

# Infrastructure in London and the South East planning, investment and future-proofing 6<sup>th</sup> February 2020

# **CONDITIONS FOR USE OF TRANSCRIPTS:**

This document is intended to provide a timely reference for interested parties who are unable to attend the event to which it refers. Some portions are based on transcripts of proceedings and others consist of text submitted by speakers or authors, and are clearly marked as such. As such, apart from where it is indicated that the text was supplied by the speaker, it has not been possible for the transcript to be checked by speakers and so this portion of the document does not represent a formal record of proceedings. Despite best endeavours by Westminster Forum Projects and its suppliers to ensure accuracy, text based on transcription may contain errors which could alter the intended meaning of any portion of the reported content. Anyone who intends to publicly use or refer to any text based on the transcript should make clear that speakers have not had the opportunity for any corrections, or check first with the speaker in question. If in doubt please contact the forum first.

# **Contents**

| About this Publication   | 3         |
|--|-----------|
| Agenda Agenda  | 4         |
| Session Chair's opening remarks  |           |
| Tony Devenish AM, Chairman, Regeneration Committee and Member of the Planning Committee and  |           |
| Housing Committee (transcript)   | 6         |
| 'London's infrastructure: a short recent history and some future challenges'   |           |
| Jeremy Skinner, Assistant Director, Strategy, Intelligence and Analysis, Greater London Authority (transcript)                             | 7         |
| Questions and comments from the floor (transcript)   | 11        |
| Delivery of large-scale projects, and what London needs in the 2020-2024 term  |           |
| Modernising London's water system - infrastructure for delivery and waste, managing multi-site completion, and                             |           |
| minimising disruption  |           |
| Tim Harman, Engineering Lead, Tideway Central (transcript)   | 14        |
| Expanding port capacity for business and shipping - digitisation, connectivity, and facilities   |           |
| Peter Ward, Commercial Director, Port of Tilbury London (transcript)   | 17        |
| Realising the benefits of large-scale redevelopment projects - housing, commerce and public spaces   |           |
| Gordon Adams, Head, Planning and Public Affairs, Battersea Power Station Development Company (transcript)                                  | 20        |
| Questions and comments from the floor (transcript)   | 23        |
| Priorities for engagement with partners and stakeholders - business cases, project consent, and the potential role                         |           |
| land-value capture   | <u>01</u> |
| Dr David Lutton, Director, Connectivity and Competitiveness, London First (transcript)   | 28        |
| Mark Baigent, Housing and Regeneration Consultant (transcript)   | 30        |
| Kevin McGinley, Principal Development Manager, Network Rail Property (transcript)  | 32        |
| Questions and comments from the floor (transcript)   | 34        |
| Session Chair's opening remarks  |           |
| Peter Hogg, London City Executive and UK Cities Director, Arcadis (transcript)   | 38        |
| Future major projects - development, delivery and ensuring infrastructure capacity is fit for an expanding London                          |           |
| Assessing the funding priorities for London projects, and going beyond the approval stage  |           |
| Susannah Stock, Director, Infrastructure Debt, Aviva Investors (transcript)  | 39        |
| Delivering housing infrastructure in London  |           |
| Tonia Secker, Partner, Head of Affordable Housing, Trowers & Hamlins (transcript)  | 41        |
| The business case for Lower Thames Crossing, and wider benefits for London   |           |
| Malcolm Orford, Deputy Development Director, Lower Thames Crossing (transcript)  | 43        |
| Growing airport capacity in the South East, and latest thinking on managing the physical impact and stakeholder                            |           |
| engagement challenges for Heathrow expansion   |           |
| Rob Gray, Director, Community & Stakeholder Engagement, Heathrow Airport (transcript)  | 45        |
| 'Improving major infrastructure in London - working with consenting bodies to overcome barriers to construction'                           |           |
| George Lock, Head of Pre-construction, Major Projects Division, BAM Nuttall (transcript)   | 48        |
| Questions and comments from the floor (transcript)   | 51        |
|  | 31        |
| Next steps for expanding transport infrastructure across London  Alex Williams, Director, City Planning, Transport for London (transcript) | 57        |
| Questions and comments from the floor (transcript)   | 60        |
|  | 00        |
| Session Chair's and Policy Forum for London closing remarks Peter Hogg, London City Executive and UK Cities Director, Arcadis (transcript) | 62        |
| Jonny Roberts, Head of Forward Planning and Political Research,  | 02        |
| Westminster Energy, Environment & Transport Forum (transcript)   | 63        |
| Comments   |           |
| Dr Andrew Farrant, Regional Geologist - Southeast England, British Geological Survey   | 64        |
| List of Delegates Registered for Seminar   | 65        |
|  |           |
| Contributor Biographies  | 69        |

Please be advised that speakers' PowerPoint presentations are included within the transcript itself, just beneath the relevant speaker's text. Please note that not all speakers are able to grant permission for us to include their slides.

# **About this Publication**

This publication reflects proceedings at the Policy Forum for London keynote seminar: Infrastructure in London and the South East - planning, investment and future-proofing held on 6<sup>th</sup> February 2020. The views expressed in the articles are those of the named authors, not those of the Forum or the sponsors, apart from their own articles.

Although Policy Forum for London is grateful to all sponsors for the funding on which we depend, participation in events and publications is never conditional on being a sponsor. As well as funding ongoing operations, sponsorship enables the Forum to distribute complimentary copies of publications, and offer complimentary tickets for events, to Government ministers, parliamentarians and officials most involved in policy.

This publication is copyright. Its copying, in whole or in part, is not permitted without the prior written consent of the publishers. However, extracts of the text may be reproduced for academic or review purposes, subject to the conditions of use outlined in the previous page, providing they are accurate, are not used in a misleading context and the author, their organisation and the Policy Forum for London are acknowledged. We would also appreciate being informed.

Important: note conditions of use on front page

### **Policy Forum for London**

UK Headquarters 4 Bracknell Beeches Old Bracknell Lane West Bracknell Berkshire RG12 7BW

T: 01344 864796 F: 01344 420121 publications@westminsterforumprojects.co.uk

# **Directors**

Peter van Gelder Chris Whitehouse