

**OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION  
PLANNING OBLIGATIONS  
SUPPLEMENTARY PLANNING DOCUMENT  
ADOPTION STATEMENT**

This adoption statement has been prepared by the Mayor of London's Old Oak and Park Royal Development Corporation (OPDC) pursuant to Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Notice is hereby given that:

- (a) on 25 September 2025 OPDC adopted the revised Planning Obligations Supplementary Planning Document (SPD) and the Planning Obligations SPD adopted in April 2024 has been withdrawn;
- (b) a number of modifications were made to the SPD pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These are set out in the Appendix;
- (c) any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision; and
- (d) any such application must be made promptly and, in any event, not later than 3 months after the date (25 September 2025) on which the SPD was adopted.
- (e) A copy of the documents can be viewed on OPDC's webpages and in the following locations during opening hours:
  - OPDC Offices, One West Point, 7 Portal Way, North Acton, London W3 6RT/First Floor, 6 - 8 Victoria Road, North Acton, W3 6FF,
  - Harlesden Library, 49A Craven Park Road, NW10 8SE,
  - The Collective, Old Oak Lane, NW1 6FF.

## Appendix

### Modifications Schedule

The Consultation Statement reference relates to consultation responses which can be found within Table 1 of the **Consultation Statement**.

Both documents can be viewed at the below link: [www.london.gov.uk](http://www.london.gov.uk).

Modification reference	Consultation Statement reference (if relevant)	Reason for modification	Modification
1	N/A	Date of SPD adoption on front page	Adoption April 2024 <del>September 2025</del>
2	N/A	Consultation text removed from paragraph 1.5	This SPD supersedes the previous Planning Obligations SPD which was adopted in February 2024. <del>June 2023. This SPD has been revised so that it can be adopted alongside OPDC's CIL charging schedule.</del>
3	N/A	Consultation text removed from paragraph 1.11	This document is a Supplementary Planning Document (SPD). Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations") sets out the procedure for the production of SPDs. <del>This version of the Planning Obligations SPD constitutes the consultation version to be carried out under Regulation 12 of Part 5 of the Regulations.</del>

Modification reference	Consultation Statement reference (if relevant)	Reason for modification	Modification
4	N/A	Updated references to latest National Planning Policy Framework, December 2024	<p>The Government's guidance on planning obligations is contained in the National Planning Policy Framework (NPPF) (<del>July 2021</del> <a href="#">December 2024</a>) as set out below.</p> <p><i>Planning Conditions and Obligations</i></p> <p><del>55</del> <a href="#">56</a>. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.</p> <p><del>58</del> <a href="#">57</a>. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.</p>

Modification reference	Consultation Statement reference (if relevant)	Reason for modification	Modification
			<p><del>59</del> <u>58</u>. Planning obligations must only be sought where they meet all of the following tests:</p> <p>a) necessary to make the development acceptable in planning terms;</p> <p>b) directly related to the development; and</p> <p>c) fairly and reasonably related in scale and kind to the development.</p> <p><del>58</del> <u>59</u>. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the</p>

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			<i>recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.</i>
5	N/A	New paragraph added in Policy and Legislative Context section to include clauses in section 106 agreements pertaining to the repayment of unspent financial contributions	<u>Paragraph 021 Reference ID:23b-021-20190315 of the NPPG states that Section 106 agreements should include provision for the repayment of financial contributions where they have not been used within a designated period of time. Consequently, where OPDC secures a financial contribution through a Section 106 agreement, it will be subject to a clause requiring it to be allocated or spent within an appropriate timeframe during the Local Plan period or else be repaid to the developer. For the avoidance of doubt, where OPDC has previously secured a financial contribution through a Section 106 agreement and no such clause has been included, OPDC will as a matter of course return the contribution (or any part thereof) to the developer if it remains uncommitted or unspent twenty years after receipt. This will ensure that all financial contributions are used to deliver the necessary infrastructure for which they have been collected.</u>
6	N/A	Deletion of “when it is adopted” from paragraph 3.12 as CIL has now been adopted	As required by the amended CIL Regulations (2019), OPDC will publish an Infrastructure

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			Funding Statement (IFS) annually. The IFS will set out how planning contributions secured by OPDC through Section 106 or CIL <del>when it is adopted</del> , have been allocated and spent.
7	27, 43	Reduction of end use operational job target from 30% to 20%	OB7B a ii At least <del>30</del> <u>20</u> % of the onsite end/operational stage related job workforce employ people from the local area.
8	13, 35	10% of build costs to apply to operational stages	OB7B a iii 10% of build cost to be spent on local suppliers from the local area during the demolition, construction, fit out <u>and operational</u> stages
9	27, 43	Support fee increased from £1500 to £1850 to balance reduced end use job target	OB7B b i <del>£1,500</del> <u>1,850</u> support fee local workforce opportunity for both construction and end-use employment identified under part a)i)-ii);
10	13, 28, 30, 31, 32, 35, 36, 43, 44, 45, 46	Clarifications that additional financial contributions because construction and end use targets have not been met are only payable where reasonable endeavours have not been demonstrated. The supporting text has been amended to include a non-exhaustive list of steps/actions	OB7B c <u>Where</u> <del>R</del> reasonable endeavours are <u>not made to try and achieve the</u> <del>deployed to meet the above targets in a)i)-ii.</del> <u>iii</u> <del>Where the targets are not met in full onsite</del> , then the following contributions will be payable: A financial contribution of £30,000 is payable per apprenticeship.

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		<p>which could help demonstrate reasonable endeavours.</p> <p>Clarification that reasonable endeavours apply to the target for 10% of build cost to be spent on local suppliers</p>	<p>A financial contribution of £25,000 is payable per job.</p> <p>4.79</p> <p>The use of all reasonable endeavours should be employed to meet targets set out in OB7B. <u>Reasonable endeavours are linked to the achievement of commitments in the s106 and Local Labour, Skills and Employment Strategy and Management Plan (LSESMP).</u> <u>Indicatively, this could include (but not be limited to) the following steps/actions:</u></p> <ul style="list-style-type: none"> <li>• <u>The submission, approval and implementation of an approved LLESMP which is based on a suitably robust approach and actions to deliver the commitments.</u></li> <li>• <u>A dedicated resource in place to manage internal/external engagement, oversee delivery of the activities, programmes and monitoring/reporting and act as the lead liaison for/with OPDC</u></li> <li>• <u>A proactive, meaningful and regular level of engagement between the</u></li> </ul>

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			<p><u>developer, their supply chain and the OPDC (and, where relevant and appropriate, its partners) to manage the delivery of the commitments</u></p> <ul style="list-style-type: none"> <li>• <u>Ensuring suppliers are contractually and operationally engaged in the delivery of the commitments</u></li> <li>• <u>Relevant, proactive and meaningful work to develop pathways into employment through, for example, work with local training providers/schools</u></li> <li>• <u>An appropriate approach to the delivery of apprenticeships/wider progression opportunities such as, for example, the use of Flexi-Job Apprenticeships Agencies (or equivalents)</u></li> <li>• <u>Robust and proactive steps taken to address under-performance or non-delivery (if it arises) at the earliest opportunity</u></li> <li>• <u>Robust job forecasting data and clear identification and phasing of local job, apprenticeship and other related opportunities</u></li> </ul>



Modification reference	Consultation Statement reference (if relevant)	Reason for modification	Modification
			<ul style="list-style-type: none"> <li>• <u>Proactive identification of contracts for local suppliers to compete for as well as proactively identifying and engaging with relevant local suppliers</u></li> <li>• <u>Regular monitoring and reporting on progress</u></li> </ul> <p>4.80 The applicant will be able to provide the information set out above in the LLSESMP for consideration by OPDC. Further detail on what should be covered by the Local Labour, Skills and Employment Strategy and Management Plan is set out in OB7C below. Where <u>reasonable endeavours are not made</u>, then financial contributions will be payable in line with OB7Bc) in lieu of onsite delivery. Delivery of dedicated on-site skills training centres or hubs, run by organisations set up for this purpose, or securing financial contributions towards this provision would be considered on a case by case basis.</p>
11	13, 35	10% of build costs to apply to operational stages	<p>OB7C c</p> <p>Target for 10% of build cost to be spent on local suppliers during the demolition, construction, fit out <u>and operational</u> phases</p>

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			<p>Para 4.85</p> <p><i>Local Supply Chain</i></p> <p>The % target of build cost to be spent on local suppliers during the demolition, construction, fit out <u>and operational</u> phases <u>and that reasonable endeavours need to be made to meet this target.</u></p>
12	47, 48	Clarification that on a case-by-case basis developer led programmes may be permitted when they meet the same objectives	<p>Para 4.77</p> <p>The current skills and training landscape is already highly fragmented and complex. In response to this, OPDC's priority is to work with partners including the host boroughs, the West London Alliance, GLA, West London Business, developers and other stakeholders to coordinate activity, reduce complexity and duplicity <u>and to ensure that regional, sub-regional and local policy priorities and ambitions are achieved.</u> OPDC is committed to ensuring key objectives are met, including those related to Equity, Diversity and Inclusion (EDI), and with robust oversight and monitoring <u>to help demonstrate reasonable endeavours have been made. OPDC would have to consider what degree of flexibility might be permitted by exception on a case-by-case basis, but any alternative approach would have to meet the same objectives and</u></p>

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			<u>benchmarks, level and duration of investment and a similarly high level of monitoring and scrutiny would be required. As part of the process for endorsing the LLSESMP, OPDC reserves the right to reject or approve the proposed alternative approaches put forward by applicants.</u>
13	37	Clarification about commitment to diversity initiatives	Para 4.85 Measurement of new entrants to the industry and measures taken to support their sustainability and a commitment to <u>a diversity initiative that reflects and adheres to the standards of the OPDC/CITB Fairness, Inclusion and Respect programme</u>
14	1	Title of Heritage at Risk contribution changed to Supporting heritage and Heritage at Risk	<u>Supporting heritage and</u> Heritage at Risk contribution