

AGENDA

Meeting Name: Planning Obligations Advisory Group – February 2024 Exceptional Meeting

Date: 8th February 2024

Time: 10:00 AM to 11:00 AM

Location: Teams (Remote)

Attendees	
Emma Williamson (OPDC – Chair)	Martin Holley (LB Brent)
James Hughes (OPDC)	
James Stanfield (OPDC)	Isabel Elder (LB Ealing)
Eleanor Young (OPDC)	CY Tong (LB Ealing)
Chloe Horner (OPDC)	
Liam Caulfield (OPDC)	
Tom Cardis (OPDC)	
Jason Robinson (OPDC)	
Jacques Dhillon (OPDC)	

Apologies	
Eleanor Fawcett (OPDC)	Victoria Abel (LB of Hammersmith and Fulham)
Claire O'Brien (OPDC)	Ciara Whelehan (LB Brent)
	Jennifer Peters (LB Ealing)
	Alex Jackson (LB Ealing)
	Catherine Howe (LB Ealing)
	Matt Patterson (LB of Hammersmith and Fulham)

ITEM		
Introductions		
1		
Minutes of previous meeting		
2	<ul style="list-style-type: none"> Adoption of POAG minutes 5th January 2024 No comments	
CIL/S106 Q4 Update		
3	<ul style="list-style-type: none"> S106 Update (OPDC Officers) No comments	

Proposed CIL Governance Arrangements		
4	<ul style="list-style-type: none"> Proposed CIL Governance Arrangements <p>CH noted that the OPDC's Draft CIL Charging Schedule had been submitted for examination in June 2023. An Examiner's Report has been received in January 2024, recommending approval, with amendments (principally, the reduction of the student accommodation rate from £180 to £170, and wording to ensure that community sports facilities are nil rated).</p> <p>CIL Governance arrangements will be reported to Board on 28th February, with four key points covered:</p> <ul style="list-style-type: none"> OPDC Board is to set strategic direction for CIL expenditure annually, following discussion at POAG with scope for recommendations. Allocation of expenditure to specific infrastructure projects up to £20 million is delegated to the Development, Infrastructure and Sustainability Committee (DISCO) following discussion at POAG. Any CIL expenditure above £20m will be a Board decision, following discussion at DISCO and POAG. Board will be asked to agree that CIL is put towards essential infrastructure in the Infrastructure Delivery Plan. For Neighbourhood CIL, an initial consultation will be undertaken to identify broad priorities for NCIL spend. When £500,000 in NCIL is held, applications from the community will be sought. An officer report on these applications would be taken to POAG and the Community Review Group (CRG), which will provide an officer assessment of each proposal and a summary of views from the consultation. The CFO, in consultation with POAG, will allocate available funding to projects and this will be reported to Board. <p>IE queried OPDC's definition of 'neighbourhood' for NCIL purposes.</p> <p>EW/TC confirmed that the entirety of OPDC's area will be viewed as a single neighbourhood area.</p> <p>IE asked whether spend would be proportionate to borough areas.</p> <p>EW/JH noted that NCIL be awarded through a bidding process, and therefore allocations are dependent on what comes forward from the community. In any case, all projects will be relatively near to each of the constituent borough boundaries.</p>	

	<p>EY queried whether all CIL allocations would need to go to DISCO, even relatively small amounts.</p> <p>EW noted that this is the approach advocated at a high-level within OPDC. In any case, CIL applications are likely to be for large amounts. The S106 process, through which smaller contributions are often sought, will continue as it currently does.</p> <p>MH noted that LB Brent had received 146 NCIL applications in the last bidding round. Queried how OPDC would approach applications from outside of their boundary, and suggested clear guidelines be put in place for this.</p> <p>EW noted that OPDC would advertise the bidding rounds within and outside of OPDC's boundary, with communications being sent to all relevant parties on the consultation database.</p> <p>JS noted that clarity in communications is key, based on the LLDC's experience.</p>	
Review of SSPs		
5	<ul style="list-style-type: none"> OPDC SSP for the OPEN Heat Network site (SSP-24-08) <p>LC introduced OPEN Heat Network, which will use low-carbon waste from three data centres to supply the hospital, major existing building and the Old Oak West development. Noted that the project would provide a 90%+ carbon saving over the gas counterfactual.</p> <p>The purchase of the OPEN Heat Network site for the construction of an energy centre is essential to deliver this project. The project is currently in the first phase of procurement and acquisition of the site would provide bidders with the necessary confidence in deliverability.</p> <p>The intention is for construction to begin in 2026/27, with the first customers served by 2028.</p> <p>If procurement isn't successful, OPDC will sell the land at market value and return the S106 contribution to the Planning team.</p> <p>EW asked members to note that this is a large proportion of the carbon offset funding currently held.</p>	

	<p>MH supportive of this project and noted similarity to LB Brent's approach.</p> <p>POAG agreed the allocation of £4,776,500 to the project.</p>	
AOB		
	<ul style="list-style-type: none"> • AOB as raised by attendees. <p>No AOB</p>	