

GREATER LONDON AUTHORITY

REQUEST FOR DIRECTOR DECISION – DD2796

Community Infrastructure Levy charging functions in the Oxford Street Mayoral Development Area

Programme: Boosting London's Growth Sectors

Executive summary:

On 1 January 2026, the Oxford Street Development Corporation Establishment Order 2025 established the Oxford Street Development Corporation (OSDC) to drive the regeneration of Oxford Street. Planning functions are expected to transfer to the OSDC in spring 2026, by way of a functions order and subject to Parliamentary process. The OSDC will then assume plan-making powers; and become the charging authority for the Community Infrastructure Levy (CIL). Westminster City Council and the London Borough of Camden are currently charging authorities for their respective areas within the OSDC area.

Section 204(2)(b) of the Localism Act 2011 (LA 2011) allows the Mayor to decide in relation to a function conferred on a Mayoral Development Corporation (MDC) under section 202(2), (3) or (4) of the LA 2011 that the exercise of this function by the MDC is to be subject to restrictions specified in the decision. A decision is invited under section 204(2)(b) to restrict the exercise of CIL functions by the OSDC (including as charging or collecting authority) until the date on which a CIL charging schedule for the OSDC area has been examined and recommended for approval - at which point the OSDC would approve and publish the CIL Schedule and become the charging authority. This decision invites the Executive Director for Good Growth, acting in accordance with the General Delegation to Senior Officers set out in the Mayoral Decision Making in the Greater London Authority, to make such a decision, publicise it and give notice of it to the Secretary of State for Housing, Communities and Local Government (SoS). The SoS must give effect to a decision notified to them.

Decision:

That the Executive Director for Good Growth:

- approves under section 204(2)(b) of the Localism Act 2011 (LA 2011) that the exercise by the Oxford Street Development Corporation (OSDC) of Community Infrastructure Levy (CIL) functions is subject to the restriction that the OSDC must not exercise any CIL functions until a CIL charging schedule for the Oxford Street Mayoral Development Area is approved and takes effect in accordance with sections 211–214 of the Planning Act 2008 and the 2010 Community Infrastructure Levy Regulations.
- publicises and notifies the Secretary of State of the decision as required by section 204(5) of the LA 2011.

AUTHORISING DIRECTOR

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Philip Graham

Position: Executive Director, Good Growth

Signature:



Date: 23 March 2026

PART I – NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. The Oxford Street Development Corporation (OSDC) was established as a Mayoral Development Corporation (MDC) on 1 January 2026, under the [Oxford Street Development Corporation \(Establishment\) Order 2025](#), to drive the regeneration of Oxford Street.
- 1.2. Following a public consultation, the Mayor decided under MD 3394 that the OSDC should take full planning functions and powers for the purposes of sections 202(2)-(5) of the Localism Act 2011 (LA 2011) – including that it becomes the charging authority for the purposes of the Community Infrastructure Levy (CIL). The functions order enabling this is expected to be made in spring 2026, subject to Parliamentary process.
- 1.3. Westminster City Council (WCC) and the London Borough of Camden (LBC) are charging authorities, under Part 11 of the Planning Act 2008 (the PA 2008) and the Community Infrastructure Levy Regulations 2010 (the 2010 Regulations), with published charging schedules that currently apply to development within their areas.
- 1.4. It is important to ensure that CIL continues to be charged for development that has been granted planning permission by the OSDC. Therefore – subject to the transfer of the planning function – it is proposed a decision is made under section 204(2)(b) of the Localism Act 2011 (LA 2011) that the exercise by the OSDC of CIL functions is subject to a restriction. That would mean that the OSDC does not exercise any CIL functions until a CIL charging schedule for the OSDC area has been examined and recommended for approval. At that point the OSDC would approve and publish the CIL Schedule and become the charging authority for the OSDC area.
- 1.5. This would allow for WCC and LBC to remain the CIL charging and collecting authorities for the OSDC area, until the OSDC's CIL charging schedule is approved and takes effect. The benefit of this is that – as well as raising revenue for infrastructure – CIL will provide greater transparency and certainty for the development industry, around expected contribution levels for infrastructure delivery. The OSDC will work closely with WCC and LBC to identify opportunities for the proportionate use of CIL within the OSDC area.
- 1.6. Assuming that the Executive Director for Good Growth makes the decision sought in this decision form, the Executive Director for Good Growth must then publicise the decision and give notification of the decision to the Secretary of State for Housing, Communities and Local Government (SoS). The Secretary of State must give effect to a decision notified to them.
- 1.7. For the avoidance of doubt, this decision proposed will only restrict the CIL functions. The transfer of planning functions to the OSDC (for the purposes of sections 202(2)-(5) of the LA 2011) will not be affected. Subject to Parliamentary process, the OSDC will be responsible for planning functions including (but not limited to):
 - determination of applications for planning permission
 - plan-making (including responsibility for neighbourhood planning)
 - determination of listed building consent
 - certain planning enforcement functions.
- 1.8. Furthermore, nothing in this decision is intended to affect the OSDC's powers to seek to mitigate development by way of planning obligations, under section 106 of the Town and Country Planning Act 1990.

2. Objectives and expected outcomes

- 2.1. The Mayor established the OSDC to provide sustained and focused leadership for the regeneration and transformation of Oxford Street. The OSDC's key objectives are to:
- develop strategies, and provide visible leadership, to address Oxford Street's ongoing underperformance as a visitor destination and economic driver
 - maintain and improve the attractiveness of Oxford Street to visitors, investors and employers
 - build confidence, and attract investment, by promoting Oxford Street as a globally significant retail and leisure destination
 - facilitate the delivery of detailed proposals for any agreed public realm interventions; and coordinate the management and operation of the street to provide a safe and welcoming environment for visitors, workers and residents
 - support the development of Oxford Street's retail and leisure offer, including curating an ongoing programme of activations to provide a world-leading visitor experience
 - establish a dedicated and locally based team, with the right skills and experience to achieve the regeneration of Oxford Street
 - harness exemplary design, including a strong focus on inclusion and accessibility, to deliver a world-class space; and an attractive, sustainable and climate-resilient public realm
 - achieve London Plan targets for comparison shopping and office space
 - improve coordination, and build consensus, through effective engagement with key stakeholders, service providers, businesses and the local community
 - develop and implement sustainable commercial and financial strategies to support the long-term curation, activation and operation of the area
 - respect the role and importance of the two local authorities within whose boundaries the Mayoral Development Area (MDA) would be sited.
- 2.2. As mentioned, planning functions will be transferred to the OSDC (including in relation to plan-making and CIL charging function), when a CIL charging schedule for the OSDC area is approved and takes effect (in accordance with sections 211-214 of the PA 2008 and the 2010 Regulations). This will contribute to achieving the above objectives by enabling the establishment of a high-quality and efficient planning service. This will, in turn, drive the transformation of the Oxford Street MDA.
- 2.3. The objectives of this Director Decision are to:
- support a smooth transition of planning functions from WCC and LBC to the OSDC
 - ensure continuity and certainty in the discharging of CIL-related functions by the two host boroughs, until the OSDC adopts its own charging schedule.

3. Equality comments

- 3.1. Under section 149 of the Equality Act 2010 (the Equality Act) the GLA (including the Mayor), as a public authority, must comply with the Public Sector Equality Duty when exercising its functions. This is a duty to have due regard to the need to:

- eliminate discrimination, harassment and victimisation, and any conduct that is prohibited by or under the Equality Act
- advance equality of opportunity, and foster good relations, between people who share a protected characteristic and those who do not.

This involves:

- having due regard to the need to remove or minimise any disadvantage suffered by those who share a relevant protected characteristic, that is connected to that characteristic
 - taking steps to meet the different needs of such people
 - encouraging them to participate in public life or in any other activity where their participation is disproportionately low.
- 3.2. The protected characteristics under section 149 of the Equality Act are: age, disability, gender reassignment, pregnancy and maternity, marital or civil partnership status, race, religion or belief, sex, and sexual orientation. Compliance with the duty may involve having due regard to the need to provide people with a protected characteristic with the opportunities that those without the characteristic would have. The consultation carried out pursuant to Mayoral Decision (MD 3327) specifically sought views on any impacts of the proposals on people with protected characteristics. The consultation materials included two equality impact assessment (EqIA) documents – one relating to the proposed MDC, and another on the principle of pedestrianisation. The full EqIAs are available at [Oxford Street Transformation | Have Your Say Transport for London](#).
- 3.3. The Mayor’s Equality, Diversity and Inclusion (EDI) Strategy sets out how the Mayor works to create a fairer, more equal, integrated city, where all people feel welcome and able to fulfil their potential. EDI is subsequently enshrined within the GLA’s strategies, programmes and activities.
- 3.4. When the OSDC becomes the local planning authority for the Oxford Street MDA, it will ensure that relevant planning services remain accessible and accountable to local communities. In doing so, it will follow statutory requirements, and learn from best practices with regards to public engagement – including in relation to the development of its CIL charging schedule.

4. Other considerations

Key risks and issues

- 4.1. This decision is designed to enable CIL to be charged by WCC and LBC until the OSDC has its own CIL charging schedule in place. The benefit of this is that – as well as raising revenue for infrastructure – CIL will provide greater transparency and certainty, for the development industry, around expected contribution levels for infrastructure delivery.

Links to Mayoral programmes and other strategies and priorities

- 4.2. This decision is being delivered as part of the Oxford Street Transformation project under the Mayor’s Boosting London Growth Sectors programme (approved under MD 3430). It will contribute to multiple objectives included in:
- the London Plan
 - the Mayor’s Economic Development Strategy
 - the Culture Strategy for London
 - the 24-hour London vision

- the Healthy Streets agenda.
- 4.3. The London Plan 2021 identifies two international centres in the Central Activities Zone. One of these is the West End, where Oxford Street sits.

Consultations and impact assessments

- 4.4. In 2025, the Mayor consulted on his proposal to designate an MDA and establish an MDC. This includes taking all the planning functions and powers for the purposes of sections 202(2)-(5) of the LA 2011 – including that it becomes the charging authority for the purposes of the CIL. The aim is to drive the regeneration of Oxford Street; and transform it into an exciting, high-quality destination in the heart of London. The consultation also asked for the public's views on the principle of pedestrianising Oxford Street. This drew more than 6,000 responses, and showed widespread support for pedestrianising Oxford Street. In relation to the Mayor's proposal to designate an MDA for Oxford Street, 69 per cent of submitted responses were supportive.

5. Financial comments

- 5.2. This decision seeks approval for the Executive Director of Good Growth to give notice to the Secretary of State for Housing, Communities and Local Government of their decision to restrict the exercise of CIL functions by the OSDC, until a CIL charging schedule for the OSDC area is approved and takes effect.
- 5.3. WCC and LBC will remain the charging authorities until such a time; and will continue to administer the CIL revenue collection for the area. All CIL income collected during this period will remain administered in accordance with each borough's published charging schedules and regulatory requirements. The OSDC will engage with WCC and LBC to secure the spending of CIL income within the MDA. However, the OSDC will not receive or administer CIL income until its own charging schedule is in place.
- 5.4. There are no direct financial implications for the GLA arising from this decision.

6. Legal comments

- 6.1. Section 204(2)(b) of the LA 2011 provides that in relation to an MDC, the Mayor may decide in relation to a function conferred on the MDC as a result of a decision under section 202(2), (3) or (4) that the exercise of the function by the MDC is to be subject to restrictions specified in the decision.
- 6.2. Section 204(5)(a) and (b) provides that the Mayor must publicise the decision, and notify the Secretary of State of the decision. Section 204(6) of the LA 2011 provides that the Secretary of State must give effect to a decision notified to them.
- 6.3. The General Delegation to Senior Members of Staff set out in the Mayoral Decision Making in the Greater London Authority document provides that all Senior Members of Staff (which includes Executive Directors) are authorised to exercise any power that is not a reserved Mayoral Matter. The power set out in section 204 of the LA 2011 is not a reserved Mayoral Matter and therefore the Executive Director of Good Growth may make this decision in accordance with the General Delegation.

7. Planned delivery approach and next steps

- 7.1. The project will be delivered according to the following timetable:

Activity	Timeline
Notification to the Secretary of State issued	27 March 2026
Transfer of Planning Functions from WCC and LBC to the OSDC	Spring 2026, subject to parliamentary process

Appendices and supporting papers:

None.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will be published either within one working day after it has been approved or on the defer date.

Strategic Programmes

Does this decision seek approval for activity falling within the remit of a programme delivery plan? YES

If YES, which programme does this fall within: Boosting London's Growth Sectors

Part 1 – Deferral

Is the publication of Part 1 of this approval to be deferred? NO

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under the FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form? NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to confirm the following (✓)

Drafting officer:

Tina Jaday has drafted this report in accordance with GLA procedures and confirms the following:

✓

Assistant Director/Head of Service:

Louise Duggan has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Financial and Legal advice:

The Finance and Legal teams have commented on this proposal, and this decision reflects their comments.

✓

Mayoral Delivery Board

A summary of this decision was reviewed by the Mayoral Delivery Board on 23 March 2026.

CHIEF FINANCE OFFICER:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Date 24 March 2026

Signature



pp on behalf of Fay Hammond