



Old Oak and Park Royal
Development Corporation

Authority Monitoring Report

2022-2023 Monitoring Period

MAYOR OF LONDON

Old Oak and Park Royal Development Corporation Authority Monitoring Report 2022/23

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1. Introduction

- 1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 1.2 The OPDC area covers the Old Oak Park Royal Opportunity Area in the Mayor's London Plan (2021). OPDC's Local Plan identifies the area as having a capacity to deliver a minimum 25,500 homes and 55,000 jobs, making it one of the largest regeneration projects in the UK.
- 1.3 Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).
- 1.4 The Planning and Compulsory Purchase Act (2004) as amended, and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authority Monitoring Report" (AMR) annually.
- 1.5 The AMR must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area. Where a Local Plan has been adopted, it must include monitoring information for that plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/spent within that year.
- 1.6 This AMR is the eighth that OPDC has prepared and relates to the period covering the 1st of April 2022 to the 31st of March 2023. For the first time since the adoption of OPDC's Local Plan in June 2022, this AMR reports on the performance of the Local Plan against a series of Key Performance Indicators (KPIs). These are presented against the development management policies set out in the Local Plan.
- 1.7 This AMR is structured as follows:
 - Section 2 contains an overview of development activity within the monitoring period and since OPDC's inception.
 - Section 3 reports on KPIs within the monitoring period against the adopted Local Plan 2022.
 - Section 4 contains an overview of progress of OPDC's other planning documents.

- Appendix A contains OPDC's five year housing supply.
- Appendix B contains maps showing the baseline Indices of Multiple Deprivation.
- Appendix C contains a directory of KPIs for reference.

2. Development Activity

- 2.1 This section provides a summary of key planning and development statistics, both for the period covering the 1st of April 2022 to the 31st of March 2023 and cumulatively since April 2015 when OPDC was established.
- 2.2 Table 2.2 below summaries the number of homes completed within the monitoring period, the number of homes under construction, the number of homes with permission granted and the pipeline of homes expected to be brought forward through submitted applications, pre-apps, or early developer discussions. The table also summarises the net gain of industrial floorspace for the area since OPDC's establishment.

Table 2.2 Key development statistics

Homes completed within monitoring period	247
Homes completed since OPDC's inception	3,546
Homes started on-site	1,684
Permission granted (not started)	1,247
Resolution to grant permission	1,063
Submitted Apps, Pre-Apps or Developer Discussions	4,127
Total	8,121
Net gain of industrial floorspace within monitoring period	40,885
Net gain of industrial floorspace since OPDC's inception	150,475

- 2.3 OPDC's Local Plan sets an annual housing target to deliver a minimum 993 homes for year and the Mayor's London Plan sets an annual target for OPDC to deliver a minimum 1,367 homes per year between 2018-28. Whilst the completions for the monitoring year are below this, Table 2.2 identifies that there are over 8,000 homes identified for delivery in the future planning pipeline. Of these, it is expected that 7,747 homes will be delivered in the next five years, against a target in the London Plan to deliver 6,835 homes (or

7,518 homes with a 10% buffer). OPDC will be working proactively with developers and landowners to encourage accelerated housing delivery on housing sites to seek to ensure earlier delivery of housing to help attain the London Plan targets. Full details of OPDC's five year supply of homes is contained in Appendix A.

Housing Completions

- 2.4 Table 2.4 summarises the key statistics for the completed homes within the monitoring period. It shows good performance against the minimum 35% and strategic 50% affordable housing target for completions. However, it is below the 25% family housing target. Further details of performance on housing completions can be found in section 3 under KPI IH-I.

Table 2.4: Completions within monitoring period

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
80 Goodall Street	38	35%	11%
Regency Heights	209	51%	20%
Total	247	49%	19%

- 2.5 The cumulative total of residential unit completions since OPDC's establishment now stands at 3,546 homes. This is shown in Table 2.5 below. In accordance with the requirements in the London Plan 2021, 2.5 student bed spaces have been counted as 1 individual residential unit for monitoring purposes in this AMR.

Table 2.5: Cumulative Total Net Residential Unit Completions since April 1st 2015

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
6	7	8	9	0	1	2	3	
543	698	173	41	207	561	1078	247	3,546

Housing Starts

- 2.6 There were no new housing starts in the 2022/23 monitoring period. Housing starts have been delayed for a number of reasons, including:
- a break in the development pipeline as a result of multiple Covid-19 lockdowns,
 - continuing economic uncertainty and fire safety issues around single staircases in tall buildings, and
 - rising inflation particularly in construction costs.

- 2.7 OPDC is working proactively with developers to support the delivery of the planning pipeline.
- 2.8 At the end of the 2022/23 monitoring period there were 1,684 homes still under construction in the OPDC area. These are summarised in Table 2.8 below. It shows good performance against the minimum 35% and strategic 50% affordable housing target. However, it is below the 25% family housing target. Further details of performance on housing starts can be found in section 3 under KPI IH-I.

Table 2.8: Homes under construction on 31 March 2023

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
104-108 Scrubs Lane (Mitre Yard)	241	35%	16%
The Perfume Factory North, North Acton	376	43%	9%
North Kensington Gate South Scrubs Lane	208	30%	21%
Land to the North of Central Middlesex Hospital, Park Royal	158	100%	23%
One West Point, 6 Portal Way, North Acton	701	32%	5%
Total	1,684	42%	11%

Housing Permissions

- 2.9 There were two full planning applications permitted during the 2022/23 monitoring period, including a total of 527 homes. These are summarised in Table 2.9 below, including the percentage of affordable housing by habitable room and the percentage of family units. Mitre Wharf in particular is significantly below the 35% affordable housing threshold set out in the Mayor's London Plan (2021). This application was supported by an independent viability assessment which was scrutinised by OPDC's own independent viability consultants and this showed that the level of affordable housing proposed was the maximum reasonable amount that could be viably delivered on the site. Further details of the permissions can be found in section 3 under KPI IH-I.

Table 2.9: Homes permitted during monitoring period.

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
Mitre Wharf, Scrubs Lane	147	20%	20%
2 Portal Way, North Acton	380	33%	6%
Total	527	29%	10%

2.10 This is below the annual monitoring target of 993 homes as set out in OPDC's adopted Local Plan. However, in addition to the 527 homes formally permitted with the monitoring period, there were 714 homes with a resolution to grant planning consent subject to the signing of a Section 106 agreement within the monitoring period. These included 457 homes at Land at Atlas Wharf, Atlas Road (21/0214/FUMOPDC) and 462 co-living units (257 C3 equivalent units) at The Castle Hotel, Victoria Road, North Acton (214465OPDFUL). The signing of the Section 106 agreements was delayed by the new requirements for additional staircases. If these Section 106 agreements had been signed, then OPDC would have exceeded its annual monitoring target for permissions.

2.11 Table 2.11 summarises the progress of housing delivery through the planning process since OPDC's establishment. In total, 6,839 homes have been approved or have received a resolution to grant planning permission. 3,546 homes have been completed while another 1,684 homes have started on site and are yet to be completed.

Table 2.11: housing delivery through the planning system

Homes approved	5,775
Homes with Resolution to Grant Planning Permission	1,064
Total Homes Approved and Resolved to Approve	6,839
Homes Completed	3,546
Homes Started	1,684

Affordable Housing Secured through Section 106 Agreements

2.12 OPDC's overarching target is for 50% affordable housing. As can be seen in the Table 2 below, 40% affordable housing by habitable room has been secured by OPDC on all S106 Agreements to date, which is above the 35% fast track threshold as set out in the London Plan 2021 and Affordable

Housing and Viability Supplementary Planning Guidance. The tenure split is also broadly consistent with the adopted Local Plan 70% Intermediate and 30% Social Rent/London Affordable Rent tenure requirements. OPDC is committed to maximising the delivery of Social Rent homes.

Table 2.12: Tenure split of all affordable housing by habitable room secured through S106 Agreements

	All S106 homes	AH %	Started homes	AH %	Completed homes	AH %
Total Homes	5,757		1,684		2,080	
Private Market Homes	2,848	60%	1,043	58%	939	57%
Affordable Homes	1,688	40%	652	42%	701	44%
Intermediate	1,338	75%	502	75%	503	68%
Shared Ownership	636	47%	212	43%	300	60%
Discount Market Rent	421	28%	264	49%	35	5%
London Living Rent	281	22%	37	8%	168	35%
Affordable Rent Products	358	25%	139	25%	198	32%
Affordable Rent	123	30%	78	50%	45	20%
London Affordable Rent	174	53%	61	50%	92	51%
Social Rent	61	17%	0	0%	61	29%

- 2.13 These figures include homes permitted as Build to Rent Schemes which in accordance with Local Plan Policy H6 are not required to deliver Social Rent. The Table 2.13 below separates out the homes permitted through conventional Build for Sale Schemes where OPDC is meeting its policy requirement to provide at least 30% of affordable housing (by habitable room) as Social Rent or London Affordable Rent.

Table 2.13: Social/Affordable Rent housing permitted through conventional housing schemes since April 2015

Total units	HR	Private units	HR	Social/ London Affordable Rent	HR	Total affordable housing	HR
2,068	5,976	1,152	3,236	235	846	907	2,740
% conventional affordable housing as Social Rent/London Affordable Rent					31%		

Housing Mix

- 2.14 OPDC has a target to deliver 25% of homes as family housing (3 beds or more). As can be seen from Table 2.14 below this target has not been achieved, primarily because of the locations and typology of development coming forward, which provides limited opportunities to deliver family homes with access to adequate private outdoor amenity space. It is recognised that the delivery of family housing at high densities can be challenging and OPDC is committed to working with developers to maximise the amount of family housing.

Table 2.14: Housing mix secured through S106 agreements since April 2015

	Studio	1 bed	2 bed	3 bed	4 bed	Student	Total
Total Homes	436	1,955	2,390	525	11	440	5,757
%	8%	34%	42%	9%	0%	8%	
Started	148	758	593	180	5	0	1,684
%	9%	45%	35%	11%	0%	0%	
Completed	64	392	973	205	6	440	2,080
%	3%	19%	47%	10%	0%	21%	

- 2.15 Despite the low overall level of family housing, OPDC has been able to secure higher levels of affordable family housing and in particular Social/London Affordable Rent housing close to the needs identified in OPDC's Strategic Housing Market Assessment for 51% affordable family housing.

Table 2:15 Social/Affordable Rent Family housing secured through S106 agreements since April 2015

Social/Affordable Rent units	Number of 3 bed + units	% family housing
235	116	49%

Net gain of Industrial Floorspace

- 2.16 Within the monitoring period, there was a net gain of 40,885 sqm of industrial floorspace through permitted schemes in the OPDC area. The net increase is primarily as a result of planning permissions for data centres at Frogmore Industrial estate and 37 to 39 North Acton Road, both in Park Royal.
- 2.17 While there was a major net increase in B8 industrial floorspace there was a net loss of 9,550 sqm in Use Class E floorspace (comprised of Use Class B1(C) in the old Use Class Order). Full details of the net/gain of industrial floorspace within the monitoring period is set out in Table 2.17 below.

Table 2.17: Net gain through permitted schemes in 2022/23 monitoring period

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	Total
Overall	-9550	1205.9	49023	0	206	40885
Park Royal SIL	-9550	1205.9	49023	0	206	40885
Proposed Non-SIL	0	0	0	0	0	0
North Acton	0	0	0	0	0	0

2.18 Since OPDC's establishment in April 2015, there has been overall net gain of 150,475 sqm industrial floorspace through permitted schemes. This has included a net gain of 161,086 sqm within SIL and an overall net loss within North Acton and areas within Old Oak identified in the Local Plan for de-designation. Full details of the net gain in industrial floorspace is set out in Table 2.18 below.

Table 2.18: Net gain through permitted schemes since April 2015

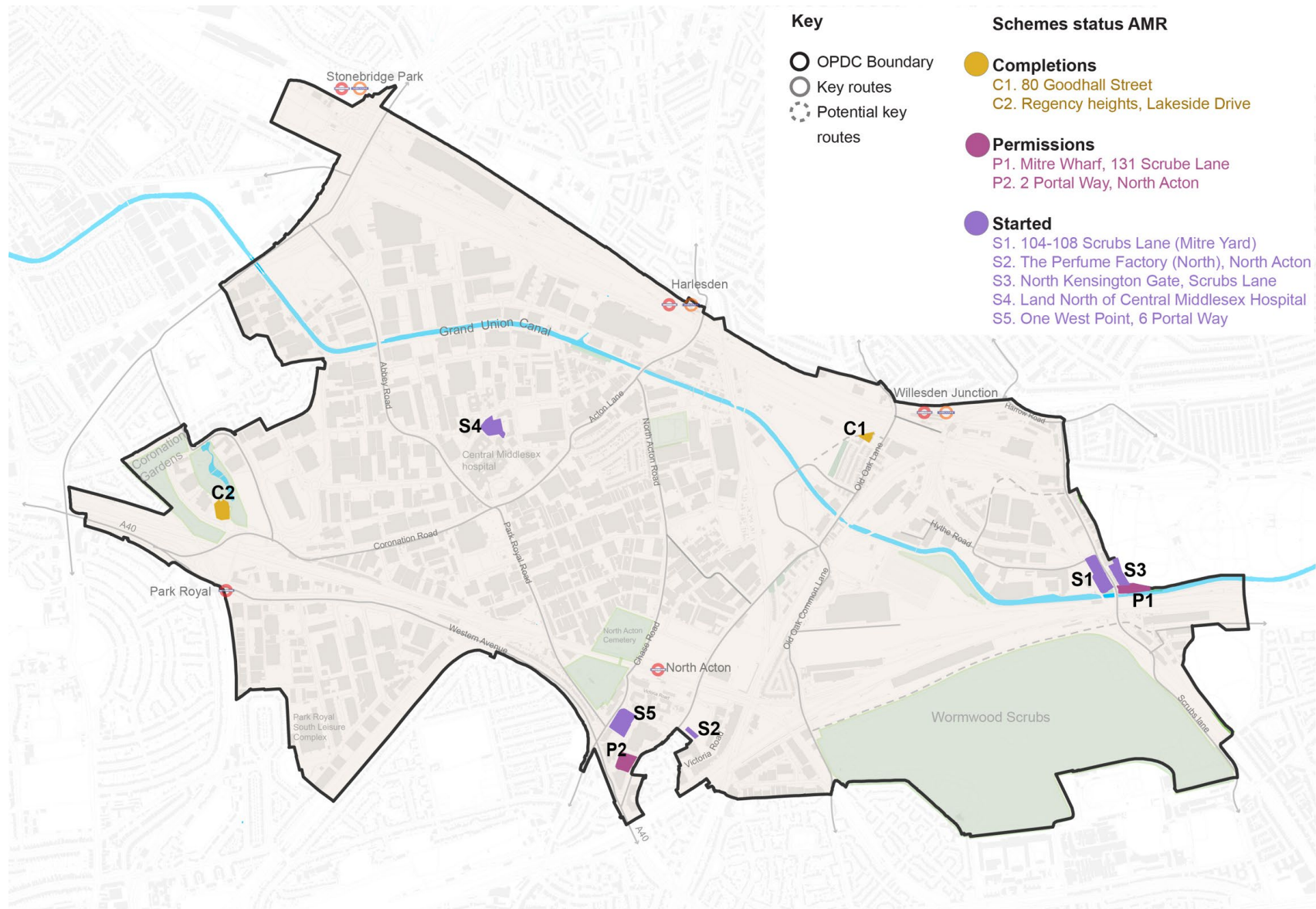
	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	Total
Overall	2028	29930.1	97506	4472.6	76399	150475
Proposed SIL	6426	22404.1	97643	4472.6	74949	161086
Proposed Non-SIL	-4398	-2829	-937	0	1450	-6714
North Acton	0	-4697	800	0	0	-3897

Schedule 17 Applications

- 2.19 Planning permission for the construction of the new high speed railway between London and the West Midlands was granted by Parliament through the High Speed Rail (London- West Midlands) Act 2017 (The HS2 Act). This includes a new station at Old Oak Common, which will become one of the country's largest rail interchanges.
- 2.20 Although the principle of the railway line and the new station at Old Oak Common has already been agreed, High Speed 2 Limited (HS2 Ltd) must apply to the local planning authority for certain details associated with constructing and delivering the project. OPDC determines applications for such works related to development in the OPDC area, which are known as Schedule 17 applications after Schedule 17 of the HS2 Act. Table 2.20 below sets out the Schedule 17 applications OPDC has consented in the monitoring period.

Table 2.20: Schedule 17 applications in 2022/23 monitoring period.

Reference	Description	Status
22/0064/HS2OPDC	Application under Schedule 17 for works associated with the urban realm for the new Old Oak Common station comprising earthworks; wetland area earthworks; retaining walls; bus canopies; fences and walls; bollards; seating; planters; cycle stands; lighting equipment; a DNO substation; hard and soft landscaping; road vehicle parks and onsite road layout.	Approved 11/07/2022
22/0065/HS2OPDC	Application under Schedule 17 for amendments to ancillary buildings approved as part of Old Oak Common station and associated works (OPDC ref: 20/0012/HS2OPDC) comprising of amendments to headhouses, ventilation structures and the cycle hub.	Approved 12/07/2022
22/0165/HS2OPDC	Application under Schedule 16 of the High Speed Rail (London-West Midlands) Act 2017 relating to a site restoration scheme for the Stamford Brook Sewer worksite compound.	Approved 22/12/2022



3. Key Performance Indicators

- 3.1 This section provides details of performance against the adopted Local Plan Key Performance Indicators (KPIs) during the 2022/23 monitoring year. These are used to assess how far OPDC is achieving the Local Plan policies and this monitoring will be used to highlight areas where policies are not being achieved to inform future reviews of the Local Plan.

Design

- 3.2 Delivering a high quality and well designed built environment is fundamental to successful place making in the Old Oak and Park Royal area. It is also critical to long-term sustainability, resilience and ensuring integration with surrounding neighbourhoods.
- 3.3 The following KPIs are used to monitor OPDC's design policies.

Table ID-1

KPI number	ID-1
KPI description	IMD rank for Living Environment
2022/23 outturn	The most recent Indices of Deprivation were published in 2019. A map is contained in Appendix B of the IMD rank for Living Environment.
Commentary	OPDC will use the 2019 IMD as a baseline and reproduce the map when it is updated by the Department for Levelling Up, Housing and Communities to monitor improvements.

Table ID-2

KPI number	ID-2
KPI description	Number of schemes that are nominated for and/or win environmental, design, accessibility, technological, architecture and planning awards
2022/23 outturn	N/A
Commentary	There were no awards nominated for or won within the monitoring period.

Table ID-3

KPI number	ID-3
KPI description	Positive frontages through permitted mixed use schemes expressed as a percentage of overall scheme frontage
2022/23 outturn	22/0066/FUMOPDC - Mitre Wharf = 62%
Commentary	<p>Positive frontages are frontages which respond positively to the public realm in terms of orientation, design and uses. For the purposes of monitoring, ground floor windows and entrances that front on to and/or are visible from the public realm are measured. These figures do not reflect elements of public art, lighting or greening which also contribute to the delivery of positive frontages.</p> <p>62% is considered to be a reasonable amount given the constrained nature of the site, canal frontage and change in levels across the site.</p>

Table ID-4

KPI number	ID-4
KPI description	Positive frontages through permitted industrial schemes expressed as a percentage of overall scheme frontage
2022/23 outturn	<p>22/0141/REMOPDC - Chandos Road Trading Estate = 56%</p> <p>22/0142/REMOPDC - 37-39 North Acton Road = 5%</p> <p>21/0182/OUTOPDC - Frogmore Industrial Estate = see commentary</p> <p>22/0059/FUMOPDC - Site of Renault Retail Group Ltd = 10%</p>
Commentary	<p>Positive frontages are frontages which respond positively to the public realm in terms of orientation, design and uses. For the purposes of monitoring, ground floor windows and entrances that front on to and/or are visible from the public realm are measured. These figures do not reflect elements of public art, lighting or greening which also contribute to the delivery of positive frontages.</p> <p>Chandos Road Trading Estate is a data centre development. Operational and security requirements prevent the delivery of windows for internal data hall areas. This development forms Phase 2 of the two-phase development and comprises the rear southern portion of the development. Phase 2 sits behind Phase 1 and does not have a direct frontage on to public realm. However, the south-western frontage of the data hall will be viewable from the public realm. Therefore, the above figures relate to this frontage.</p> <p>37-39 North Acton Road is a data centre development. Operational and security requirements prevent the delivery of windows for</p>

KPI number	ID-4
	<p>internal data hall areas. At the ground floor security fencing forms the edge to the development on all sides with the western façade providing windows and the main entrance behind the fence. Conditions have been sought as part of the planning permission to deliver a high-quality fence that will deliver a good quality frontage. Above the ground floor, artwork is proposed for portions of the northern, southern and western façades and floor to ceiling windows are also proposed for ancillary office accommodation of the western façade.</p> <p>Frogmore Industrial Estate is a data centre development and an outline planning permission. The northern boundary will front on to public realm. As an outline planning permission, the level of detail provided as part of the planning application materials does not allow a detailed measurement of positive frontages. However, the submitted design code commits to delivering an active frontage to the street through the delivery of small-scale work units with open and transparent facades.</p> <p>Site of Renault Retail Group Ltd is a data centre development. Operational and security requirements prevent the delivery of windows for internal data hall areas. At the ground floor, security fencing forms the edge of the development to the public realm on the eastern and western sides. The northern edge is partially fronted by an ancillary office block which faces a publicly accessible pocket park. The office ground floor office windows and entrances activate the pocket park. Above the ground floor office use, further office windows activate the northern frontage while cladding the louvres create visual interest and articulation to the long east and west elevations.</p>

Table ID-5

KPI number	ID-5
KPI description	Percentage of permitted new residential schemes that deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures
2022/23 outturn	<p>100% of permitted new residential schemes have delivered 10% or more of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures.</p> <p>22/0066/FUMOPDC - Mitre Wharf = 10% of units</p>
Commentary	All permitted new residential schemes have met the H3(f) policy requirement to deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures.

Table ID-6

KPI number	ID-6
KPI description	Number of major approved non-residential schemes achieving BREEAM Excellent rating
2022/23 outturn	See commentary below.
Commentary	<p>Three non-residential schemes were approved during the monitoring period. Two schemes were approved by OPDC and one scheme by the London Borough of Ealing.</p> <p>Both schemes approved by OPDC are expected to achieve a BREEAM rating of Excellent.</p> <p>The scheme approved by the London Borough of Ealing did not provide BREEAM information in its submission or consideration materials.</p>

Table ID-7

KPI number	ID-7
KPI description	<p>Tall buildings permitted:</p> <ul style="list-style-type: none"> - within areas identified as appropriate for tall buildings - outside areas identified as appropriate for tall buildings
2022/23 outturn	<p>Tall buildings permitted within areas identified as appropriate for tall buildings = 0</p> <p>Tall buildings permitted outside areas identified as appropriate for tall buildings = 0</p>
Commentary	The permitted tall buildings accord with Local Plan policy SP9(b).

Table ID-8

KPI number	ID-8
KPI description	<p>Number of designated and/or non-designated heritage assets within the monitoring period:</p> <ul style="list-style-type: none"> • Designated; • Lost; • Subject to harm; • Reused or enhanced through new development.
2022/23 outturn	<p>The following information is based on schemes that have been permitted during the monitoring period:</p> <ul style="list-style-type: none"> • Designated heritage assets = 0 • Lost heritage assets = 1 • Subject to harm = 3 • Reused or enhanced through new development = 0
Commentary	One non-designated heritage asset was lost. The locally listed Willesden Junction Station Electricity Sub-Station (L39) was

KPI number	ID-8
	<p>demolished by Network Rail under work constituted as ‘excluded demolition’ under the provisions of Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. In accordance with this legislation, OPDC’s prior approval as local planning authority was not required.</p> <p>Assets subject to harm by the below permissions are set out below. For each instance, the delivery of public benefits was considered to outweigh harm as required by national, London and OPDC planning guidance.</p> <ul style="list-style-type: none"> • Chandos Road Trading Estate – less than substantial harm to significance of nearby non-designated heritage assets. • 37-39 North Acton Road – less than substantial harm to significance of nearby non-designated heritage assets. • Mitre Wharf – less than substantial harm to the significance of St Mary’s Conservation Area.

Table ID-9

KPI number	ID-9
KPI description	<p>Net change in number and sqm of play space within the OPDC area completed (by place), categorised by:</p> <ul style="list-style-type: none"> • Child play space (0 to 5 years); • Child play space (5 to 11 years); • Child play space (11 to 18 years); and • Adult play space.
2022/23 outturn	<ul style="list-style-type: none"> • Mitre Wharf (22/0066/FUMOPDC) (Place Scrubs Lane) <ul style="list-style-type: none"> ○ Child play space (0 to 5 years): 158sqm ○ Child play space (5 to 11 years): 138.4sqm ○ Child play space (11 to 18 years): 70 sqm ○ Adult play space: provided via a landscaped garden, communal open space, canalside public amenity space and private communal roof-top amenity spaces.
Commentary	<ul style="list-style-type: none"> • Mitre Wharf (22/0066/FUMOPDC) The play space provided covers an area of 494 sqm, which is above that required to serve the development, including the suitable amount for each of the specified age brackets. Also provides a range of private amenity and communal spaces such as a landscaped garden, communal open space, Canalside public amenity space, private balconies to all residential units; and private communal roof-top amenity spaces. Access to these spaces will be available for all units, in both buildings and this will be secured by condition. Details of all play equipment secured as part of a condition in order to ensure that the design of the spaces and any equipment proposed are of a high standard.

Environment and Utilities

3.4 In line with the Mayor of London's aspirations to make London a zero carbon city, it will be important that that new development sets new standards in low carbon, resource efficient development. In addition, development should seek to create a thriving natural and physical environment that supports high quality living and wellbeing and a healthy and biodiverse natural environment.

3.5 The following KPIs are used to monitor OPDC's environment and utilities policies.

Table IE-1

KPI number	IEU-1
KPI description	<p>Total amount of publicly accessible open space from permitted schemes, categorised by:</p> <ul style="list-style-type: none"> - Local Park (or contributing towards delivery of a Local Park); - Smaller Public Open Space or Pocket Park; - Green Street.
2022/23 outturn	<ul style="list-style-type: none"> • Renault site (22/0059/FUMOPDC): 767sqm of a publicly accessible pocket park provided on site • Mitre Wharf (22/0066/FUMOPDC): 32% of the site area is publicly accessible open space • Chandos Road (22/0141/REMOPDC): Financial contribution secured for open space improvements nearby.
Commentary	<p>Target: Local Plan sets a target for delivery of 30% publicly accessible open space of non-SIL developable area.</p> <ul style="list-style-type: none"> • Renault site (22/0059/FUMOPDC): Condition attached to submit a Green Infrastructure and Open Space Strategy and Management Plan (GIOSSMP). A publicly accessible pocket park provided on site with an area of approximately 767sqm and maximum dimensions of 61m by 18m. • Mitre Wharf (22/0066/FUMOPDC): Exceeds the target with 32% of the site area is publicly accessible open space • Chandos Road (22/0141/REMOPDC): Financial contribution secured towards improvements to open space, amenity space and public realm and a Green Infrastructure and Open Space Strategy and Management Plan. <p>It is too early in the plan period to assess the delivery of the two new local parks.</p>

Table IEU-2

KPI number	IEU- 2
KPI description	An overall net gain in biodiversity habitats and quantum and range of species and protection and/or enhancement of designated SINCs through permitted schemes
2022/23 outturn	<ul style="list-style-type: none"> • Renault site (22/0059/FUMOPDC) positive biodiversity • Mitre Wharf (22/0066/FUMOPDC) 100% net gain in biodiversity • Chandos Road (22/0141/REMOPDC) positive biodiversity • 37-39 North Acton Road (22/0142/REMOPDC) commitment to deliver biodiversity measures as part of the scheme.
Commentary	<p>Target: London Plan Policy G6 requires 10% net gain in biodiversity. Local Plan Policy EU2 'Urban Greening and Biodiversity' seeks to secure a net gain in biodiversity as part of development proposals.</p> <ul style="list-style-type: none"> • Renault site (22/0059/FUMOPDC): The site has recently been cleared of buildings and vegetation and therefore does not have any existing biodiversity or ecology value of note. The development would result in a significant enhancement in biodiversity value. • Mitre Wharf (22/0066/FUMOPDC): No evidence of protected or notable species on site, however development achieving 100% net gain in biodiversity. • Chandos Road (22/0141/REMOPDC): Biodiversity enhancements including trees, wildflower meadows, native hedgerows and shrubs, habitats for birds and insects and biodiverse roof on generator building & cycle store • 37-39 North Acton Road (22/0142/REMOPDC) The Design Code approved as part of the outline planning permission included measures to enhance the ecology of the site and for urban greening. A condition attached requires the submission of a Green Infrastructure Statement at reserved matters stage to demonstrate that the development targets a biodiversity net gain. The landscaping will include refugia for invertebrates, nest boxes including for Black Redstarts and planting to encourage them. Other biodiversity features include insect hotels, native trees with habitat planting, gravel areas for habitat creation, log piles and a biodiverse roof to the cycle shelter which will deliver a biodiversity net gain on the site.

Table IEU-3

KPI number	IEU-3
KPI description	Urban Greening Factor (UGF) of permitted schemes
2022/23 outturn	<ul style="list-style-type: none"> Renault site (22/0059/FUMOPDC): Achieves UGF score of 0.3 Mitre Wharf (22/0066/FUMOPDC): Achieves UGF score of 0.4 Chandos Road (22/0141/REMOPDC) Achieves UGF score of 0.24 37-39 North Acton Road (22/0142/REMOPDC) Achieves UGF score of 0.1
Commentary	<p>Target: London Plan Policy G5 sets a target of minimum UGF of 0.4 on major residential sites and 0.3 on commercial sites (excluding B2/B8 uses)</p> <ul style="list-style-type: none"> Renault site (22/0059/FUMOPDC): UGF of 0.3 on site despite not being a policy requirement. Mitre Wharf (22/0066/FUMOPDC): achieves the 0.4 target secured through condition. Chandos Road (22/0141/REMOPDC) achieves 0.24 on site secured through condition despite not being a policy requirement. 37-39 North Acton Road (22/0142/REMOPDC) The UGF score of 0.1 was considered acceptable after the landscape plan was scrutinised. The proposed urban greening has been maximised as much as possible within the available areas for landscaping in accordance with London Plan Policy G5 'Urban Greening' and Local Plan Policy EU2 'Urban Greening and Biodiversity'. The Design Code approved under the outline permission identified the potential use of green walls; however, due to the inability of green walls to adequately resist the spread of fire as required by recent updates to Building Regulations, it is now more challenging to deliver green walls on buildings. As such, the site's potential to deliver a higher UGF score has been impacted.

Table IEU-4

KPI number	IEU-4
KPI description	Proportion of permitted schemes which: include grey water and/or rain water harvesting; exceed the Mayor's per capita water consumption target (residential) (105 litres per head per day).
2022/23 outturn	<ul style="list-style-type: none"> Frogmore Industrial Estate (21/0182/OUTOPDC) <ul style="list-style-type: none"> Incorporation of SuDs Renault site (22/0059/FUMOPDC) <ul style="list-style-type: none"> Through surface water runoff directed towards the pond within the pocket park and attenuation tank reduces the surface water run off rate by half to 11.5 l/s to address concerns regarding surface water drainage.

KPI number	IEU-4
	<ul style="list-style-type: none"> • Mitre Wharf (22/0066/FUMOPDC) <ul style="list-style-type: none"> ○ Attenuation measures include a reduction in peak run off including rainwater harvesting, green roofs and landscaping ○ Incorporation of water consumption to 105 L per person per day. • Chandos Road (22/0141/REMOPDC) <ul style="list-style-type: none"> ○ greenfield run-off rates and storm water flows are attenuated. • 37-39 North Acton Road (22/0142/REMOPDC) <ul style="list-style-type: none"> ○ underground attenuation, soft landscaping and permeable paving.
Commentary	<p>Target: London Plan Policy SI5 Water Infrastructure sets through the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption)</p> <ul style="list-style-type: none"> • Frogmore Industrial Estate (21/0182/OUTOPDC) SuDs incorporated into landscaping areas. Measures include permeable paving, attenuation tanks and hydrobrakes. • Renault site (22/0059/FUMOPDC): Directs surface water run off to the pond within the pocket park and to attenuation tanks where it can be re-used for watering the soft landscaping. These attenuation measures will be secured by condition. • Chandos Road (22/0141/REMOPDC) compliance with drainage hierarchy and does not exceed greenfield run-off rates and storm water flows are attenuated. • 37-39 North Acton Road (22/0142/REMOPDC) compliance with drainage hierarchy and does not exceed greenfield run-off rates and storm water flows are attenuated.

Table IEU-5

KPI number	IEU-5
KPI description	Number of occasions Air Quality results exceeded the maximum acceptable level.
2022/23 outturn	There is 1 air quality monitoring site in the OPDC area at Western Avenue and it achieved the air quality objectives for 2022. There are 2 additional sites just outside of OPDC's boundary at Horn Lane and on the A40. Horn Lane met the objectives, The monitoring site on A40 Hanger Lane Gyratory which shows that emissions exceed the annual targets because of persistent traffic congestion in this location, but this is just outside of the OPDC boundary.
Commentary	The map below shows the locations of the monitoring stations.

Figure: air quality monitoring stations

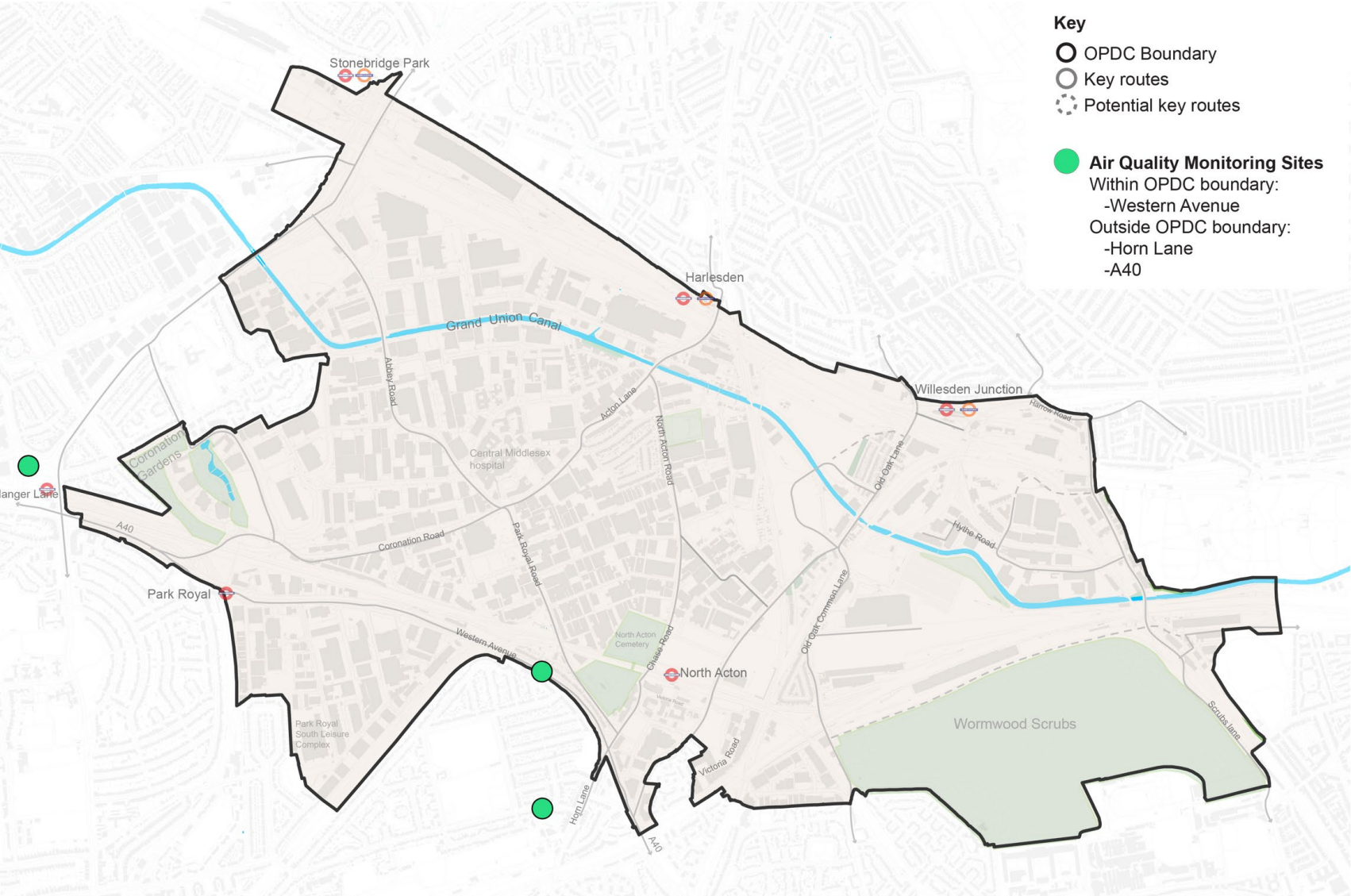


Table IEU-6

KPI number	IEU-6
KPI description	Number of noise related complaints to Borough environmental departments regarding construction activities within the OPDC area.
2022/23 outturn	OPDC: No complaints registered. Ealing Council: From reviewing the data held by Ealing Noise and Nuisance team, during the AMR period, Ealing Council opened a total of 17 cases relating to construction noise / disturbance emanating from the OPDC development area from residents. Hammersmith & Fulham Council: No complaints registered. Brent Council: 2 cases registered.
Commentary	Powers to deal with excessive construction noise lie with the local authority.

Table IEU-7

KPI number	IEU-7
KPI description	Percentage of household waste recycled, composted or reused.
2022/23 outturn	2021/22 data: London Borough of Brent -37.8% London Borough of Hammersmith & Fulham – 26.2 London Borough of Ealing – 47.6%
Commentary	The data for 2022/23 is not yet available.

Table IEU-8

KPI number	IEU-8
KPI description	Proportion of construction, demolition waste from permitted schemes to be reused or recycled.
2022/23 outturn	<ul style="list-style-type: none"> Frogmore Industrial Estate (21/0182/OUTOPDC): Circular Economy Statement and Circular Economy Memo collectively makes commitments to achieving the target. Renault site (22/0059/FUMOPDC) - Circular Economy Statement sets out how the proposed development will incorporate circular economy measures into all aspects of the design, construction and operation process. Mitre Wharf (22/0066/FUMOPDC) Circular and Sharing Economy Statement submitted with commitment to ≥ 95% reuse, recycling or recovery of non-hazardous construction / demolition waste & 95% of non-hazardous excavation waste to beneficial use. Compliance secured by condition. Chandos Road (22/0141/REMOPDC) ≥95% of demolition waste to be reused and/or recycled.

KPI number	IEU-8
	<ul style="list-style-type: none"> 37-39 North Acton Road (22/0142/REMOPDC) ≥95% of demolition waste to be reused and/or recycled.
Commentary	<p>London Plan policy SI 7 target of ≥95% of demolition waste to be reused and/or recycled, in line with the London Plan 2021</p> <ul style="list-style-type: none"> Frogmore Industrial Estate (21/0182/OUTOPDC) - Circular Economy Statement and Circular Economy Memo collectively makes commitments to achieving the target. A condition was included which required an updated statement to be submitted with the reserved matters application. Renault site (22/0059/FUMOPDC) - Circular Economy Statement which sets out how the proposed development will incorporate circular economy measures into all aspects of the design, construction and operation process. To fully assess the measures set out, a condition was attached that requires an updated statement to be submitted prior to commencement of the development in order to ensure compliance with London Plan policy SI7 and Local Plan Policy EU7. Mitre Wharf (22/0066/FUMOPDC) Updated Circular and Sharing Economy Statement submitted and compliance secured by condition upon practical completion of the development with a review of the completed development and its commitments to the principles of the circular and sharing economy. Chandos Road (22/0141/REMOPDC) The Circular Economy Statement demonstrates that the project adheres to circular economy principles and is in line with the criteria set out in London Plan policy SI 7. 37-39 North Acton Road (22/0142/REMOPDC) The Circular Economy Statement demonstrates that the project adheres to circular economy principles and is in line with the criteria set out in London Plan policy SI 7.

Table IEU-9

KPI number	IEU-9
KPI description	Number of permitted schemes achieving London Plan CO2 reduction targets.
2022/23 outturn	<ul style="list-style-type: none"> Frogmore Industrial Estate (21/0182/OUTOPDC) <ul style="list-style-type: none"> 40% carbon reduction beyond Part L of the Building Regulations 2013 on-site. A carbon offset contribution has been secured in the s106 agreement to address shortfall against zero-carbon target. Renault site (22/0059/FUMOPDC) <ul style="list-style-type: none"> 90% carbon reduction beyond Part L of the Building Regulations 2013 including a range of active and passive design measures such as controlled solar gain, insulation through improved building fabric standards, enhanced natural lighting, use of direct adiabatic cooling system for the data halls and heat pumps for the office space.

KPI number	IEU-9
	<ul style="list-style-type: none"> ○ Residual carbon emissions offset through S.106 contributions. • Mitre Wharf (22/0066/FUMOPDC) <ul style="list-style-type: none"> ○ Residential development would achieve a reduction of 68.2% in CO2 emissions, and non-residential would achieve a reduction of 56.6%. ○ Residual carbon emissions offset through S.106 contribution. • Chandos Road (22/0141/REMOPDC) <ul style="list-style-type: none"> ○ 44% carbon reduction overall and 5% at Be Lean stage ○ Carbon offset contribution is secured within the S106 Agreement. • 37-39 North Acton Road (22/0142/REMOPDC) <ul style="list-style-type: none"> ○ 37% carbon reduction beyond Part L of the Building Regulations 2013, which exceeds the minimum on-site carbon saving target of 35%. With the data halls/server rooms the on-site carbon reduction reduces to 23% (all at Be Lean stage). ○ Residual carbon emissions offset through S.106 contribution.
Commentary	<p>London Plan policy SI 2 requires all major developments to be net-zero carbon or contribute towards a Carbon Offset Fund. It also sets 'Be Seen' target for post construction monitoring.</p> <p>London Plan Policy SI 2 'Minimising greenhouse gas emissions', Part C of the policy requires a minimum on-site reduction of at least 35% beyond Building Regulations for major developments.</p> <ul style="list-style-type: none"> • Frogmore Industrial Estate (21/0182/OUTOPDC): A condition is attached to secure a financial contribution within the s106 agreement to address the shortfall against the zero-carbon target. Furthermore, photovoltaic (PV) panels on available roof spaces is proposed with final details conditioned at reserved matters stage (Condition 38) to ensure that these measures are maximised. A range of active and passive design measures have been proposed to reduce energy demand. Including compliance with Be Seen criteria of London Plan policy and post construction monitoring also secured. • Renault site (22/0059/FUMOPDC) Development achieving carbon reduction beyond PART L requirement. A range of active and passive design measures are predicted to achieve an 88% reduction in carbon emissions beyond the baseline, which exceeds the 15% saving sought within the London Plan. Residual carbon emissions offset through S.106 contribution towards Carbon Offset Fund. Condition attached to safeguarding obligations to enable connection to a district heating/cooling/energy network and enable supply of waste heat to a district heating/cooling network. Including compliance with Be Seen criteria of London Plan policy and post construction monitoring also secured.

KPI number	IEU-9
	<ul style="list-style-type: none"> Mitre Wharf (22/0066/FUMOPDC) Energy efficient enhancements, provision for future connection to decentralised energy system secured in Section 106 agreement, Air Source Heat pumps and PVs. Provision for connection to a future Decentralised Energy network including compliance with Be Seen criteria of London Plan policy and post construction monitoring also secured. Chandos Road (22/0141/REMOPDC) Development achieving carbon reduction beyond PART L requirement of 39% on-site carbon reduction, connection to a future district heating network is secured within the S106 Agreement, water and air source heat pumps. Carbon offset contribution is secured within the S106 Agreement. Including compliance with Be Seen criteria of London Plan policy and post construction monitoring also secured. When the data halls/server rooms are included within the calculations, the total on-site carbon savings reduce from 39% to 23%. As confirmed in the Energy Assessment Supplementary Note, this is due to the overall energy demand of the data centre being dominated by the energy loads inherent to data hall cooling. Notwithstanding, it has been demonstrated that all other measures to reduce on-site carbon and cooling demand have been maximised. 37-39 North Acton Road (22/0142/REMOPDC) all measures to reduce on-site carbon and cooling demand have been optimised. The scheme will include air source heat pumps and water source heat pumps. Residual carbon emissions offset through S.106 contribution towards Carbon Offset Fund. Condition attached to safeguarding obligations to enable connection to a district heating/cooling/energy network and enable supply of waste heat to a district heating/cooling network. Including compliance with Be Seen criteria of London Plan policy and post construction monitoring also secured.

Table IEU-10

KPI number	IEU-10
KPI description	Number of schemes achieving zero-carbon post completion.
2022/23 outturn	<ul style="list-style-type: none"> Mitre Wharf (22/0066/FUMOPDC) status: under construction. Frogmore Industrial Estate (21/0182/OUTOPDC) status: Not commenced on site. Renault site (22/0059/FUMOPDC) status: Not commenced on site. 37-39 North Acton Road (22/0142/REMOPDC) status: Not commenced on site.
Commentary	None

Table IEU-11

KPI number	IEU-11
KPI description	Number of applications for the extraction of minerals permitted within the monitoring period.
2022/23 outturn	None
Commentary	None

Table IEU-12

KPI number	IEU-12
KPI description	Number and capacity of existing and/or allocated safeguarded waste sites and any compensatory land provided.
2022/23 outturn	See table IE-12b below.
Commentary	<p>Data is sourced from the waste data interrogator and based on an extract of waste received at permitted sites. All operators of regulated waste management facilities have to provide the Environment Agency with details of the quantities and types of waste they deal with i.e., waste received into site and waste sent on from site to other facilities or processes. The dataset is for the calendar year. We understand that this data does not include any exempt facilities.</p> <p>OPDC Local Plan policy EU6 refers to safeguarding of Old Oak sidings site in Old Oak North as well as allocated and other existing waste management sites within the OPDC area identified in the most up to date West London Waste Plan. It was noted that other waste operations in Old Oak North could be retained and re-provided on site as part of future development or if they were redeveloped for a non-waste use then compensatory provision would need to be made, in line with the London Plan Policy SI9 and Local Plan Policy EU6.</p> <p>Of these safeguarded sites, most appear to still be operational with exception of Chase Rd and Quattro where there are no figures recorded on WDI.</p>

Table IEU-12b

Operator name	Facility name	Borough	Total throughput (waste received in 2021 – rounded)	Notes on compensatory provision
Powerday Plc	Old Oak Sidings (Powerday)	Hammersmith & Fulham	219,439.9	N/A

Operator name	Facility name	Borough	Total throughput (waste received in 2021 – rounded)	Notes on compensatory provision
European Metal Recycling Ltd	EMR (Willesden Depot)	Hammersmith & Fulham	180,583.3	N/A
West London Waste Authority	Twyford Waste Transfer Station	Brent	17,508.9	N/A
Quattro	Victoria Rd, Park Royal	Ealing	0 – no details/entries found on WDI	N/A
Bridgemarts Ltd	100 Twyford Abbey Rd (Bridgemarts Waste Recovery Facility)	Brent	41,133.4	N/A
	Unit 2 & Yard, Sovereign Park, Park Royal Site	Ealing	326.1	Planning application (reference 201704OPDFUL) was approved for change of use from treatment and transfer of waste (Sui Generis) to business, general industry and/or storage or distribution (Use Classes E(g)(iii), B2 and/or B8) and/or treatment and transfer of waste (Sui Generis) in Oct 2021. Applicant also identified compensatory site in the London Borough of Hounslow.
Space Rubbish Ltd	Atlas Wharf (Waste	Ealing	51,933.6	N/A

Operator name	Facility name	Borough	Total throughput (waste received in 2021 – rounded)	Notes on compensatory provision
	Transfer Station)			
Skanska U K Plc, Costain Limited & Strabag A G – U K Branch	Willesden Freight Terminal (Willesden Euro Terminal)	Ealing	147,588.2	N/A
Environmental Tyre Disposals Ltd	Chase Rd, Park Royal	Ealing	0 – no details/entries found on WDI	N/A

Table IEU-13

KPI number	IEU-13
KPI description	Number, type and capacity of waste facilities approved and completed on existing/allocated sites or and new identified sites.
2022/23 outturn	No new waste facilities approved or completed in the 2022/23 financial year.
Commentary	The waste data interrogator includes a new site in Ealing that was approved in 2016 (under planning reference 166095OPDCFUL), after the adoption of the West London Waste Plan. Details are provided for information in the table below, as this occurred during a previous monitoring period and when performance against this indicator was not yet being recorded.

Operator name	Facility name	Borough	Total throughput (waste received in 2021 - rounded)	Notes on compensatory provision
First Mile Ltd	First Mile Recycling Facility	Ealing	32,421.1	N/A

Transport

3.6 Transport is the catalyst for the regeneration of the OPDC area. Transport provision should be exceptional, creating high quality, safe and accessible movement networks that reduce the need to travel, prioritise sustainable transport modes. Delivering this high quality transport network will enable the attainment of the Mayor's target for 80% of journeys to be made by walking, cycling or public transport. There is also a need to appropriately manage construction traffic, given the scale of delivery of development and infrastructure envisaged, and to support effective and sustainable freight and servicing.

3.7 OPDC's employment policies will be monitored against the following KPIs.

Table IT-1

KPI number	IT-1
KPI description	Percentage of journeys made by walking, cycling or public transport.
2022/23 outturn	63% representing the London wide average for the period April – Sept 2022 but the report takes into account completions in OPDC and other opportunity areas in the annual calculations of the London average. The report does not provide a disaggregated average for OPDC. <u>Travel in London Report 15</u>
Commentary	This target relates to the Mayor of London's aim of achieving 80% of trips by active modes and public transport by 2041. The Park Royal Transport Strategy has a mode share target of 55% for sustainable modes (walking, cycling and public transport). So, the target has been achieved.

Table IT-2

KPI number	IT-3
KPI description	Average scoring of new streets permitted/delivered against the Healthy Street Indicator Toolbox.
2022/23 outturn	None
Commentary	There were no new streets permitted during the monitoring period.

Table IT-3

KPI number	IT-3
KPI description	Number of cycle hire facilities and cycle parking facilities (including spaces) delivered within the OPDC area.
2022/23 outturn	<i>No cycle hire facilities delivered. Cycle parking – 498</i>

KPI number	IT-3
	<ul style="list-style-type: none"> - Frogmore (70 long-stay + 35 short-stay spaces) - <i>Chandos Road (18 long stay + 7 short stay)</i> - <i>Mitre Wharf (261 long stay + 22 short stay)</i> - <i>Renault (60 short stay + 15 short stay)</i> - <i>37 – 39 North Acton (10)</i>
Commentary	<p>London Plan objectives are being met in terms of quantum. In terms of quality of cycle parking, the majority of cycle parking meets the quality requirements but there is a need to ensure good design (compliant with LCDS) at the very earliest (pre-app and application stages).</p> <p>OPDC Local Plan Policy T3 says cycle parking should meet or exceed the standards set out in the London Plan. These standards are set out at <u>London Plan 2021</u> Table 10.2. London Plan objectives are being met in terms of quantum, set out at London Plan Table 10.2.</p>

Table IT-4

KPI number	IT-4
KPI description	Ratio of car parking spaces and bicycle parking spaces per unit from permitted residential schemes and proportion of car parking spaces which are designated for: Blue badge holders; or Car club spaces.
2022/23 outturn	<p>Mitre Wharf: (4 blue badge parking spaces – 2.7% of units). Car-free.</p> <p>cycle parking for these developments are provided at level required by London Plan Policy T5.</p>
Commentary	<p>The level of car parking is 0.03 per residential unit and only for blue badge holders, and these are practically car-free developments. The Local Plan target for is maximum 0.2 per residential units. Blue badge parking in accordance with Mayoral Policy (London Plan Policy T6) is 3% from the outset and an additional 7% passive provision to meet future demand. The outset blue badge parking requirement is achieved.</p>

Table IT-5

KPI number	IT-5
KPI description	Number of non-residential car parking spaces proposed as part of permitted schemes, categorised by place.
2022/23 outturn	<ul style="list-style-type: none"> - Frogmore Estate (45 spaces maximum but expected to be reduced at reserved application stage. 1 space/ 800sqm). - Renault (50 spaces including 6 blue badge. 1 space/770sqm). - 37 – 39 North Acton (17 spaces including 1 blue badge. 1 space per 1,470sqm)

KPI number	IT-5
	- Mitre Wharf (nil spaces for commercial use).
Commentary	OPDC Local Plan Policy T4 says car-free except where car parking for operational or business needs could be justified, and this is on a case-by-case basis. The policy target is achieved as the parking for these developments are optional parking only.

Table IT-6

KPI number	IT-6
KPI description	Change in Public Transport Accessibility Levels (PTALs) in OPDC area.
2022/23 outturn	None
Commentary	No change in PTAL.

Table IT-7

KPI number	IT-7
KPI description	Change in the number of bus services operating within the OPDC area.
2022/23 outturn	None
Commentary	None

Housing

3.8 The London Plan identifies that the Old Oak and Park Royal Opportunity Areas have the capacity to deliver an indicative 25,500 homes. In creating a new part of London, a whole range of new homes will be delivered to meet a diverse housing need, including private sale, affordable, family, built-to-rent and specialist homes, all provided as part of a mixed and balanced community.

3.9 OPDC's housing policies are monitored against the following KPIs.

Table IH-1

KPI number	IH-1
KPI description	<p>A: Total number of new homes completed, started, and permitted within the monitoring period.</p> <p>B: Total number and proportion of homes completed, started, and permitted within the monitoring period classified as affordable, and proportion of which are Social/London Affordable Rent; Intermediate (including London Living Rent and Shared Ownership); and Market.</p> <p>C: Total number and proportion of completed, started, and permitted homes within monitoring period categorised by Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom.</p> <p>D: Total number of Build-to-Rent units completed and permitted within the monitoring period.</p> <p>E: Number of schemes completed and permitted within the monitoring as part of purpose-built co-living or other housing with shared facilities.</p> <p>F: Number of units and beds provided as part of specialist housing schemes completed and permitted within the monitoring period.</p> <p>E: Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.</p>
2022/23 outturn	See tables below and section 2 which provides a cumulative analysis of housing performance.
Commentary	OPDC has not achieved the Local Plan minimum annual housing target 993 or London Plan annual housing target 1,367 within this

KPI number	IH-1
	<p>monitoring period for completions, starts or permissions. This is largely because of the impact of Covid-19 lockdowns and economic uncertainty which has delayed starts and completions. There have also been delays in signing Section 106 agreements because of the requirements that new residential buildings above the 18 metre height threshold will be required to have a second staircase. Despite the delays, OPDC has a good pipeline of delivery going forward, including over 1,600 homes currently under construction and is able to meet its 5 year housing supply (see Appendix A).</p> <p>OPDC has made good progress in delivering a minimum of 35% housing overall as affordable housing. 49% of the homes completed during the monitoring period and 29% of the homes permitted were affordable housing.</p> <p>19% of the homes completed during the monitoring period and 10% of the homes permitted were family housing. This is below the 25% family housing target. This is primarily because of the locations and typology of development coming forward, which provides limited opportunities to deliver family homes with access to adequate private outdoor amenity space.</p>

A: Total number of new homes completed, started, and permitted within the monitoring period.

Table IH-1-A1: Completed

Planning ref	Scheme	Total units	Total habitable rooms	Status
195346OPDFUL	80 Goodhall Street NW10 6TS	38	111	Completed
17-0076-FUMOPDC	Regency Heights, Lakeside Drive (final phase)	209	589	Completed
Total		247	700	

There were no new starts within the monitoring period. However, the following schemes had started previously and were still under construction.

Table IH-1-A2: under construction on 31 March 2023

Planning ref	Scheme	Total units	Total habitable rooms	Status
19/0104/VAROPDC and 21/0130/VAROPDC	104-108 Scrubs Lane (Mitre Yard)	241	608	Under construction
181062OPDFUL	The Perfume Factory (North), North Acton	376	860	Under construction
20/0088/FUMOPDC	North Kensington Gate (South), Scrubs Lane	208	564	Under construction
20/0031/FUMOPDC	Land to the North of Central Middlesex Hospital, Park Royal	158	500	Under construction
190582OPDVAR	One West Point, 6 Portal Way, North Acton	701	1717	Under construction
Total		1,684	4,249	

Table IH-1-A3: Permissions

Planning ref	Scheme	Total units	Total habitable rooms	Status
22/0066/FUMOPDC	Mitre Wharf, 131, Scrubs Lane	147	397	Permitted
177810OPDFUL	2 Portal Way North Acton	380	883	Permitted
Total		527	1,280	

Table IH-1-A4: Permissions not yet started

Planning ref	Scheme	Total units	Affordable units
200031OPDFUL	The Courtyard, Park Royd	9	0
P/2015/0095 and 192597OPDFUL	Carphone Warehouse, North Acton	764	TBC

Planning ref	Scheme	Total units	Affordable units
191854OPDFUL	4 Portal Way, North Acton	702	196

B: Total number and proportion of homes completed, started, and permitted within the monitoring period classified as affordable, and proportion of which are Social/London Affordable Rent; Intermediate (including London Living Rent and Shared Ownership); and Market.

Table IH-1-B1: Completions

Scheme	Total	Market				Intermediate			Social/London Affordable Rent			Overall Affordable			Affordable split	
		HR	Units	HR	%HR	Units	HR	%HR	Units	HR	%HR	Units	HR	%HR	Intermediate	Social rent/LAR
80 Goodhall Street NW10 6TS	38	111	27	72	65%	5	15	14%	6	24	22%	11	39	35%	38%	62%
Regency Heights, Lakeside Drive	209	589	100	286	49%	109	303	51%	0	0	0%	109	303	51%	100%	0%
Total	247	700	127	358	51%	114	318	45%	6	24	3%	120	342	49%	93%	7%

There were no starts within the monitoring period.

Table IH-1-B2: Permissions

Scheme	Total	HR	Units	Market		Intermediate			Social / London Affordable Rent			Overall Affordable			Affordable split	
				HR	%HR	Units	HR	%HR	Units	HR	%HR	Units	HR	%HR	Intermediate	Social rent/LAR
Mitre Wharf, 131, Scrubs Lane	147	397	113	316	80%	20	62	16%	5	19	5%	25	81	20%	77%	23%
2 Portal Way Acton London	380	883	247	591	67%	133	292	33%	0	0	0%	133	292	33%	100%	0%
Total	527	1280	360	907	71%	153	354	28%	5	19	1%	158	373	29%	95%	5%

The 2 Portal Way scheme is for a Build to Rent scheme and as set out in Local Plan and London Plan policy not required to provide Social/London Affordable Rent.

C: Total number and proportion of completed, started, and permitted homes within monitoring period categorised by Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom.

Table IH-1C1: Completions

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
80 Goodhall Street NW10 6TS	0 (0%)	11 (29%)	23 (61%)	4 (11%)	0 (0%)
Regency Heights, Lakeside Drive (final phase)	6 (3%)	54 (26%)	106 (51%)	40 (19%)	2 (1%)
Total	6 (3%)	63 (26%)	129 (52%)	44 (18%)	2 (1%)

There were no starts within the monitoring period.

Table IH-1C2: Permissions

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
Mitre Wharf, 131, Scrubs Lane	10 (7%)	54 (37%)	53 (36%)	30 (20%)	0 (0%)
2 Portal Way North Acton	54 (14%)	173 (46%)	129 (34%)	24 (6%)	0 (0%)
Total	64 (12%)	227 (43%)	182 (35%)	54 (10%)	0 (0%)

IH-1D: Total number of Build-to-Rent units completed and permitted within the monitoring period.

There were no Build to Rent starts in the monitoring period.

Table IH-D

Planning Ref	Scheme	Total units	Total units
177810OPDFUL	2 Portal Way North Acton	380	883

E: Number of schemes completed and permitted within the monitoring as part of purpose-built co-living or other housing with shared facilities.

No schemes.

F: Number of units and beds provided as part of specialist housing schemes completed and permitted within the monitoring period.

No schemes.

E: Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.

No schemes

Table IH-2

KPI number	IH-2
KPI description	Capacity for additional housing from developable sites for years 0 to 5.
2022/23 outturn	See appendix A
Commentary	There are over 8,000 homes identified for delivery in the future planning pipeline. Of these, it is expected that 7,747 homes, against a target in the London Plan to deliver 6,835 homes (or 7,518 homes with a 10% buffer). OPDC will be working proactively with developers and landowners to encourage accelerated housing delivery on housing site to seek to ensure earlier delivery of housing to help attain the Local Plan and London Plan targets.

Table IH-3

KPI number	IH-3
KPI description	Proportion of family units permitted providing private amenity space or direct access to communal amenity space.
2022/23 outturn	54 family units were permitted in the monitoring period.
Commentary	All family units had access to private amenity space.

Table IH-4

KPI number	IH-4
KPI description	Total permissions granted for the conversion of existing dwellings to create 2 or more dwelling units, and proportion of converted units considered family housing.

KPI number	IH-4
2022/23 outturn	None
Commentary	There has been no net loss of family housing through conversions within this monitoring period.

Table IH-5

KPI number	IH-5
KPI description	Net gain/loss of Gypsy and Traveller pitches, through permitted planning applications and bi-annual Caravan Count.
2022/23 outturn	None
Commentary	There has been no net loss of Gypsy and Traveller pitches within this monitoring period.

Table IH-6

KPI number	IH-6
KPI description	IMD ranking for Barriers to Housing and Services for LSOAs covering the OPDC region.
2022/23 outturn	The most recent Indices of Deprivation were published in 2019. A map relating to the IMD ranking for Barriers to Housing and Services is contained in Appendix B.
Commentary	OPDC will use the 2019 IMD as a baseline and reproduce the map when it is updated by the Department for Levelling Up, Housing and Communities to monitor improvements.

Employment

3.10 Economic activities in Old Oak and Park Royal make a vital contribution to the sustainability of the local and London economy. The protection, strengthening and intensification of Strategic Industrial Locations represent opportunities to retain, grow, innovate and diversify the economic base. A mix of employment sectors will be encouraged in order to create vibrant industrial, commercial and mixed use locations. Additional space will be created to support more businesses and jobs – an additional 36,350 new jobs to 2038.

3.11 OPDC's employment policies will be monitored against the following KPIs.

Table IE-1

KPI number	IE-1
KPI description	Gross Value Added (GVA) figure for OPDC area.
2022/23 outturn	The GVA for the OPDC area is calculated as £3 billion per annum which has increased from £2.1 billion per annum figure calculated in the OPDC Future Growth Sectors Study 2018.
Commentary	The £3 billion figure will be used as a baseline now that the Local Plan has been adopted and the GVA be reviewed every 5 years to measure the impact of OPDC's employment policies.

Table IE-2

KPI number	IE-2
KPI description	IMD ranking for Income, Employment and Education, Skills and Training for LSOAs covering the OPDC region.
2022/23 outturn	The most recent Indices of Deprivation were published in 2019. A map relating to the IMD ranking for Income, Employment and Education, Skills and Training is contained in Appendix B.
Commentary	OPDC will use the 2019 IMD as a baseline and reproduce the map when it is updated by the Department for Levelling Up, Housing and Communities to monitor improvements.

Table IE-3

KPI number	IE-3
KPI description	Net gain/loss (sqm) of floor space for Strategic Industrial Location (SIL) compliant uses within SIL from 2017 baseline through consented planning applications Net gain/loss in industrial floorspace (inclusive of use class B2, B8 and E(g)(ii) and E(g)(iii) (by place) outside of SIL through consented planning applications compared the 2017 baseline.
2022/23 outturn	See tables IE-4-A and IE-4-B below.

KPI number	IE-3
Commentary	OPDC has made good progress in protecting, enhancing and strengthening the Park Royal SIL in accordance with Local Plan policy E1.

Table IE-3-A: Net gain through permitted schemes in 2022/23 monitoring period

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	Total
Overall	-9550	1205.9	49023	0	206	40885
Park Royal SIL	-9550	1205.9	49023	0	206	40885
Proposed Non-SIL	0	0	0	0	0	0
North Acton	0	0	0	0	0	0

Table IE-3-B: Net gain through permitted schemes since April 2015

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	Total
Overall	2028	29930.1	97506	4472.6	76399	150475
Proposed SIL	6426	22404.1	97643	4472.6	74949	161086
Proposed Non-SIL	-4398	-2829	-937	0	1450	-6714
North Acton	0	-4697	800	0	0	-3897

Table IE-4

KPI number	IE-4
KPI description	Net change in the number of jobs, and job density, and registered businesses within the OPDC area.
2022/23 outturn	<p>41,102 jobs (net change -1,998 when compared to OPDC Local Plan figure of 43,100 jobs)</p> <p>63 jobs per ha (net change -3 jobs per ha)</p> <p>1,977 businesses (net change +277 businesses when compared to OPDC Local Plan figure of 1,700 jobs).</p>
Commentary	The updated figures are based on information from the Inter Departmental Business Register (IDBR) – as of March 2023 - for the OPDC boundary. The Local Plan figures – 43,100 jobs and 1,700 businesses – were sourced from the IBDR data but they aligned to a defined “OPDC Development Area” boundary made up of a best fit of middle-super output areas (MSOAs). Therefore, the comparison is not like for like in this respect. The OPDC boundary figures will be used as the basis for future monitoring against this KPI.

Table IE-5

KPI number	IE-5
KPI description	Industrial (inclusive of B2, B8, Class E(g)(ii) and Class E(g)(iii) units granted planning permission within the following size categories: 500 sqm or less 501-1000sqm 1,001- 5000sqm 5,001sqm +
2022/23 outturn	<u>500sqm or less</u> 4 planning applications granted planning permission for the following: Class B2/B8 – 1-unit 224822OPDFUL Class E(g)(ii), E(g)(iii), B2 – consent for up to 1,000sqm of work units 21/0182/OUTOPDC (Frogmore Industrial Estate) <u>501-1000sqm</u> None <u>1,001- 5000sqm</u> None <u>5,001sqm +</u> 4 planning applications granted planning permission for the following: Class B8 – 3 units 20/0122/OUTOPDC (North Acton Rd); 1 unit 21/0182/OUTOPDC (Frogmore Industrial Estate)
Commentary	N/A

Table IE-6

KPI number	IE-6
KPI description	Amount and location of affordable workspace provision and/or contributions secured through planning permission and amount and location of shared workspace provision secured through planning permission.
2022/23 outturn	<u>Affordable workspace</u> 330sqm secured as affordable workspace floorspace (21/0182/OUTOPDC-Frogmore Industrial Estate) and £232,300 (20/0122/OUTOPDC- 37-39 North Acton Rd) secured as financial contribution towards affordable workspace.

KPI number	IE-6
	<p>It should be noted that the data omits 21/0013/OUTOPDC for Land at Bashley Road which approved the principle of a data centre (Use Class B8) of up to 52,000 sqm (including ancillary offices, plant and equipment and substation) and up to 2,500 sqm of small business work units (Use Class E(g)(ii), E(g)(iii), B2), including a proportion of onsite affordable workspace. This is another example of where onsite provision has been secured but it is excluded because the permission was granted outside of the monitoring period.</p> <p><u>Shared workspace</u></p> <p>None</p>
Commentary	N/A

Table IE-7

KPI number	IE-7
KPI description	<p>Number of work-live units proposed as part of permitted schemes, categorised by:</p> <ul style="list-style-type: none"> • Separated Work and Live units; • Combined Work-Live units.
2022/23 outturn	None
Commentary	None

Table IE-8

KPI number	IE-8
KPI description	Rate of unemployment in the OPDC boroughs.
2022/23 outturn	<p>Source NOMIS January 2022 to December 2022</p> <p>Unemployment rate = model based unemployed as a percentage of the economically active population.</p> <p>Brent 11,600/170,600 = 6.8%</p> <p>Ealing 9,600/184,900 = 5.2%</p> <p>Hammersmith and Fulham 4,300/102,200 = 4.2%</p>
Commentary	None

Table IE-9

KPI number	IE-9
KPI description	Number of employment and training placements and/or contributions and proportion of the workforce (who live in the local area secured as part of consented schemes.

KPI number	IE-9
2022/23 outturn	<p>Three out of four planning applications approved in this AMR year secured employment and training contributions as follows:</p> <ul style="list-style-type: none"> • 22/0066/FUMOPDC (Mitre Wharf) - 8 apprentices, 4 work placements and £57,985 • 21/0181/OUTOPDC (Frogmore Industrial Estate) and 20/0122/OUTOPDC (North Acton Road) - contributions were secured based on applying a formula so the final outturn for this has not been confirmed yet. <p>These applications were determined prior to the adoption of the Planning Obligations SPD (June 2023), so going forward indicators can be monitored against the approach set out in the SPD.</p>
Commentary	<p>The remaining applications are either for reserved matters where a s106 was agreed outside of the monitoring year or they have resolution to grant planning permission subject to a s106 being signed.</p> <p>The Forge continues to provide a free recruitment service and business support to Park Royal businesses, alongside support for Ealing, Brent and Hammersmith & Fulham. To date the Forge has placed more than 190 local residents into jobs, working with 180 local businesses. More than 100 of those jobs have now been sustained for more than six months.</p> <p>In April 2023, the Forge hosted the Construction Careers Fair, with stalls from more than 25 construction companies working in the OPDC area. OPDC is evaluating the impact of the fair including tracking employment outcomes for local residents.</p>

Town Centres and Community Uses

- 3.12 Town centre and community facilities provide the key services that people need. Providing convenient access to these facilities is vital to creating lifetime neighbourhoods. They can also support place making by creating on-street activity and can enhance the economic prosperity of the area.
- 3.13 OPDC's town centres and community uses policies will be monitored against the following KPIs.

Table ITC-1

KPI number	ITC-1
KPI description	Number of vacant premises in North Acton, Park Royal Centre and Old Oak town centres.
2022/23 outturn	North Acton- one vacant premises March 2023 Park Royal Central- three vacant premises - March 2023 Old Oak- town centre not yet fully built out. There are 5 new retail units at Oaklands yet to be occupied- March 2023
Commentary	None.

Table ITC-2

KPI number	ITC-2
KPI description	Use class E (a), (b), (c) and F2 (a) floorspace permitted: within town centres outside town centres
2022/23 outturn	Within town centres = 0 Outside of town centres = up to 1,684 square metres <ul style="list-style-type: none"> • 22/0141/REMOPDC - Chandos Road Trading Estate = 0 • 22/0142/REMOPDC - 37-39 North Acton Road = 0 • 22/0066/FUMOPDC - Mitre Wharf = 604 square metres (Use Class E) • 21/0182/OUTOPDC - Frogmore Industrial Estate = 750 to 1000 square metres Use Class E(g) and up to 80 square metres Use Class E(a)/(b). • 22/0059/FUMOPDC - Site of Renault Retail Group Ltd = 0
Commentary	Frogmore Industrial Estate is an outline planning permission. Therefore, the floorspace ranges defined in the planning permission have been reported. Chandos Road Trading Estate, 37-39 North Acton Road, Frogmore Industrial Estate and Site of Renault Retail Group Ltd are data centre developments. All of these also include ancillary office floorspace.

Table ITC-2B

KPI number	ITC-2B
KPI description	Net gain/loss in use class E(e), (f), F1, F2(b), dance halls and concert halls through permitted schemes in monitoring period, categorised by: <ul style="list-style-type: none"> those within designated Town Centre Locations, and by Place. those outside of designated Town Centre Locations, and by Place.
2022/23 outturn	<p>Within town centres = 0</p> <p>Outside of town centres = 604 square metres</p> <ul style="list-style-type: none"> 22/0141/REMOPDC - Chandos Road Trading Estate = 0 22/0142/REMOPDC - 37-39 North Acton Road = 0 22/0066/FUMOPDC - Mitre Wharf = 604 square metres (Use Class E) 21/0182/OUTOPDC - Frogmore Industrial Estate = 0 22/0059/FUMOPDC - Site of Renault Retail Group Ltd = 0
Commentary	Mitre Wharf is delivering a net gain of 604 square metres (Use Class E).

Table ITC-3

KPI number	ITC-4
KPI description	Number of on-site social infrastructure facilities, and sports/leisure facilities with public concession access secured through Section 106 agreements.
2022/23 outturn	None
Commentary	None

Table ITC-4

KPI number	ITC-4
KPI description	Net gain/loss of public houses permitted within OPDC, categorised by place.
2022/23 outturn	None
Commentary	None

Table ITC-5

KPI number	ITC-5
KPI description	Net gain/loss of: <p>Hot food takeaways</p> <p>Betting shops, pawnbrokers and payday loan stores and games arcade</p>

KPI number	ITC-5
2022/23 outturn	None
Commentary	None

Table ITC-6

KPI number	ITC-6
KPI description	Number of permitted schemes which included a meanwhile strategy, and number of meanwhile use schemes operating within the OPDC area.
2022/23 outturn	None
Commentary	None

Table ITC-7

KPI number	ITC-7
KPI description	Number of new hotel rooms granted planning permission and completed within the monitoring period and place.
2022/23 outturn	None
Commentary	None

Table ITC-8

KPI number	ITC-8
KPI description	IMD ranking for Health and Disability for LSOAs covering the OPDC region
2022/23 outturn	The most recent Indices of Deprivation were published in 2019. A map is contained in Appendix B showing the ranking for Health and Disability.
Commentary	OPDC will use the 2019 IMD as a baseline and reproduce the map when it is updated by the Department for Levelling Up, Housing and Communities to monitor improvements.

Delivery and Implementation

3.14 The regeneration of the Old Oak and Park Royal area represents one of London's and the UK's largest and most complex regeneration projects. There are a number of strategies that OPDC can look to employ as statutory local planning authority, to help facilitate and coordinate the areas' successful regeneration, including engaging with a wide range of stakeholders and being a proactive planning authority.

3.15 The following KPIs are used to monitor OPDC's delivery and implementation policies.

Table IDI-1

KPI number	IDI-1
KPI description	Index of Multiple Deprivation (IMD) ranking for LSOAs covering the OPDC region.
2022/23 outturn	The most recent Indices of Deprivation were published in 2019. A map is contained in Appendix B.
Commentary	OPDC will use the 2019 IMD as a baseline and reproduce the map when it is updated by the Department for Levelling Up, Housing and Communities to monitor improvements.

Table IDI-2

KPI number	IDI-2
KPI description	Details of the establishment of Neighbourhood Forums, and progress towards the development of Neighbourhood Plans within the OPDC area.
2022/23 outturn	<p>Harlesden Neighbourhood Plan: The Harlesden Neighbourhood Plan was made (adopted) by OPDC on 25 July 2019 and now forms part of the OPDC statutory Development Plan. Legislation requires neighbourhood forums to apply for re-designation every 5-years. On 4 March 2021, OPDC Board re-designated the Harlesden Neighbourhood Forum for the portion of the Harlesden Neighbourhood Area within the OPDC area.</p> <p>Old Oak Neighbourhood Area and Forum: OPDC designated an amended Old Oak Neighbourhood Area on 30 November 2021 and re-designated the Old Oak Neighbourhood Forum on 9 March 2023.</p>
Commentary	The re-designation of the Old Oak Neighbourhood Forum in the 2022/23 reporting period demonstrates how OPDC is meeting Local Plan policy DI3(c).

Table IDI-3

KPI number	IDI-3
KPI description	List of OPDC planning related public engagement sessions held within the monitoring period, with details of purpose and attendance.
2022/23 outturn	<p>Help shape the future of Old Oak West: with the help of the local community, OPDC is now developing the emerging principles for how Old Oak West should take shape. These principles will also help inform new planning guidance for Old Oak West set to be published in autumn 2023.</p> <p>24 events in total: Total attendees – around 190 people in total</p> <p>Planning Obligations SPD: supplementary planning guidance on the use of planning obligations to mitigate the impact of development.</p> <p>Online consultation event 5 October 2022- 14 people attended.</p> <p>Article 4 Direction: removing permitted development rights to convert family homes into houses in multiple occupation (HMO) within the areas of existing established residential neighbourhoods of the Island Triangle/Old Oak Lane conservation area, Wells House Road, Midland Terrace/Shafesbury Gardens, Wesley Estate and the Western Avenue/A40.</p> <p>Online consultation event 5 December 2022- 21 people attended.</p> <p>In-person surgery 15 December 2022- 3 people attended.</p> <p>Draft Community Infrastructure Levy (CIL) Charging Schedule: proposed charges to developers to help fund the delivery of essential infrastructure to support development.</p> <p>Online consultation event 5 December 2022-</p> <p>In-person surgery 15 December 2022- 3 people attended.</p>
Commentary	The engagement sessions demonstrate that OPDC is meeting Local Plan policy DI3.

Quantitative tracking

- 3.16 In addition to monitoring the KPIs, future AMRs will also report on key quantitative data that OPDC is collecting to measure the impact of the regeneration.

4. Progress of Planning Documents

- 4.1 This section provides a summary of the progress of OPDC's key planning documents.
- 4.2 Since adopting the Local Plan in June 2022, OPDC has been progressing Supplementary Planning Documents (SPD). OPDC has now adopted three SPDs which are material considerations in determining planning applications. The adopted SPDs are summarised in the Table 5.2 below.

Table 5.2: Adopted Supplementary Planning Documents

SPD Title	Purpose	Adoption date
Waste Management in High Density Development SPD	Supplementary planning guidance on how to manage waste in tall buildings to meet Mayoral municipal waste recycling targets	June 2022
Passive Energy Performance, Daylight and Overheating in High Density Development SPD	Supplementary planning guidance on how to meet energy, daylight, and overheating standards in tall buildings to conform with Mayoral requirements.	June 2022
Planning Obligations SPD	Supplementary planning guidance for calculating and negotiating section 106 agreements relating to planning applications within the OPDC area.	June 2023

- 4.3 OPDC is now progressing three further draft SPDs. A summary of the programme for their formal adoption by OPDC's Board is provided in the Table 5.3 below.

Table 5.3: Draft Supplementary Planning Documents

SPD Title	Purpose	Stage	Date
Industrial SPD	Supplementary planning guidance for industrial development.	Public Consultation	Summer 2023
		Adoption	Autumn 2023

SPD Title	Purpose	Stage	Date
Public Realm and Green Infrastructure SPD	Supplementary planning guidance on the public realm and delivery of green infrastructure within development and the public realm.	Public Consultation	Autumn 2023
		Adoption	Early 2024
Old Oak West SPD	Supplementary planning guidance for land uses, infrastructure, open spaces and built form in areas along Victoria Road, Old Oak Lane, and Old Oak Common Lane.	Public consultation	Autumn 2023
		Adoption	Early 2024
Revised Planning Obligations SPD	Revised supplementary planning guidance for calculating and negotiating section 106 agreements when Community Infrastructure Levy is adopted.	Public consultation	Autumn 2023
		Adoption	Early 2024

- 4.4 In addition to the SPDs, OPDC is progressing with a Community Infrastructure Levy (CIL) Charging Schedule and a non-immediate Article 4 Direction. The programme for these planning documents to be adopted and confirmed respectively is outlined in the Table 5.4 below.

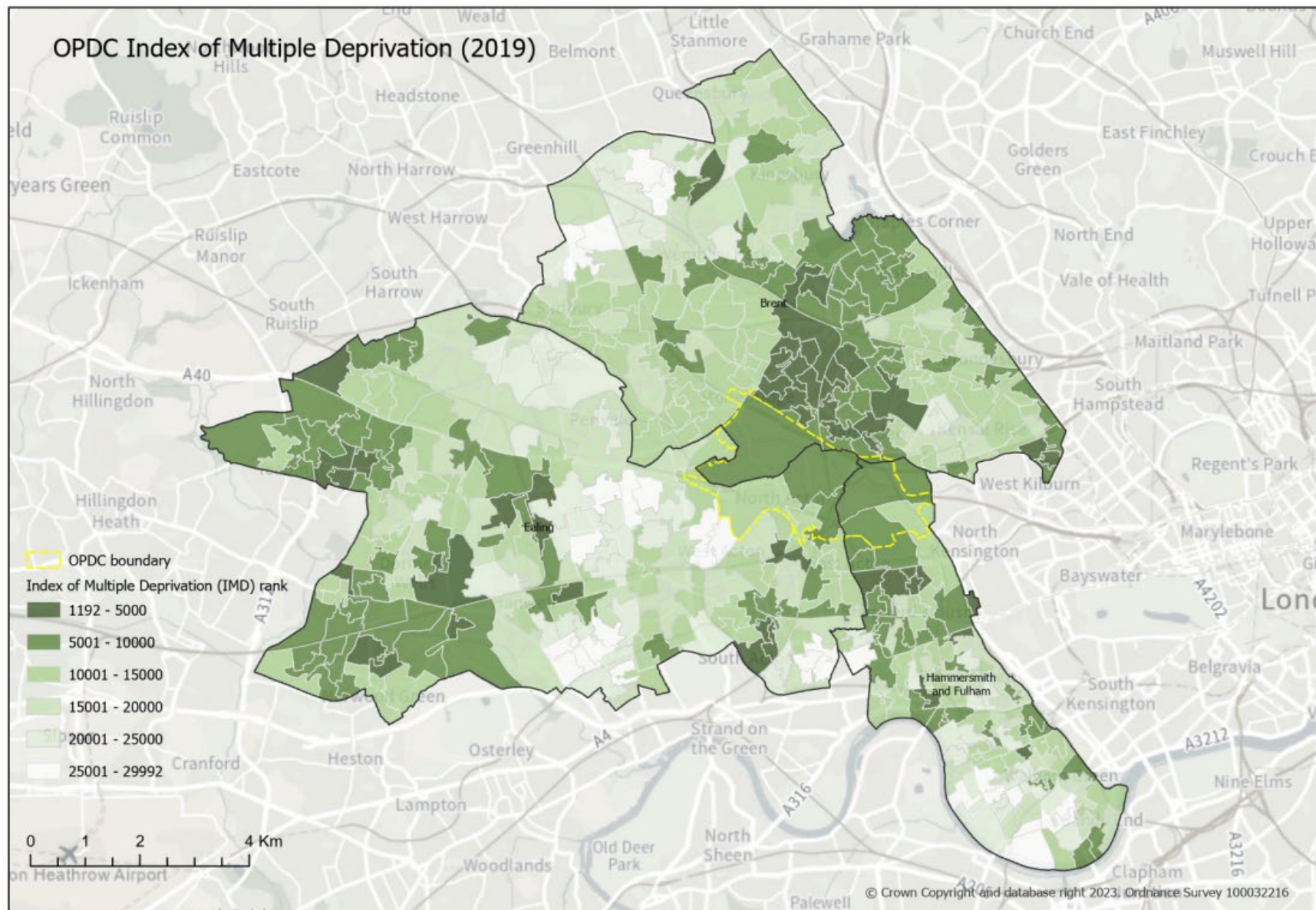
Table 5.4: Other Planning Documents

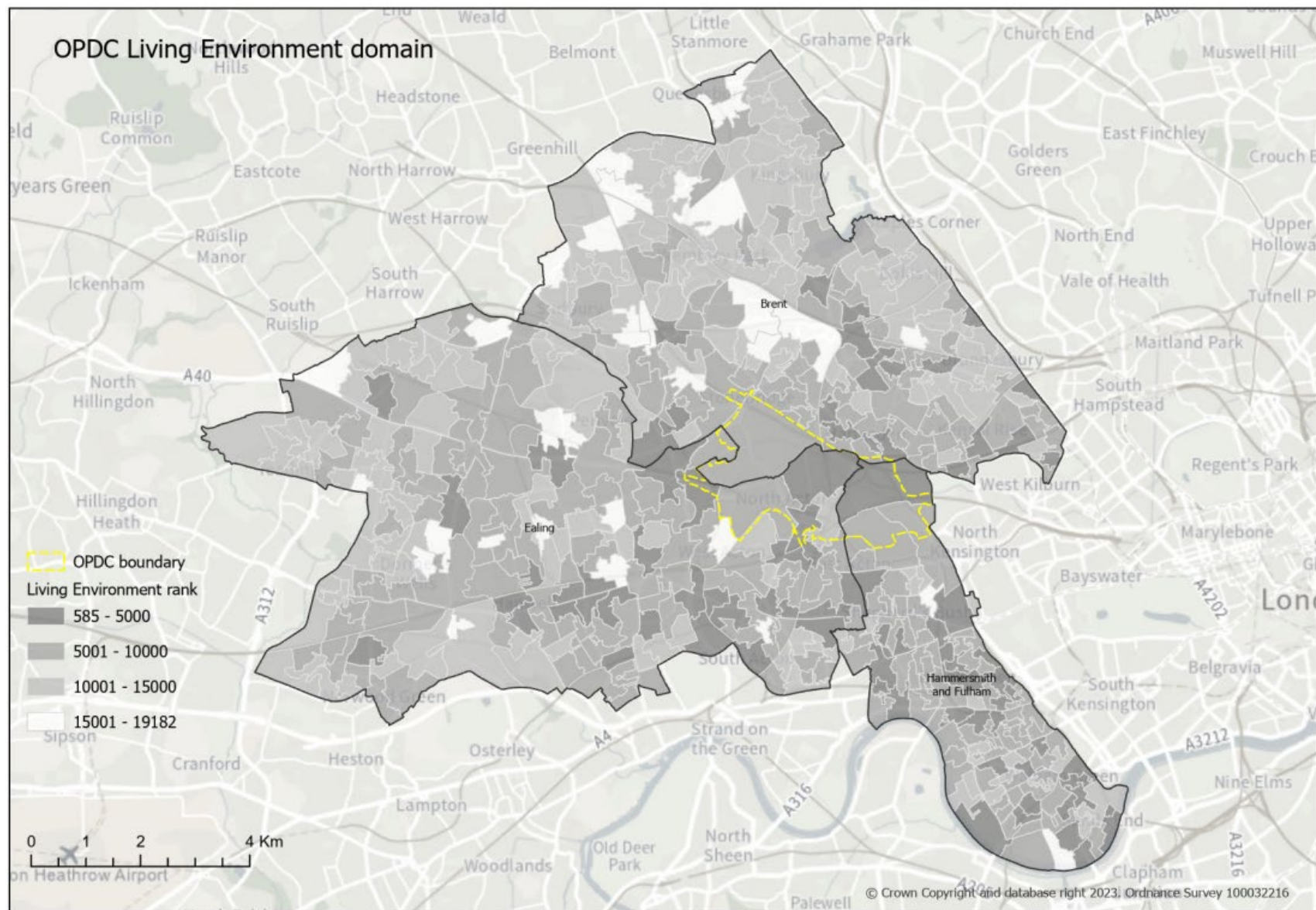
Planning Document	Purpose	Stage	Date
Community Infrastructure Levy (CIL) Charging Schedule	Scheme to levy funding from development to help fund essential infrastructure	Independent Examination in Public	Autumn 2023
		Adoption	Early 2024
House in multiple Occupation (HMO) Article 4 Direction	Removed C3 to C4 permitted development rights for homeowners in the Island Triangle, Well House Road, Shaftesbury Avenue/Midland Terrace, Western Avenue.	Confirmation	1 December 2023

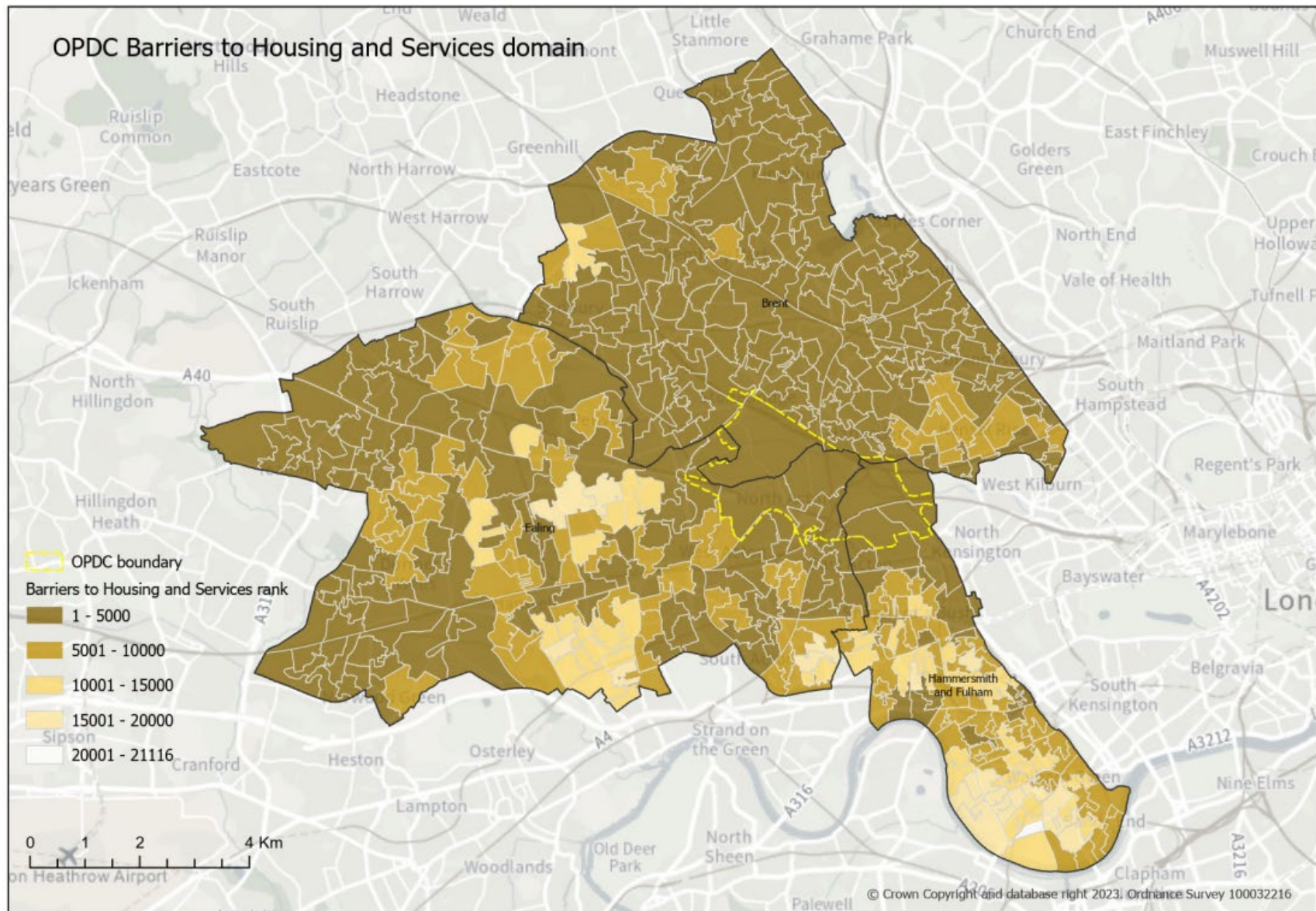
Appendix A: 5 year housing supply

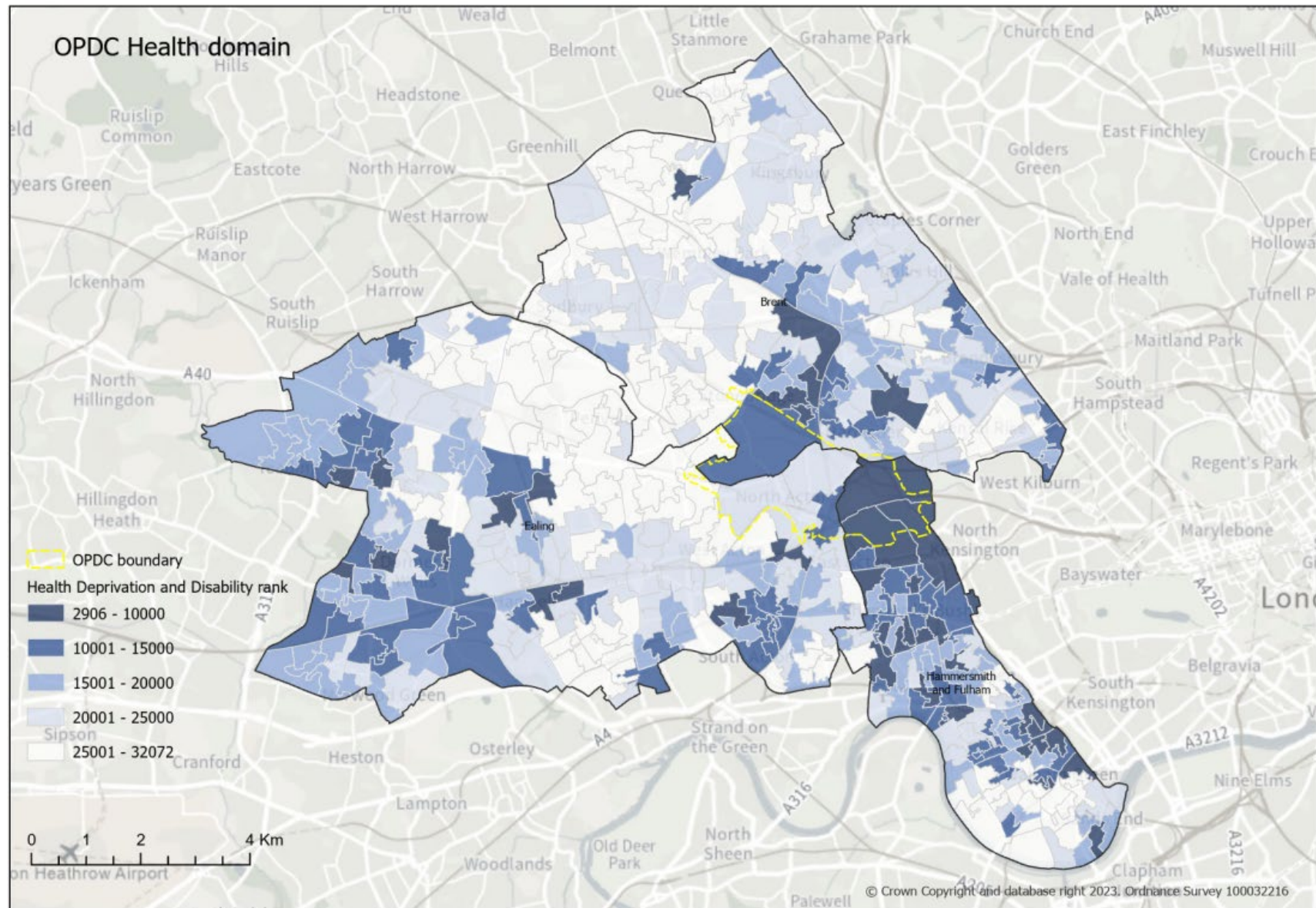
	Site	Status	Homes	2023/24	2024/25	2025/26	2026/27	2027/28
1	One West Point, 6 Portal Way	Started	701	701	-	-	-	-
2	Mitre Yard (104-108 Scrubs Lane)	Started	241	241	-	-	-	-
3	North Kensington Gate	Started	208	208	-	-	-	-
4	140 Wales Farm Road (North)	Started	376	376	-	-	-	-
5	Land at Central Middlesex Hospital	Started	158	158	-	-	-	-
6	Small Sites (Various)	Permitted	18	9	9	-	-	-
8	4 Portal Way (Holiday Inn)	Permitted	702	-	-	702	-	-
9	The Portal, North Acton	Resolution to Grant	350	-	-	350	-	-
10	2 Portal Way, North Acton	Permitted	380	-	380	-	-	-
11	Atlas Wharf	Resolution to Grant	457	-	-	457	-	-
12	Castle Pub	Resolution to Grant	256	-	-	256	-	-
13	Mitre Wharf	Permitted	147	-	-	147	-	-
14	Submitted Apps, Pre-Apps or Developer Discussions	Not Yet Permitted	3753	0	0	239	1955	1559
Total Supply of Homes			7747	1693	389	2151	1955	1559

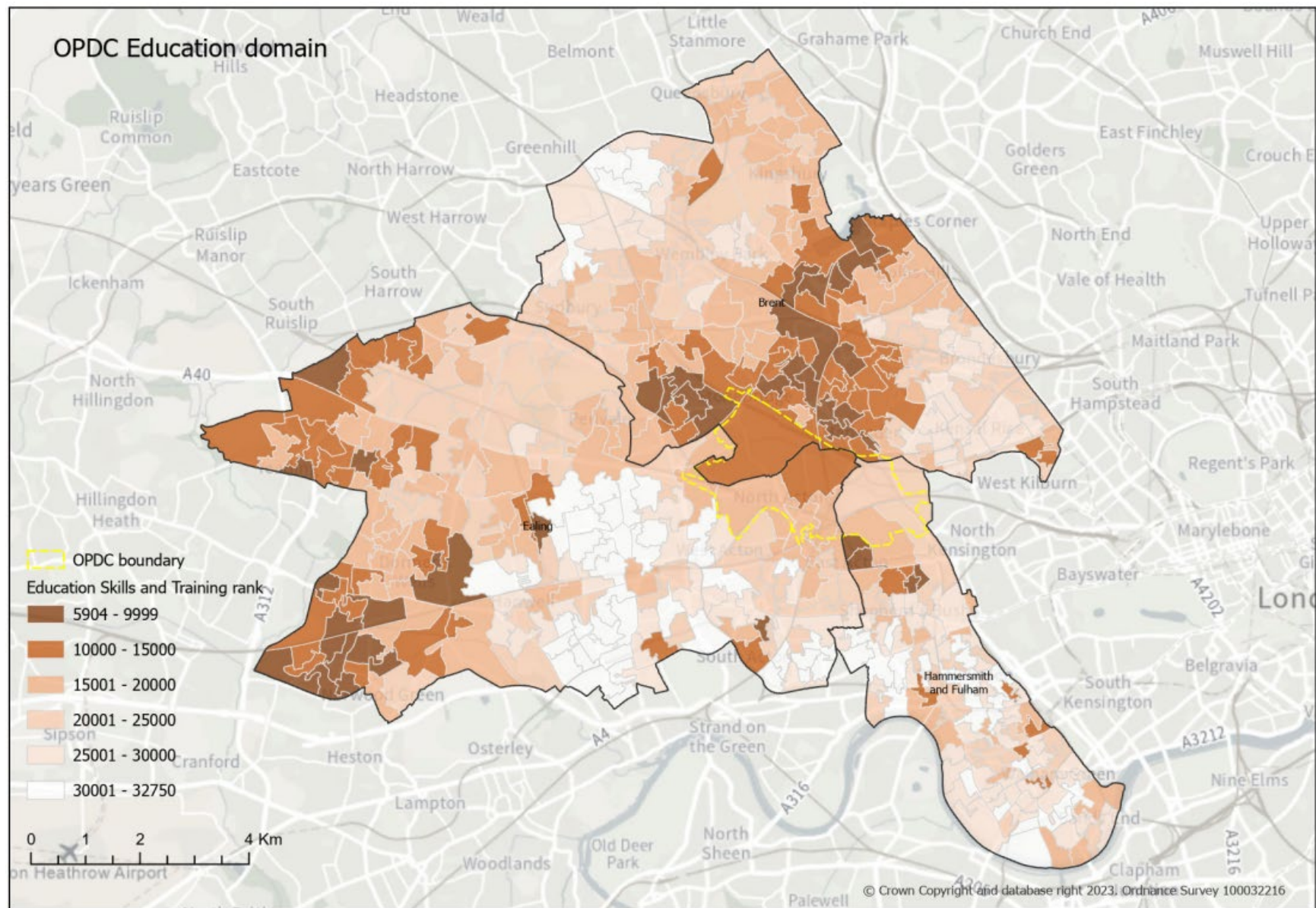
Appendix B: Indices of Deprivation 2019 maps











Appendix C: KPI Directory

The role of the Local Plan Key Performance Indicators (KPIs) is to measure the success and effectiveness of the policies of OPDC's Local Plan and identify any potential need for a review of all or part of the Local Plan. OPDC will produce an Authority Monitoring Report on an annual basis to measure this, for which the KPIs will be used as the basis for assessment. During the review of all or part of the Local Plan KPIs may be amended reflecting updated policy content.

Some KPIs are also considered measures of success for proposed outcomes of the Local Plan's Strategic Policies. Where this is the case, the KPI and relevant Strategic Policy have been marked with an *.

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
ID-1*	IMD rank for Living Environment.	Improvement in IMD rank and/or top	SP9*	-	D1	DLUHC	5 years (or as otherwise updated by MHCLG)
ID-2	Number of schemes that are nominated for and/or win environmental, design, accessibility, technological, architecture and planning awards	No target (qualitative assessment)	SP2, SP9	All	D1, D4	Regional, national and international awards	Annually
ID-3*	Positive frontages through permitted mixed use schemes, as a % of overall scheme frontage.	No target (qualitative assessment)	SP9*	All	D2, D4	OPDC planning register and application documents, site surveys.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
ID-4*	Positive frontages through permitted industrial schemes, as a % of overall scheme frontage.	No target (qualitative assessment)	SP9*	All	D2, D4	OPDC planning register and application documents site surveys.	Annually
ID-5*	Percentage of permitted new residential schemes that deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures.	100%	SP2, SP4, SP9*	-	D3	OPDC planning register and application documents.	Annually
ID-6*	Number of major non-residential completed schemes achieving BREEAM Excellent rating	All non-residential schemes achieving BREEAM excellent	SP2, SP9	-	D4, D6, EU10	OPDC planning register and application documents, on-site monitoring. Certificate on completion	Annually
ID-7	Tall buildings permitted: within areas identified as appropriate for tall buildings; outside areas identified as appropriate for tall buildings	No target (qualitative assessment)	SP9	All	D5	OPDC planning register and application documents, on-site monitoring.	Annually
ID-8*	Number of designated and/or non-designated heritage assets within the monitoring	No target (qualitative assessment)	SP9*	All	D8	OPDC planning register and application	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	period: Designated; Lots; Subject to harm; Reused or enhanced through development					documents, on-site monitoring.	
ID-9	Net change in number and sqm of play space within the OPDC area completed (by place), categorised by: Child Play Space 0 to 5 years; Child play space 5 to 11 years, Child play space 11 to 18 years; Adult Play space	No target (qualitative assessment)	SP3, SP4, SP8	All	D9, EU1	OPDC planning register and application documents, on-site monitoring.	Annually (Cumulatively)
IEU-1*	Total amount of publicly accessible open space from permitted schemes, categorised by: Local Park (or contributing towards delivery of Local Park); Smaller Public Open Space or Pocket Park; Green Street.	Delivery of 30% publicly accessible open space of non-SIL developable area. Progress towards delivery of 3 Local Parks.	SP3, SP8*, SP10	P1, P2, P3, P6, P7, P8, P10, P11	EU1, EU2	OPDC Planning Register and application documents.	Annually
IEU-2*	An overall net gain in biodiversity habitats and quantum and range of species and protection and/or enhancement of designated	Net gain in biodiversity	SP8*	P1, P2, P3, P6, P7, P8, P10, P11	EU1, EU2, EU3	OPDC Planning Register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	SINCs through permitted schemes						
IEU-3	Urban Greening Factor (UGF) of permitted schemes	Minimum UGF of 0.4 on average across permitted schemes	SP8	All	EU2	OPDC Planning Register and application documents.	Annually
IEU-4	Proportion of permitted schemes which: include grey water and/or rain water harvesting; exceed the Mayor's per capita water consumption target	All	SP9	-	EU3	OPDC Planning Register and application documents.	Annually
IEU-5*	Number of occasions Air Quality results exceeded the maximum acceptable level.	Reduction in occasions of exceedances	SP3*	All	EU4	Air Quality Monitoring stations within OPDC area	Annual
IEU-6	Number of noise related complaints to Borough environmental departments regarding construction activities within the OPDC area.	No target (qualitative assessment)	SP10	All	EU5, T8, TCC8	Borough Environmental Departments	Annually
IEU-7	Percentage of household waste recycled, composted or reused	65% (minimum)	SP2, SP10	All	EU6, EU7	Waste Authority Monitoring Records	Annual

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
IEU-8	Proportion of construction, demolition waste from permitted schemes to be reused or recycled.	95% (minimum)	SP2, SP9	All	EU6, EU7	Application documents	Annually
IEU-9	Number of permitted schemes achieving London Plan CO2 reduction targets.	All	SP2, SP9	All	D1, D4, EU3, EU8, EU9, EU10	OPDC planning register and application documents and on-site monitoring.	Annually
IEU-11	Number of applications for the extraction of minerals permitted within the monitoring period.	No target (qualitative assessment)	SP9	All	EU13	OPDC planning register	Annually
IEU-12	Number and capacity of existing and/or allocated safeguarded waste sites and any compensatory land provided.	No target (qualitative assessment)	SP2, SP10	-	EU6		Annually
IEU-13	Number, type and capacity of waste facilities approved and completed on existing/allocated sites or and new identified sites.	No target (qualitative assessment)	SP2, SP10	-	EU6		Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
IT-1*	Percentage of journeys made by walking, cycling or public transport	80% (Minimum)	SP7*	-	T1, T2, T3, T4, T5, T6	TfL	Annually
IT-2	Average scoring of new streets permitted/delivered against the Healthy Street Indicator Toolbox.	No target (qualitative assessment)	SP7, SP9	All	T1, T2, T3, T6, D2, EU1, EU2, EU3, DI2	OPDC planning register and application documents and onsite monitoring.	Annually
IT-3	Number of cycle hire facilities and cycle parking facilities (including spaces) delivered within the OPDC area.	No target (qualitative assessment)	SP3, SP7	All	T4, DI1, EU7	Application documents	Annually (Cumulatively)
IT-4	Ratio of car parking spaces and bicycle parking spaces per unit from permitted residential schemes., and proportion of car parking spaces which are designated for: Blue badge holders; or Car club spaces.	Maximum of 0.2 car parking spaces per unit on average.	SP7	All	T4, T3, EU7	OPDC planning register and application documents.	Annually
IT-5	Number of non-residential car parking spaces proposed as	Achieving car-free	SP7	All	T4, T1, D3	OPDC planning register and	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	part of permitted schemes, categorised by place.					application documents.	
IT-6*	Change in Public Transport Accessibility Levels (PTALs) in OPDC area	Increase in PTAL scores across the area	SP7*	All	T4	TfL	Annually
IT-7	Change in the number of bus services operating within the OPDC area.	Delivery of bus network as identified in OPDC bus strategy	SP7	All	T6	TFL	Annually
IH-1*	Net and gross number of new homes (plus habitable rooms) completed, started and permitted within monitoring period, categorised by place.	993 new homes per annum, 1,367 annual London Plan target	SP1	All	H1, DI1	OPDC planning register and application documents and on site monitoring.	Annually
	Including: Total number and proportion (of overall) of homes/habitable rooms completed, started and permitted within the monitoring period classified as affordable, and proportion of which are considered: Social/London Affordable	50% affordable housing by unit and habitable room	SP4*	All	H2		

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	Rent; Intermediate (including London Living Rent and Shared Ownership); and Market;						
	Proportion of completed, started and permitted homes, categorised by place and tenure, considered: Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom.	25% of units as 3+ beds	SP4	All	H3		
	Total number of Build-to-Rent units completed and permitted within the monitoring period.	No target (qualitative assessment)	SP4	All	H6		
	Number of schemes (including beds) completed and permitted as part of purpose-built co-living or other housing with shared facilities completed	No target (qualitative assessment)	SP4	All	H7		
	Number of units and beds provided as part of specialist housing schemes completed and permitted within the	10% of 1,000 home schemes	SP4	All	H9		

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	monitoring period, categorised by type and place.						
	Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.	35% of beds classified as affordable.	SP4	All	H10		
IH-2	Capacity for additional housing from developable sites for years 0 to 5.	Demonstrate ability to deliver housing targets across plan period	SP1, SP4, SP10	All	H1, DI1	OPDC housing trajectory.	Annually
IH-3	Proportion of family units permitted providing private amenity space or direct access to communal amenity space.	100%	SP4 SP9	All	H4, D6	OPDC planning register and application documents.	Annually
IH-4	Total permissions granted for the conversion of existing dwellings to create 2 or more dwelling units, and proportion of converted units considered family housing.	No net loss of family housing through conversions.	SP4	All	H5	OPDC planning register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
IH-5*	Net gain/loss of Gypsy and Traveller pitches, through permitted planning applications and bi-annual Caravan Count.	No net loss	SP4*	All	H8	OPDC planning register and application documents; Borough caravan count results.	Annually
IH-6	IMD ranking for Barriers to Housing and Services for LSOAs covering the OPDC region	Improvement in ranking	SP4*			DLUHC	5 years (or as otherwise updated by DLUHC)
IE-1*	Gross Value Added (GVA) figure for OPDC area.	Increase	SP5*	All	E1, E2, E3	ONS	Annually
IE-2*	IMD ranking for Income, Employment and Education, Skills and Training for LSOAs covering the OPDC region	Improvement in rankings	SP5*	-	E5	MHCLG	5 years (or as otherwise updated by MHCLG)
IE-3	Net gain/loss (sqm) of floor space for SIL compliant uses within SIL from 2017 baseline through consented planning applications. Net gain/loss in industrial floorspace (inclusive of use class B2, B8 and E(g)(ii) and E(g)(iii) (by place)	Net position OPDC area	SP5*	P1, P2, P4, P5P6, P7, P8, P9, P10, P11	E1/E2	OPDC planning register and application documents and on site monitoring.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
	outside of SIL through consented planning applications compared the 2017 baseline.						
IE-4	Net change in the number of jobs, and job density, and registered businesses within the OPDC area.	Increase	SP5*	All	E2, E3	BRES jobs figures data and UK Business Count.	Biennial
IE-5*	Industrial (inclusive of B2, B8, Class E(g)(ii) and Class E(g)(iii) units granted planning permission within the following size categories: 500 sqm or less; 501-1000 sqm; 1001-5000 sqm; 5001 sqm plus	No target (qualitative assessment)	SP5*	All	E1, E2, E3	OPDC planning register and application documents.	Annually
IE-6*	Amount and location of affordable workspace provision and/or contributions secured through planning permission and Amount and location of shared workspace provision secured through planning permission	No target (qualitative assessment)	SP5*	All	E3	OPDC planning register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
IE-7*	Number of work-live units proposed as part of permitted schemes, categorised by: Separated Work and Live units; Combined Work-Live units	No target (qualitative assessment)	SP5*	All	E4	OPDC planning register and application documents.	Annually
IE-8*	Rate of unemployment in the OPDC boroughs	Reduction in unemployment rate below London average	SP5*	-	E5	ONS	Annually
IE-9*	Number of employment and training placements and/or contributions and proportion of the workforce (who live in the local area secured as part of consented schemes.	Increase	SP5*	-	E5	LLSESMPs from permitted schemes	Annually
ITC-1*	Number of vacant premises in North Acton, Park Royal Centre and Old Oak town centres.	Positive results	SP6*	P1, P2, P3, P6, P7, P8, P10 and P11	TCC1, TCC2, TCC3	LTCHC Analysis Report and supporting data sources	As required in coordination with GLA.
ITC-2	Use class E (a), (b), (c) and F2 (a) floorspace permitted: within town centres; outside town centres	No target (qualitative assessment)	SP6*	All	TCC1, TCC2	OPDC Planning Register and application documents, on-site monitoring.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
ITC-2B	Net gain/loss in use class E(e), (f), F1, F2(b), dance halls and concert halls through permitted schemes in monitoring period, categorised by: Those within designated Town Centre Locations and by place; Those outside of designated Town Centre Locations and by place	No target (qualitative assessment)	SP3, SP4, SP5	P1, P2, P3, P6, P7, P8, P10 and P11	TCC1, TCC2, TCC3	OPDC Planning Register and application documents.	Annually
ITC-3	Number of on-site social infrastructure facilities, and sports/leisure facilities with public concession access, secured through Section 106 agreements	No target (qualitative assessment)	SP3, SP5	All	TCC4; TCC6; DI1; DI2	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-4	Net gain/loss of public houses permitted within OPDC, categorised by place.	No loss of existing public houses	SP3; SP4	All	TCC7	On-site monitoring.	Annually
ITC-5	Net gain/loss of: Hot food takeaways; Betting shops, pawnbrokers and payday loan stores and games arcades	No target (qualitative assessment)	SP3*	All	TCC2	OPDC Planning Register and application documents, on-site monitoring.	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
ITC-6	Number of permitted schemes which included a meanwhile strategy, and number of meanwhile use schemes operating within the OPDC area.	No target (qualitative assessment)	SP3; SP5	All	TCC9	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-7	Number of new hotel rooms granted planning permission and completed within the monitoring period and place.	No target (qualitative assessment)	SP4, SP5	All	TCC10	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-8	IMD ranking for Health and Disability for LSOAs covering the OPDC region	Improvement in ranking	SP3*			DLUC	Every 5 years or when published
IDI-1*	Index of Multiple Deprivation (IMD) ranking for LSOAs covering the OPDC region	Improvement in ranking across LSOAs in OPDC region	SP2*	All	-	Department for Levelling up Housing and Communities (DLUHC)	5 years (or as otherwise updated by DLUHC)
IDI-2	Details of the establishment of Neighbourhood Forums, and progress towards the development of Neighbourhood Plans within the OPDC area.	No target (qualitative assessment)	SP4	All	DI3	Communication and engagement with Neighbourhood Forums	Annually

Ref	Key Performance Indicator	Target / Direction	Strategic Policies	Place Policies	DM Policies	Source of Monitoring Information	Frequency of Monitoring
IDI-3	List of OPDC planning related public engagement sessions held within the monitoring period, with details of purpose and attendance.	No target (qualitative assessment)	SP4; SP10; SP5	All	DI3	OPDC public engagement team.	Annually

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