

Non-Executive Report of the: COUNCIL 13 November 2019	
Report of: Asmat Hussain, Corporate Director, Governance and Monitoring Officer	Classification: Unrestricted
Motion for debate submitted by an Opposition Group	

Originating Officer(s)	Matthew Mannion, Head of Democratic Services
Wards affected	All wards

SUMMARY

1. Council Procedure Rule 11 allows for time at each Ordinary Council meeting for the discussion of one Motion submitted by an Opposition Group. The debate will follow the rules of debate at Council Procedure Rule 13 and will last no more than 30 minutes.
2. The motion submitted is listed overleaf. In accordance with Council Procedure Rule 11, submission of the Opposition Motion for Debate will alternate in sequence between the opposition groups. This Opposition Motion is submitted by the Conservative Group.
3. Motions must be about matters for which the Council or its partners has a direct responsibility. A motion may not be moved which is substantially the same as a motion which has been put at a meeting of the Council in the previous six months; or which proposes that a decision of the Council taken in the previous six months be rescinded; unless notice of the motion is given signed by at least twenty Members.
4. Notice of any proposed amendments to the Motions must be given to the Monitoring Officer by Noon the day before the meeting.

MOTION

Set out overleaf is the motion that has been submitted.

7– Opposition Motion by the Conservative Group – regarding the Isle of Dogs and South Poplar Opportunity Area Planning Framework

Proposer: Councillor Andrew Wood

Seconder: Councillor Peter Golds

This Council notes:

The publication by the Mayor of London on the 21st November 2019 of the Isle of Dogs and South Poplar Opportunity Area Planning Framework (OAPF).

That the Mayor of London Sadiq Khan said in his introduction *“without a plan in place, this growth is causing unacceptable impacts on existing local communities from construction in the short term to provision of the necessary supporting facilities for these developments in the long term.”*

The introduction also said, *“Unique amongst London’s Opportunity Areas, the Isle of Dogs and South Poplar is currently experiencing intense development pressure, mainly in the form of new, very high density housing.”*

That the OAPF contains three growth scenarios for new homes in the area (the wards of Island Gardens, Canary Wharf, Blackwall & Cubitt Town and Poplar):

- Baseline 31,000 extra homes
- High growth 38,000 extra homes
- Maximum growth 49,000 extra homes

+ office space for an additional 110,000 jobs in each scenario

That these are the largest combined OAPF targets in London.

That the new London Plan has a target of 29,000 new homes in the same area + 110,000 new jobs.

That the new Tower Hamlets Council Local Plan has a minimum target of 30,601 new homes between 2016 and 2031 in the same Area (56% of all new housing in Tower Hamlets)

This Council further notes:

- That the Alpha Square primary school is no longer required by this Council although construction started in October
- The government commitment to fund 60 new youth centres nationally
- That the Isle of Dogs & South Poplar area has only two small youth centres, at St Andrews Wharf in Island Gardens and Poplar Spotlight. There are none planned in Canary Wharf and Blackwall & Cubitt Town wards despite both wards being the main focus of new residential growth
- The large amounts of unspent S106 & Community Infrastructure levy
- The more than £167 millions of grant money paid by government (New Homes Bonus) to help support high growth

The Council is concerned that:

The GLA commissioned Development Infrastructure Finding Study (DIFS) which accompanies the OAPF says that the following amounts (£'000) should have been spent from April 2017 onwards on Infrastructure 'Gross' Costs in the Low/Baseline Growth option (excluding DLR Upgrade & Rotherhithe bridge costs)

Category £'000	2017/18	2018/19	2019/20	2020/ 2021	2021/ 2022	First five years
Utilities	£2,728	£11,088	£8,838	£11,838	£11,838	£46,330
Transport & Local Connections	£139	£9,806	£18,756	£23,830	£17,164	£69,695
Education	£28,946	£28,946	£28,946	£28,946	£28,946	£144,730
Fire, Ambulance, Police, CCTV	£2,930	£0	£0	£0	£0	£2,930
Health	£1,526	£1,526	£1,526	£1,526	£1,526	£7,630
Leisure	£4,764	£4,764	£4,764	£4,764	£4,764	£23,820
Community facilities	£738	£738	£5,411	£5,411	£5,411	£17,709
Total Low	£41,771	£56,868	£68,241	£76,315	£69,649	£312,844

That with the exception of some spending on the new South Dock bridge that none of it has been spent or is likely to be spent soon despite development continuing and new planning applications being submitted.

That the total estimated 'all-in' infrastructure costs between 2017 and 2042 are in each growth scenario:

Baseline £1,604 million

High growth £1,756 million

Maximum growth £1,840 million

The Council resolves:

- To set up an internal LBTH team to lead on the programme of infrastructure development required to support this growth paid for by New Homes Bonus
- To ask the GLA & TfL to commit staff to support this growth in the same way that they have done at Old Oak Common and the Royal Docks which have much lower housing and jobs targets
- To support the work Canary Wharf Group are doing in trying to increase transport capacity to the area given that even the Elizabeth line is not sufficient to support this level of planned growth
- To commit to only spending Community Infrastructure Levy and S106 money earned in the OAPF area in the area as required by the DIFS, given the forecast funding deficits and lack of clarity over whether the rest of the money will come from
- To build a new youth centre in one of the sites with planning permission for a school and to partner with the Youth Zone charity in order to reduce the operating cost impact on the general fund