

## POAG Minutes – 10th January 2025

**Meeting Name:** Planning Obligations Advisory Group – January 2025

**Date:** 10<sup>th</sup> January 2025

**Time:** 11:00 AM to 12:00 PM

**Location:** Teams (Remote)

Attendees	
Emma Williamson (OPDC – Chair) Tom Cardis (OPDC) James Hughes (OPDC) James Stanfield (OPDC) Eleanor Fawcett (OPDC) Liam Caulfield (OPDC) Rebecca Miller (OPDC) Claire O'Brien (OPDC) Marissa Dawkins (OPDC) Ketan Lad (OPDC)	Paul Lewin (LB of Brent)  Ben Dixon (LB of Ealing) Catherine Howe (LB of Ealing)

Apologies	
Acacia Hasler (OPDC) Eleanor Young (OPDC)	

ITEM		
Minutes of POAG Previous Meeting		
1	<ul style="list-style-type: none"> <li>Adoption of POAG minutes from 4th October 2024</li> </ul> <p>Minutes were agreed.</p>	
CIL/S106 Update		
2	JS noted spreadsheet issued with the agenda. An updated version will be presented at the next meeting, as data has been transferred to the Exacom software. EW mentioned that JS is now working full time on a permanent basis at OPDC and is in the process of recruiting someone to assist.	
Review of SSPs		

3	<p><u>OPDC SSP-25-01: Big X Improvements Study and Early Improvements</u>          TC introduced the item and noted that they are requesting funding from the Land East of Victoria Centre development. It was highlighted that the majority of the funding will be used towards a study focusing on enhancements to improve walking and cycling in the public realm along the Big X. They have liaised with transport officers in Brent and Ealing to discuss improvements and to explore green infrastructure provision. Also, due to a pre-application at the Asda site in Central Park Royal, there is a need to gain a clearer understanding of these areas, and how Highways interventions can be integrated into the design of the scheme. Additionally, other schemes in Central Park Royal are coming forward for discussion. A portion of the funding will also be allocated for a public realm project at Central Middlesex Hospital.          RM/EF noted working with Central Middlesex Hospital to create an improved pedestrian and cycle link from Acton Lane to Central Way through the Central Middlesex Hospital site, creating better and safer access particularly for the new development at this site.</p> <ul style="list-style-type: none"> <li>• <b>POAG recommended the allocation of £151,457.32 from planning application (18/00210/FULOPDC) Land East of Victoria Centre</b></li> </ul> <p><u>OPDC SSP-25-02: OPEN Heat Network Resourcing and Surveys</u>          LC explained the proposal is requesting additional funding to be drawn from carbon offset funds to allow OPDC to progress the open heat network project across three work streams:</p> <ol style="list-style-type: none"> <li>1. Appointment of the Open Consultant team, led by Aecom with Hermetica Black and Asteros.</li> <li>2. Internal Staff Costs for the remainder of the financial year 2024/25 and financial year 2025/26.</li> <li>3. Ground survey work between the two data centres and Minerva Road, allowing OPDC continued support from now until December when it will go to board.</li> </ol> <ul style="list-style-type: none"> <li>• <b>POAG recommended the allocation for an additional £705,076 from the Land at Bashley Road, Park Royal, NW10 6SN (20/0037/FUMOPDC) Carbon Offsetting Contribution</b></li> </ul> <p><u>OPDC- SSP-25-03: Wesley Playing Fields</u>          RM introduced the item and requested additional funding to support youth facilities based on local community feedback. Works would include new inclusive play equipment, play equipment for older children, social seating, gym equipment, new safety surfacing in the playground and lighting park paths to make access to the playground safer in the evenings.          RM shared some slides and noted that community consultation identified essential improvements to widen the paths to address flooding and improve entrances, for which funding has been secured.</p>	
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The community feedback also supports improved youth facilities, for which funding is now being requested. Additionally, RM mentioned working with Make Space for Girls to develop ideas on how to make the park more welcoming for young women particularly.  
EF noted that Ealing Parks Department is working in partnership with OPDC, and this is a joint submission on behalf of both organisations.

**POAG recommended the allocation of £141,478.82 from The Castle Hotel, Victoria Road, Acton, W3 6UL (214465OPDFUL)**

OPDC - SSP-25-04: North Acton Square Activation

KL introduced the item and requested funding to deliver an activation project at North Acton Station Square. Funding would be used for design, procurement, and installation of enabling works, mostly for utilities and lighting, to enable a meanwhile use to come forwards.

CH noted that this would bring forward economic development of the area.

- **POAG recommended the allocation of £105,434.37, comprising: £25,270 from 6 Portal Way (161144FUL) and £80,164.37 from 140 Wales Farm Road (181062OPFUL)**

LBE - SSP-25-05: John Perryn Primary School

BD introduced the item. Funding was requested for an additional £125,201.61 on top of previous funding allocated by POAG in October. Money would come from the 80 Goodhall Street development. This is an important part of the council's Schools' capital programme to meet the education requirements for children in Ealing, including in OPDC. The works include improvements to building services to deliver health, safety sustainability and security improvements. During scoping and design of development, the estimates to deliver air source heat pump and energy efficient water heating measures have risen quite significantly and funding will help to deliver this project.

- **POAG recommended the allocation of £125,201.61 from 80 Goodhall Street**

LBE - SSP-25-06: North Acton Playing Fields W3 Garden

BD introduced item and requested additional funding to continue the gardening club at the W3 Venue and garden, managed by current tenant Artification. The works will promote healthy lifestyles and continue strong local partnerships and community in the area.

- **POAG recommended the allocation of £60,00 from the The Perfume Factory (181062OPDFUL).**

	<p><u>LBE - SSP-25-07: Victoria Road Cycling Improvements</u></p> <p>CH introduced the item and requested funding for improvements on this high priority route, particularly due to the pending Old Oak Common Lane closure and to ensure Victoria Road improvements can be made throughout the year.</p> <p>BD noted that LB Ealing is hoping to complete collaborative works between OPDC and Ealing by March 2026.</p> <p>EF requested clarification regarding funds received from HS2 for delivery of improvements on Victoria Road and if this was a separate project as it was not referenced in the SSP.</p> <p>CH confirmed that this project is not separate and is part of the wider package of works primarily funded by HS2. Noted that the works are quite extensive and are high priority to be delivered quickly for Victoria Road.</p> <ul style="list-style-type: none"> <li>• <b>POAG recommended the allocation of £53,415.26, comprising: £4,296.16 from 6 Portal Way (192597OPDFUL); £10,582 from 140 Wales Farm Road (172682FUL); and £38,537.10 from The Perfume Factory (North) 18106OPDFUL.</b></li> </ul>	
	<b>Update on Project Statuses</b>	
4	<p>JS introduced Item 4, specifically highlighting updates on SSP-24-03, SSP-24-04, and SSP-24-05. Also provided an update that Stage 1 of the North Acton Gyratory Feasibility Study (SSP 24-24), for which work is now complete, and the final report is currently being prepared.</p> <p>EF requested clarification on SSP-24-07B (North Acton Public Realm: Delivery) as there is an underspend and would like to know if this amount could be allocated to the next in sequence of the North Acton Public Realm projects, and whether a further POAG decision would be required. JS confirmed a formal decision is needed at a future meeting.</p> <p>PL provided an update on SSP-24-31 (Newman Catholic College Additionally Resourced Provision), for which the works commenced on site in November 2024, and which is due to complete by the end of August 2025 in advance of the new academic year.</p>	
<b>AOB</b>		
	No AOB was raised.	