

MEETING NOTE

Meeting Name: Planning Obligations Advisory Group

Date: 27 July 2021

Time: 15:00 to 16:30

Location: Teams

Attendees	
Emma Williamson, OPDC (Chair) Claire O'Brien, OPDC Jasbir Sandhu, ODPC Katie Hunter, OPDC Clare Healy, OPDC Eleanor Fawcett, OPDC Kevin Twomey, OPDC	Ciara Whelehan, London Borough of Brent Martin Holley, London Borough of Brent Matt Paterson, London Borough of Hammersmith and Fulham Alex Jackson (LB of Ealing)

Apologies	
Tom Cardis, OPDC Katie Hunter, OPDC	

Item	Action/ Note	Owner
Introductions		
1	Introductions were given.	
Agree minutes of previous meeting		
2	Minutes were agreement Paper on items for open agreement spent was re-circulated in advance of meeting. No further comments provided, so paper is taken as agreed.	
North Acton Public Realm		
3	KT outlined the planning contributions that have been secured from agreed and draft S106 agreements within North Acton towards Public Realm and Transport. This included a total of £3.7 million from signed S106 agreements, £7.8 million from draft S106 agreements, or £11.5 million in total. Contributions have been secured towards a series of specific interventions within North Acton the surrounding area.	

	Secured	Potential (Draft HoTs)	Secured and Potential
Overall	£ 3,677,374	£ 7,858,795	£ 11,536,169
North Acton Street Improvements	£ 531,955	£ 2,205,540	£ 2,737,495
Station Square	£ 475,000	£ 100,000	£ 575,000
Link to Acton Main Line Station	£ 70,410	£ 195,000	£ 265,410
A40 Crossing	£ 63,474	£ 1,000,000	£ 1,063,474
Acton Playing Fields / North Acton Cemetery	£ 397,460	£ 1,347,134	£ 1,744,594
Open Space (General)	£ 250,000	£ 300,000	£ 550,000
Wider Cycle Network	£ 64,000	£ 40,000	£ 104,000
Parking / CPZ	£ 95,000	£ 73,000	£ 168,000
Tree Planting	£ -	£ 234,146	£ 234,146
Public Realm (General)	£ -	£ 550,000	£ 550,000
Transport (General)	£ -	£ 816,600	£ 816,600
North Acton (Station)	£ 1,730,075	£ 997,375	£ 2,727,450

In additional to secured and draft S106 agreements, it was estimated that approx. £5 mill could be secured from schemes currently at pre-app stage.

EW noted that OPDC was just seeking to start a conversation on how these monies may be prioritised to bring forward improvements. EW queried what the intended use of the monies secured towards Station Square was seeing the project has been completed, and also queries what projects have been identified for Acton Playing Fields and North Acton Cemetery.

MP queried what sources of funding were used to deliver North Acton Square if it has already been completed. TC suggested work may have progressed on expectation that there would have been S106 monies incoming and that there may be formal council decision which evidences that, while KT noted that some schemes permitted prior to the scheme of delegation may have contributed to its delivery.

AJ agreed to take away the queries.

- **Action:** LB Ealing to confirm if projects are proposed for North Acton Playing Fields/North Acton Cemetery, and confirm if secured funding to Station Square is required.

**LB
Ealing**

Park Royal Footbridge Project Update

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| 4 | <p>EF provided an overview of the Park Royal Footbridge project.</p> <p>Of the existing structure, half is owned by Network, and half by TfL. The replacement projects is being managed and cliented by TfL, who have the just completed the concept design. EF noted that were initial discussion about Network Rail transferring their half of the bridge to TfL to simplify the project, but is not aware of that progressing.</p> |
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<p>The existing bridge is considered to be in very poor condition, as well as being a very narrow structure, and is nearing the end of the operational life.</p> <p>Mott McDonald with Hawkins Brown were appropriated in late 2019 to produce a concept design for a replacement footbridge which provide an understanding of all key constraints and anticipate costs. OPDC was involved in regular sessions with Brent, Ealing, TfL and Network as the project progressed since then, and concept design was completed in May 2021.</p> <p>The concept design has been costed £5 million, which is an increase from an original budget estimated of £3.5 million. A value engineering exercise was undertaken, which identified that that the very little saving were possible on the bridge structure itself. However, there may be significant scope for savings in descopeing how utilities are addressed and landscaping approach the bridge, which could potentially be funded through other S106 contributions, and in minimising risks assumed for over rail development which is coming to £1 million.</p> <p>OPDC are contributions £1.5 million to the project the Regency Heights Scheme, while LB Brent have committed £1 million. While not confirmed, officers hope to secure £600K from TfL and £800K from Network Rail. However neither organisation is in position to confirm funding, with Network Rail unable to confirm until 2024. Even with these sums, there is a budget shortfall of £1 million.</p> <p>EF noted that the option for “light touch” improvements to the existing structure have been explored, but expressed doubt that this could be done for a significantly lower cost the replacement footbridge given the costs involved in any works over railway.</p> <p>EF also noted the OPDC’s contribution is time limited to be spent by 2029, so delay to the replacement project risks losing this sum.</p> <p>MP queried who would own and manage the final structure. EF noted that that hasn’t yet been fully determined, but expected that Ealing and/or Brent are likely to have responsibility to manging the structure. It was agreed that post construction arrangements would need to be clarified.</p> <p>MH queried the expiry of ODPC’s S106 contributions towards the project of 2028, and asked if these monies were formally committed prior to this would that address the issue. COB clarified that the monies are required to be spend within ten years of receipt, or else be returned to Fairview with interest.</p> <p>KT also noted the risk that TfL may seek to use this contributions towards temporary improvements, thereby losing it for the permanent bridge replacement. EF noted the strong preference of the steering group is to deliver a replacement bridge rather than upgrade to the existing.</p> <p>CW queried if TfL would be a in a better position to confirm their funding commitment in a few months time. EF responded that she hopes this is the case, and that a site tour will take place in September with TfL and Network Rail to assess the need for temporary</p>	
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	improvements which help progress matters. A major challenge is 3 year delay to Network Rail's funding commitment, but there is hope this can be brought forward.	
Scrubs Lane Public Realm		
5	<p>EW provided an initial update on some of the key project projects proposed for on Scrubs Lane. Cycle Route 23 is understood to have been put on hold, so OPDC will need to wait for confirmation on that project until progressing highway proposals for Scrubs Lane.</p> <p>EW also noted that OPDC are in discussion with City and Docklands about improvements to Mary Seacole Gardens that they would directly deliver in addition to the £80K secured through S106 agreement.</p> <p>KT provided an overview of the public realm contributions secured in Scrubs Lane. Secured contributions are from two adjacent schemes at Mitre Yard and North Kensington Gate, both of which have technically started onsite but are not yet implemented for S106 purposes. Contributions are payable prior to commencement.</p> <p>While contributions were secured from North Kensington Gate North and 2 Scrubs Lane, the permissions for these schemes have since lapsed. However there are emerging pre app discussions on Scrubs Lane, and a cluster of emerging of development which can help to focus priorities for S106 contributions.</p> <p>Of the secured contributions, £600K has been secured towards public realm and open space, while £400K has been secured towards improvements to local bus networks, including bus stands, stops</p> <p>EW noted that we have had initial discussion with TfL on bus network contributions, but there is not firm proposals for spend as of yet.</p> <p>EF noted that she had heard reports that access to St. Marys Cemetery from Scrubs Lane had been closed in recent months. MP said he would check with LBHF Parks teams on if this is the case, and if so the reasons for it.</p> <p>Action: MP to check with LBHF Park and Leisure on access to St. Marys Cemetery.</p>	MP
Wormwood Scrubs Update		
6	<p>EW sought an update from LBHF a further consultation for revised proposals for the biodiversity masterplan for Wormwood Scrubs. EW queried if this indicated that there is a significant change to initial proposals consulted on previously?</p> <p>MP noted that a consultant has been appointed to assist with further public consultation and engagement on the masterplan process. During lockdown, a new group of users began using the Scrubs, and there was a greater appreciated generally of open spaces which the initial proposals hadn't quite reflected. The purpose of the new consultation is to capture these new user groups and capture their priorities in the biodiversity masterplan.</p>	

	<p>EW noted the importance for OPDC to be kept involved in the process given the importance of the Scrubs and it's relationship to emerging development. EW also noted that OPDC are in early discussions in relation to the Walking on Wood site on Old Oak Common Lane, and it would be good to know at an early stage how proposals for the Scrubs in that area of progressing to identified how the may be able to contribute.</p> <p>MP agreed to speak with the relevant project lead so that that appointed consultants to ensure they engage with OPDC and ensure they are involved in the process.</p> <p>Action: OPDC to be engaged Wormwood Scrubs Consultation</p>	LBHF
Section 106 Schedule and Project Update		
7	<p>KT provided an overview of the Schedule of S106 contributions, and Project Update.</p> <p>Of major schemes, First Central is being occupied and final contributions are likely to be due in coming month. Mitre Yard and North Ken Gate have both technical started, but have not yet "commenced" for the purposes of S106, but are likely to be in coming months. KT noted a series of schemes delegated to LB Ealing where contributions have been triggered but not recorded as received. The most significant was the Imperial Scheme at 140 Wales Farm Road, which was occupied last September.</p> <p>Action: Ealing to review schemes and confirm/request payment.</p> <p>KT noted that committed monies for Primary Care Facilities at CMH have not yet been transferred, but discussion have been had with the CCGs on progressing the transfer of funds.</p> <p>Committed funds for Wesley Playing Fields have not yet been spent, and may be combined for additional contributions secured from Data Centre approvals.</p>	LB Ealing
AOB		
8	<p>MP queried if OPDC had received many requests for deferrals for triggers or payments of contributions on foot of pandemic related delays. COB noted that the only one we had received was from a hotel at 19 Abbey Rd for a staggering of off-site affordable housing contribution. There's no blanket policy being applied, and applications are being assessment on their specific circumstances.</p> <p>AJ requested that Catherine Howie be invited to future sessions on North Acton Public Realm. EW agreed, and apologised for not invited Catherin to this session.</p> <p>ACTION: Catherine Howe to be invited to future meetings to discussing North Acton.</p>	OPDC