of the Corporation would be to secure high-quality sustainable development and investment for the benefit of the area and the communities that surround it.”

The Corporation would become the new local planning authority for this area and would take on powers relating to infrastructure, regeneration, land acquisitions including Compulsory Purchase Orders, adopting streets, business and financial assistance.



The Corporation would take over planning powers from the London Boroughs of Brent, Ealing and Hammersmith & Fulham. The Corporation would lead on preparing the local plans and determining large planning applications in this area.

This public consultation will run from 18 June to 24 September 2014. This leaflet provides some short information on the proposal, it explains where you can access more detailed information and how to make comments.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, which appears to be "Boris Johnson". The signature is fluid and cursive, written over a white background.

Boris Johnson

Mayor of London

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# EXECUTIVE SUMMARY

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## 1 Executive summary

1.1 In June 2013 the Mayor of London consulted on 'Old Oak – A Vision for the Future'. This Vision seeks to maximise the benefits of significant planned improvements to the rail network at Old Oak including a new High Speed 2 and Crossrail interchange.

1.2 The Vision demonstrates how significant transformation and development at Old Oak could take advantage of these planned transport improvements. It identifies the areas potential to deliver up to 19,000 new homes and 90,000 new jobs. These capacity figures have been revised in the Further Alterations to the London Plan (2014) to 24,000 new homes and 55,000 new jobs. Over 600 responses to the Vision consultation were received and work is underway to update the Vision to address them. A further round of consultation plan will take place later in 2014.

1.3 To support delivery on this scale it is important to have a single robust plan with clear direction and governance. Driving forward this scale of development is of strategic London importance and to ensure delivery the Mayor considers it both necessary, and appropriate, to set up a new Mayoral Development Corporation that will plan for, and support, this scale of new development.

1.4 A new Mayoral Development Corporation would cover the areas of Old Oak and Park Royal. The Mayoral Development Corporation will seek to support transformational change and development at Old Oak, while also seeking to protect and regenerate the industrial areas of Park Royal.

1.5 Once established the Mayoral Development Corporation would take on various statutory powers relating to infrastructure, regeneration, land acquisitions including Compulsory Planning Orders, streets, business and financial support. In setting up the Mayoral Development Corporation the Mayor can also choose whether or not to award additional powers related to planning and business rate relief for non-domestic rate payers. In this instance the Mayor is minded to grant planning powers but not the power to grant business rate relief.

1.6 The purpose of this consultation is to review and consider the objectives, powers, structure and boundary of the proposed Mayoral Development Corporation. It is an opportunity for people to comment and provide their views on the potential benefits, of a new Corporation.

1.7 This public consultation runs from 18 June 2014 to 24 September 2014. Following this the Mayor will consider all responses and subject to the outcome of the consultation the Mayor would submit his proposals to the London Assembly (who have the power of veto) and would then notify the Secretary of State of his intention to establish the Mayoral Development Corporation.

1.8 The Mayors intention is for the Corporation to start on 1 April 2015.

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# MAIN REPORT

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## 2 Introduction

2.1 This consultation document concerns the Mayor's proposals to designate the Old Oak and Park Royal area as a Mayoral Development Area, leading to the creation from April 2015 of a body called a Mayoral Development Corporation with planning and regeneration powers.

2.2 The London Plan 2011 identifies Park Royal as an Opportunity Area. In 2011 the Mayor adopted the Park Royal Opportunity Area Planning Framework, which covered both the areas of Old Oak and Park Royal. This planning framework was primarily focussed on the protection of Strategic Industrial Land and identified the potential for further intensification with a capacity to accommodate 10,000 new jobs and 1,500 new homes in certain gateway locations.

2.3 Today the Old Oak area houses a mix of: land for transport functions (rail lines and depots); two large waste management facilities; a large 22 hectare car sales and maintenance business; a number of small scale industrial and office buildings; and a small number of residential units around the periphery. The Grand Union Canal runs east west through the area. To the north is Willesden Junction station and Harlesden, to the west is St. Mary's Cemetery and Kensal Gasworks, to the south is Wormwood Scrubs, Wormwood Scrubs prison and Hammersmith Hospital while to the east is North Acton and the wider expanse of Park Royal Strategic Industrial Land.

2.4 The Park Royal area consists of largely private industrial uses housed in a range of industrial sheds of varying sizes and quality. There are 1,933 active business sites out of a total of 2,150 sites in Park

Royal, employing over 30,000 people. The Park Royal industrial area stretches from Alperton, the A406 and Hanger Lane in the west; along the A40 and the industrial areas around Park Royal tube station to the south; Stonebridge Park and Willesden Junction to the north; and to the east the area is bound by Old Oak and Wormwood Scrubs. Within Park Royal there are enclaves of existing residential communities at Wells House Road, North Acton and North Acton Road, and along Old Oak Lane. There are also existing natural amenities including North Acton cemetery, the Grand Union Canal and some disconnected protected habitats.

2.5 The Further Alterations to the London Plan, as consulted on in January 2014, separates Old Oak and Park Royal into two distinct Opportunity Areas. The Further Alterations to the London Plan continues to promote an industrial focus in the Park Royal area, but promotes a change of use at Old Oak to a more mixed-use residential development. This change in policy direction is aimed at maximising the opportunity presented by a new High Speed 2 and Crossrail station at Old Oak. The Further Alterations to the London Plan is at the early stages of the statutory alteration process, but is expected to be adopted in March 2015.

2.6 Significant transport improvements are being planned for the Old Oak area, including; the new station on the Great West Mainline that would serve Crossrail 1; a new High Speed 2 (HS2) station and future potential London Overground station(s). These will make Old Oak one of London's best connected places, with direct access to central London, Heathrow, Wales and the West Country, Birmingham and the North of England.

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2.7 In recognition of the areas huge potential, in June 2013 the Mayor of London, in collaboration with TfL and the London boroughs of Hammersmith and Fulham, Brent and Ealing consulted on 'A Vision for the Future of Old Oak'. This Vision demonstrates how significant transformation and development at Old Oak could take advantage of these planned transport improvements. The Vision identified the areas potential to deliver up to 19,000 new homes and 90,000 new jobs. These figures have now been revised in the Further Alterations to the London Plan to 24,000 new homes and 55,000 new jobs.

2.8 Research undertaken as part of the Old Oak Vision indicates that this level of transport improvement, coupled with a significant new residential and employment base at Old Oak could generate a Gross Value Added of between £3.5 billion and £6.2 billion for the London economy. This research also indicated that Old Oak could supply between 1.25% and 2.5% of the Greater London housing requirement and between 9.5% and 13.8% of Greater London's employment need up to 2031.

2.9 Old Oak and Park Royal sit across three London borough boundaries: Brent, Ealing and Hammersmith and Fulham. To support delivery across the three London boroughs it is important to have a single robust plan with clear direction and governance. Driving forward this scale of development is of strategic London importance and to ensure its delivery, the Mayor of London considers it is both necessary and appropriate, to set up a new Mayoral Development Corporation that will plan for, and support, this.

### 3 Mayoral Development Corporations

3.1 Chapter 2 of Part 8 of the Localism Act 2011 provides the legislative basis for the Mayor of London to designate a Mayoral Development Area, which then leads to the creation of a new body, called a Mayoral Development Corporation with regeneration powers over the area (in place of the existing London boroughs). The Mayoral Development Corporation is created by an Order made by the Secretary of State for Local Government and the Communities.

3.2 The primary objective is to secure the regeneration of the area designated as the Mayoral Development Area.

3.3 Chapter 2 of Part 7 of the Government's Localism Act 2011 provides the legislative basis for the Mayor of London to designate a Mayoral Development Area and to take certain decisions in relation to that area, and for the Secretary of State, by statutory instrument, to create a Mayoral Development Corporation for that area and to give effect to certain other decisions when notified by the Mayor.

3.4 The Localism Act 2011 describes the powers granted to all Mayoral Development Corporations to assist them in achieving their purpose. The Mayoral Development Corporation would use the following powers as and when required to facilitate its objectives. These powers relate to:

- Infrastructure (section 205)
  - Regeneration, development and other land-related activities (section 206 to 208)
  - Acquisition of land including by compulsory purchase, and overriding third party rights in that land (207 and 208)
  - Adoption of private streets (section 211)
-

- Carrying on of businesses by the Mayoral Development Corporation and its participation in subsidiaries and other companies (section 212)
- Giving of financial assistance (section 213)

3.5 Additionally, the Localism Act 2011 allows the Mayor to decide whether to grant two further powers to the Mayoral Development Corporation to:

- Perform some, or all, of the functions of the local planning authority for the area within all or part of its boundary; and
- Grant discretionary relief to business (non-domestic rates) ratepayers.

3.6 The Localism Act 2011 requires the Mayor to consult on the principal of designating a Mayoral Development Area and of establishing a Mayoral Development Corporation, and on whether or not it should exercise planning and discretionary business rate relief powers.

3.7 It is important to note that all other key local government functions and services within the Mayoral Development Area, such as education, social services and environmental services, would remain the responsibility of the London borough councils and other bodies that provide them now.

3.7 To date only one other Mayoral Development Corporation has been established, covering the Queen Elizabeth Olympic Park and vicinity. Its objective is to drive forward the legacy of the London 2012 Olympic and Paralympic Games. The London Legacy Development Corporation (LLDC) commenced operations on 1 April 2012, and assumed its planning powers on 1 October 2012.

## 4 Purpose of this public consultation

4.1 The Mayor welcomes the opportunity provided through this consultation to set out his proposals and the rationale for setting up a new Mayoral Development Corporation, and to seek the views of the public, private and statutory consultees.

4.2 Before designating a Mayoral Development Area, the Localism Act 2011 requires the Mayor to consult on his proposals, and this consultation document aims to fulfil that purpose. The Mayor must also consult on whether to vest the new body with planning powers and the power to grant relief from non-domestic rates.

4.3 The Act requires consultation with the following bodies and persons.

4.4 The London Assembly, the following constituency members of the London Assembly within whose Assembly constituency the proposed Mayoral Development Area will be located

- Roger Evans (Chair of the London Assembly)
- Kit Malthouse (London Borough of Hammersmith and Fulham)
- Navin Shah (London Borough of Brent)
- Dr. Onkar Sahota, (London Borough of Ealing)

4.6 The following Members of Parliament within whose parliamentary constituency the proposed Mayoral Development Area will be located:

- Andy Slaughter (MP for Hammersmith)
- Angie Bray (MP for Ealing Central and Acton)
- Sarah Teather (MP for Brent Central)

4.7 While the Mayor will target this consultation process at those listed other bodies and persons he feels may be affected by the proposals, he also welcomes the views of any member of the public generally.

4.8 If the Mayor does not accept comments from the London Assembly and those London borough councils that are affected by the proposal he is required by the Act to publish a statement giving his reasons.

4.9 This consultation document sets out;

- the Mayor's objectives and rationale for designating a Mayoral Development Area;
- the Mayor's specific proposals for the Old Oak and Park Royal areas, including the powers, functions and boundary of the Mayoral Development Corporation;
- the process of commenting on these draft proposals, and in particular asks a series of questions relating to the proposal;
- the process the Mayor will follow in establishing and operating this new body; and
- in Appendix 1, an assessment of the impact of these proposals with respect to equalities and inclusion, sustainability, health and community safety.

4.10 For the reasons described below, the Mayor believes it is essential that the new Mayoral Development Corporation becomes operational on 1 April 2015. This consultation document will be available for the duration of the consultation period at <https://consultations.tfl.gov.uk/general/old-oak-mayors-development-corporation> and in print to anyone who requests a printed copy. Further details about acquiring a copy of this document, and on responding to the consultation, are given at the end of the document.

## **5 Proposed name of the Corporation**

5.1 The Localism Act 2011 requires the Mayor to choose a name for the Mayoral Development Corporation, which he then notifies to the Secretary of State and is used in the statutory order creating the body.

5.2 The Mayor proposes that its name is the 'Old Oak and Park Royal Development Corporation' (OPDC). The word "Corporation" will be used in the remainder of this document to refer to the proposed Mayoral Development Corporation for Old Oak and Park Royal.

## **6 Purpose of the Corporation**

6.1 As set out in Section 201 of the Localism Act 2011 the object of a Mayoral Development Corporation is to secure the regeneration of its area and may do anything it considers appropriate for the purposes of its object or for purposes incidental to that purpose.

6.2 The Mayor proposes that the purpose of the Corporation would be to:

"Deliver the physical, social, economic and environmental regeneration of Old Oak and Park Royal. To secure maximum benefits from the newly planned transport improvements. To plan for the transformational change at Old Oak and at the same time working to protect and regenerate the industrial areas of Park Royal. A central objective of the Corporation would be to secure high-quality sustainable development and investment for the benefit of the area and the communities that surround it."

## 7 Objectives of the Corporation

7.1 The Mayor has the following objectives for the Old Oak and Park Royal areas:

- a) Regenerate, develop and transform Old Oak to ensure the area becomes a major contributor to London's economy, in a way that is sustainable, meets local needs and supports the strategic long-term priorities in the Mayor's London Plan (Further Alterations to the London Plan) and 'Old Oak a Vision for the Future';
- b) Safeguard and plan for the regeneration of Park Royal as a Strategic Industrial Location, steer, help secure investment to support businesses, improve operations, maximise the areas industrial growth potential, and support the smooth transition of business and industrial relocations as well as protect and enhance freight and logistics;
- c) Resolve complex, cross-borough issues and plan for Old Oak and Park Royal in a complementary way that includes an integrated approach to planning policy, planning decisions and Community Infrastructure Levy (CIL);
- d) Maximise local and regional connections by making Old Oak one of London's best connected places and support delivery of, a new station on the Great West Mainline that would serve Crossrail 1, a new High Speed 2 (HS2) station, future potential London Overground station(s), and local public transport, walking, cycling and highway improvements;
- e) Support delivery of 24,000 new homes at Old Oak and 1,500 homes in appropriate locations in Park Royal including a mix of affordable, tenures and sizes, as per the Further Alterations to the London Plan;
- f) Promote economic growth, job creation and enterprise with the potential for 55,000 new jobs at Old Oak and a further 10,000 new jobs at Park Royal, including a mix of workspace sizes and types, as per the Further Alterations to the London Plan;
- g) Support delivery of all other infrastructure required to support such a significant level of people living, working and visiting Old Oak and Park Royal including social and physical infrastructure (including but not limited to, schools, amenity space, health centres, community facilities and utilities);
- h) Ensure world class architecture, place making and urban design that would deliver a well-connected, high quality part of London at Old Oak and a modern and adaptable industrial area at Park Royal;
- i) Maximise opportunities presented by significant ownership of land and assets by transport authorities and public bodies, by co-ordinating the development and stewardship of those assets;
- j) Strengthen confidence and attract investment by promoting Old Oak as a significant development location and Park Royal as a quality industrial location;
- k) Work with key stakeholders, service providers, businesses and the local community to ensure the regeneration of Old Oak and Park Royal is accountable to Londoners, and is consistent with the principles of localism; and
- l) Respect the role and importance of the three local authorities whose boundaries overlap at Old Oak and Park Royal, including

assisting them in carrying out the duties and functions that remain their responsibility within the area.

7.2 The Localism Act states that the Mayor may only designate a Mayoral Development Area if he considers that doing so is 'expedient for furthering any one or more of the Greater London Authority's principal purposes'. The principal purposes of the Greater London Authority are:

- Promoting economic development and wealth creation in Greater London;
- Promoting social development in Greater London; and
- Promoting the improvement of the environment in Greater London.

## **8 Proposed boundary of the Corporation**

8.1 The boundary of a Mayoral Development Area defines the area in which the Corporation's powers, including its planning powers, would apply. The proposed Corporation would not be required to, and would most certainly not be expected to, take ownership of all land and assets within its boundary. The Corporation is not expected to be a major land-holding body. Although there may be some transfers of land and assets owned by relevant public bodies, which are dealt with later in this document.

8.2 The proposed Mayoral Development Area is shown in figure 1 and has been drawn to ensure the Corporation can meet its own objectives. The Mayor has considered it necessary to include land within the proposed Mayoral Development Area if:

- its future success is interdependent with the success of Old Oak;

- it would benefit from a comprehensive planning and regeneration programme;
- it would support the significant transformation planned for Old Oak; and
- it has significant potential for regeneration and/or growth.

8.3 The Mayor has decided to use these criteria to secure development within Old Oak and also to maximise the opportunity for the wider Park Royal. He believes it essential that future large scale development at Old Oak is integrated into the surrounding area. The Mayor intends for the Corporation to work closely with its neighbours and partners and in particular to work closely with the three affected London borough councils of Brent, Ealing and Hammersmith & Fulham.

8.4 The Localism Act 2011 does not permit land to be added into a Mayoral Development Corporation area after its formal designation. However, following consultation the Mayor can alter its boundaries to exclude a particular area of land after formal designation.

## **9 Corporation's proposed planning powers**

9.1 Once established the Corporation can discharge various statutory powers relating to infrastructure, regeneration, land acquisitions including making Compulsory Purchase Orders, adopting streets, business and financial support. The Mayoral Development Corporation would use these powers as and when required to facilitate its regeneration objectives.

9.2 Section 202(2) of the Localism Act 2011 states that the Mayor may also decide that a Mayoral Development Corporation is to be the local planning authority for the whole,

or any portion, of its designated area for the purposes of any one or more of the following:

- Part 3 of the Town and Country Planning Act 1990: development control;
- Part 2 of the Planning and Compulsory Purchase Act 2004: local development;
- Part 3 of that Act: development.

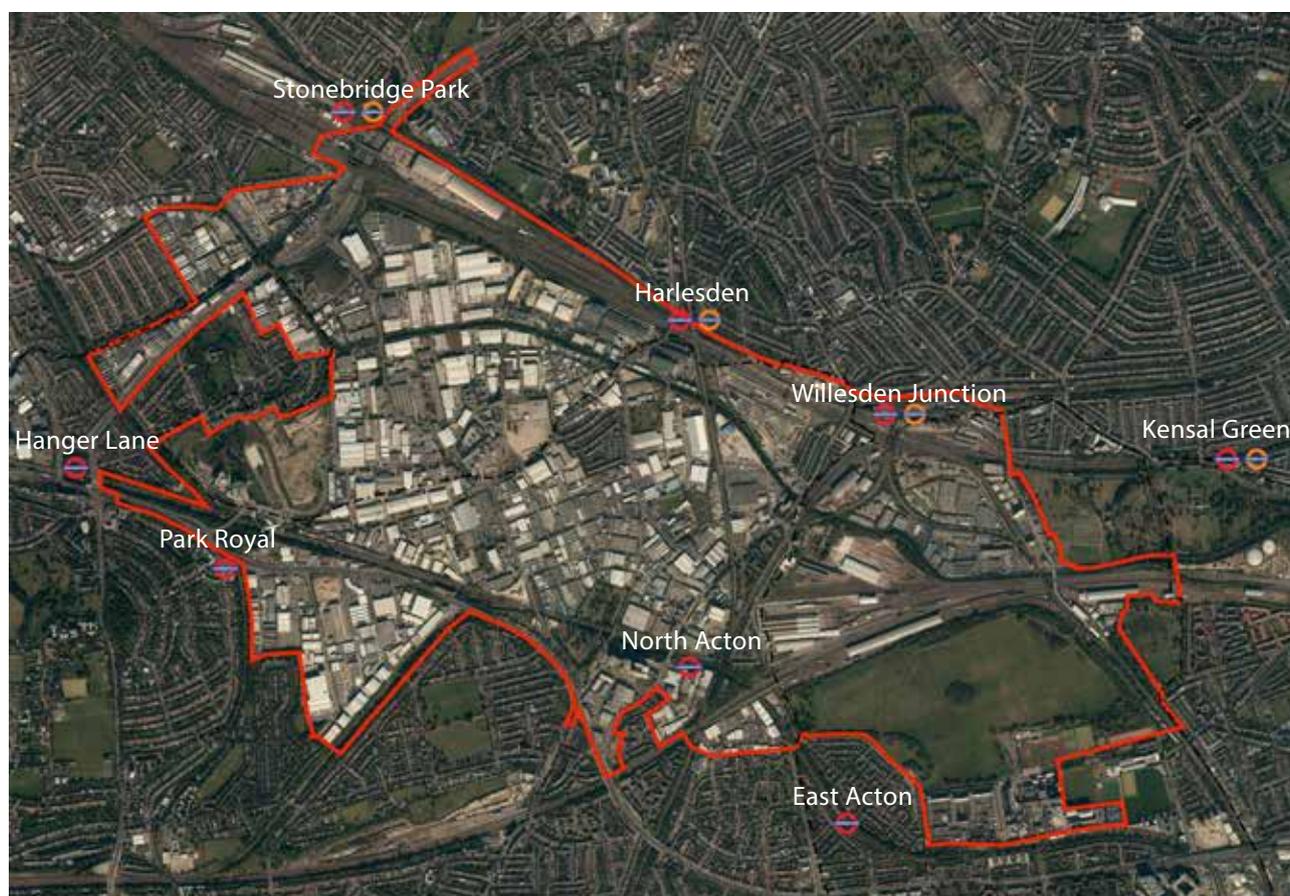
9.3 Under sections 202 (3) to (5) of the Localism Act 2011 the Mayor may also decide that the Mayoral Development Corporation is to have, in the whole or any portion of its area, the following functions:

- Those conferred on local planning authorities by the provisions mentioned in Part 1 of Schedule 29 to the Local Government, Planning and Land Act 1990

- If the Mayor decides the Corporation is to have the powers described above, he may also decide that the provisions specified in Part 2 of Schedule 29 are to have effect; and
- Those functions conferred on relevant planning authorities by Schedule 8 to the Electricity Act 1989 so far as applying to applications for consent under section 37 to that Act.

9.4 The Mayor proposes that:

- the Corporation is to be the local planning authority for the purposes of all three statutory functions listed in section 202(1) and that these functions are to be exercised by the Corporation throughout the whole of the proposed Mayoral Development Area;
- the Corporation will also exercise the additional powers described in section 202



**Figure 1: Proposed Mayoral Development Area**

(3) to (5) of the Act throughout the whole of the designated Mayoral Development Area.

### Plan making powers

9.5 Under Part 2 of the Planning and Compulsory Purchase Act 2004 the Corporation can take on full plan making powers to enable a single, coherent plan to be put in place for the whole of Old Oak and Park Royal as shown in figure 2. In taking on plan making functions the Corporation would prepare, adopt and implement the following plans:

- Local Plan Documents (including waste planning), supplementary planning guidance; and
- Community Infrastructure Levy

9.6 Placing full plan making powers in one organisation would ensure a clear and integrated approach to planning across the entire area and would give the Corporation the best chance of meeting its objectives. This approach would enable the Corporation to attract the confidence and commitment of investors and other partners; and would also ensure that development activity and resources are focused effectively and coherently. Adopting a single consistent approach to planning policy which properly reflects the needs of the Mayoral Development Area can achieve this.

9.7 In an area such as that covered by Old Oak and Park Royal, which spans three different local authorities, it is in theory possible for the local authorities concerned to develop a shared planning vision, possibly through a cross-borough 'Area Action Plan' (AAP). Alternatively, this vision could be articulated through three separate suites of local plan documents, however, these are

each at different stages of preparation and are likely to be different in terms of both structure and substantive policy content for this area. Therefore, the Mayor believes that a single authority can best perform this task with the speed, certainty and consistency required to meet the Corporation's objectives.

9.8 Local Plan Documents operate as the main expression of local planning policy, and play the primary role in guiding development and informing planning decisions. There is a significant risk of separating out this policy context into three separate suites of plans, which could create potential inconsistency or tension between authorities and development control functions. The Mayor believes that this cannot be afforded in an area of such strategic significance as that covered by these proposals, with the potential to frustrate the Corporation's objectives.

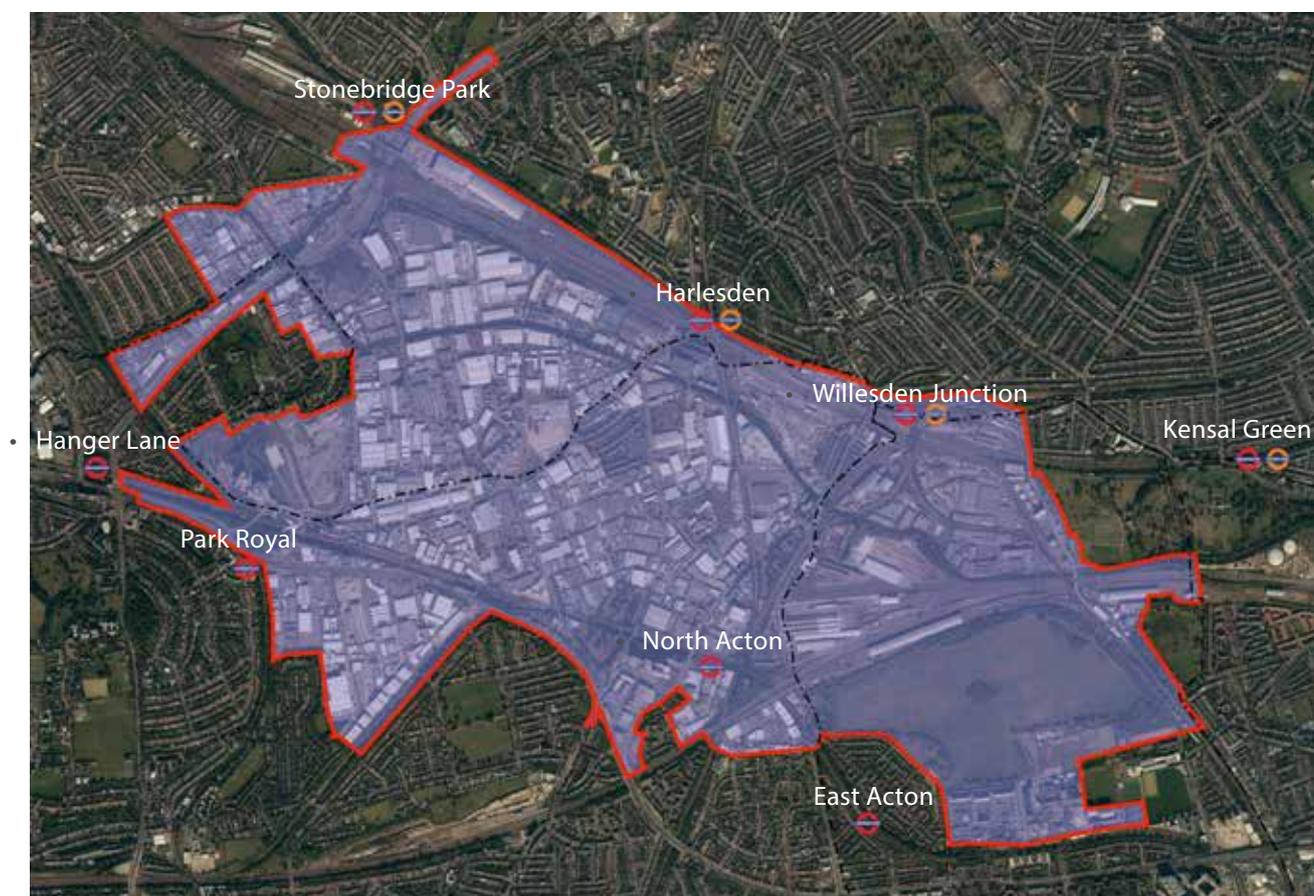
9.9 To achieve the objectives set out in this document, and in particular to ensure that investment in social, physical and environmental infrastructure across both Old Oak and Park Royal is properly managed and meets the long-term needs of the area, the Mayor considers that planning for development and infrastructure should be managed by a single authority.

9.10 This would only be possible if the Corporation assumes full plan making functions across the whole of the Mayoral Development Area. The Local Plan Documents and Community Infrastructure Levy would be drawn up by the Corporation in close co-operation with: the local councils, the relevant service providers, landowners, and the local community.

9.11 The Community Infrastructure Levy was introduced by the Planning Act 2008 and is a mechanism by which charging authorities can raise money or have work done to help deliver infrastructure to support the development of its area. Developers (who include all those who apply for planning permission), make a payment to the collecting authority based on the rates applicable for the use and area in which the development is located and in accordance with the charging schedule that the charging authority adopts having completed a public consultation and examination process. The charge becomes payable when the development is commenced and the charging authority uses the funds as a contribution towards the cost of infrastructure they have identified.

9.12 The intention is that the Corporation would become a local planning authority upon its coming into effect and in accordance with Section 206(2) of the Planning Act 2008 will therefore be the charging authority for its area on 1 April 2015.

9.13 The London boroughs are invited to offer their respective comments on how the Community Infrastructure Levy would be managed until such time as the Corporation brings into effect its own charging schedule. Subject to any necessary revisions to the Community Infrastructure Levy Regulations one possibility is that, until the Corporation brings into effect its own Community Infrastructure Levy, the respective Borough's Levy's are not collected but that planning obligations under Section 106 of the Town and Country Planning Act 1990 would



**Figure 2: Proposed plan making area for the Corporation**

be sought to mitigate the impact of each development.

#### Planning application powers

9.14 Under Part 3 of the Town and Country Planning Act 1990 the Mayor proposes that the Corporation should take on the power to determine all planning applications across the whole of the Mayoral Development Area.

9.15 However, the Mayor would set a threshold for certain planning applications to be delegated to the relevant London boroughs for determination instead of the Corporation's planning committee.

9.16 Delegating certain planning applications to the relevant London boroughs ensures;

- ongoing continuity on day to day development management in Old Oak and Park Royal;
- continued accountability for locally elected members from the local Councils; and
- ensures the Corporation can focus on the long term development and regeneration of the area.

9.17 The proposed threshold for delegated applications is set out below. Agreeing a final scheme with each of the three London boroughs is dependent on the outcome of this consultation and more detailed discussions. Figure 3 shows the boundary for the three areas of Old Oak, North Acton and Park Royal.

9.18 Old Oak (pink area in figure 3) – The Corporation's planning committee would determine the majority of planning applications in the Old Oak area. The relevant London borough would determine planning

applications related to development that comprises;

- material change of use, alterations, conversions and extensions to existing units, including listed buildings, in use classes C1 to C3 (Use Class Order 1987);
- the construction of a single new unit in use class C1 to C3;
- material change of use, alteration, extension and construction of buildings, structure or land (including listed buildings or listed structures) below 1,000 sqm in use classes A1 to A5, B1 to B8, D1, D2 and sui generis;
- transport applications related to new and/or altered road crossovers;
- transport measures related to an individual unit as per C1, C2, C2A, and C3 ;
- transport measures related to individual unit below 1,000 sqm as per A1 to A5, B1 to B8, D1 to D2 and sui generis;
- applications affecting Tree Preservation Orders;
- advertisement consents; and
- any other planning application deemed appropriate by the Corporation.

9.19 North Acton (red area in figure 3) – The Corporation's planning committee would determine planning applications related to development that comprises:

- new and altered vehicle, rail, pedestrian and cycle infrastructure, including but not limited to new roads, bridges and tunnels;
- the London borough of Ealing would determine all other planning applications

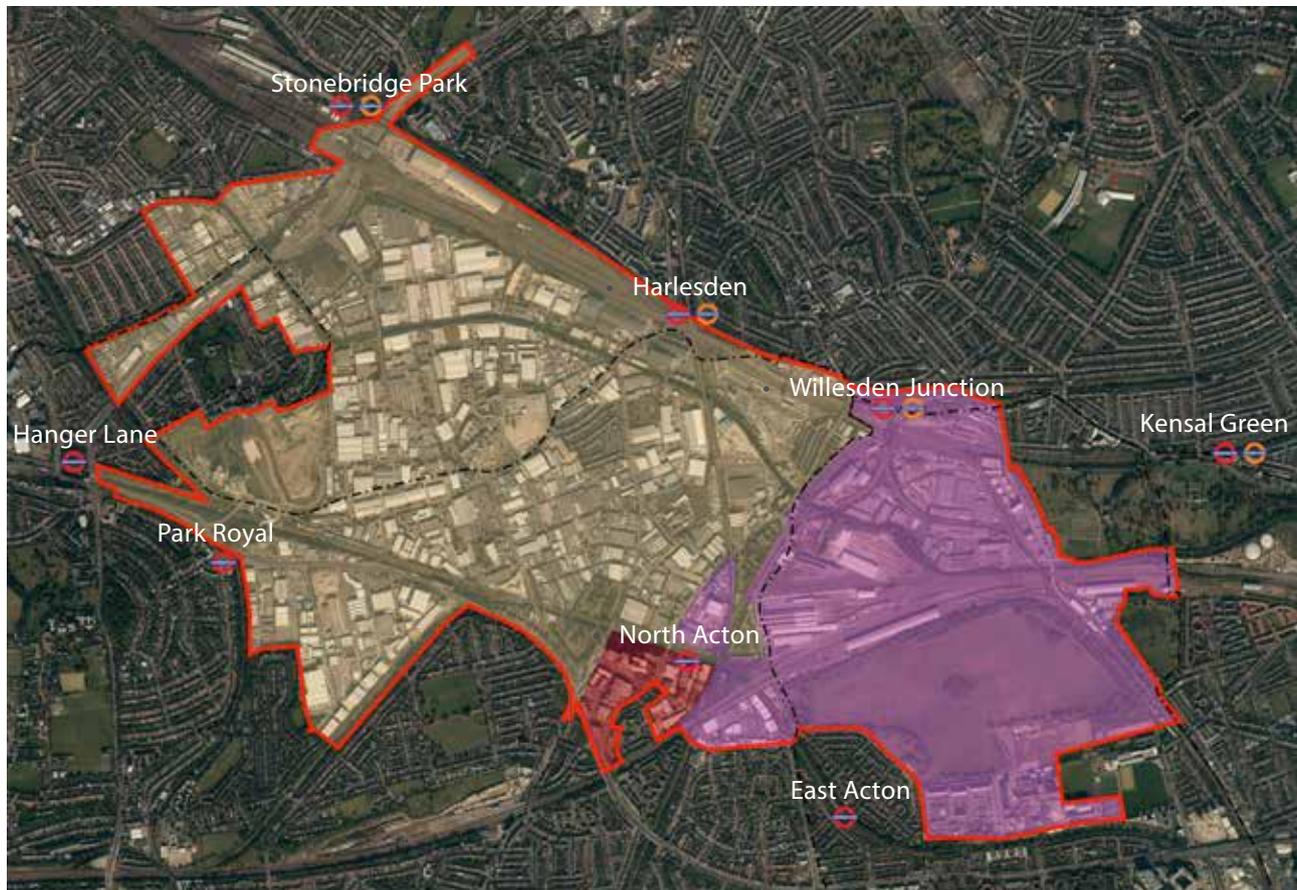
9.20 Park Royal (yellow area in figure 3) – The Corporation's planning committee would determine planning applications related to development that comprises:

- the construction, erection and extension of buildings, land or structures of more than 25,000 sqm in use class A1 to A5, B1 to B8, D1, D2 and sui generis;
- more than 100 units in use class C1 to C3;
- waste facilities with a waste capacity throughput of more than 50,000 tonnes;
- new and altered vehicle, rail, pedestrian and cycle infrastructure including but not limited to applications for new roads, tunnels and bridges;
- development that includes provision of more than 200 additional car parking spaces in connection with that use; and
- the relocation of existing uses from one location to another within the Mayoral Development Area; and
- any other planning application deemed appropriate by the Corporation.

9.21 Under Schedule 22, paragraph 30, of the Localism Act 2011, the Mayor's power to call in planning applications and development control powers to act as the local planning authority and to take over determination of planning applications will not apply to applications within the Corporation's boundary. However, the Mayor would be consulted on such applications and may direct refusal under the terms of the Town and Country Planning Act (Mayor of London) Order 2000.

#### Enforcement powers

9.22 Under Section 202 of the Localism Act 2011, which incorporates as per Part 1 of Schedule 29 of the Local Government and Land Act 1980, the Mayor proposes that the Corporation would take on powers



**Figure 3: Proposed areas for determining planning applications**

<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span>	Old Oak
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	North Acton
<span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span>	Park Royal

of enforcement, however, the Corporation would delegate its powers of enforcement back to the London Boroughs of Brent, Ealing and Hammersmith & Fulham. The Corporation would reserve the right to carry out enforcement action in the case of cross-borough sites.

#### Article 4 Direction powers to reverse Permitted Development rights

9.23 Under the Town and Country Planning (General Permitted Development Order) 1995, the Mayor proposes that the Corporation take on powers of Article 4 Direction. This would enable the Corporation to reserve permitted development rights, subject to compensation, when applicable.

#### Conservation Area and Listed Building powers

9.24 Under Schedule 29 of Part 1 of the Local Government and Land Act 1980, the Mayor proposes that the Corporation would take on powers to designate conservation areas, control demolition in conservation areas, and to formulate and publish proposals for the preservation and enhancement of conservation areas.

### **10 Corporations proposed business rate relief powers**

10.1 The Localism Act 2011 also allows the Mayor to decide whether to give the Corporation additional powers to grant discretionary rate relief for business (non-domestic) in the area, except where the ratepayer concerned is a not-for-profit organisation, a charity or a community amateur sports club, in which case the decision as to whether or not to grant discretionary relief will remain with the relevant London borough council.

10.2 Where the power to grant discretionary relief is transferred to a Mayoral Development Corporation it would need to meet the costs associated with the decision even though the Boroughs will continue to send the business rates to businesses and collect the rates due. Under section 48A of the Local Government Finance Act 1988 the Secretary of State has the power to make regulations concerning the funding of discretionary rate relief and any associated costs in terms of collection and enforcement that arise where the power to provide the relief is transferred to a Mayoral Development Corporation, including transitional arrangements.

10.3 At this time, the Mayor does not consider it necessary to grant the Corporation powers for discretionary relief from non-domestic rates. In granting these powers there is an expectation that they would be used and this is currently not considered necessary. In the future, if the Corporation thinks it is necessary to have such powers the Mayor would undertake a consultation similar to this exercise.

10.4 It is worth noting that in not granting these powers to the Corporation it does not impact on any future aspiration to potentially set up of an Enterprise Zone for this area.

### **11 Composition of the Corporation's Board**

11.1 Schedule 21 of the Localism Act 2011 makes provision for appointments, by the Mayor, to the Corporation's Board, and for the terms of such appointments.

11.2 The Board will consist of a minimum of six people. Appointments to the Board will be made by the Mayor. The Chair of the Board

will be appointed directly by the Mayor. The Board must consist of at least one elected member of each of the three relevant London Councils (i.e. Brent, Ealing and Hammersmith & Fulham). The Mayor may also choose to appoint any other members to the Board as he considers necessary.

11.3 In appointing Board members the Mayor 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 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.

11.4 The final proposed make-up of the Board would be included within the proposals submitted to the London Assembly as part of the statutory process. A transition Board would be established in late 2014 to guide the set-up of the Corporation. Subject to the outcome of consultation with the London Assembly, and sign off by the Secretary of State, the Board with executive powers would come into effect on 1 April 2015.

11.5 The following is the suggested membership of the Corporation's Board. The proposed structure includes nine members from political, public sector, and private sector backgrounds. This make up would give the Board a wide range of representatives to ensure full cross sector input into decision making. The final Board membership will be agreed post consultation:

- Mayor of London to designate chair of the Corporation (whose appointment would be subject to London Assembly confirmation)
- One elected member from Brent Council
- One elected member from Ealing Council

- One elected member from Hammersmith and Fulham Council
- One Greater London Authority representative
- One Transport for London representative
- One representative from central Government transport bodies (i.e. DfT/HS2)
- One un-conflicted representative from the development/regeneration community
- One un-conflicted representative from the educational community

## **12 Composition of the Corporation's Planning Committee**

12.1 Schedule 21 of the Localism Act 2011 makes provision for appointments to the Corporation's Planning Committee, and for the terms of such appointments. The Board can establish a Planning Committee to which it can delegate its development control/development management functions. The Planning Committee should provide an opportunity for expert and local representation and for ensuring that decisions are open and transparent.

12.2 The Planning Committee may include members of the Board, or their representatives, as well as representatives from the affected borough council which broadly reflects the area of each borough contained within the Corporations boundary. The planning committee can include persons who are not members of the Corporations Board.

12.3 The Planning Committee would come into effect on 1 April 2015, upon the establishment of the Corporation.

12.4 There are options for the make-up and structure of the Corporations Planning Committee and the Mayor wishes to use this

consultation as a means to consider the best approach (see figure 4). The Mayor wants to ensure continued local accountability and the following options are proposed for further consideration and comment. The Mayor will want to continue discussions with the relevant London borough councils during the consultation to finalise an agreeable format for the Corporation's planning committee.

### **13 Transfer of programmes and assets from other bodies**

13.1 The Mayor is determined to ensure a smooth transition at the start of the Corporation's life, and to achieve the objectives of optimising work programmes, public assets and streamlining the number of public bodies working on the physical regeneration of the area. With these aims in mind, he has begun to consider which programmes and assets of other public bodies should be transferred into the Corporation.

13.2 The Mayor considers it necessary to transfer the planning functions and the associated work programmes related to the Mayoral Development Area from the three local Councils of Ealing, Brent and Hammersmith & Fulham into the Corporation.

13.4 At this stage, the Mayor does not consider it necessary to transfer any assets into the Corporation and that delivery will be secured by working with other public sector bodies and private landowners in the area.

### **14 Financing the Corporation**

14.1 The Greater London Authority will fund the resourcing and operation of the Corporation. Revenue budget has been allocated to resource the work programme

and functions of this Corporation until April 2017, upon which time the finances of the Corporation and its operation would be reviewed.

14.2 The Mayor expects the Corporation to seek every opportunity to bring in outside investment, most obviously from; the private sector including through section 106 agreements and Community Infrastructure Levy receipts; planning application fees and pre-application charging; as well as public sector funding opportunities. The Mayor is committed to ensuring that revenue generated by development within the Mayoral Development Area, or through other public sector funding opportunities, is used to support delivery of the physical and social infrastructure requirements of Old Oak and Park Royal area. It is accepted that this may require spending by the Corporation in locations outside of the Mayoral Development Area.

In the future the Mayor may need to borrow funds for capital investment to support infrastructure delivery. Any such future decisions would need to be made in collaboration with the local Councils and public sector bodies operating within the Mayoral Development Area.

14.3 The Corporation may, over time, generate returns through the development of future assets, subject to the terms of any revised understanding on the overall use of receipts from those assets, and the Mayor would naturally expect that any share of such revenue returning to the Corporation would be ploughed back into its operations and achieving its objectives.

No	Description	Pros	Cons
1	A single planning committee determining planning applications for the entire Old Oak and Park Royal area. The chair (or designate) of the Corporation board would chair the planning committee. The Committee would include six additional members including one Councillor from each of the three London borough councils.	<p>Arrangements are simple and the number of members is low.</p> <p>Members would be focussed on the purpose of the Corporation.</p>	Local accountability is not maximised across the three London boroughs.
2	A single planning committee determining planning applications for the entire Old Oak and Park Royal area. The chair (or designate) of the Corporation board would chair the planning committee. The Committee would include eight additional members including a minimum of one Councillor from each of the three London borough councils. In addition, for applications being determined within one of the London borough boundaries then that London borough would have an additional Councillor sitting on the Committee for that application.	Increased local accountability is achieved across the three London boroughs.	<p>There would need to be two local Councillors from each London Borough appointed to the planning committee.</p> <p>It is not possible to legally keep a committee member from partaking in a committee meeting. Members would have to agree to a reduced attendance at Committee.</p> <p>A separate arrangement would be required for planning applications that cross borough boundaries.</p>
3	Three planning sub-committees could be set up covering all three London Boroughs. The chair (or designate) of the Corporation board would chair each planning sub-committee. Each sub-committee would include eight additional members including a minimum of one Councillor from each of the three London boroughs. In addition, for applications being determined within one of the London borough boundaries that London borough would have an additional Councillor on the Committee.	<p>Increased local accountability is achieved.</p> <p>This approach would not require a legal agreement between members to limit numbers.</p>	<p>A separate arrangement would also be required for determining planning applications that cross borough boundaries.</p> <p>The practical arrangements of holding three separate planning sub-committees could be onerous and would need careful management and resourcing</p>

Figure 4: Three Corporation planning committee options

## **15 Relationship between the Mayor and the Corporation**

15.1 As provided by the Localism Act 2011 the Corporation would be a Functional Body as per the Greater London Authority Act 1999, joining the capital's transport, police and fire authorities as part of the 'GLA Group'. This would mean that the Corporation would be subject to certain GLA Group governance arrangements. In particular, the new body would be incorporated into the Mayor's annual budget plans for the GLA Group which are closely scrutinised by the London Assembly. The Chair of the Board would be appointed directly by the Mayor

15.2 The Mayor would have the power to issue guidance to the Corporation and, if he deems it necessary, to direct the Corporation as to the exercise of its functions.

## **16 Date of commencement and lifespan**

16.1 The Mayor's intention is that the Corporation would become operational on 1 April 2015. This is the earliest possible time when the Corporation could feasibly commence.

16.2 The Mayor is committed to the successful regeneration and development of Old Oak and Park Royal and is already resourcing a comprehensive programme of work for the area. The Mayor is working closely with the three London boroughs, Transport for London, Network Rail, Department for Transport, High Speed 2, Department for Communities and Local Government as well as the large landowners and the local community across Old Oak and Park Royal.

16.3 The work to secure the regeneration of Old Oak and Park Royal and to ensure the development becomes a thriving part of London, as set out in the proposed Further Alterations to the London Plan, is likely to take decades. It is not possible to predict at this stage how long this Corporation might be required for. The Mayor therefore does not wish to formalise an end date for the Corporation at this stage.

16.4 The Localism Act 2011 does require that he 'review, from time to time, the continuing in existence of any Mayoral Development Corporation'. The Mayor proposes to conduct the first of such reviews by April 2017 and after this at specific times which he considers it appropriate.

16.5 Once established, the Corporation Board would agree a set of criteria to guide reviews into operation and continued existence of the Corporation.

16.6 For the purposes of this consultation, it is suggested that as part of any future review the Corporation should consider; if it can continue to fulfil its purpose as set out in section 6 and if it can continue to achieve, or make progress in achieving, its objectives set out in section 7. In the circumstance where the Corporation believes that it can no longer satisfactorily deliver its purpose and objectives then it is recommended that the Corporation should be brought to a close.

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## 17 Consultation questions

17.1 In responding to this consultation, please consider the following eight questions, please also provide any other additional comments you would like to make as part of this consultation exercise.

**Question 1:** Do you agree that the designation of a Mayoral Development Area, and creation of a Mayoral Development Corporation, is the most effective way to meet the Mayor's objectives for the Old Oak and Park Royal areas? If not, what arrangements would you propose instead?

**Question 2:** Does the purpose of the Corporation correctly address the Mayor's objectives as described in this document? If not, how should they be changed?

**Question 3:** Does the proposed boundary offer the best opportunity to achieve the objectives set out in this document? Should any area be omitted? Should any other areas be considered for inclusion? What is your rationale for any proposed omissions or inclusions?

**Question 4:** Do you agree that the Corporation should determine planning applications in the Mayoral Development Area? Do you also agree that certain smaller scale planning applications should be delegated to the London boroughs for determination? Would you recommend any amendments to the proposed scheme of delegation set out in this report?

**Question 5:** Do you agree that the Corporation should prepare comprehensive local plans including a Community Infrastructure Levy for the whole of the Mayoral Development Area? If not, what

other mechanisms could be used to put in place a comprehensive plan for the area?

**Question 6:** At present the Mayor is not proposing to grant the Corporation the power to grant discretionary relief from non-domestic rates. Do you agree with this approach?

**Question 7:** Do you have a preferred option for how the Corporation's Planning Committee should be structured to ensure efficiency and local accountability? If you disagree with the proposed options set out in this report do you have an alternative suggestion?

**Question 8:** Do you agree with the proposed name of 'Old Oak and Park Royal Development Corporation' (OPDC).

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## 18 Consultation process

18.1 The Mayor invites responses to this consultation document either

18.2 In writing to:

Old Oak Mayoral Development Corporation,  
Public Consultation, Post Point 18, Greater  
London Authority, City Hall Queen's Walk  
London SE1 2AA

18.3 By email to:

OldOakMDC@london.gov.uk

18.3 Requests for printed copies of this document should be sent to the above postal or email addresses. Responses can also be submitted using Transport for London's consultation tool available at:

<https://consultations.tfl.gov.uk/general/old-oak-mayors-development-corporation>

18.3 The Mayor particularly invites responses to the eight questions highlighted in the document. Respondents should, however, feel free to respond only to some of those questions, or to raise issues that fall outside the scope of those questions, if they prefer.

18.4 The Localism Act 2011 requires that the Mayor consult particular persons when making proposals to establish a Mayoral Development Corporation. These persons will be contacted directly, with a copy of this document and an invitation to respond. The Mayor will similarly make particular efforts to consult a wider range of stakeholders – local, London-wide and national. However, the Mayor welcomes responses from any person or organisation which wishes to submit one.

18.6 The closing date for consultation responses by 17.00 on 24 September 2014. All responses should be received by the Greater London Authority by 5pm on that date.

## 19 Next steps

19.1 After the closing date for this consultation, the Mayor will carefully consider all responses submitted. Towards the end of 2014 the Mayor will then publish his final proposal, along with a written statement explaining the changes he has made to the proposals as a result of this consultation.

19.2 The Mayor is required to make a specific statement about his response to recommendations of the London Assembly and the London borough councils if they are not accepted (as stipulated by the Localism Act 2011). However, the Mayor will not be able to reply to individual submissions made as part of this consultation process, or to address individual submissions in any published report on the consultation.

19.3 If the Mayor decides to proceed with his proposal he must submit his final proposal to the London Assembly which then has 21 days within which to decide if it is to reject them and can only do so through a two thirds majority. Subject to this, the Mayor then formally notifies the Secretary of State that he has designated a Mayoral Development Area. The Secretary of State then brings forward an Order giving effect to the proposals, and thereby creating the Old Oak and Park Royal Development Corporation.

19.4 The Mayor hopes and expects that this process would be completed in time to allow the Corporation to commence its functions on 1 April 2015.

## 20 Frequently Asked Questions

### 20.1 What is a Mayoral Development Corporation?

A Mayoral Development Corporation is set up by the Mayor of London to plan for, and support, the transformational change across Old Oak and Park Royal.

### 20.2 What is the purpose of the Mayoral Development Corporation?

The purpose of a Mayoral Development Corporation is to promote and deliver physical, social, economic and environmental regeneration at Old Oak and Park Royal. The Corporation would work to secure maximum benefits from the newly planned transport interchanges of High Speed 2, Crossrail and

London Overground stations. The Corporation would also plan for: future growth at Old Oak; and for the protection and regeneration of the industrial areas of Park Royal. A central objective of the Corporation would be to secure high-quality sustainable development and investment for the benefit of the area and the communities that surround it.

### 20.3 What powers would a Mayoral Development Corporation have?

Once established the Mayoral Development Corporation automatically takes on various statutory powers relating to infrastructure, regeneration, land acquisitions including Compulsory Planning Orders, streets, business, financial assistance, simply by virtue of being a Mayoral Development Corporation.

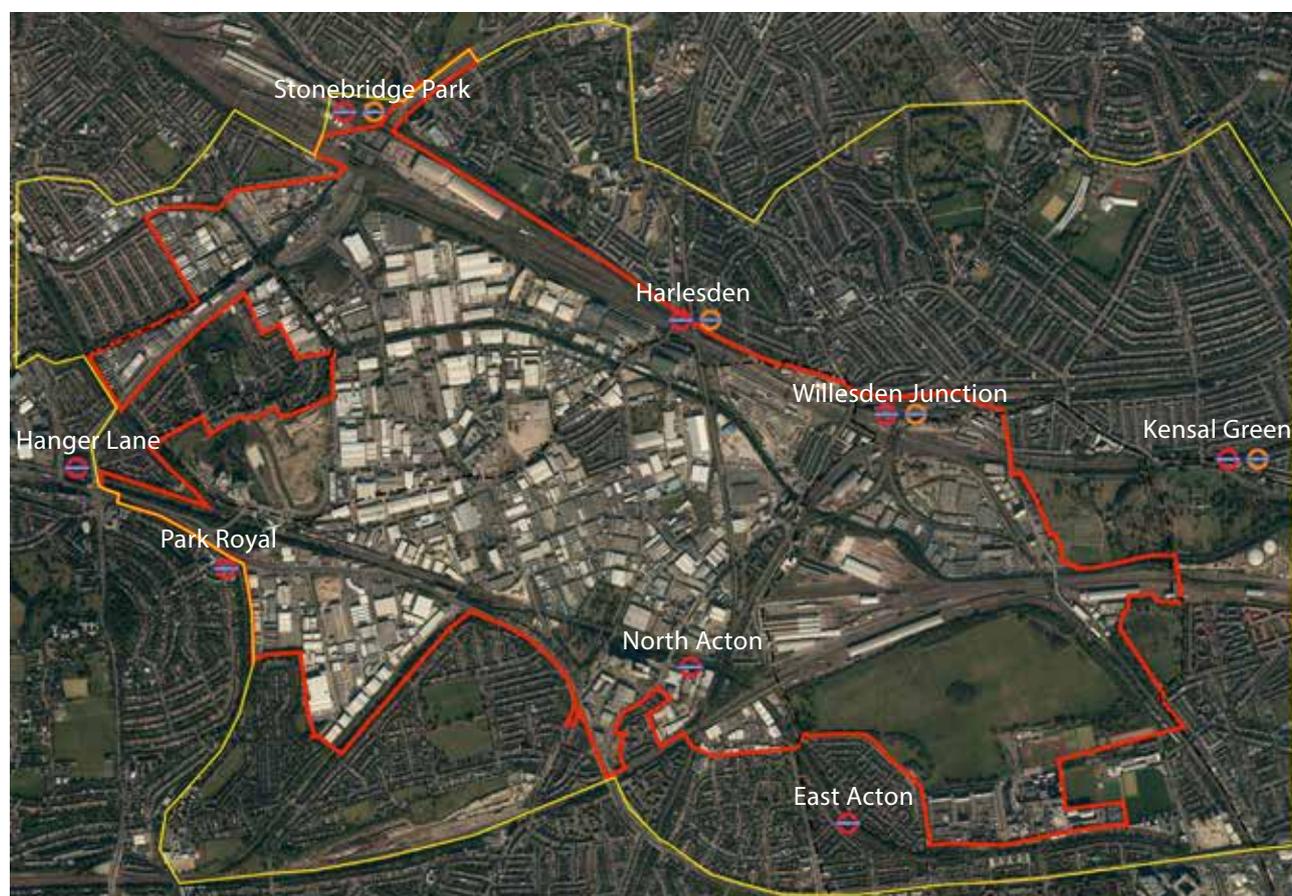


Figure 5: Consultation boundary (within the yellow line)

The Mayor can also choose whether or not to award additional powers of planning and business rate relief for non-domestic rate payers to the Mayoral Development Corporation. In this instance the Mayor is minded to grant planning powers but not business rate relief powers.

#### **20.4 What is the Mayoral Development Corporation not responsible for?**

The London boroughs of Brent, Ealing or Hammersmith and Fulham would still perform all of those functions not listed in the section above. Therefore the relevant London borough council would still be carrying out the following\*;

- environmental services including collecting your bins;
- health and social care services and career support;
- housing services, including housing benefits;
- leisure and culture services;
- community and childcare services;
- crime prevention and safety;
- education services;
- the role of the local highway authority, including street care, parking and road safety;
- environmental management;
- business and job support, business rates, health and safety, licenses, town centre management, trading standards; and
- management of Council Tax, student benefits and grants.

\*(Please note that the services provided by each Council may vary from Council to Council)

#### **20.5 Would a Mayoral Development Corporation affect my Council Tax or Business Rates?**

A Mayoral Development Corporation would have no impact on your Council Tax or Business Rates and these rates will continue to be set and managed by the local Council. However, the MDC could levy a portion through the Greater London Authority.

#### **20.6 Who will prepare the local planning documents?**

The Corporation would take on planning powers for the whole of the Old Oak and Park Royal area, including the preparation and implementation of local plans and Community Infrastructure Levy.

From when the Corporation comes into effect on 1 April 2015, it is likely that it would take between 12 and 18 months to finalise and adopt local plans. In the interim, the Corporation would use existing policy from the London Plan and Further Alterations to the London Plan (as well as supplementary planning guidance including Opportunity Area Planning Frameworks) and any local Councils planning documents.

#### **20.7 Who will determine planning applications in the Mayoral Development Area?**

The Corporation would take on planning powers across the Old Oak and Park Royal area, including determination of planning applications. However, the Corporation's planning committee would delegate certain planning applications back to the local Councils for determination. This delegation of planning applications would need to be finalised post consultation. However, the

following scheme of delegation is suggested for consideration\*;

- Old Oak – the Corporation would determine the majority of planning applications in Old Oak, but with the local Council determining small applications related to; existing dwellings; existing or new small businesses, shops, and industrial units below 1,000 sq.m.; small scale transport applications, including cross-overs; tree preservation orders and advertisement consent.
- Park Royal – the Corporation would determine; large planning applications of over 100 dwellings; large commercial buildings of over 30,000 sq.m.; large waste facilities with a waste throughput of over 50,000 tonnes; transport applications for new and altered vehicle, rail, cycle and pedestrian infrastructure; applications for over 200 car parking spaces related to an existing use; applications to accommodate the relocation of existing uses within the boundary. All other planning applications would be determined by the local planning authority.
- North Acton – The Corporation would only determine transport applications for new and altered vehicle, rail, cycle and pedestrian infrastructure. The local planning authority would determine all other planning applications in this area.
- \*(the detailed scheme of delegation is included in the main body of the report)

### **20.8 Who would I submit my planning application to?**

Prior to 1 April 2015 all planning applications should be submitted to the relevant London borough planning authority.

Post 1 April 2015 the mechanics of submitting an application are still being reviewed and

would be determined post consultation in collaboration with the local Councils. This information would be made available when agreed.

### **20.9 What role would local councillors have?**

Local Councillors would continue to perform the same role they do today with variations to the way in which planning applications are determined within the Mayoral Development Area:

- Planning applications submitted within the Mayoral Development Area, but included in the 'scheme of delegation', would normally be determined by the local Council in the same way as they are today.
- Planning applications submitted within the Mayoral Development Area that are not within the 'scheme of delegation' would be determined by the Corporation. Local Councillors from the three local authorities would have a position on the Corporations board and planning committee and so would be involved in the decision making for those applications.

### **20.10 Who will carry out enforcement action?**

The local Council will carry out enforcement action in the same it does today. However, the Corporation would reserve the right to carry out enforcement action on cross borough sites where it considers it necessary to do so.

### **20.11 How do I get involved in preparing future plans for Old Oak and Park Royal?**

In September 2013 the Mayor of London, working in collaboration with the local Councils of Brent, Ealing and Hammersmith

and Fulham as well as TfL, Network Rail and High Speed 2 consulted on the 'Old Oak – A vision for the future'. Over 600 responses were received and these responses are available for review on the Greater London Authority website.

Over the coming months the Greater London Authority will review these comments and will make amendments to the Vision as required. A further round of consultation on the amended plan will take place later in 2014 with an opportunity for local people and businesses to feed into the plan again at that stage. During 2015 the plan will be formalised (which will include a third round of public consultation) with an aim to adopt the local plan and Community Infrastructure Levy in 2016.

### **20.12 When would the Mayoral Development Corporation start and end?**

The Corporation would start on 1 April 2015 and would operate for as long as is necessary to achieve its objectives. No end date is proposed, but the Corporation would review its purpose and operation every few years during its lifetime.

### **20.13 Who would be in charge of the Corporation?**

The Corporation would have a board that will govern its operation and decision making. The board would be chaired by the Mayor of London (or a chair designate). The Mayor would oversee the appointment of all other board members, which at a minimum will include an elected representative from the three local Councils of Brent, Ealing and Hammersmith & Fulham, and anyone else the Mayor deems necessary to appoint.

### **20.14 How do I comment on this consultation?**

You can comment directly via the Transport for London Consultation Tool on their website at the following link:

<https://consultations.tfl.gov.uk/general/old-oak-mayors-development-corporation>

You can directly email to:

[OldOakMDC@london.gov.uk](mailto:OldOakMDC@london.gov.uk)

You can write to:

Mayoral Development Corporation  
consultation, Greater London Authority, Post  
Point 18, City Hall, The Queen's Walk, London  
SE1 2AA.



# APPENDIX 1 IMPACT ASSESSMENT

## 21 Background and scope

21.1 This impact assessment on the proposal to establish the Old Oak and Park Royal Development Corporation provides an assessment of impacts on equality and inclusion, sustainable development including climate change, health and community safety.

21.2 As set out in the Further Alterations to the London Plan (2014) London's increasing population is placing growing pressures on London's housing supply and economic growth. The Mayor's aspiration to achieve a high and sustainable quality of life across the capital can only be met if efficient use is made of the large areas of unused land across London where there is both the potential and need for development, regeneration and environmental infrastructure.

21.3 The Old Oak and Park Royal area is identified as a key strategic location. It is an area of particular market opportunity, responding to a future uplift generated by a new High Speed 2 and Crossrail station in the area and the subsequent re-designation of industrial land in Old Oak.

21.4 However, the area suffers from:

- socio-economic deprivation;
- disparate land ownership;
- a lack of housing to meet local and regional needs;
- major environmental challenges and a lack of environmental infrastructure;
- poor internal and wider connectivity
- local infrastructure and access issues;
- limited access to public transport;
- significant marketing/inward investment challenges;
- low quality public realm and amenity space; and
- limited social infrastructure.

21.5 The proposals in this document focus on the question of what organisational arrangements are needed to tackle these problems and unlock the area's potential. This impact assessment seeks to address, at a high level, what the impact of these arrangements would be.

21.6 This impact assessment does not, and should not assess the impacts of any plans, policies or programmes currently set out in the Further Alterations to the London Plan or the Old Oak Vision Plan 2013 or any other bodies operating in the affected area.

21.7 In particular, the vision of the area and other spatial proposals for the area, both current and future, would be subject to separate impact assessments. Equally, this impact assessment does not assess the impacts of any plans, policies or programmes that may be pursued by the proposed Corporation, which will also be subject to separate impact assessment.

21.8 Instead, this impact assessment focuses exclusively on the proposals set out in this consultation document for changes to the organisational arrangements for delivering regeneration in the area.

21.9 The communities in and around the Old Oak and Park Royal area face significant challenges and these challenges are among the reasons that the Mayor places such a high priority on the regeneration of the area. While the Mayor does not consider that the organisational arrangements proposed in this document would in themselves have a significant impact in these areas, he strongly believes that, by creating the Corporation in the way proposed, these challenges can be more effectively met.

## 22 Equalities and Inclusion

22.1 The Corporation would create a simplified and streamlined planning and regeneration framework for the Old Oak and Park Royal areas, which should be more accessible and accountable than current arrangements to the local communities.

22.2 The Corporation would pursue development and economic growth within a 'localised' framework, and as such the Corporation should be able to conduct its business in a way that is more directly responsive to local communities than is currently possible in an area spilt across three local authorities.

22.3 It would give greater weight to the Mayor's commitments to the regeneration and planning for this area and would enable the Mayor to better embed his equality and inclusion policies to promote an accessible and inclusive environment.

22.4 By offering choices in employment and housing for households of all sizes and incomes, supported by appropriate social infrastructure and a variety of services as part of the long-term Old Oak Vision Plan, the Corporation would make this area more inclusive and welcoming.

22.5 The new general duty to promote equality arising from the Equality Act 2010, which came into force in April 2011 requires the Mayor to have due regard to the need to "encourage people who share a protected characteristic to participate in public life or in other activity in which their participation is disproportionately low". This sits alongside the Mayor's duty, set out in the Greater London Authority Act 1999, to have regard to the need to promote

equality of opportunity, eliminate unlawful discrimination and promote good relations between different minority groups. The Mayor would take these duties into account when making any decisions relating to the Corporation, including its establishment, and would expect to work with the Corporation to involve women, BAME or disabled groups (all protected groups whose participation in public life is disproportionately low) in its work.

22.6 Additionally, the Mayor, through the Corporation, would be able to influence the policies and practices of investors, developers, operators and employers in the Old Oak and Park Royal Development Corporation, to support those who are disproportionately affected by worklessness, and who face multiple barriers to work, and social inclusion, through for example:

- Setting targets for developing a more diverse supplier base, which would address the limited opportunities experienced by SMEs, social enterprises, and minority-owned businesses in the area;
- Exploiting the opportunities that will come forward through the regeneration and development of this area and initiatives in the wider area to develop targeted and tailored local employment programmes, and progression routes to help bring excluded groups closer to the labour market, and improve employment rates.

22.7 In consulting on these proposals the Mayor will also ensure that there are no barriers to women, BAME groups, and disabled people participating in the consultation process itself.

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## 23 Sustainable development

23.1 By creating an Old Oak and Park Royal Development Corporation reporting solely to the Mayor, the Mayor would increase the role and influence that the development and regeneration of this area is able to contribute to meeting London's overall sustainability ambitions, and wider environmental priorities, including climate change.

23.2 The Corporation would contribute to driving activity to meet London's carbon dioxide reduction and wider environmental targets by promoting development in Old Oak as an exemplar of sustainable living, and setting sustainability standards for future development.

23.3 Its environmental focus would drive up the standards of design and construction as well as the performance and cover of environmental infrastructure to ensure that this becomes a truly sustainable place that enables people and businesses to live, work and prosper in a low carbon world.

23.4 Its focus on inclusive design would create more accessible and sustainable communities. Its network of public transport connections locally, regionally and nationally, along with its integrated pedestrian and cycle routes would inspire new sustainable travel patterns, improve accessibility, and encourage people to become more active.

23.5 As a Community Infrastructure Levy (CIL) charging authority, the Corporation would have powers and resources to raise funds for, and then invest, in environmental infrastructure, including energy, water and waste, flood defences, public realm, open spaces, and biodiversity, all of which will improve the sustainability and quality of the local environment.

## 24 Health

24.1 In its work to develop the area, the Corporation would have significant scope to maximise positive health impacts and reduce health inequalities within existing and future communities. Through his direct control of the Corporation, the Mayor would ensure that the Corporation does this in the context of his overall approach to health issues, including his Health Inequalities Strategy. The biggest health gains are likely to come from addressing the determinants of poor health:

- reducing worklessness;
- providing better housing;
- providing a better quality environment; and
- contributing to higher educational attainment, skills, and jobs.

24.2 The plans for the area include a Mayoral objective to build 24,000 new homes and to provide for 55,000 new jobs along with significant improvements in the transport network. In doing so the aspiration of the Corporation is to create a place where people want to live – by ensuring an appropriate supply of high-quality, affordable and sustainably- designed homes that meet local needs, a strong community infrastructure of schools, health and social care facilities and services, quality green and open space, and leisure, sporting and cultural opportunities, that would all contribute to promoting good physical and mental health.

## **25 Community safety**

25.1 An Old Oak and Park Royal Development Corporation would be able to ensure that the design and delivery of new developments will help to reduce opportunities for crime by ensuring that safety and the principles of 'secure by design' are integral parts of the design and build process.

25.2 In the future, as development starts to happen, the Corporation would also be able to work across borough boundaries with local authorities, local communities, the police and other agencies to develop a collaborative approach to tackling crime and anti-social behaviour – for instance by raising awareness of safety issues, targeting groups most at risk from crime, tackling barriers that may hinder reporting of incidents and improving provision of, and access to, community safety services.