

POAG Minutes – October 3 2025

Meeting Name: Planning Obligations Advisory Group – October 2025

Date: 3rd October 2025

Time: 11:00 AM to 12:00 PM

Location: Teams (Remote)

Attendees

Emma Williamson (OPDC – Chair)
 Claire O'Brien (OPDC)
 Tom Cardis (OPDC)
 James Hughes (OPDC)
 James Stanfield (OPDC)
 Eleanor Fawcett (OPDC)
 Agnes Callaghan (OPDC)
 Helena Dunn (OPDC)
 Ketan Lad (OPDC)
 Paolo Nistri (OPDC)
 Iona Drummond (OPDC)
 Tricia Reynolds (OPDC)

Paul Lewin (LB of Brent)
 Ben Dixon (LB of Ealing)
 Thomas Szydłowski (LB of Ealing)
 Jennifer Peters (LB of Ealing)

Apologies

Acacia Hasler (OPDC)
 Alex Jackson (LB of Ealing)

Matt Patterson (LB of Hammersmith and Fulham)
 Victoria Abel (LB of Hammersmith and Fulham)

ITEM

1 • An introduction was given.

Minutes of previous meeting

2 • Agreement of minutes for July 2025 POAG
 Minutes were agreed.

CIL/S106 Update

3 • S106 Update
 JS presented the spreadsheet issued with the current S106 agenda and S106 position (approximately £28.4 million available in S106 funding).
 No questions asked.

Review of SSPs

4

SSP-25-22: Site Acquisition

AC introduced the item on behalf of the OPDC Delivery Team and outlined the elements of the proposal. S106 funding is sought to support the strategic acquisition of a collection of sites which both includes and borders the Old Oak development site.. The acquisition would allow for co-ordination and optimising the delivery of homes and jobs in that location for OPDC to deliver against its economic vision and wider ambitions for the area.

JP asked how the proposals would deliver additional affordable housing, and whether there was a risk of pre-empting a planning policy decision given the current SIL policy designation covering part of the site

AC noted additionality relative to the extant permission at the site.

EW advised that, this proposal could yield c.38 additional units above policy level at the time, based on the £6.55m in S106 funds divided by the GLA AHP grant level of 170k.

EW also noted that this would not pre-empt a policy decision. That would be a separate evidence-based decision following the appropriate process. It was also noted that part of the site had been released from SIL and had an extant consent.

JP questioned if the part of the site which is not designated as SIL, and which currently benefits from a consent, could accommodate the additional c.38 units.

CO'B advised that the extant permission at the site currently secures 35% affordable housing. There would be scope to increase the affordable housing percentage, giving comfort that the S106 funds could deliver additionality in any case.

- **POAG recommended the allocation of £6,550,000 from Castle Hotel, Victoria Road, W3 6UL (DELEGATED/214465OPDFUL)**

SSP-25-23: Affordable Student Accommodation

JS introduced the item, which is a proposal by Imperial College. S106 funding is being sought for three additional affordable student bed spaces in the Woodward Building close to the Holbrook House scheme. Funds would initially be used to subsidise affordable bed spaces in Woodward Blocks B, C and D. Once Woodward Block A is redeveloped, the same S106 funds would be used to subsidise rooms within this block in perpetuity, forming part of the affordable housing

	<p>offer in the planning application under consideration. The money from the scheme needs to be used by April 2026.</p> <p>JP questioned the public benefits of the proposal and the acute need for conventional C3 affordable housing. Advised that there is an LB Ealing scheme where this money could be used to fund additional C3 affordable housing. Queried whether the money needed to be committed or spent by April 2026.</p> <p>JS confirmed it needs to be spent by April 2026.</p> <p>PL also questioned if the funding was limited to provision of only student accommodation or whether that can be used for conventional affordable housing. It was agreed that as it was ambiguously drafted it could.</p> <p>EW noted the group's concerns around the relative value of the additional student rooms, and asked whether the group would be happy to receive an SSP for LB Ealing's additional C3 housing proposal by circulation between meetings, given the timing constraints. This was agreed.</p> <p>JP agreed that LB Ealing would begin work on this SSP.</p> <ul style="list-style-type: none"> • POAG recommended to reject the allocation of £683,327 funding from Holbrook House, Victoria Road, Acton, W3 6UW (161133OPDS). This is due to concerns about the relative public benefit of the proposal compared to the provision of conventional C3 accommodation. <p><u>SSP-25-24: Life Science Skills Hub</u></p> <p>PN introduced the item. This is a proposal by OPDC Inclusive Growth to pay for research into employment pathways into the Life Sciences sector. This will include research of labour market trends, the qualification frameworks, infrastructure and programmes needed to be in place to develop training for residents. This will help delivery of the proposed Life Science Skill Hub in North Acton by the operator, Sciopolis. They will need to come back to POAG in future for additional funding for funding for the actual project.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £50,000 from 140 Wales Farm Road, Acton, London, W3 6UG (172682FUL) <p><u>SSP-25-25: OPEN Heat Network Technical Advisory to OPDC Infrastructure Team</u></p> <p>JS introduced the item. The proposal is to use carbon offset funding for consultancy fees to coordinate the plans being developed by Hemiko for the OPEN Heat Network and plans being delivered by the OPDC</p>	
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	<p>delivery team, including the Old Oak Illustrative Masterplan, and other forthcoming works in North Acton and Old Oak. This will help to ensure that the plans are compatible and fully coordinated, to minimise disruption and maximise efficiencies.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £70,000 from Land at Bashley Road, Park Royal NW10 6SN (20/0037/FUMOPDC) <p><u>SSP-25-26: Park Royal Subway Artwork, CCTV Upgrades and Public Realm Improvements</u></p> <p>TC introduced the item. S106 funding is sought for improvements to Masons Green Lane into the Park Royal Industrial Estate. This will be used for the installation of artwork around the subway and CCTV upgrades. Phase 1 of the project prioritises the environment and safety of this route and any underspend will go towards public realm upgrades in phase 2 of the project. The procurement of the artist is planned within the next few months and the improvement works for early next year. Advised that an LB Brent Councillor is supportive of this initiative.</p> <p>PL questioned who will deliver the scheme as LB Brent had also funded a similar project with TfL.</p> <p>TC confirmed that the responsibility for CCTV will be with Ealing Council. The artwork is to be led by OPDC in conjunction with TfL.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £130,000 from First Central, Lakeside Drive, London, NW10 7HQ (17/0076/FUMOPDC) <p><u>SSP-25-27: North Acton Playing Fields (NAPF) and Cemetery (Retrospective)</u></p> <p>BD introduced the item. S106 money is sought for retrospective spend towards improvements to North Acton Playing Fields and Acton Cemetery and open space. This included drainage works for the sports irrigation supply, hedge supply and resource costs for development of the NAPF master plan, as well as project planning for Acton Cemetery road/path works assessments.</p> <p>EF questioned the scope of the work funded by the S106 contributions, and noted that OPDC were envisaging use of these funds for a future project.</p> <p>EW confirmed that the funding has already been spent so in effect this a procedural correction to a previous error. BD confirmed that this will be the last of the retrospective approvals.</p>	
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	<ul style="list-style-type: none"> • POAG recommended the allocation of £79,219.54 from 6 Portal Way ACTON, W3 (161144FUL) and £42,136.36 from Perfume Factory, Wales Farm Road, Acton, W3 6UG (181062OPDFUL) <p><u>SSP-25-28: Energy Monitoring (Future Projects)</u> BD introduced the item. S106 funding is proposed to pay for energy monitoring of a specific development. This funding will be used by the Council as defined in the agreement. Emergence is the provider for this monitoring.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £3,074 from 40 - 42 Standard Road Park Royal NW10 6EU (240187OPDFUL) 	
Update on Project Statuses		
5	<ul style="list-style-type: none"> • Update on statuses of projects awarded funding by POAG. TR presented the item. This consists of a summary of the report of the status of the POAG projects by reported project SSPs. 	
AOB		
6	<p>AOB as raised by attendees.</p> <p>CIL Prioritisation TC presented on proposed CIL priorities for next year. These will need to be agreed by Board in November 2025 as part of the Infrastructure Funding Strategy and Infrastructure Funding Statement. The Infrastructure Delivery Plan (IDP) has been reviewed including updated costings to evidence the funding gap. Each project in the IDP has been given a high-level 10 to 1 prioritisation. Projects that scored 10, except where they are expected to be fully funded through Section 106 or other sources, are proposed as CIL priorities, namely:</p> <ul style="list-style-type: none"> • Improvements to North Acton Station • East West Bridge • North Acton Gyratory • Old Oak Common Lane Improvements • Victoria Road Improvements • Upgrades to Atlas Road Roundabout Junction • North Acton Station Square • New Primary School • Big X Improvements in Park Royal • New Health Hub • Grand Union Canal Towpath • Old Oak Lane Highways Improvements • Leisure Centre • Channel Gate Bridge <p>This list will be reviewed on an annual basis.</p>	

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	<p>JP questioned the leisure centre timescale. TC advised that we do not have an exact date. EF noted can't explicitly state as tied up with the HS2 delivery. Also noted a joint study carried out with Boroughs in OPDC area on leisure facilities.</p> <td></td>	
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