OPDC
OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION

Old Oak and Park Royal
Development Corporation

Authority Monitoring Report

2025-2026 Monitoring Period

MAYOR OF LONDON

Old Oak and Park Royal Development Corporation Authority Monitoring Report 2025/26

Contents

1. Introduction

1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.

1.2 The OPDC area covers the Old Oak Park Royal Opportunity Area in the Mayor's London Plan (2021). OPDC's Local Plan identifies the area as having a capacity to deliver a minimum of 25,500 homes and 55,000 jobs, making it one of the largest regeneration projects in the UK.

1.3 Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).

1.4 The Planning and Compulsory Purchase Act (2004) as amended, and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authority Monitoring Report" (AMR) annually.

1.5 The AMR must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area. Where a Local Plan has been adopted, it must include monitoring information for that plan.

1.6 This AMR is the eleventh that OPDC has prepared and relates to the period covering the 1st of April 2025 to the 31st of March 2026.

1.7 This AMR is structured as follows:

- Section 2 contains an overview of development activity within the monitoring period and since OPDC's inception.
- Section 3 reports on Key Performance Indicators (KPIs) within the monitoring period against the adopted Local Plan 2022.
- Section 4 contains an overview of progress of OPDC's planning documents, including a new Local Plan.
- Appendix A contains OPDC's five year housing supply.
- Appendix B contains maps showing the 2025 Indices of Multiple Deprivation.
- Appendix C contains a directory of KPIs for reference.

2. Development Activity

2.1 This section provides a summary of key planning and development statistics, both for the period covering the 1st of April 2025 to the 31st of March 2026 and cumulatively since April 2015 when OPDC was established.

2.2 Table 2.2 below summarises the number of homes completed within the monitoring period, the number of homes under construction, the number of homes with permission granted and the pipeline of homes expected to be brought forward through submitted applications, pre-apps, or early developer discussions. The table also summarises the net gain of industrial floorspace for the area since OPDC's establishment.

Table 2.2 Key development statistics

Homes completed within monitoring period	**465**
Homes completed since OPDC's inception	**5,487**
Homes started on-site	**497**
Permission granted (not started)	**3,638**
Resolution to grant permission	**63**
Submitted Apps, Pre-Apps or Developer Discussions	**1,950**
Total	**6,148**
Net gain of industrial floorspace within monitoring period	**24,332**
Net gain of industrial floorspace since OPDC's inception	**234,074**

2.3 OPDC's Local Plan sets an annual housing target to deliver a minimum 993 homes per year, and the Mayor's London Plan sets an annual target for OPDC to deliver a minimum 1,367 homes per year between 2018-28. Whilst the completions for the monitoring year are below this, Table 2.2 identifies that there are over 6,000 homes identified for delivery in the future planning pipeline. OPDC will be working proactively with developers and landowners to encourage accelerated housing delivery on housing sites to seek to ensure earlier delivery of housing to help attain the London Plan targets. Full details of OPDC's five year supply of homes, including the requirement for a 20% buffer in addition to the adopted housing requirement (993 homes per year), is contained in Appendix A.

2.4 The Government published the latest Housing Delivery Test (HDT) measurements on 17 August 2026 covering the two measurement periods from 2021/22 to 2023/24 (the 2024 measurement) and 2022/23 to 2024/25 (the 2025 measurement). Between 2021/22 and 2023/24, OPDC had a target of 2,978 new homes to be built. 2,085 new homes were delivered. Therefore, the HDT measurement for the period of 2021/22 to 2023/24 was 70%. Between 2022/23 and 2024/25, 1,723 homes had been delivered against the same target and OPDC's HDT measurement fell to 58%. OPDC is now required to publish a revised HDT Action Plan in accordance with the requirements of the National Planning Policy Framework.

Housing Completions

2.5 Table 2.5 summarises the key statistics for the completed homes within the monitoring period. It shows good performance against the minimum 35% and strategic 50% affordable housing target for completions. Two schemes were completed within the monitoring period. North Kensington Gate South benefited from Affordable Housing Grant which increased the level of affordable housing by habitable room on this scheme from 35% to 43% and all the affordable units were completed as Social Rent. This scheme delivered 21% family housing, slightly under the 25% Local Plan target. The Castle Public House was also completed in 2025/26. This was a 462 co-living rooms scheme and in accordance with Local Plan policy provided a payment in lieu of onsite affordable housing. Further details of performance on housing completions can be found in section 3 under KPI IH-I.

Table 2.5: Completions within monitoring period

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
North Kensington Gate South	208	43%[1]	21%
The Castle Public House	257 unit equivalent	Payment in lieu	n/a
Total	**465**	**43%**	**21%**

[1] Tenure split changed from 150 private homes and 58 affordable homes, including 17 London Affordable Rent and 41 Intermediate to 123 private homes and 85 affordable homes, all Social Rent.

2.6 The cumulative total of residential unit completions since OPDC's establishment now stands at 5,487 homes. This is shown in Table 2.6 below. In accordance with the requirements in the London Plan 2021, 2.5 student bed spaces and 1.8 co-living bedspaces have been counted as 1 individual residential unit for monitoring purposes in this AMR.

Table 2.6: Cumulative Total Net Residential Unit Completions since April 1st 2015

2015/16	543
2016/17	698
2017/18	173
2018/19	41
2019/20	207
2020/21	561
2021/22	1,078
2022/23	247
2023/24	761
2024/25	715
2025/26	465
Total	5,487

Housing Starts

2.7 Table 2.7 summarises the key statistics for housing starts on the Mitre Wharf scheme in the monitoring period. The percentage of affordable housing is below the minimum 35% and strategic 50% Local Plan affordable housing target but reflective of current market circumstances that are affecting the housing market.

Table 2.7: Starts within monitoring period

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
Mitre Wharf	147	20%	20%
Total	**147**	**20%**	**20%**

2.8 The Government and Mayor of London have recognised the fact that housebuilding is facing many challenges, including the continuing impact of the Covid-19 pandemic, higher interest rates and construction costs, a changing national regulatory landscape and wider economic conditions. A package of measures has been introduced to provide additional support to housebuilders for delivering new homes, these include:

- Time limited planning route enabling developers to secure planning permission without a viability assessment on private land where they commit to at least 20% affordable housing (including 60% Social Rent)

and the opportunity to apply to the GLA for grant to support the affordable homes above the first 10%.
- Temporary and targeted relief from the Community Infrastructure Levy, including higher levels of relief for schemes delivering more than 20% affordable housing.
- Changes to existing London Plan design guidance that could constrain density.

2.9 In addition to the 147 homes started within the monitoring period, there were 350 homes still under construction in the OPDC area at the end of the 2025/26 period. These are summarised in Table 2.9 below. They show good performance against the minimum 35% and strategic 50% affordable housing target. Further details of performance on housing starts can be found in section 3 under KPI IH-I.

Table 2.9: Homes previously permitted and still under construction on 31 March 2026

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
The Portal, North Acton	350	35%	6%
Total	**350**	**35%**	**6%**

Housing Permissions

2.10 There were three housing planning application permitted during the 2025/26 monitoring period. These are summarised in Table 2.10 below, including the percentage of affordable housing by habitable room and the percentage of family units. 4 Portal Way is a Build to Rent scheme providing 669 homes including 203 intermediate affordable homes (35% by habitable room). Holiday Inn Express is a mixed-use scheme including 59 conventional homes (35% affordable housing by habitable room) and 609 student bedrooms. Woodward Block A is also a student housing scheme including 268 student bedrooms. The student schemes propose 25 and 35% student accommodation respectively. OPDC has exceeded the annual monitoring target of 993 homes as set out in OPDC’s adopted Local Plan based on permissions within the 2025/26 monitoring period. Further details of the permissions can be found in section 3 under KPI IH-I.

Table 2.10: Homes permitted during monitoring period.

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
4 Portal Way	669	35%	11%

Scheme	Total number of homes	% affordable housing by habitable room	% family housing (3 bed plus)
Holiday Inn Express	303 (59 homes and 609 student bedrooms equivalent)	35% homes 25% student bedrooms	25% of homes
Woodward Block A	107 (268 student bedrooms equivalent)	35% student bedrooms	n/a
Total	**1,079**	**35%**	

2.11 OPDC's Planning Committee also resolved to approve 93-97A Scrubs Lane within the monitoring period, subject to GLA stage 2 and the signing of a Section 106 agreement. This scheme provides 63 homes, including 8 affordable homes (15% by habitable room). This lower level of affordable housing is reflective of the current development market being challenging as discussed in the section on housing starts above.

2.12 Table 2.12 summarises the progress of housing delivery through the planning process since OPDC's establishment. In total, 8,218 homes have been approved or have received a resolution to grant planning permission. 5,487 homes have been completed while another 497 homes have started on site and are yet to be completed.

Table 2.12: housing delivery through the planning system

Homes approved	**8,155**
Homes with Resolution to Grant Planning Permission	**63**
Total Homes Approved and Resolved to Approve	**8,218**
Homed Completed	**5,487**
Homes Started	**497**

Affordable Housing Secured through Section 106 Agreements

2.13 OPDC's overarching target is for 50% affordable housing. As can be seen in the Table 2.13 below, 40% affordable housing by habitable room has been secured by OPDC through all Section 106 Agreements to date, which is above the 35% fast track threshold as set out in the London Plan 2021 and Affordable Housing and Viability Supplementary Planning Guidance. The tenure split is also broadly consistent with the adopted Local Plan 70% Intermediate and 30% Social Rent/London Affordable Rent tenure requirements. OPDC is committed to maximising the delivery of Social Rent homes.

Table 2.13: Tenure split of all affordable housing by habitable room secured through S106 Agreements

	All S106 homes	AH %	Started homes	AH %	Completed homes	AH %
Total Homes	8,155		497		4,021	
Private Market Homes	4,130	*60%*	345	*70%*	1,955	*56%*
Affordable Homes	2,406	*40%*	143	*30%*	1,369	*44%*
Intermediate	1,876	*74%*	103	*72%*	964	*67%*
Shared Ownership	595	*32%*	20	*23%*	494	*52%*
Discount Market Rent	858	*42%*	49	*44%*	288	*28%*
London Living Rent	420	*26%*	34	*33%*	182	*20%*
Affordable Rent Products	530	*26%*	40	*28%*	405	*33%*
Affordable Rent	123	*20%*	0	*0%*	123	*27%*
London Affordable Rent	261	*55%*	40	*100%*	136	*39%*
Social Rent	146	*25%*	0	*0%*	146	*33%*

2.14 These figures include homes permitted as wholly Build to Rent Schemes which in accordance with Local Plan Policy H6 are not required to deliver London Affordable Rent/Social Rent. The Table 2.14 below separates out the homes permitted through conventional Build for Sale Schemes. This shows that OPDC is exceeding its policy requirement to provide at least 30% of affordable housing (by habitable room) as Social Rent or London Affordable Rent. OPDC is committed to maximising the delivery of these homes.

Table 2.14: Social/Affordable Rent housing permitted through conventional housing Build for Sale schemes since April 2015

Total units	HR	Private units	HR	Social/ London Affordable Rent	HR	Total affordable housing	HR
3,775	10,030	2,235	5,713	425	1,465	1,531	4,318

% conventional Build for Sale housing as Social Rent/London Affordable Rent	34%		

Offsite Affordable Housing Contributions

2.15 In the 2025/26 monitoring period, £6.55m of the commuted sum contribution from the co-living Castle Public House scheme (planning application reference 214465OPDFUL- total commuted sum of £13.1m) was allocated towards the acquisition of land around School Road and Acton Business Centre to support the delivery of new homes as part of the Old Oak scheme which is being led by OPDC's Delivery Directorate. It is expected that this sum will lead to the delivery of an additional 38 affordable homes which would not be possible without the use of this contribution[2].

2.16 In addition, a sum of £683,327 funding from the Holbrook House planning application (161133OPDS) was allocated to the London Borough of Ealing to acquire 6 family sized Social Rent units at the Steyne Estate (Flats 1-6, 17, Lexden Road, London W3 9EP) in Acton Town as part of a match funding package with £1.5m GLA grant funding.

Housing Mix

2.17 OPDC has a target to deliver 25% of homes as family housing (3 beds or more). As can be seen from Table 2.17 below, this target has not been achieved, primarily because of the locations and typology of development coming forward, which provides limited opportunities to deliver family homes with access to adequate private outdoor amenity space. It is recognised that the delivery of family housing at high densities can be challenging but OPDC is committed to working with developers to maximise the amount of family housing.

Table 2.17: Housing mix secured through S106 agreements since April 2015

	Studio	1 bed	2 bed	3 bed	4 bed	Student (2:5:1)	Co-living (1.8:1)	Total
Total Homes	635	2,448	2,650	795	11	1,146	470	8,155
%	8%	30%	32%	10%	0%	14%	6%	
Started	67	195	183	52	0	0	0	497
%	13%	39%	37%	10%	0%	0%	0%	
Completed	212	1,150	1,566	385	11	440	257	4,021
%	5%	29%	39%	10%	0%	11%	6%	

2.18 Despite the low overall level of family housing, in accordance with Local Plan policy, OPDC has been able to secure higher levels of affordable family housing and in particular Social/London Affordable Rent housing close to the needs identified in OPDC's Strategic Housing Market Assessment for 51% affordable family housing.

Table 2.18: Social/London Affordable Rent Family housing secured through S106 agreements since April 2015

[2] Based on GLA AHP grant level of £170k

Social/London Affordable Rent units	Number of 3 bed + units	% family housing
407	190	47%

Net gain of Industrial Floorspace

2.19 Within the monitoring period, there was a net gain of 24,332 sqm of industrial floorspace through permitted and resolution to approve schemes in the OPDC area. The majority of the net increase is because of the planning application for a data centre at 6 Premier Park Road along with some additional floorspace a s a result of the energy centre at Minerva Road and some amendments to the floorspace at 628 Western Avenue.

2.20 Full details of the net/gain of industrial floorspace within the monitoring period is set out in Table 2.20 below.

Table 2.20: Net gain through permitted schemes in 2025/26 monitoring period

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	E.g.iii	Total
Overall	**0**	**0**	**24332**	**0**	**0**	**0**	**24332**
Park Royal SIL	0	0	24332	0	0	0	24332
Non-SIL	0	0	0	0	0	0	0

2.21 Since OPDC's establishment in April 2015, there has been overall net gain of 234,074 sqm industrial floorspace through permitted schemes. This has included a net gain of 229,129 sqm within SIL and an overall net gain of 4,945 sqm outside of SIL in North Acton and Old Oak. Full details of the net gain in industrial floorspace are set out in Table 2.20 below.

Table 2.21: Net gain through permitted schemes since April 2015

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	E.g.iii	Total
Overall	**2028**	**-35450.1**	**157278**	**4473**	**90190**	**15556**	**234074**
Park Royal SIL	6426	-27924.1	157415	4473	88740	0	229129
Non-SIL	-4398	-7526	-137	0	1450	15556	4945

Schedule 17 Applications

2.22 Planning permission for the construction of the new high speed railway between London and the West Midlands was granted by Parliament through the High Speed Rail (London- West Midlands) Act 2017 (The HS2 Act). This includes a new station at Old Oak Common, which will become one of the country's largest rail interchanges.

2.23 Although the principle of the railway line and the new station at Old Oak Common has already been agreed, High Speed 2 Limited (HS2 Ltd) must apply to the local planning authority for certain details associated with constructing and delivering the project. OPDC determines applications for such works related to development in the OPDC area, which are known as Schedule 17 applications after Schedule 17 of the HS2 Act. Table 2.23 below sets out the Schedule 17 applications OPDC has consented in the monitoring period.

Table 2.23: Schedule 17 applications in 2025/26 monitoring period.

Reference	Address	Proposal Description	Decision
25/0080/HS2OPDC	Old Oak Common Station, Old Oak Common Lane, London, NW10 6DZ	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 for a non-material change to planning consent reference 22/0065/HS2OPDC, relating to amendments to the East Portal, Ventilation Void 12, Cycle Hub and West Portal Sunken Ventilation Area.	Approved 03/07/2025
25/0166/HS2OPDC	Old Oak Common Station, Old Oak Common Lane, London, NW10 6DZ	Details pursuant to condition 5 (sample material panels and detailed drawings - Station Roof) of planning reference 20/0012/HS2OPDC dated 22/05/2020, for an application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to above ground works associated with the new Old Oak Common station comprising main concourse, overbridges, stairs, escalators, lifts to conventional rail, conventional rail platforms and canopies,	Approved 18/11/2025

Reference	Address	Proposal Description	Decision
		ventilation structures and associated works.	
25/0187/HS2OPDC	Victoria Road Crossover Box site, Land Bound by Victoria Road, School Road and Chase Road, London, W3 6UL	Application under Schedule 17 of the High Speed Rail (London-West Midlands) Act 2017 for works associated with the Victoria Road Crossover Box and Ancillary Shaft comprising an auto-transformer station, artificial lighting equipment, vehicle parking areas, earthworks (including retaining walls and hard surfacing) and walls and fences.	Approved 16/12/2025
25/0202/HS2OPDC	Old Oak Common Station, Old Oak Common Lane, London, NW10 6DZ	Details pursuant to condition 6 (sample material panels and detailed drawings - Main station glazing) of planning reference 20/0012/HS2OPDC dated 22/05/2020, for 'Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to above ground works associated with the new Old Oak Common station comprising main concourse, overbridges, stairs, escalators, lifts to conventional rail, conventional rail platforms and canopies, ventilation structures and associated works.'	Approved 22/12/2025
26/0002/HS2OPDC	Old Oak Common Lane (between Wells	Application under Schedule 17 of the High Speed Rail (London-West	Approved 02/03/2026

Reference	Address	Proposal Description	Decision
	House Road and Wormwood Scrubs), London, NW10 6DZ	Midlands) Act 2017, for works related to the replacement Great Western Mainline Bridge; a new bridge to non-preclude a potential future extension of the Chiltern Line; collision protection beam; modifications to abutments of the existing Intercity Express Programme Bridge; and associated earthworks and fencing.	

Carbon savings

2.24 The London Plan 2021 requires new development proposals to be Zero Carbon and deliver C02 reduction targets on site. Table 2.24 demonstrates average C02 reductions achieved on residential and commercial schemes in the monitoring period and since inception.

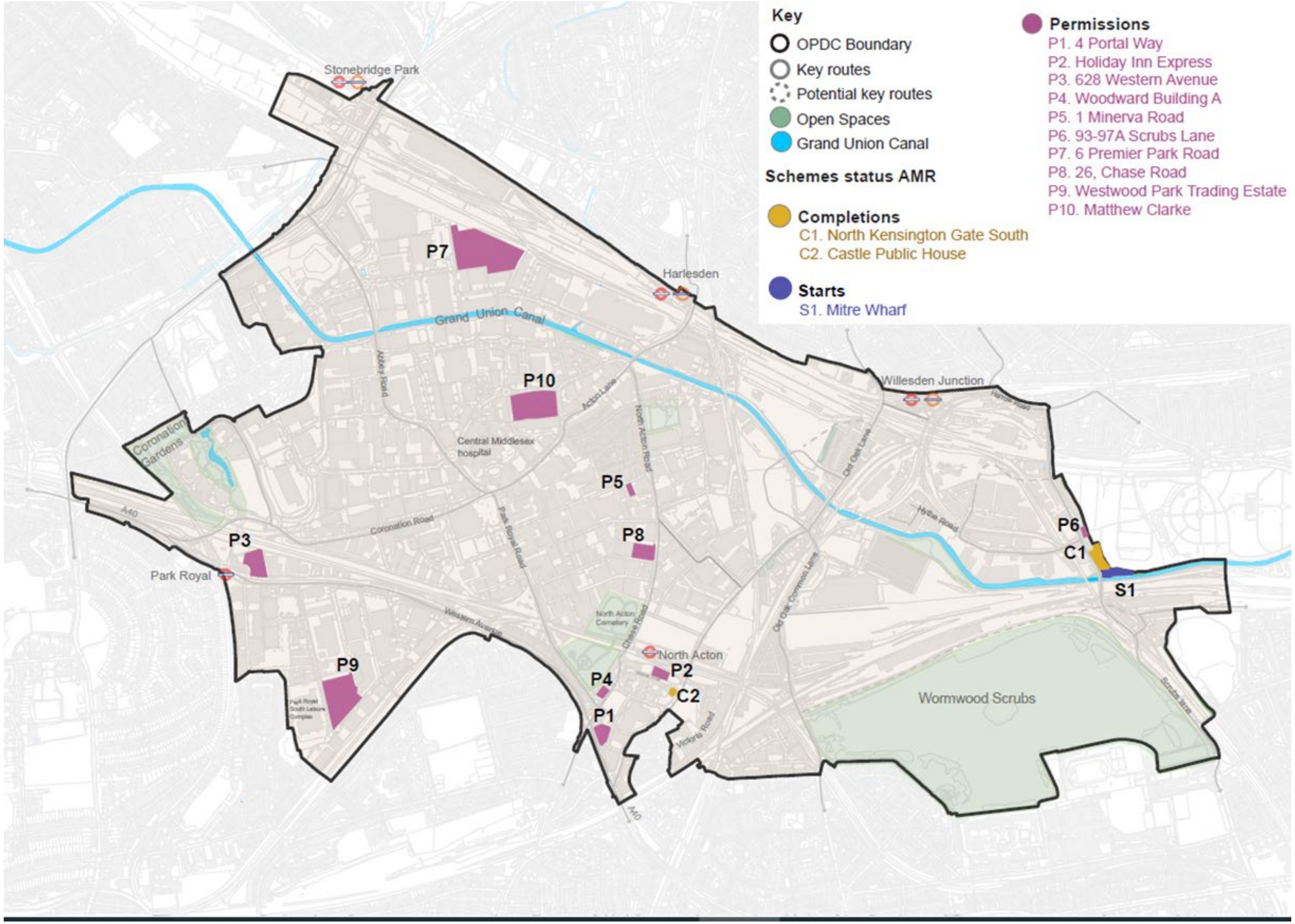
Table 2.24A: carbon savings in monitoring period

Scope	25/26 average	London Plan requirement
Residential Be Lean	10.20%	10.00%
Residential total	66.45%	N/A
Non-residential Be Lean	22.54%	15.00%
Non-residential total	34.34%	N/A
Site wide total	42.68%	35.00%

Table 2.24B: carbon savings since adoption

Residential total	Non-residential total
48.98%	55.97%

Map of planning applications 1 April 2025 to 31 March 2026



3. Key Performance Indicators

3.1 This section provides details of performance against the adopted Local Plan Key Performance Indicators (KPIs) during the 2025/26 monitoring year. These are used to assess how far OPDC is achieving the Local Plan policies and this monitoring will be used to highlight areas where policies are not being achieved to inform future reviews of the Local Plan.

Design

3.2 Delivering a high quality and well designed built environment is fundamental to successful place making in the Old Oak and Park Royal area. It is also critical to long-term sustainability, resilience and ensuring integration with surrounding neighbourhoods.

3.3 The following KPIs are used to monitor OPDC's design policies.

Table ID-1

KPI number	ID-1
KPI description	IMD rank for Living Environment
2025/26 outturn	The most recent Indices of Deprivation were published in 2025. A map is contained in Appendix B of the IMD rank for Living Environment.
Commentary	Since the 2019 IMD the output areas have been updated to take account of the 2021 Census. The ranking of areas within the OPDC area is broadly stable. Regeneration has not yet significantly decreased levels of deprivation.

Table ID-2

KPI number	ID-2
KPI description	Number of schemes that are nominated for and/or win environmental, design, accessibility, technological, architecture and planning awards
2025/26 outturn	The Public Realm and Green Infrastructure SPD achieved the following awards: • Planning Awards 2025 – winner of the Award for Best Plan-Making; • Regional RTPI London Awards for Planning Excellence 2025 - winner of the 'Best Plan' award; • National RTPI Awards for Planning Excellence 2025 – winner of the Best Plan Making Practice award;

KPI number	ID-2
	• Landscape Institute Awards 2025 – Finalist in the Landscape Legacy Award; • Pineapples Awards 2025 – Finalist in the Award for Best Strategy; and • National RTPI Award for Planning Excellence 2025 – Finalist for the Silver Jubilee Cup.
Commentary	See above.

Table ID-3

KPI number	ID-3
KPI description	Positive frontages through permitted mixed use schemes expressed as a percentage of overall scheme frontage
2025/26 outturn	• Holiday Inn Express = 60% • Woodward Building A = 68% • 93-97A Scrubs Lane = 38%
Commentary	Positive frontages are frontages which respond positively to the public realm in terms of orientation, design and uses. For the purposes of monitoring, ground floor windows and entrances that front on to and/or are visible from the public realm are measured. These figures do not reflect elements of public art, lighting or greening which also contribute to the delivery of positive frontages. The percentage of positive frontages for: • **Holiday Inn Express** (23/0051/FUMOPDC) is considered to be suitable for its location within North Acton Neighbourhood Centre adjacent to North Acton Station Square while managing level changes on the site. • **Woodward Building A** (25/0011/FUMOPDC) is considered to deliver a high percentage of positive frontage reflecting its key location on Victoria Road and Park Royal Road. • **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant) is considered to be appropriate reflecting the constrained nature of the site and optimising positive frontages on to the corner of Scrubs Lane and potential new access to St Mary’s Cemetery. The OPDC, and relevant Highway Authorities, are developing proposals to improve the public realm on streets in Park Royal, North Acton Gyratory, Scrubs Lane and Victoria Road/ Old Oak Lane. Any new mixed use or industrial schemes proposed adjacent to these proposed public realm improvements would need to address provision of positive frontages.

Table ID-4

KPI number	ID-4
KPI description	Positive frontages through permitted industrial schemes expressed as a percentage of overall scheme frontage

2025/26 outturn	• 628 Western Avenue = 55%
	• 1 Minerva Road = 44%
	• 6 Premier Park Road = 84% (see commentary)
	• 26 Chase Road = 72%
	• Westwood Park Trading Estate
	  o Unit 22 = 40%
	  o Units 32 to 28 = 47%

Commentary	Positive frontages are frontages which respond positively to the public realm in terms of orientation, design and uses. For the purposes of monitoring, ground floor windows and entrances that front on to and/or are visible from the public realm are measured. These figures do not reflect elements of public art, lighting or greening which also contribute to the delivery of positive frontages. The percentage of positive frontages for: • **628 Western Avenue** (25/0071/VAROPDC) is considered to be appropriate for the site's use and location on the A40. • **1 Minerva Road** (25/0184/FUMOPDC) is considered to be appropriate and is based on public art and lighting approaches for an energy centre. This reflects the operational and security requirements for the proposal. • **6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant) is based on fencing viewed from the public realm and not comparable to measurements for the facades of building viewable from the public realm. • **26 Chase Road** (25/0107/FULOPDC) is considered to be appropriate for this public facing use. • **Westwood Park Trading Estate** (25/0229/FULOPDC) is considered to be appropriate for its role and function in an Park Royal industrial estate. The OPDC, and relevant Highway Authorities, are developing proposals to improve the public realm on streets in Park Royal, North Acton Gyratory, Scrubs Lane and Victoria Road/ Old Oak Lane. Any new mixed use or industrial schemes proposed adjacent to these proposed public realm improvements would need to address provision of positive frontages.

Table ID-5

KPI number	ID-5
KPI description	Percentage of permitted new residential schemes that deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures
2025/26 outturn	100% of permitted new residential schemes have delivered 10% or more of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures. • Holiday Inn Express = 10% • 93-97A Scrubs Lane = 10%
Commentary	All permitted new residential schemes have met the H3(f) policy requirement to deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures.

Table ID-6

KPI number	ID-6
KPI description	Number of major approved non-residential schemes achieving BREEAM Excellent rating
2025/26 outturn	• 628 Western Avenue = Excellent • 1 Minerva Road = Excellent • 6 Premier Park Road = Excellent • Matthew Clarke – change of use application, therefore BREEAM is not applicable.
Commentary	All major non-residential schemes where BREEAM is applicable achieve Excellent ratings.

Table ID-7

KPI number	ID-7
KPI description	Tall buildings permitted: - within areas identified as appropriate for tall buildings - outside areas identified as appropriate for tall buildings
2025/26 outturn	Tall buildings permitted within areas identified as appropriate for tall buildings = 1 Tall buildings permitted outside areas identified as appropriate for tall buildings = 0
Commentary	The permitted tall buildings accord with Local Plan policy SP9(b). These are: • Holiday Inn Express (23/0051/FUMOPDC)

Table ID-8

KPI number	ID-8
KPI description	Number of designated and/or non-designated heritage assets within the monitoring period: • Designated: • Lost; • Subject to harm; • Reused or enhanced through new development.
2025/26 outturn	The following information is based on schemes that have been permitted during the monitoring period: • Designated heritage assets = 0 • Lost heritage assets = 0 • Subject to harm = 9 (all less than substantial) • Reused or enhanced through new development = 0
Commentary	No OPDC designated Local Heritage Listings were lost. Assets subject to harm by the below permissions are set out below. For each instance, the delivery of public benefits was considered to outweigh harm as required by national, London and OPDC planning guidance. • **Holiday Inn Express** (23/0051/FUMOPDC) – less than substantial harm to the Kensal Green All Souls Cemetery (Grade 1) Registered Parks and Garden, St Mary's Cemetery Conservation Area, North Acton Station, the Anglican and Non-Conformist Chapels, and the Cross of Sacrifice War Memorial within Acton Cemetery. • **628 Western Avenue** (25/0071/VAROPDC) - less than substantial harm to the significance of both the Grade II Listed Park Royal underground station and Station Chambers, and the Hanger Hill (Haymills) Estate Conservation Area. • **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)– less than substantial harm to the significance of St Mary's Cemetery Conservation Area and listed assets in the northern part of St Mary's Cemetery.

Table ID-9

KPI number	ID-9
KPI description	Net change in number and sqm of play space within the OPDC area completed (by place), categorised by: • Child play space (0 to 5 years); • Child play space (5 to 11 years); • Child play space (11 to 18 years); and • Adult play space.

<table>
<tr><th>KPI number</th><th>ID-9</th></tr>
<tr><td>2025/26 outturn</td><td>No target (qualitative assessment) ensuring that adequate on-site space for young children to play is provided on site in connection with the proposed residential accommodation.

The following information is based on schemes that were completed during the monitoring period:

• Holiday Inn Express 23/0051/FUMOPDC
o Under 5: 70 sqm
o 5-11 years: 95 sqm
o 12 years+: 20 sqm
o Total required play space is 131sqm. Scheme provides 185sqm.
• 93-97A Scrubs Lane 23/0235/FUMOPDC (Resolution to Grant)
o Under 5: 87 sqm
o 5-11 years: 0 sqm
o 0 12 years+: 0 sqm
o Total required play space is 180 sqm. Scheme provides 87sqm.</td></tr>
<tr><td>Commentary</td><td>No play space has been lost as a result of any planning application

<u>Commentary (other application):</u>

93-97A Scrubs Lane (23/0235/FUMOPDC) (Resolution to Grant): Due to the constraints of the site and the limited area available to provide play space, the applicant has prioritised providing doorstep play for under 5’s. Given the policy requirement shortfall, play space contribution is secured in the S106 agreement.

During the monitoring period, £149,093.99 was allocated to improvements at Wesley Playing Fields, including a new playground co-designed in consultation with the local community.</td></tr>
</table>

Environment and Utilities

3.4 In line with the Mayor of London's aspirations to make London a zero carbon city, it will be important that new development meets new standards in low carbon, resource efficient development. In addition, development should seek to create a thriving natural and physical environment that supports high quality living and wellbeing and a healthy and biodiverse natural environment.

3.5 The following KPIs are used to monitor OPDC's environment and utilities policies.

Table IEU-1

KPI number	IEU-1
KPI description	Total amount of publicly accessible open space from permitted schemes, categorised by: - Local Park (or contributing towards delivery of a Local Park); - Smaller Public Open Space or Pocket Park; - Green Street.
2025/26 outturn	Policy EU1 Open Space of the Local Plan requires development to deliver a minimum of 30% of the developable area outside of Strategic Industrial Locations as publicly accessible open space. The following information is based on schemes that have been permitted during the monitoring period: • **Holiday Inn Express**: 535 sqm (24%) • **Woodward Building A**: 281 sqm of publicly accessible open space (5.3%) and 471 sqm of public realm. Total = 14.2% • **93-97A Scrubs Lane:** 243 sqm of publicly accessible open space (24.3%) • **4 Portal Way:** 36% publicly accessible open space. Too early in the plan period to assess delivery of 2 new local parks as required by Policy P1 (Old Oak South) and Policy P9 (Channel Gate).
Commentary	Policy EU1 Open Space of the Local Plan requires development to deliver a minimum of 30% of the developable area outside of Strategic Industrial Locations as publicly accessible open space. <u>Commentary (other application):</u> **Holiday Inn Express** (23/0051/FUMOPDC): Given the policy requirement shortfall, an open space contribution is secured in the S106 agreement. The PBSA amenity space provision accords with London Plan policy H15, Local Plan policy H10 and the PBSA LPG.

KPI number	IEU-1
	Woodward Building A (25/0011/FUMOPDC)**:** Given the policy requirement shortfall, an open space contribution is secured in the S106 agreement. The scheme proposes improvements to 471 sqm of public realm fronting Victoria Road, this was considered within the calculation of publicly accessible open space on site. **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** Given the policy requirement shortfall, an open space contribution is secured in the S106 agreement.

Table IEU-2

KPI number	IEU- 2
KPI description	An overall net gain in biodiversity habitats and quantum and range of species and protection and/or enhancement of designated SINCs through permitted schemes
2025/26 outturn	Target: London Plan Policy G6 requires 10% net gain in biodiversity. Local Plan Policy EU2 'Urban Greening and Biodiversity' seeks to secure a net gain in biodiversity as part of development proposals. • **Holiday Inn Express:** 0.85 habitat units (+165.49 per cent) • **628 Western Avenue:** N/A • **Woodward Building A:** 0.72 habitat units (+804.92%) • **1 Minerva Road:** net loss of 0.15 area habitat units (-4.22 per cent**)** • **93-97A Scrubs Lane:** 0.28 habitat units (6,089%) • **6 Premier Park Road:** 1.68 habitat units (266.55%)
Commentary	Target: London Plan Policy G6 requires 10% net gain in biodiversity. Local Plan Policy EU2 'Urban Greening and Biodiversity' seeks to secure a net gain in biodiversity as part of development proposals. Commentary (other application): **Holiday Inn Express** (23/0051/FUMOPDC): The scheme was submitted prior to the BNG regulations coming into force. However, based on relevant DEFRA guidance, London Plan and Local Plan requirements, OPDC secured a net increase. The loss of a mixed scrub habitat is compensated in compliance with statutory BNG trading rules. A S106 Agreement will secure a financial contribution to facilitate off-site enhancements which aim to achieve an equal or higher distinctiveness than that lost through the development.

KPI number	IEU- 2
	628 Western Avenue (25/0071/VAROPDC): Statutory biodiversity net gain does not apply to Section 73 applications made pursuant to planning permissions granted prior to 12 February 2024. The development provides planted terraces and green roofs, which provide new biodiversity habitats to support local wildlife. A Section 106 legal agreement will ensure the long-term management and maintenance of the open space biodiversity features. **1 Minerva Road** (25/0184/FUMOPDC): To achieve policy compliance, the purchase of off-site units was considered necessary including A Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) to set out details on the habitat creation.

Table IEU-3

KPI number	IEU-3
KPI description	Urban Greening Factor (UGF) of permitted schemes
2025/26 outturn	Target: London Plan policy G5 requires residential development to meet an Urban Greening Factor score of 0.4 and non-residential development to meet an Urban Greening Factor score of 0.3 (B2/B8 uses are excluded from this requirement). OPDC Local Plan requires industrial development to optimise the score of 0.3 where possible. The following information is based on schemes that have been permitted during the monitoring period: • **Holiday Inn Express:** 0.35 UGF score • **628 Western Avenue:** 0.32 UGF score • **Woodward Building A:** 0.4 UGF score • **1 Minerva Road:** 0.17 UGF score • **93-97A Scrubs Lane:** 0.32 UGF score • **6 Premier Park Road:** 0.2 UGF score
Commentary	Target: London Plan Policy G5 sets a target of minimum UGF of 0.4 on major residential sites and 0.3 on commercial sites (excluding B2/B8 uses) Commentary (other application): **Holiday Inn Express** (23/0051/FUMOPDC)**:** The UGF score of 0.35 falls short of the 0.4 target for predominantly residential development. However, taking into account the constraints of the site, including the proposal comprising a mix of uses each with

KPI number	IEU-3
	different plant/energy requirements, it is considered overall that urban greening opportunities on the site have been maximised. **628 Western Avenue** (25/0071/VAROPDC): Provision primarily through the proposed planting of biodiverse species upon the roof, roof terraces, and internal courtyard of the building. **1 Minerva Road** (25/0184/FUMOPDC): Given the sui generis nature of the energy centre as heat generation facility that is part of a DHN, the 0.3 UGF target is not applicable for this proposal. However, provision of urban greening has been considered in the design process to accord with the requirements under part B of London Plan Policy G5 and Local Plan Policy EU2. The energy centre development will deliver urban greening through the provision of an intensive green roof of 320sqm. This gives a total UGF score of 0.17. **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** The UGF score of 0.32 falls short of the 0.4 target for predominantly residential development. However, taking into account the constraints of the site and its small area, it is considered overall that urban greening opportunities on the site have been maximised. **6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): Policy G5 of the London Plan does not set a UGF target for B2 and B8 uses

Table IEU-4

KPI number	IEU-4
KPI description	Proportion of permitted schemes which: include grey water and/or rain water harvesting; exceed the Mayor's per capita water consumption target (residential) (105 litres per head per day).
2025/26 outturn	Policy target: a. include grey water and/or rain water harvesting; London Plan policies SI 5 'Water Infrastructure', SI 12 'Flood Risk Management' and SI 13 'Sustainable Drainage' contain specific flood risk and water management requirements for new developments. b. Policy EU3 of the Local Plan requires developments to maximise the efficient use of water by seeking to achieve the maximum score for water use in the BREEAM ratings. London Plan Policy SI 5 requires developments to achieve at least BREEAM excellent standard for the 'Wat 01' water category (commercial) and achieving mains water consumption of 105 litres or less per head per day as per Building Regulations (residential development). The following information is based on schemes that have been permitted during the monitoring period:

KPI number	IEU-4
	Holiday Inn Express (23/0051/FUMOPDC)**:** a. SuDS features: Ground floor external surfaces will be finished in permeable paving and soft landscaped areas including rain gardens and a swale. Soft landscaping is also provided on levels 1, 4 and 17. Approximately 68% of total roof area will be covered with blue and green roofs, including 288m^2 intensive biodiverse green roof. Greywater recycling not proposed. b. The commercial aspect of the development targets BREEAM excellent overall (secured by pre-commencement planning condition). A score of Excellent (at least 4 credits) is targeted under BREEAM issue Wat 01, equivalent to a minimum 40% reduction in potable water use relative to baseline performance. The residential aspect of the development will achieve the Mayor's target of 105 litres per capita per day by using a fittings approach. **628 Western Avenue.** Variation of conditions on 19/0006/FUMOPDC (permitted on public inquiry 20/11/2020) as amended by 23/0134/NMAOPDC and 25/0002/NMAOPDC. Section 73 application contains new sustainability strategy, so performance against related KPIs is recorded. a. Blue and green roofs and below-ground cellular attenuation tank proposed to reduce run-off rates. Discharge rates to be limited by use of a demarcation chamber fitted with flow control. Greywater recycling not proposed. b. Targets BREEAM outstanding level for the 'Wat 01' water category, using a fittings approach and leak detection monitoring to reduce consumption. Total per capita consumption limited to 110 litres per day secured via a Section 106 agreement. **Woodward Building A** (25/0011/FUMOPDC)**:** a. Integrated green-blue roofs are proposed at three roof levels and will allow for infiltration. Discharge rates to be limited using flow restrictions. These measures are secured via S106 agreement. Greywater recycling not proposed. b. Targets BREEAM excellent level for the 'Wat 01' water category, using a fittings approach and leak detection monitoring to reduce consumption. Total per capita consumption limited to 105 litres per day, meeting the Mayor's target. BREEAM excellent is secured via S106 agreement. **Energy Centre, 1 Minerva Road** (25/0184/FUMOPDC):

KPI number	IEU-4
	a. Green roof proposed to cover 320m^2 roof area. New private surface water sewer proposed to serve Minerva Road. No greywater recycling or rainwater harvesting proposed due to site constraints. b. Targets BREEAM excellent level for the ‘Wat 01’ water category, using a fittings approach to reduce consumption to at least 40% below the baseline generated by the BRE water calculator. **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** a. Below ground attenuation provision of 53m^3 is proposed alongside 190m^2 permeable paving. Discharge rates to be limited using variable flow control device. Potential for rainwater harvesting to be considered at detailed design stage. Greywater recycling not proposed. b. Targets BREEAM excellent level for the ‘Wat 01’ water category, using a fittings approach to reduce consumption to at least 40% below the baseline generated by the BRE water calculator. Per capita consumption is reduced to no more than 105 litres per day through use of low-flow fittings. **Unit F, 6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): a. Permeable paving and a large pond are provided with capacity for storm water attenuation. Surface water will drain to an on-site existing private sewer, at a rate restricted by flow controls. Rainwater harvesting will be used to supplement the site’s irrigation. Greywater recycling is not proposed. b. Targets exemplary criteria under the BREEAM Data Centres 2010 ‘Wat 01’ issue. This requires a ≤50% reduction in potable water consumption associated with operational cooling compared with baseline demand. This data centre will employ air-cooled chillers, removing much of the need to consume water for equipment cooling. A smaller quantity of water will be used in closed cooling systems but this will not require consumption of mains water under normal operation. **Westwood Park Trading Estate** (25/0229/FULOPDC): a. Alterations will include provision of approximately 13.2m^2 of intensive green roof to bicycle and refuse stores.
Commentary	Target: o London Plan Policy SI5 sets through the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day

KPI number	IEU-4
	(excluding allowance of up to five litres for external water consumption). ○ London Plan Policy SI13 requires a drainage scheme to be submitted, incorporating sustainable drainage measures in line with its sustainable drainage hierarchy. Policy EU3 of the Local Plan requires SuDS to be incorporated. **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** The applicant considered infiltration to the ground as part of the proposals, however the underlying geology offers insufficient permeability to allow for effective infiltration. **Unit F, 6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): The applicant considered infiltration to the ground as part of the proposals, however this was found not to be feasible due to below ground constraints and the underlying geology offering insufficient permeability to allow for effective infiltration. Further refinements to the surface water strategy will follow CCTV survey and a swale may be provided at detailed design stage. The use of air-cooled chillers rather than a water-cooled system will result in a reduction of over 100 million litres of water annually. Low flow sanitaryware and a fittings approach are also specified.

Table IEU-5

KPI number	IEU-5
KPI description	Number of occasions Air Quality results exceeded the maximum acceptable level.
2025/26 outturn	Ealing have 3 Automatic Monitoring Sites at Western Avenue, Horn Lane and Hanger Lane Gyratory, plus 11 passive monitors. Ealing's AQ monitoring reports up to 2024 can be accessed from this weblink: Air Quality Reports There is only one air quality monitoring station in the OPDC area. It is located on Western Avenue (A40) North Acton. Data for this monitoring station is available on the GLA datastore, accessed from this weblink: https://www.londonair.org.uk/london/asp/publicstats.asp?mapview=NO2b&statyear=2023&MapType=Google&region=0&site=EI1&postcode=&la_id=&objective=All&zoom=16&lat=51.522220956474854&lon=-0.2656288820495334&VenueCode= Both the 2024 and 2025 pollution levels recorded at this monitoring site met the Government's Air Quality Strategy Objectives. The 2025 data shows no reduction (compared with 2023) in the annual mean Nitrogen Dioxide and PM10 particulate

KPI number	IEU-5
	values recorded and both years met the Government's daily and annual air quality objectives for Nitrogen Dioxide and PM10.
Commentary	The map below shows the locations of the monitoring stations. OPDC has committed through its Local Plan to meeting national targets for air quality. The data recorded at the air quality monitoring site on Western Road (A40) indicates that these targets are currently being met. However, it is also noted that there is currently only one monitoring site across the whole of the OPDC area. This, therefore, is not representative of the area as a whole and the establishment of more air quality monitoring sites across the OPDC area would enable more comprehensive monitoring of this KPI

Figure: air quality monitoring stations

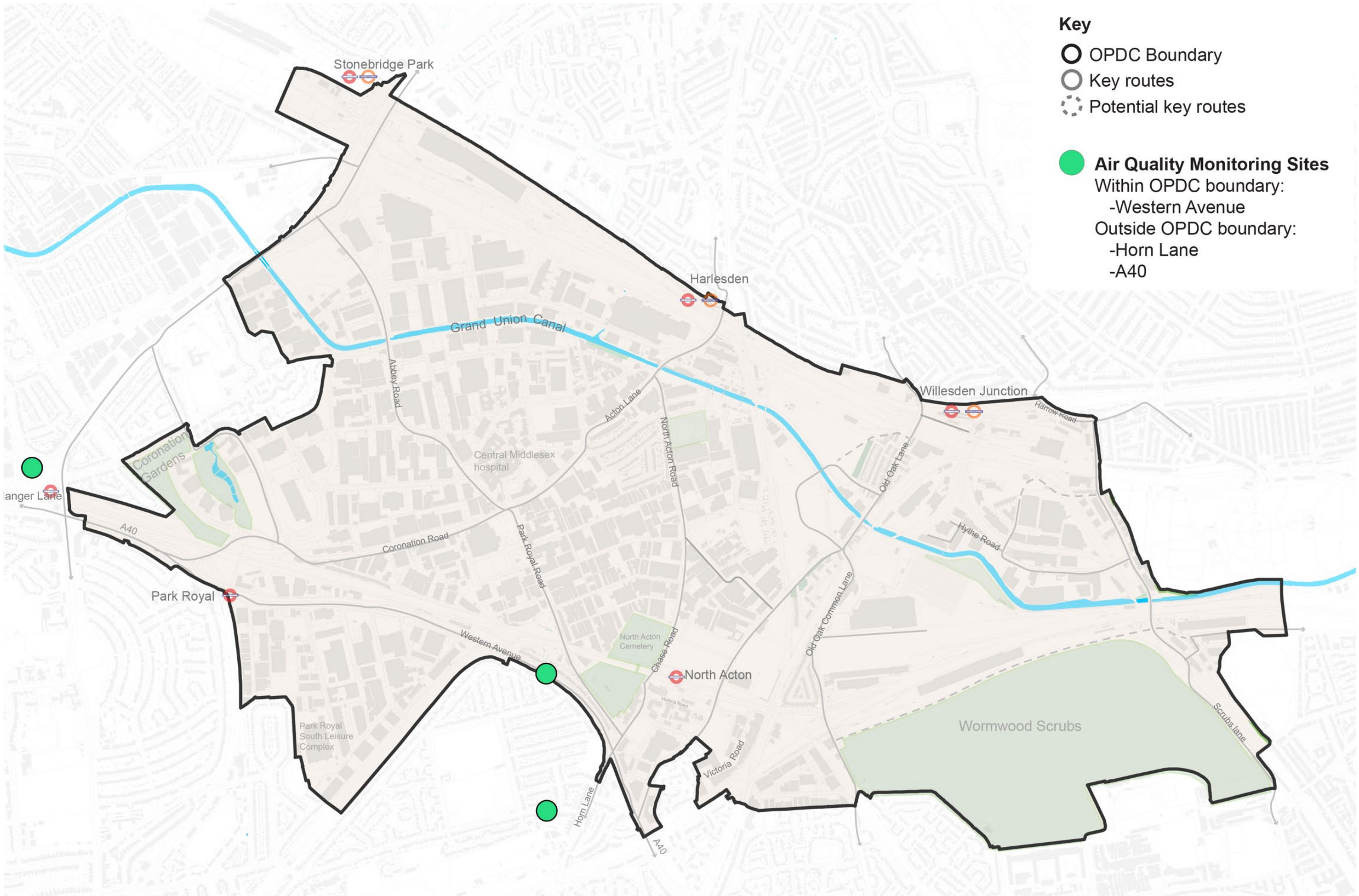


Table IEU-6

KPI number	IEU-6
KPI description	Number of noise related complaints to Borough environmental departments regarding construction activities within the OPDC area.
2025/26 outturn	OPDC: **No complaints registered.** Ealing Council: **4 complaints registered in relation to noise disturbance.** Hammersmith & Fulham Council: **No complaints registered.** Brent Council: **No complaints registered.**
Commentary	Powers to deal with excessive construction noise lie with the local authority (Borough Council).

Table IEU-7

KPI number	IEU-7
KPI description	Percentage of household waste recycled, composted or reused.
2025/26 outturn	The following data is sourced from Local Authority Collected Waste Management- annual results- Table 1: Local Authority Collected and Household Waste Statistics 2014/15 to 2023/24 and based on figure for the 2024/25 financial year Local authority collected waste management - annual results - GOV.UK London Borough of Brent: 2024/25 Household waste sent for recycling/composting/reuse 32.9% 2024/25 Local authority collected waste sent for recycling/composting/reuse 28.4% London Borough of Hammersmith & Fulham: 2024/25 Household waste sent for recycling/composting/reuse 30.2% 2024/25 Local authority collected waste sent for recycling/composting/reuse 21.9% London Borough of Ealing: 2024/25 Household waste sent for recycling/composting/reuse 49.2% 2024/25 Local authority collected waste sent for recycling/composting/reuse 33.1%
Commentary	None

Table IEU-8

KPI number	IEU-8
KPI description	Proportion of construction, demolition waste from permitted schemes to be reused or recycled.
2025/26 outturn	Target: London Plan policy SI 7 target of ≥95% of demolition waste to be reused and/or recycled. The following information is based on schemes that have been permitted during the monitoring period: • **Holiday Inn Express** (23/0051/FUMOPDC)**:** A target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use is set. For demolition waste, ≥95% by weight is to be diverted from landfill. A planning stage pre-demolition audit identified 0.3-2.7% by weight of existing materials as suitable for reuse, with 99.3% by weight assessed as suitable for recycling. Targets subject to revision in Construction Environmental Management Plan (secured by condition) but will meet overall target. • **628 Western Avenue Variation of conditions on 19/0006/FUMOPDC (permitted on public inquiry 20/11/2020) as amended by 23/0134/NMAOPDC and 25/0002/NMAOPDC. Section 73 application contains new sustainability strategy, so performance against related KPIs is recorded.** The applicant commits to a target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use, with on-site reuse of relevant site clearance waste as secondary aggregate. • **Woodward Building A** (25/0011/FUMOPDC)**:** A target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use is set. The scheme targets ≥98% by weight of demolition waste to be diverted from landfill, of which ≥6% should be reused. BREEAM Wst 01 construction waste intensity target used. BREEAM excellent is secured via S106 agreement. • **Energy Centre, 1 Minerva Road** (25/0184/FUMOPDC): A target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use is set.

KPI number	IEU-8
	• **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** • A target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use is set. • **Unit F, 6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): A target of at least ≥95% of non-hazardous construction, demolition waste to be reused and/or recycled and 95% of excavation waste to be diverted from landfill for beneficial use is set, with the Site Waste Management Plan estimating that the figure will be 96%.
Commentary	**Woodward Building A** (25/0011/FUMOPDC): A pre-redevelopment audit identifies that there is potential for 186 tonnes of materials, containing roughly 131 tonnes of embodied CO_2e, to be reused. Applicant intends to reuse materials within their portfolio in cases where on-site reuse is not possible. 30 photovoltaic panels existing on site will be retained and supplied to a local reuse group. Potential for remanufacturing of existing lighting is being investigated. The project targets <6.5 tonnes/100m^2 GIA of non-hazardous construction waste, in line with BREEAM Wst 01 credit. To reduce construction waste intensity, the following measures are proposed: on-site reuse of existing materials such as structural steel and concrete, design for manufacture and assembly, just in time ordering and supplier take-back schemes. **Energy Centre, 1 Minerva Road** (25/0184/FUMOPDC): The pre-demolition audit has identified potential for 95-98% diversion from landfill for demolition waste and the Site Waste Management Plan indicates that at least 95% of construction and earthworks waste can be diverted from landfill. The BREEAM Wst 01 credit requiring diversion of 80% by weight of construction waste from demolition is being targeted. 12% of demolished materials are designated for reuse. To reduce construction consumption and waste, a target is set to source the 80,000 bricks required for the project from deconstructed buildings. There is also an aspiration to use reclaimed structural steel. **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** Options appraisal has been undertaken to improve material efficiency. The project targets 20% by value of construction materials to be reused or recycled. A construction waste intensity target is set as ≤6.5 tonnes/100m^2 GIA of non-hazardous construction waste, in line with BREEAM Wst 01 credit.

KPI number	IEU-8
	Unit F, 6 Premier Park Road (25/0196/FUMOPDC) (Resolution to Grant)**:** The pre-demolition audit identified 99% by weight of demolition waste to be diverted from landfill and 2.5% of demolition waste by weight to be reused as feasible targets. It estimated that 505-732tCO_2e could be avoided by reusing materials from the demolished building in the new development, including structural steel, raised access flooring, glass and concrete. As a whole, the development targets 20% by value of its materials to be reused or recycled, with the current estimate at 12%. Excavation waste has been estimated through an earthworks analysis which identified that 5% of the soil arising will be contaminated, with the remaining 95% (5,041m^3, 10,082 tonnes) being reused on-site in the landscape scheme – this means that 100% of non-hazardous excavation waste will be diverted from landfill. Construction waste has been estimated as 3,256 tonnes at the product and construction stage, of which 95% (3,093 tonnes) will be diverted from landfill, as directed by the Site Waste Management Plan.

Table IEU-9

KPI number	IEU-9
KPI description	Number of permitted schemes achieving London Plan CO2 reduction targets.
2025/26 outturn	Target: London Plan policy SI 2 'Minimising greenhouse gas emissions', requires all major developments to be net-zero carbon or contribute towards a Carbon Offset Fund. The following information is based on schemes that have been permitted during the monitoring period: • **Holiday Inn Express** (23/0051/FUMOPDC)**:** Overall sitewide reduction in regulated CO_2 emissions of 48.5% of which 14.9% is achieved through Be Lean energy demand reduction measures. The shortfall in emissions reduction is mitigated via carbon offset contributions. • **628 Western Avenue.** Variation of conditions on 19/0006/FUMOPDC (permitted on public inquiry 20/11/2020) as amended by 23/0134/NMAOPDC and 25/0002/NMAOPDC. Section 73 application contains new sustainability strategy, so performance against related KPIs is recorded. Overall sitewide reduction in regulated CO_2 emissions of 15% of which 3% is achieved through Be Lean energy demand reduction measures. The shortfall in emissions reduction is mitigated via carbon offset contributions.

KPI number	IEU-9
	• **Woodward Building A** (25/0011/FUMOPDC): Overall sitewide reduction in regulated CO_2 emissions of 32.3% of which 16.7% is achieved through Be Lean energy demand reduction measures. The shortfall in emissions reduction is secured via carbon offset contributions • **Energy Centre, 1 Minerva Road** (25/0184/FUMOPDC): Policy SI 2 not applicable**.** • **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** Overall sitewide reduction in regulated CO_2 emissions of 59% of which 10% is achieved through Be Lean energy demand reduction measures. The residential portion achieves a 10% Be Lean emissions reduction while the non-residential element achieves a 15% Be Lean reduction in line with London Plan requirements. The shortfall in emissions reduction is secured via carbon offset contributions. • **Unit F, 6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant)**:** Overall sitewide reduction in regulated CO2 emissions of 58.7%, of which 58.5% is achieved through Be Lean energy demand reduction measures. The shortfall in emissions reduction is secured via carbon offset contributions.
Commentary	The schemes have addressed reducing greenhouse gas emissions in accordance with the following energy hierarchy: • Be lean (use less energy) - minimum on-site reduction of at least 35% beyond Building Regulations for major development, with non-residential development expected to achieve 15% through energy efficiency measures. • Be clean (supply energy efficiently) • Be green (use renewable energy) • Be seen (monitor, verify and report on energy performance). Major development is required to achieve net-zero carbon by following the energy to secure overall regulated operational emissions at least 35% lower than Building Regulations requirements, with residual emissions mitigated through payments to OPDCs carbon offset fund. **Holiday Inn Express** (23/0051/FUMOPDC)**:** • Overall sitewide reduction in regulated CO_2 emissions of 48.5% (Building Regulations Part L 2021) follows revisions to scheme to improve energy efficiency of student housing element. The breakdown of measures

KPI number	IEU-9
	and energy hierarchy in line with London Plan policy SI 2 are as follows: • Lean: The approved energy strategy achieves a Be Lean stage regulated emissions reduction of 10.4% for the residential portion (using a baseline heating scenario based on the use of gas boilers) and 19.5% for the non-residential, student housing, amenity and retail element (using a baseline heating scenario based on air source heat pumps (ASHP). These Be Lean reductions meet the requirements of London Plan policy SI 2. • Clean: Potential to connect to an external zero/low carbon district heat or energy network were investigated but not proposed as part of the planning stage energy strategy meaning no further reduction would be achieved at Be Clean stage. A S106 agreement secures that the applicant will take all reasonable steps to engage with the operator of the Old Oak Park Royal Energy Network (OPEN) to secure a connection and supply agreement or submit a non-connection notice to OPDC. As a connection is not secured at this stage, reporting is based on the planning stage energy strategy. • Green: The residential portion of the development will be served by an ambient temperature loop (5th generation district heating and cooling network) using waste heat to provide domestic hot water, space heating and cooling. Individual dwellings will be provided with a water-source heat pump and hot water buffer tank. This will achieve a 63.9% residential emissions reduction relative to the gas boiler Part L 2021 baseline. The non-residential portion of the development will be served by central ASHPs connected to smart radiators. Domestic hot water will be provided centrally by water source and air source heat pumps in combination. Provision of an 100m^2 roof mounted photovoltaic array has also been factored into the non-residential Be Green calculation. These measures will achieve a non-residential emissions reduction of 33.4% relative to a Part L 2021 ASHP baseline. As a whole, the site achieves a 48.5% emissions reduction at Be Green stage relative to the respective baselines. • Seen: The applicant is committed to monitoring and reporting on its energy performance post construction. Central and local plant systems will be monitored, and meters will be attached to central plant. The applicant will use their energy and carbon monitoring refine which includes landlord and tenant usage. Tenant areas and high load areas will be sub-monitored to improve reporting. The applicant has committed to report annual

KPI number	IEU-9
	energy consumption values to the GLA's online Energy Portal as required. These measures are secured through a Section 106 agreement, which also requires that an updated 'as built' revision of the Be Seen energy modelling is submitted prior to the first occupation of each stage. • Carbon offset contribution: As the proposal does not achieve zero-carbon on-site, a payment in lieu is secured via S106. The final amount payable will be subject to a CO_2 audit undertaken prior to practical completion of each phase. **628 Western Avenue:** • Overall sitewide reduction in regulated CO_2 emissions of 15% (Building Regulations Part L 2021) is considerably lower than minimum requirements. The breakdown of measures and energy hierarchy in line with London Plan policy SI 2 are as follows: • Lean: The approved energy strategy achieves a Be Lean stage regulated emissions reduction of 3%. This does not comply with Be Lean requirements of London Plan policy SI 2, however, it is found to be acceptable given that a) steps have been taken to improve energy efficiency b) the design of the scheme is constrained by the existing consented scheme and c) the development's use as a hotel will have a high demand for hot water. • Clean: Potential to connect to an external zero/low carbon district heat or energy network were investigated but found not to be feasible as part of the planning stage energy strategy meaning no further reduction would be achieved at Be Clean stage. Provisions are made within the proposed heating system to allow for future connection to a district heat network. • Green: The development will be served by communal air-to-water heat pumps with an overall (heating and cooling) seasonal efficiency of 3.26. This will achieve a 63.9% residential emissions reduction relative to the gas boiler Part L 2021 baseline. Provision of a 32kWp roof mounted photovoltaic array has also been factored into the Be Green calculation. These measures will achieve a non-residential emissions reduction of 15% relative to a Part L 2021 baseline. • Seen: Energy metering will be provided as required for BREEAM excellent, achieving at least 1 out of 2 credits under the Ene 02 issue. This is expected to include sub-metering of high demand systems such as laundry and catering areas.

KPI number	IEU-9
	- <u>Carbon offset contribution:</u> As the proposal does not achieve zero-carbon on-site, a payment in lieu is secured via S106. The final amount payable will be subject to a CO_2 audit submitted to OPDC. **Woodward Building A** (25/0011/FUMOPDC): - Overall sitewide reduction in regulated CO_2 emissions of 32.2% (Building Regulations Part L 2021) is lower than the minimum requirement of 35%. The breakdown of measures and energy hierarchy in line with London Plan policy SI 2 are as follows: - <u>Lean</u>: The approved energy strategy achieves a Be Lean stage regulated emissions reduction of 16% by pairing high airtightness with MVHVR and thermal performance values which improve on Building Regulations limiting values. - <u>Clean</u>: Potential to connect to an external zero/low carbon district heat or energy network were investigated but found not to be feasible as part of the planning stage energy strategy meaning no further reduction would be achieved at Be Clean stage. A S106 agreement secures that the applicant will take all reasonable steps to engage with the operator of the Old Oak Park Royal Energy Network (OPEN) to secure a connection and supply agreement or submit a non-connection notice to OPDC. Provisions are made within the proposed heating system to allow for future connection to a district heat network. - <u>Green</u>: The student accommodation element of the development will be served by communal ASHP providing space heating at an efficiency of 3.27 with capability to provide cooling through reverse operation. Domestic hot water will be supplied by air-to-water heat pumps with an overall efficiency of 3.56. Amenity and retail spaces will be served by high efficiency variable refrigerant flow (VRF) systems. Provision of an 105m^2 roof mounted photovoltaic array yielding 18.6MWh per year has also been factored into the Be Green calculation. These measures will achieve a site wide emissions reduction of 32.2% relative to a Part L 2021 baseline. This does not comply with Be Lean requirements of London Plan policy SI 2, however is found to be acceptable given that a) steps have been taken to improve energy efficiency b) the development's primary use as student accommodation will have a high demand for hot water and c) as modelled, the development meets the absolute targets for energy use intensity (EUI) and space heating demand (SHD) recommended for the hotel typology in the 2023 report

KPI number	IEU-9
	Delivering Net Zero by Etude et al on behalf of 18 London boroughs, these being <160 kWh/m^2_{GIA}/year EUI and <15 kWh/m^2_{GIA}/year SHD. • Seen: Energy metering will be provided as required for BREEAM excellent, achieving the 1 relevant credit under the Ene 02 issue. This is expected to include provision for at least 90% of annual energy consumption to be assigned to the relevant end-use categories, with sub-metering of high demand systems such as laundry areas. • Carbon offset contribution: As the proposal does not achieve zero-carbon on-site, a payment in lieu is secured via S106. The final amount payable will be subject to a CO_2 audit submitted to OPDC. **Energy Centre, 1 Minerva Road** (25/0184/FUMOPDC): • The scheme consists of predominantly unheated floor area and is not expected to be subject to Approved Document L2 of the Building Regulations. As such it is exempt from the requirements of Policy SI 2. However measures are proposed to reduce operational energy consumption and 4 out of a possible 9 credits are targeted against BREEAM Issue Ene 01. **93-97a Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant)**:** • Overall sitewide reduction in regulated CO_2 emissions of 59% (Building Regulations Parts L1 and L2 2021). This is a significant improvement on the required reduction of 35%. The breakdown of measures and energy hierarchy in line with London Plan policy SI 2 are as follows: • Lean: The approved energy strategy achieves a Be Lean stage regulated emissions reduction of 15% in the non-residential portion and 10% in the residential by pairing high airtightness with MVHVR and thermal performance values which improve on Building Regulations limiting values. The development will achieve energy use intensity (EUI) of 59.6 kWh/m^2/year and space heating demand (SHD) of 9.8 kWh/m^2/year. • Clean: Potential to connect to an external zero/low carbon district heat or energy network were investigated but found not to be feasible as part of the planning stage energy strategy meaning no further reduction would be achieved at Be Clean stage. • Green: Space heating and hot water will be supplied via a communal low-temperature hot water (LTHW) network with ASHP of overall seasonal efficiency 3.19 as its

KPI number	IEU-9
	heating source. Provision of a small 1.2kWp roof mounted photovoltaic array yielding approximately 960 kWh per year has also been factored into the Be Green calculation. These measures will achieve a site wide emissions reduction of 59% relative to a Part L 2021 baseline. • <u>Seen</u>: Energy metering and sub-metering will be provided and annual reporting to the GLA online Energy Portal will be carried out for five years. • Carbon offset contribution: As the proposal does not achieve zero-carbon on-site, a payment in lieu will be secured via S106. **Unit F, 6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant)**:** • Overall reduction in regulated CO_2 emissions of 58.2% (Building Regulations Parts L2 2021). This is a significant improvement on the required reduction of 35%. The breakdown of measures and energy hierarchy in line with London Plan policy SI 2 are as follows: • <u>Lean</u>: The approved energy strategy achieves a Be Lean stage regulated emissions reduction of 58.5%. The largest regulated energy demand in the data centre is from equipment cooling loads. The development will use free cooling for over 90% of its operating hours to minimise this load, with air-to-air chillers. These chillers will achieve a very high seasonal energy efficiency ratio (SEER) of at least 20 due to the use of free cooling – a system with no free cooling would achieve a SEER in the range 3.5-5.0. HVAC systems will be centrally controlled to optimise efficiency. Heat reclaim will connect the VRF heating of the office spaces to the return leg of the chilled water network to improve efficiency. Thermal efficiency of the occupied administrative areas will reduce their space heating demand. • <u>Clean</u>: Potential for connection to the emerging Old Oak and Park Royal Energy Network (OPEN) as a waste heat source is under investigation. The OPEN operator has accommodated potential connection by increasing pipe sizes on the first phase of the network. If a connection is established, the development could contribute 105GWh annually. • <u>Green</u>: Space heating will be supplied to the occupied spaces by variable refrigerant flow (VRF) heat pumps with an assumed seasonal coefficient of performance of 5.0. This system will account for 92.8% of the total

KPI number	IEU-9
	space heating demand. Provision two roof mounted photovoltaic arrays on two of the ancillary spaces amounting to 42kWp have also been factored into the Be Green calculation. These measures will achieve a site wide emissions reduction of 58.7% relative to a Part L 2021 baseline. • Seen: Energy metering and sub-metering will be provided and annual reporting will be uploaded to the GLA online Energy Portal. • Carbon offset contribution: As the proposal does not achieve zero-carbon on-site, a payment in lieu will be secured via S106.

Table IEU-10

KPI number	IEU-10
KPI description	Number of schemes achieving zero-carbon post completion.
2025/26 outturn	**The Castle Pub** (214465OPDFUL): • Completion date: 11 October 2025. • Post construction modelling demonstrates an overall sitewide reduction in regulated CO_2 emissions of 53%. **North Kensington Gate South** (22/0006/VAROPDC and 20/0088/FUMOPDC): • Completion date: 30 May 2025 • Post construction modelling demonstrates a reduction in regulated CO_2 emissions of the commercial element as 40%. Based on carbon offset reporting, the residential portion of the development achieved a regulated carbon emissions reduction of 30%, resulting in an approximate sitewide reduction of 31%.[3]
Commentary	**The Castle Pub** (214465OPDFUL): • Delegated: decision notice and subsequent applications for discharge dealt with by London Borough of Ealing (LBE). A planning condition was used to secure carbon reductions of 44.81% (153.74tCO_2e/year) of which at least 12.13% or 31.08tCO_2e/year must be achieved at Be Lean stage. • An 'as built' energy strategy was approved by LBE on 22.10.2025. This strategy confirms the following measures have been used to achieve the relevant targets:

[3] Typically, an updated "as built" baseline is submitted to verify the percentage reduction achieved. In this case this was only provided for the commercial element so the residential percentage reduction has been calculated based on carbon offset contribution final emissions reporting and the planning stage baseline.

KPI number	IEU-10
	o Be Lean: passive design measures to achieve a reduction of 14% beyond Part L 2013 limits. This amounts to a saving of 35.3tCO_2e per year. o Be Green: air source heat pumps of efficiency 3.24 are rated to deliver 70% of the development's heating demand. As the efficiency is greater than 3.0, the ASHP can be considered renewable energy technology. A 2.12kWp photovoltaic array has been installed. This is slightly larger than the 2.04kWp array required by planning condition. Together, these renewable energy technologies deliver a reduction of 39% in regulated emissions, amounting to a saving of 97.8tCO_2e per year. Overall, the scheme achieves a carbon reduction of 53% amounting to a saving of 133.1tCO_2e per year. o Be Seen: it is confirmed that heat and electricity meters are installed to monitor the performance of the building and renewable energy technologies. **North Kensington Gate South** (22/0006/VAROPDC and 20/0088/FUMOPDC): Some aspects delegated: Green Lease condition and subsequent applications for discharge dealt with by London Borough of Hammersmith & Fulham (LBHF). A planning condition secured that the development is constructed and performs in accordance with the 2020 energy strategy which proposed measures to achieve an overall sitewide carbon reduction of 38% relative to a baseline of 193.75tCO2e/year, amounting to a saving of 72.9tCO_2e per year. A summary of the proposed and 'as built' measures and performance is as follows: Be Lean: design stage modelling demonstrated that Be Lean stage carbon reductions of 14% and 17.5% could be achieved for the residential and commercial elements of the development respectively. These reductions resulted from improvements in the proposed building fabric performance relative to Part L 2013 limits. The design used high airtightness alongside MVHR and natural ventilation. • Be Green: a strategy for on-site communal provision of hot water and space heating was designed to use air-to-water heat pumps of efficiency 3.74 and thermal water storage alongside 95.7% efficient gas boilers. Modelling showed that around 55% of the total space heating demand could be met from the ASHP and thermal stores alone. Roof mounted solar panels of 9kWp were proposed. By combining the high efficiency, low carbon heating with the photovoltaic array, Be Green stage carbon reductions were modelled as 38% for the residential element and 29% for

KPI number	IEU-10
	the commercial element resulting in a 37.7% overall reduction. As built reporting submitted in September 2025 demonstrated that the commercial portion achieved a 40% reduction from the design stage baseline bringing the annual emissions from 17.64 tCO_2e/year to 10.56 tCO_2e/year. [4] • The design stage modelling showed a baseline emissions rate for the residential spaces as 12.8kgCO_2e/m^2/year over a floor area of 13,829.7m^2 which would result in baseline annual emissions of 177.02 tCO_2e/year for the dwellings. The 2025 "as built" estimate of Be Green emissions from the residential element as 123.18 tCO_2e/year which would arise from a residential residual emissions rate of 8.91 kgCO_2e/m^2/year, using the planning stage NIA floor area figure of 13,829m^2 a 30.42% reduction relative to the baseline identified in planning stage modelling.[5] • Clean: The energy statement proposed measures to ensure a future connection to a district heat network is possible: plant space for heat exchanger, plant room on street facing side of building, safeguarding connection and nominal 100mm pipe and design of the communal heating and hot water system to use low flow and return temperatures compatible with an external heat network. Carbon offset contribution: To meet the remaining requirement, a payment in lieu was secured via S106. For the residential portion, 123.18 tonnes per year was offset for 30 years and a payment of £351,063 was collected. For the non-residential portion, 10.56 tonnes per year was offset for 30 years and a payment of £30,096 was collected. The total payments were £381,159.

Table IEU-11

KPI number	IEU-11
KPI description	Number of applications for the extraction of minerals permitted within the monitoring period.
2025/26 outturn	None
Commentary	None

[4] Calculation note: the design stage modelling showed a baseline emissions rate for the commercial spaces as 25.9kgCO2e/m2/year over a floor area of 645.7m2 which would result in baseline annual emissions of 16.73tCO2e/year for the commercial spaces. An as built BRUKL submitted to finalise carbon offset contributions used a higher baseline emissions rate of 51.4kgCO2e/m2/year and slightly higher floor area of 681.35m2 than planning stage modelling. The percentage reduction of 40% has been calculated using the "as built" floor area (GIA) of 681m2 and planning stage emissions rate baseline of 25.9kgCO2e/m2/year as no justification for the higher baseline was provided at "as built" stage. This calculation results in baseline annual emissions of 17.6tCO2e/year for the commercial spaces, and a Be Green reduction of 40% to 10.6tCO2e/year.

[5] Calculation note: typically gross internal area (GIA) is used to calculate baseline and improved emissions rates and total annual emissions figures. In this case, planning stage modelling used individual models of each dwelling and added them together, basing the overall calculation on net internal area (NIA).

Table IEU-12

KPI number	IEU-12
KPI description	Number and capacity of existing and/or allocated safeguarded waste sites and any compensatory land provided.
2025/26 outturn	See table IE-12b below.
Commentary	Data is sourced from the 2024 waste data interrogator and based on an extract of waste received at permitted sites. All operators of regulated waste management facilities have to provide the Environment Agency with details of the quantities and types of waste they deal with i.e. waste received into site and waste sent on from site to other facilities or processes. The dataset is for the calendar year. We understand that this data does not include any exempt facilities. OPDC Local Plan policy EU6 refers to safeguarding of Old Oak sidings site in Old Oak North as well as allocated and other existing waste management sites within the OPDC area identified in the most up to date West London Waste Plan. It was noted that other waste operations in Old Oak North could be retained and reprovided on site as part of future development or if they were redeveloped for a non-waste use then compensatory provision would need to be made, in line with the London Plan Policy SI9 and Local Plan Policy EU6. No figures were recorded on WDI for Chase Rd, Quattro and Aggregate House (100 Twyford Abbey Rd). Aggregate House (100 Twyford Abbey Rd) has a planning permission for an alternative use. Another site in LB Ealing has been identified as compensatory provision but the process to secure provision has still to be completed.

Table IEU-12b

Operator name	WDI Site name or 2015 WLWP facility name - if different.	Borough	Total throughput (waste received in 2024 – rounded)	Notes on compensatory provision
European Metal Recycling Limited	Willesden Depot	Hammersmith and Fulham	100,159	N/A
West London Waste Authority	Twyford Waste Transfer Station	Brent	32,961	N/A
N/A	100 Twyford Abbey Road	Brent		Aggregate House (100 Twyford Abbey Rd) has a planning permission for an alternative use. Another site in LB Ealing has been identified as compensatory provision but the process to secure provision has still to be completed.
Space Rubbish Limited	Waste Transfer Station (Atlas Wharf)	Ealing	40,878	N/A
SRCL Limited	Park Royal Site	Ealing	N/A*	*Applicant identified compensatory site in the LB Hounslow as part of planning application (reference 201704OPDFUL) in Oct 2021.
Skansa Construction UK Limited	Willesden EuroTerminal (Willesden	Ealing	1,555,827	N/A

Operator name	WDI Site name or 2015 WLWP facility name - if different.	Borough	Total throughput (waste received in 2024 – rounded)	Notes on compensatory provision
	Freight Terminal)			
Cappagh Public Works Limited	Willesden F Sidings Rail Freight Terminal	Brent	36,321	N/A
First Mile Limited	First Mile Recycling Facility	Ealing	44,934	N/A
Powerday PLC	Powerday Waste Recycling & Recovery Centre EPR/PP3093EE	Hammersmith and Fulham	267,856	N/A

Table IEU-13

KPI number	IEU-13
KPI description	Number, type and capacity of waste facilities approved and completed on existing/allocated sites or and new identified sites.
2025/26 outturn	None
Commentary	None

Transport

3.6 Transport is the catalyst for the regeneration of the OPDC area. Transport provision should be exceptional, creating high quality, safe and accessible movement networks that reduce the need to travel, prioritise sustainable transport modes. Delivering this high-quality transport network will enable the attainment of the Mayor's target for 80% of journeys to be made by walking, cycling or public transport. There is also a need to appropriately manage construction traffic, given the scale of delivery of development and infrastructure envisaged, and to support effective and sustainable freight and servicing.

3.7 OPDC's transport policies will be monitored against the following KPIs.

Table IT-1

KPI number	IT-1
KPI description	Percentage of journeys made by walking, cycling or public transport.
2025/26 outturn	Census 2021 datasets for Brent, Ealing and LBHF shows that 75%, 73% and 89% of travel to work are being made by other modes than private vehicles. The travel characteristics of OPDC are more similar to Brent and Ealing and therefore for these two boroughs is 74%. However, the data reveals larger proportion of people who work from home, which has been added to non-car modes and skews the data for active modes + public transport. This data was in 2021 and should be interpreted in terms of patterns of travel during the pandemic. Travel in London 2025 - Annual overview shows that 69% of trips in Brent are by active modes and public transport, a 1% increase from the previous year. For Ealing, it is 65% (a 1% decrease from the previous year) and for LBHF it is 82% (no change from the previous year). As above, the travel characteristics of OPDC are more similar to Brent and Ealing and therefore the average for these two boroughs is 67%.
Commentary	This target relates to the Mayor of London's aim of achieving 80% of trips by active modes and public transport by 2041. This is not currently being achieved but it is recognised that it will take time to improve the mode share for sustainable travel modes and it may not be until the latter stages of the Local Plan period that the 80% target is attained.

Table IT-2

KPI number	IT-2
KPI description	Average scoring of new streets permitted/delivered against the Healthy Street Indicator Toolbox.
2025/26 outturn	None
Commentary	There were no new streets permitted or delivered during the monitoring period. However, significant improvements to existing streets adjacent to consented planning applications are being developed by the OPDC and respective Highway Authorities. These improvements will be partially funded through S106 contributions – including contributions secured from the consented planning applications reviewed in this monitoring report. These OPDC-led improvements to streets include public realm improvements on Portal Way, walking, cycling, road safety and public realm improvements on Victoria Road/ Old Oak Lane (between Wales Farm Road and Willesden Junction), walking cycling, road safety and public realm improvements in Park Royal and walking, cycling, road safety and public improvements to the North Acton Gyratory. Cycling improvements to Scrubs Lane are being developed by the London Borough of Hammersmith and Fulham. All these improvements are subject to public consultation and decision-making processes carried out by the respective Highway Authorities for these streets.

Table IT-3

KPI number	IT-3
KPI description	Number of cycle hire facilities and cycle parking facilities (including spaces) delivered within the OPDC area.
2025/26 outturn	**Holiday Inn Express** (23/0051/FUMOPDC): - Cycle Parking Total Number: 601 (569 Long-Stay and 32 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **628 Western Avenue** (25/0071/VAROPDC): - Cycle Parking Total Number: 86 (60 Long-Stay and 26 Short-Stay) - Cycle Hire: None - Local Plan: The number of cycle parking spaces for the hotel and self-storage components of the application met or exceeded the minimum standards set out within the London Plan, with the

KPI number	IT-3
	exception of the long stay self-storage cycle parking that provided one bay less than the requirements. **Woodward Building A** (25/0011/FUMOPDC): - Cycle Parking Total Number: 225 (205 Long-Stay and 20 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **1 Minerva Road** (25/0184/FUMOPDC): - Cycle Parking Total Number: 5 (1 Long-Stay and 4 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision lower than the policy requirements of the Local Plan and London Plan but considered adequate provision for this use. **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant): - Cycle Parking Total Number: 130 (120 Long-Stay and 10 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): - Cycle Parking Total Number: 58 (50 Long-Stay and 8 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the London Plan policy requirements for long-stay cycle parking but does not meet the minimum requirement of 25 short-stay cycle parking spaces. **26, Chase Road** (25/0107/FULOPDC): - Cycle Parking Total Number: 4 (2 Long-Stay and 2 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **Westwood Park Trading Estate** (25/0229/FULOPDC): - Cycle Parking Total Number: 6 (6 Long-Stay and 0 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the long-stay cycle parking policy requirements of the Local Plan and London Plan. **Matthew Clarke** (25/0230/FUMOPDC): - Cycle Parking Total Number: 23 (15 Long-Stay and 8 Short-Stay)

KPI number	IT-3
	- Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **North Kensington Gate South** (22/0006/VAROPDC and 20/0088/FUMOPDC): - Cycle Parking Total Number: 398 (374 Long-Stay and 24 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan. **Castle Public House** (214465OPDFUL): - Cycle Parking Total Number: 434 (414 Long-Stay and 20 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision is below the minimum requirements set out in the London Plan. **Mitre Wharf** (22/0066/FUMOPDC): - Cycle Parking Total Number: 283 (261 Long-Stay and 22 Short-Stay) - Cycle Hire: None - Local Plan: Level of cycle parking provision complies with the policy requirements of the Local Plan and London Plan.
Commentary	London Plan objectives are being met in terms of quantum. In terms of quality of cycle parking, the majority of cycle parking meets the quality requirements but there is a need to ensure good design (compliant with LCDS) at the very earliest (pre-app and application stages). OPDC Local Plan Policy T3 says cycle parking should meet or exceed the standards set out in the London Plan. These standards are set out at London Plan 2021 Table 10.2. London Plan objectives are being met in terms of quantum, set out at London Plan Table 10.2.

Table IT-4

KPI number	IT-4
KPI description	Ratio of car parking spaces and bicycle parking spaces per unit from permitted residential schemes and proportion of car parking spaces which are designated for: Blue badge holders; or Car club spaces.
2025/26 outturn	**Holiday Inn Express** (23/0051/FUMOPDC): - Type of Development: Demolition of existing hotel and redevelopment of the site through construction of two buildings

KPI number	IT-4
	including lower ground floor and basement, comprising purpose-built student accommodation (sui generis) (Phase 1), residential units (use class C3) (Phase 2), and ground/lower ground floor commercial / retail units (Use Class E) fronting North Acton Station Square and Victoria Road; and associated works of amenity space, public realm, landscaping and other works associated with the development. - Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces: 1: 300.5 - Blue Badge Parking Bays: 2 - Car Club Spaces: None. However, the S106 agreement will secure 3 years of car club membership for eligible occupiers of the residential part of the development and will prevent residents from applying for parking permits in existing and future Controlled Parking Zones (CPZ) in the vicinity of the site. **628 Western Avenue** (25/0071/VAROPDC): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **Woodward Building A** (25/0011/FUMOPDC): - Type of Development: Demolition of existing building and redevelopment to provide a 14-storey building to accommodate purpose-built student accommodation comprising 268 bedspaces, 189 sqm of flexible commercial space and a 132 sqm community space at ground floor, together with soft and hard landscaping, cycle parking and associated works. - Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces: 1: 28 - Blue Badge Parking Bays: 8 - Car Club Spaces: None **1 Minerva Road** (25/0184/FUMOPDC): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant): - Type of Development: Demolition of existing structures and redevelopment of the site to provide a residential building ranging in height from 5 to 13 storeys, with 63 residential units (Use Class C3), 129 sqm of ground floor commercial uses (Class E), including cycle parking, plant space, landscaping and associated works. - Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces: 0: 130 - Blue Badge Parking Bays: 0 - Car Club Spaces: No car club spaces. However, the S106 agreement will secure 3 years of car club membership for eligible occupiers of the residential part of the development.

KPI number	IT-4
	6 Premier Park Road (25/0196/FUMOPDC) (Resolution to Grant): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **26, Chase Road** (25/0107/FULOPDC): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **Westwood Park Trading Estate** (25/0229/FULOPDC): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **Matthew Clarke** (25/0230/FUMOPDC): - Type of Development: Non- residential, therefore, this KPI is not applicable to this development. **North Kensington Gate South** (22/0006/VAROPDC and 20/0088/FUMOPDC): - Type of Development: Demolition of existing buildings and redevelopment of the site to provide residential units (Use Class C3) within a new residential-led building ranging in height from 7 to 24 storeys (above ground), over ground floor commercial floorspace (Use Class A1/A2/A3/A5/B1A/B1C), with basement car parking, cycle parking and plant space, landscaping and associated works. - Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces: 1:33 - Proportion of Car Parking Spaces which are Designated for Blue Badge Parking Bays: 12 - Proportion of Car Parking Spaces which are Designated for Car Club Spaces: 0 **Castle Public House** (214465OPDFUL): - Type of Development: The demolition of the existing public house and the redevelopment of the site to provide a part 32 storey, part 27 storey comprising 462 co-living rooms with associated communal amenity spaces (Sui Generis), a public house (Sui Generis) and associated access, cycle parking, blue badge parking, bin storage and landscaping. - Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces: 1: 217 - Proportion of Car Parking Spaces which are Designated for Blue Badge Parking Bays: 2

KPI number	IT-4
	<u>- Proportion of Car Parking Spaces which are Designated for Car Club Spaces</u>: 0 **Mitre Wharf** (22/0066/FUMOPDC): <u>- Type of Development:</u> Demolition of existing structures and redevelopment of the site to provide two buildings of 8 and 9 storeys comprising 147 residential units (Use Class C3) above 604 sqm of ground and lower ground floor commercial uses (Class E), including car and cycle parking, plant space, landscaping and associated works. <u>- Ratio of Residential Car Parking Spaces to Residential Bicycle Parking Spaces:</u> 1:71 <u>- Proportion of Car Parking Spaces which are Designated for Blue Badge Parking Bays</u>: 4 <u>- Proportion of Car Parking Spaces which are Designated for Car Club Spaces:</u> The Section 106 agreement will secure 3 years of car club membership for eligible occupiers of the development.
Commentary	Policy T4 of the OPDC Local Plan limits car parking for residential development to a maximum of 0.2 spaces per residential unit and requires car-free development for residential developments located in existing or planned areas with PTAL between 4 and 6B. The Local Plan target for Blue badge parking is in accordance with Mayoral Policy (London Plan Policy T6) and is for blue bay equivalent to 3% of the total number of units provided from the outset and an additional 7% passive provision to meet future demand. The two applications that included residential components are both meeting the policy requirements for car-free development and meeting the requirements for disabled parking.

Table IT-5

KPI number	IT-5
KPI description	Number of non-residential car parking spaces proposed as part of permitted schemes, categorised by place.
2025/26 outturn	**Holiday Inn Express** (23/0051/FUMOPDC): <u>- Type of Development</u>: Demolition of existing hotel and redevelopment of the site through construction of two buildings including lower ground floor and basement, comprising purpose-built student accommodation (sui generis) (Phase 1), residential units (use class C3) (Phase 2), and ground/lower ground floor commercial / retail units (Use Class E) fronting North Acton Station Square and Victoria Road; and associated works of amenity space, public realm, landscaping and other works associated with the development.

KPI number	IT-5
	- Non- Residential Car Parking: 2 **628 Western Avenue** (25/0071/VAROPDC): - Type of Development: Demolition of the existing building and redevelopment to provide a mixed use building including flexible industrial uses (Class B2/B8) and a hotel (Class C1), associated car parking, servicing and all necessary enabling works'. - Non- Residential Car Parking: 21 **Woodward Building A** (25/0011/FUMOPDC): - Type of Development: Demolition of existing building and redevelopment to provide a 14-storey building to accommodate purpose-built student accommodation comprising 268 bedspaces, 189 sqm of flexible commercial space and a 132 sqm community space at ground floor, together with soft and hard landscaping, cycle parking and associated works. - Non- Residential Car Parking: 0 **1 Minerva Road** (25/0184/FUMOPDC): - Type of Development: Development associated with the Old Oak and Park Royal Energy Network (OPEN) district heating network. - Non- Residential Car Parking: 1 **93-97A Scrubs Lane** (23/0235/FUMOPDC) (Resolution to Grant): - Type of Development: Demolition of existing structures and redevelopment of the site to provide a residential building ranging in height from 5 to 13 storeys, with 63 residential units (Use Class C3), 129 sqm of ground floor commercial uses (Class E), including cycle parking, plant space, landscaping and associated works. - Non- Residential Car Parking: 0 **6 Premier Park Road** (25/0196/FUMOPDC) (Resolution to Grant): - Type of Development: Demolition of existing warehouse (Class B8) and phased redevelopment of site to provide a data centre (Class B8) comprising main data centre building and attached ancillary office, modular power room gantry, containerised generator gantry with roof mounted flues, entrance pavilion, substation, boundary enclosures, internal access road, car and cycle parking, landscaping, and alterations to vehicular and pedestrian access from Premier Park Road. - Non- Residential Car Parking: 32 **26, Chase Road** (25/0107/FULOPDC): - Type of Development: Retrospective application for change of use of existing single-storey front extension of an industrial building to a restaurant (Use Class E(b)), together with the

KPI number	IT-5
	installation of outdoor seating enclosure, front canopy cover, ventilation flue, mechanical roof plant and associated works. - Non- Residential Car Parking: 0 **Westwood Park Trading Estate** (25/0229/FULOPDC): - Type of Development: Installation of external cladding and alterations to elevations and roofs of Units 22, 32, 34 and 36, associated internal alterations, and construction of new hardstanding associated with reconfiguration of existing yard including installation of refuse and cycle stores. - Non- Residential Car Parking: 4 **Matthew Clarke** (25/0230/FUMOPDC): - Type of Development: Change of use from B8 use to flexible B8 (storage and distribution) and B2 use (general industrial). - Non- Residential Car Parking: 92 **North Kensington Gate South** (22/0006/VAROPDC and 20/0088/FUMOPDC): - Type of Development: Demolition of existing buildings and redevelopment of the site to provide residential units (Use Class C3) within a new residential-led building ranging in height from 7 to 24 storeys (above ground), over ground floor commercial floorspace (Use Class A1/A2/A3/A5/B1A/B1C), with basement car parking, cycle parking and plant space, landscaping and associated works. - Non- Residential Car Parking: 1 **Castle Public House** (214465OPDFUL): - Type of Development: The demolition of the existing public house and the redevelopment of the site to provide a part 32 storey, part 27 storey comprising 462 co-living rooms with associated communal amenity spaces (Sui Generis), a public house (Sui Generis) and associated access, cycle parking, blue badge parking, bin storage and landscaping. - Non- Residential Car Parking: 0 **Mitre Wharf** (22/0066/FUMOPDC): - Type of Development: Demolition of existing structures and redevelopment of the site to provide two buildings of 8 and 9 storeys comprising 147 residential units (Use Class C3) above 604 sqm of ground and lower ground floor commercial uses (Class E), including car and cycle parking, plant space, landscaping and associated works. - Non- Residential Car Parking: 0

KPI number	IT-5
Commentary	See above

Table IT-6

KPI number	IT-6
KPI description	Change in Public Transport Accessibility Levels (PTALs) in OPDC area.
2025/26 outturn	None
Commentary	No change in PTAL.

Table IT-7

KPI number	IT-7
KPI description	Change in the number of bus services operating within the OPDC area.
2025/26 outturn	None
Commentary	TfL is developing a future bus network to support growth in the OPDC Area, including an increase in the number and frequency bus services operating in the area. These changes in the number of bus services have not yet been implemented, but contributions secured through approved developments enables the implementation of these future changes in the long-term.

Housing

3.8 The London Plan identifies that the Old Oak and Park Royal Opportunity Area has the capacity to deliver an indicative 25,500 homes. In creating a new part of London, a whole range of new homes will be delivered to meet a diverse housing need, including private sale, affordable, family, built-to-rent and specialist homes, all provided as part of a mixed and balanced community.

3.9 OPDC's housing policies are monitored against the following KPIs.

Table IH-1

KPI number	IH-1
KPI description	A: Total number of new homes completed, started, and permitted within the monitoring period. B: Total number and proportion of homes completed, started, and permitted within the monitoring period classified as affordable, and proportion of which are Social/London Affordable Rent; Intermediate (including London Living Rent and Shared Ownership); and Market. C: Total number and proportion of completed, started, and permitted homes within monitoring period categorised by Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom. D: Total number of Build-to-Rent units completed and permitted within the monitoring period. E: Number of schemes completed and permitted within the monitoring as part of purpose-built co-living or other housing with shared facilities. F: Number of units and beds provided as part of specialist housing schemes completed and permitted within the monitoring period. E: Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.
2025/26 outturn	See tables below and section 2 which provides a cumulative analysis of housing performance.
Commentary	OPDC has not achieved the Local Plan minimum annual housing target 993 or London Plan annual housing target 1,367 for completions within this monitoring period. However, the Local Plan target was exceeded for permissions.

KPI number	IH-1
	The Government published the latest Housing Delivery Test (HDT) measurements on 17 August 2026 covering the two measurement periods from 2021/22 to 2023/24 (the 2024 measurement) and 2022/23 to 2024/25 (the 2025 measurement). Between 2021/22 and 2023/24, OPDC had a target of 2,978 new homes to be built. 2,085 new homes were delivered. Therefore, the HDT measurement for the period of 2021/22 to 2023/24 was 70%. Between 2022/23 and 2024/25, 1,723 homes had been delivered against the same target and OPDC's HDT measurement fell to 58%. OPDC is now required to publish a revised HDT Action Plan in accordance with the requirements of the National Planning Policy Framework. Despite the challenges, 8,218 homes have been approved or with resolution to grant planning permission by OPDC, including 1,079 within the monitoring period. 465 homes were completed during the monitoring period and 5,487 homes in total have been completed since OPDC's inception. OPDC has made good progress in delivering a minimum of 35% housing overall as affordable housing. 43% of the homes completed during the monitoring period and 35% of the homes permitted were affordable housing. Given the housing market and reflected by the government's Emergency Measures to boost house building, the percentage of affordable housing achieved is likely to be reduced over the next few years. 21% of the homes completed during the monitoring period were family housing. A co-living scheme was also completed. Overall OPDC has not been meeting the 25% family housing target. This is primarily because of the locations and typology of development coming forward, which provides limited opportunities to deliver family homes with access to adequate private outdoor amenity space.

A: Total number of new homes completed, started, and permitted within the monitoring period.

Table IH-1-A1: Completed

Planning ref	Scheme	Total units	Total habitable rooms	Status
20/0088/FUMOPDC	115-129a Scrubs Lane (North Kensington Gate South)	208	564	Completed
214465OPDFUL	The Castle Hotel (Enclave Acton)	257-unit equivalent	462	Completed
Total		**465**	**1,026**	

Table IH-1-A2-1: Started

Planning ref	Scheme	Total units	Total habitable rooms	Status
22/0066/FUMOPDC	131 Scrubs Lane (Mitre Wharf)	147	397	Started
Total		**147**	**397**	

Table IH-1-A2-1: Under construction on 31 March 2026

Planning ref	Scheme	Total units	Total habitable rooms	Status
22/0066/FUMOPDC	131 Scrubs Lane (Mitre Wharf)	147	397	Under construction
165514OPDFUL	The Portal Land At Wales Farm Road & Portal Way Acton W3 6EJ	350	817	Under construction
Total		**497**	**1,214**	

Table IH-1-A3: Permissions

Planning ref	Scheme	Total units	Total habitable rooms	Status
24/0051/FUMOPDC	4 Portal Way	669	1,632	Permitted
23/0051/FUMOPDC	Holiday Inn Express, 152 Victoria Road	303 equivalent (59 C3 residential units and 609 student bedrooms)	786	Permitted
25/0011/FUMOPDC	Woodward Building A, 1 Victoria Road	107 equivalent (268 student bedrooms)	268	Permitted
Total		**1,079**	**2,686**	

B: Total number and proportion of homes completed, started, and permitted within the monitoring period classified as affordable, and proportion of which are Social/London Affordable Rent; Intermediate (including London Living Rent and Shared Ownership); and Market.

Table IH-1-B1: Completions

Scheme	Total Units	HR	Market Units	HR	Affordable Units	HR	Intermediate Units	HR	Social/ Affordable Rent Units	HR	Affordable Split (Intermediate/Social)
115-129a Scrubs Lane (North Kensington Gate South)	208	564	123	323	85	241	0	0	85	241	0%/100%
The Castle Hotel Victoria Road Acton	257	462	Co-living payment in lieu in accordance with Local Plan Policy H7								
Total	**465**	**1026**									

Table IH-1-B2: Starts

Scheme	Total Units	HR	Market Units	HR	Affordable Units	HR	Intermediate Units	HR	Social/ Affordable Rent Units	HR	Affordable Split (Intermediate/Social)
Mitre Wharf, 131 Scrubs Lane)	147	397	122	316	25	81	18	62	7	19	77%/23%
Total	**147**	**397**	**122**	**316**	**25**	**81 20% AH**	**18**	**62**	**7**	**19**	

Table IH-1-B2-1: Permissions

Scheme	Total Units	HR	Market Units	HR	Affordable Units	HR	Intermediate Units	HR	Social/ Affordable Rent Units	HR	Affordable Split (Intermediate/Social)
4 Portal Way	669	1632	466	1059	203	573	203	573	0	0	100%/0%
Holiday Inn Express	59	177	38	115	21	62	21	62	0	0	100%/0%
Total	**728**	**1809**	**504**	**1174**	**224**	**635 35% AH**	**224**	**635**	**0**	**0**	

*4 Portal Way and Holiday Inn Express are Build to Rent schemes and as set out in Local Plan and London Plan policy is not required to provide Social/London Affordable Rent. Holiday Inn Express also includes 609 student bedrooms. Woodward Building A was also permitted for 268 student bedrooms. Details of these permissions are contained in IH-1-B2-2 below.

Table IH-1-B2-2: Resolutions

Scheme	Total Units	HR	Market Units	HR	Affordable Units	HR	Intermediate Units	HR	Social/ Affordable Rent Units	HR	Affordable Split (Intermediate/Social)
93-97a Scrubs Lane	63	189	55	160	8	29	5	19	3	10	66%/34%
Total	63	189	55	160	8	29 15% AH	5	19	3	10	

In addition to the conventional housing units permitted the following non-conventional housing units were permitted.

Table IH-1-B2-2: Permissions

Scheme	Units	Affordable housing
Holiday Inn Express	In addition to the 59 conventional homes, 609 student bedrooms were permitted, or 244 homes equivalent on the 2.5:1 basis.	152 of the student bedrooms (equivalent to 25 per cent) are proposed to be affordable.
Woodward Building A	268 student bedrooms were permitted, or 107 homes equivalent on the 2.5:1 basis	94 affordable student bedrooms are proposed, which equates to 35% of the total.

C: Total number and proportion of completed, started, and permitted homes within monitoring period categorised by Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom.

Table IH-1C1: Completions

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
115-129a Scrubs Lane (North Kensington Gate South)	30 (14%)	44 (21%)	90 (43%)	44 (21%)	0 (0%)
Total	**30 (14%)**	**44 (21%)**	**90 (43%)**	**44 (21%)**	**0 (0%)**

In addition, 462 co-living bedrooms (The Castle) were completed in the monitoring period.

Table IH-1C2: Starts

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
Mitre Wharf, 131 Scrubs Lane	10 (7%)	54 (37%)	53 (36%)	30 (20%)	0 (0%)
Total	**10 (7%)**	**54 (37%)**	**53 (36%)**	**30 (20%)**	**0 (0%)**

Table IH-1C3: Permissions

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
Holiday Inn Express	0 (0%)	15 (25%)	29 (49%)	15 (25%)	0 (0%)
Total	**0 (0%)**	**15 (25%)**	**29 (49%)**	**15 (25%)**	**0 (0%)**

In addition, 877 student bedrooms (Holiday Inn Express and Woodward Building A) were permitted in the monitoring period.

Table IH-1C3b: Resolutions

Scheme	Studio	1 bed	2 bed	3 bed	4+ bed
93-97A Scrubs Lane	0 (0%)	12 (19%)	39 (62%)	12 (19%)	0 (0%)
Total	**0 (0%)**	**12 (19%)**	**39 (62%)**	**12 (19%)**	**0 (0%)**

Table IH-1C4: Non-self-contained Permissions

Scheme	Bedrooms	Unit Equivalent
Holiday Inn Express	609 student bedrooms	244
Woodward Building A	268 student bedrooms	107

IH-1D: Total number of Build-to-Rent units completed and permitted within the monitoring period.

There were no Build-to-Rent completions in the monitoring period.

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Table IH-1D2: Build to Rent Permissions

Planning ref	Scheme	Total units	Total habitable rooms	Status
24/0051/FUMOPDC	4 Portal Way	669	1,632	Permission
23/0051/FUMOPDC	Holiday Inn Express	59	177	Permission
Total		**728**	**1,809**	

There were no Build-to-Rent resolutions in the monitoring period.

E: Number of schemes completed and permitted within the monitoring as part of purpose-built co-living or other housing with shared facilities.

Table IH-1E1: Purpose-built co-living or other housing with shared facilities Completions

Planning ref	Scheme	Total units	Total habitable rooms	Status
214465OPDFUL	The Castle Hotel (Enclave Acton)	257-unit equivalent (1.8 co-living rooms:1 C3 Unit)	462	Completed
Total		**257**	**463**	

F: Number of units and beds provided as part of specialist housing schemes completed and permitted within the monitoring period.

No schemes.

E: Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.

Planning ref	Scheme	Total units 2:5:1	Total bedrooms	Status
23/0051/FUMOPDC	Holiday Inn Express, North Acton	244	609 student bedrooms including 152 affordable student bedrooms	Permitted
25/0011/FUMOPDC	Woodward Building A, North Acton	107	268 student bedrooms including 92 affordable student bedrooms	Permitted

Table IH-2

KPI number	IH-2
KPI description	Capacity for additional housing from developable sites for years 0 to 5.
2025/26 outturn	See appendix A
Commentary	There are 6,148 homes in the 5 year housing supply.

Table IH-3

KPI number	IH-3
KPI description	Proportion of family units permitted providing private amenity space or direct access to communal amenity space.
2025/26 outturn	15 family units were permitted in the monitoring period and a further 12 have a resolution to grant permission subject to GLA stage 2 and signing of s106 agreement.
Commentary	All family units had access to private amenity space.

Table IH-4

KPI number	IH-4
KPI description	Total permissions granted for the conversion of existing dwellings to create 2 or more dwelling units, and proportion of converted units considered family housing.

KPI number	IH-4
2025/26 outturn	None
Commentary	There has been no net loss of family housing through conversions within this monitoring period.

Table IH-5

KPI number	IH-5
KPI description	Net gain/loss of Gypsy and Traveller pitches, through permitted planning applications and bi-annual Caravan Count.
2025/26 outturn	None
Commentary	There has been no net gain or loss of Gypsy and Traveller pitches within this monitoring period.

Table IH-6

KPI number	IH-6
KPI description	IMD ranking for Barriers to Housing and Services for LSOAs covering the OPDC region.
2025/26 outturn	The most recent Indices of Deprivation were published in 2025. A map is contained in Appendix B of the IMD rank for Barriers to Housing and Services.
Commentary	Since the 2019 IMD the output areas have been updated to take account of the 2021 Census. The ranking of areas within the OPDC area is broadly stable. Regeneration has not yet significantly decreased levels of deprivation.

Employment

3.10 Economic activities in Old Oak and Park Royal make a vital contribution to the sustainability of the local and London economy. The protection, strengthening and intensification of Strategic Industrial Locations represent opportunities to retain, grow, innovate and diversify the economic base. A mix of employment sectors will be encouraged to create vibrant industrial, commercial and mixed use locations. Additional space will be created to support more businesses and jobs – an additional 36,350 new jobs to 2038.

3.11 OPDC's employment policies will be monitored against the following KPIs.

Table IE-1

KPI number	IE-1
KPI description	Gross Value Added (GVA) figure for OPDC area.
2025/26 outturn	This KPI is not reported annually. The GVA for the OPDC area calculated for the 2022/23 AMR was £3 billion per annum which has increased from £2.1 billion per annum figure calculated in the OPDC Future Growth Sectors Study 2018.
Commentary	The £3 billion figure will be used as a baseline now that the Local Plan has been adopted and the GVA will be reviewed every 5 years to measure the impact of OPDC's employment policies. It will next be reviewed in the 2026/27 monitoring year.

Table IE-2

KPI number	IE-2
KPI description	IMD ranking for Income, Employment and Education, Skills and Training for LSOAs covering the OPDC region.
2025/26 outturn	The most recent Indices of Deprivation were published in 2025. A map is contained in Appendix B of the IMD rank for Income, Employment and Education, Skills and Training.
Commentary	Since the 2019 IMD the output areas have been updated to take account of the 2021 Census. The ranking of areas within the OPDC area is broadly stable. Regeneration has not yet significantly decreased levels of deprivation.

Table IE-3

KPI number	IE-3
KPI description	Net gain/loss (sqm) of floor space for Strategic Industrial Location (SIL) compliant uses within SIL from 2017 baseline through consented planning applications Net gain/loss in industrial floorspace (inclusive of use class B2, B8 and E(g)(ii) and E(g)(iii) (by place) outside of SIL through consented planning applications compared the 2017 baseline.
2025/26 outturn	See tables IE-4-A and IE-4-B below.
Commentary	OPDC has made good progress in protecting, enhancing and strengthening the Park Royal SIL in accordance with Local Plan policy E1.

Table IE-3-A: Net gain through permitted schemes in 2023/24 monitoring period

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	E.g.iii	Total
Overall	**0**	**0**	**24332**	**0**	**0**	**0**	**24332**
Park Royal SIL	0	0	24332	0	0	0	24332
Non-SIL	0	0	0	0	0	0	0

Table IE-3-B: Net gain through permitted schemes since April 2015

	B1c (E)	B2	B8	Sui Generis	Flexible B1c/B2/B8	E.g.iii	Total
Overall	**2028**	**-35450.1**	**157278**	**4472.6**	**90190**	**15556**	**234074**
Park Royal SIL	6426	-27924.1	157415	4472.6	88740	0	229129
Non-SIL	-4398	-7526	-137	0	1450	15556	4945

Table IE-4

KPI number	IE-4
KPI description	Net change in the number of jobs, and job density, and registered businesses within the OPDC area.
2025/26 outturn	This KPI is not reported annually. The following figures were calculated for the 2022/23 AMR: 41,102 jobs (net change -1,998 when compared to OPDC Local Plan figure of 43,100 jobs) 63 jobs per ha (net change -3 jobs per ha)

KPI number	IE-4
	1,977 businesses (net change +277 businesses when compared to OPDC Local Plan figure of 1,700 jobs).
Commentary	The 2022/23 figures were based on information from the Inter Departmental Business Register (IDBR) – as of March 2023 - for the OPDC boundary. The Local Plan figures – 43,100 jobs and 1,700 businesses – were sourced from the IBDR data but they aligned to a defined “OPDC Development Area” boundary made up of a best fit of middle-super output areas (MSOAs). Therefore, the comparison is not like for like in this respect. The OPDC boundary figures will be used as the basis for future monitoring against this KPI. It will next be reviewed in the 2026/27 monitoring year.

Table IE-5

KPI number	IE-5
KPI description	Industrial (inclusive of B2, B8, Class E(g)(ii) and Class E(g)(iii) units granted planning permission within the following size categories: 500 sqm or less 501-1000sqm 1,001- 5000sqm 5,001sqm +
2025/26 outturn	Outside of SIL- None of the applications outside of SIL proposed dedicated E(g)ii or iii units. Within SIL 500sqm or less - None 501-1000sqm - None 1,001- 5000sqm - None 5,001sqm -10,000sqm 1 unit in the 5,001sqm size category as follows: Unit F, 6, Premier Park Road, NW10 7NZ (25/0196/FUMOPDC) – 24,890sqm GIA (25,281sqm GEA) for a data centre (Class B8).
Commentary	The applications outside of SIL included flexible commercial space rather than dedicated units for E(g) ii and/or iii. Most of the applications in SIL were proposals that did not increase the footprint of the building and therefore result in new/additional units. The Premier Park Road scheme would replace an existing large warehouse building which had 15,893sqm (GIA) of floorspace with a larger footprint B8 data centre unit.

Table IE-6

KPI number	IE-6
KPI description	Amount and location of affordable workspace offered at below market rate and/or contributions secured through planning permission and amount and location of shared workspace provision secured through planning permission.
2025/26 outturn	Amount and location of Affordable Workspace offered at below market rate: None. Financial contributions towards Affordable Workspace totalling £531,222.30 in s106 agreements signed in 25/26 for following consented schemes: • 25/0011/FUMOPDCWoodward Building A, 1 Victoria Road, W3 6AR • 23/0051/FUMOPDC - Holiday Inn Express, Victoria Road, W3 6UL • 24/0051/FUMOPDC - 4, Portal Way, W3 6RT • 24/0096/FUMOPDC - 618, Western Avenue, W3 0TE • 24/0176/FULOPDC - 1, Lakeside Drive, NW10 7HQ Amount and location of shared workspace provision secured through planning permission: see above. Amount and location of shared workspace provision secured through planning permission: see above.
Commentary	N/A

Table IE-7

KPI number	IE-7
KPI description	Number of work-live units proposed as part of permitted schemes, categorised by: • Separated Work and Live units; • Combined Work-Live units.
2025/26 outturn	None
Commentary	None

Table IE-8

KPI number	IE-8
KPI description	Rate of unemployment in the OPDC boroughs.
2025/26 outturn	Source NOMIS January 2025 to December 2025 Unemployment rate = model based unemployed as a percentage of the economically active population. Brent 13,500/194,700 = 6.9% Ealing 17,600/198,600 = 8.8% Hammersmith and Fulham 6,200/101,600 = 6.1%

KPI number	IE-8
	London = 6.1% Great Britain = 4.5%
Commentary	Rate of unemployment will be tracked over time. All of the host borough rates are the same as or higher than London. The rate of unemployment has risen across all the reported geographies compared to the last (2024/25) AMR. The largest increase has been in Ealing.

Table IE-9

KPI number	IE-9
KPI description	Number of employment and training placements and/or contributions and proportion of the workforce (who live in the local area) secured as part of consented schemes.
2025/26 outturn	Employment and training placements in s106 agreements signed in 25/26 for following consented schemes:: • 23/0051/FUMOPDC - Holiday Inn Express, 152 Victoria Road, W3 6UL • 23/0178/FUMOPDC- 100 Twyford Abbey Road, NW10 7XE • 24/0051/FUMOPDC - 4 Portal Way, W3 6RT • 24/0096/FUMOPDC - 618 Western Avenue, W3 0TE • 24/0176/FULOPDC - 1, Lakeside Drive, NW10 7HQ • 25/0011/FUMOPDC - Woodward Building A, 1 Victoria Road, W3 6AR • 19/0006/FUMOPDC (25/0071/VAROPDC) - 628 Western Avenue. Across these seven schemes, 117 apprenticeships, 103 work placements and 10 other pathways to employment. There were no less than 29 job opportunities based on numerical figures/targets. However, this is the minimum in other cases percentage targets were secured. Financial contributions towards Employment, Training and Skills and Supply Chain Initiatives in s106 agreements signed in 25/26 totalled £926,125.000.
Commentary	None

Town Centres and Community Uses

3.12 Town centre and community facilities provide the key services that people need. Providing convenient access to these facilities is vital to creating lifetime neighbourhoods. They can also support place making by creating on-street activity and can enhance the economic prosperity of the area.

3.13 OPDC's town centres and community uses policies will be monitored against the following KPIs.

Table ITC-1

KPI number	ITC-1
KPI description	Number of vacant premises in North Acton, Park Royal Centre and Old Oak town centres.
2025/26 outturn	North Acton- four vacant premises March 2026 Park Royal Central- two vacant premises - March 2026 Old Oak- town centre not yet fully built out. There are 4 new retail units at Oaklands yet to be occupied- March 2026
Commentary	None.

Table ITC-2

KPI number	ITC-2
KPI description	Use class E (a), (b), (c) and F2 (a) floorspace permitted: within town centres outside town centres
2025/26 outturn	Within town centres = 255 sqm GIA Class E that encompasses Class E (a), (b), (c). Comprising: • Holiday Inn Express (23/0051/FUMOPDC) = 255 sqm GIA. Located in North Acton Neighbourhood Town Centre. Outside of town centres = 318 sqm GIA Class E that encompasses Class E (a), (b), (c). Comprising: • Woodward Building A (25/0011/FUMOPDC) = 189 sqm GIA • 93–97A Scrubs Lane (23/0235/FUMOPDC) (Resolution to Grant) = 129 sqm GIA
Commentary	The permitted Class E floorspace is comprised of: • Holiday Inn Express (23/0051/FUMOPDC) = 4 units • Woodward Building A (25/0011/FUMOPDC) = 2 units • 93–97A Scrubs Lane (23/0235/FUMOPDC) (Resolution to Grant) = 1 unit

KPI number	ITC-2
	Due to the broad nature of Class E, these indicators are also reported for indicator ITC-2B. No F2(a) floorspace was permitted in the monitoring period.

Table ITC-2B

KPI number	ITC-2B
KPI description	Net gain/loss in use class E(e), (f), F1, F2(b), dance halls and concert halls through permitted schemes in monitoring period, categorised by: • those within designated Town Centre Locations, and by Place. • those outside of designated Town Centre Locations, and by Place.
2025/26 outturn	Within town centres = 255 sqm GIA Class E that encompasses Class E (e), (f). Comprising: • Holiday Inn Express (23/0051/FUMOPDC) = 255 sqm GIA. Located in North Acton Neighbourhood Town Centre and North Acton and Acton Wells Place Outside of town centres = 318 sqm GIA Class E that encompasses Class E (e), (f). Comprising: • Woodward Building A (25/0011/FUMOPDC) = 189 sqm GIA. Located within the North Acton and Acton Wells Place • 93–97A Scrubs Lane (23/0235/FUMOPDC) (Resolution to Grant) = 129 sqm GIA. Located within the Scrubs Lane Place Outside of town centres = 132 sqm Class F2 that encompasses Class F2 (b) comprising: • Woodward Building A (25/0011/FUMOPDC) = 132 sqm GIA. Located within the North Acton and Acton Wells Place
Commentary	The permitted Class E floorspace is comprised of: • Holiday Inn Express (23/0051/FUMOPDC) = 4 units • Woodward Building A (25/0011/FUMOPDC)= 2 units • 93–97A Scrubs Lane (23/0235/FUMOPDC) (Resolution to Grant) = 1 unit Due to the broad nature of Class E, these indicators are also reported for indicator ITC-2.

KPI number	ITC-2B
	Woodward Building A results in a loss of existing 930sqm GIA of former use classes A1/A2/A3 and replacement of 130 sqm community space of former use class D2. The permitted F2 floorspace is comprised of a ground floor community space for local community uses such as meetings and events. No F1 floorspace was permitted during the monitoring period.

Table ITC-3

KPI number	ITC-4
KPI description	Number of on-site social infrastructure facilities, and sports/leisure facilities with public concession access secured through Section 106 agreements.
2025/26 outturn	None
Commentary	None

Table ITC-4

KPI number	ITC-4
KPI description	Net gain/loss of public houses permitted within OPDC, categorised by place.
2025/26 outturn	None
Commentary	The public house floorspace associated with the Castle Public House, North Acton (planning application ref 214465OPDFUL) has been reprovided on the same site in accordance with Local Plan policy TCC6.

Table ITC-5

KPI number	ITC-5
KPI description	Net gain/loss of: Hot food takeaways Betting shops, pawnbrokers and payday loan stores and games arcade
2025/26 outturn	None
Commentary	None

Table ITC-6

KPI number	ITC-6
KPI description	Number of permitted schemes which included a meanwhile strategy, and number of meanwhile use schemes operating within the OPDC area.
2025/26 outturn	None
Commentary	None

Table ITC-7

KPI number	ITC-7
KPI description	Number of new hotel rooms granted planning permission and completed within the monitoring period and place.
2025/26	4 Portal Way, North Acton: 90 hotel rooms permitted
Commentary	None

Table ITC-8

KPI number	ITC-8
KPI description	IMD ranking for Health and Disability for LSOAs covering the OPDC region
2025/26 outturn	The most recent Indices of Deprivation were published in 2025. A map is contained in Appendix B of the IMD rank for Health and Disability.
Commentary	Since the 2019 IMD the output areas have been updated to take account of the 2021 Census. The ranking of areas within the OPDC area is broadly stable. Regeneration has not yet significantly decreased levels of deprivation.

Delivery and Implementation

3.14 The regeneration of the Old Oak and Park Royal area represents one of London's and the UK's largest and most complex regeneration projects. There are several strategies that OPDC can look to employ as statutory local planning authority, to help facilitate and coordinate the areas' successful regeneration, including engaging with a wide range of stakeholders and being a proactive planning authority.

3.15 The following KPIs are used to monitor OPDC's delivery and implementation policies.

Table IDI-1

KPI number	IDI-1
KPI description	Index of Multiple Deprivation (IMD) ranking for LSOAs covering the OPDC region.
2025/26 outturn	The most recent Indices of Deprivation were published in 2025. A map is contained in Appendix B of the IMD rank.
Commentary	Since the 2019 IMD the output areas have been updated to take account of the 2021 Census. The ranking of areas within the OPDC area is broadly stable. Regeneration has not yet significantly decreased levels of deprivation.

Table IDI-2

KPI number	IDI-2
KPI description	Details of the establishment of Neighbourhood Forums, and progress towards the development of Neighbourhood Plans within the OPDC area.
2025/26 outturn	Within the OPDC area there are two designated Neighbourhood Areas and Forums. These are: • Harlesden Neighbourhood Forum with a Neighbourhood Area in both the OPDC area and the London Borough of Brent. Their Neighbourhood Plan was adopted by OPDC on 25 July 2019. • Old Oak Neighbourhood Forum with a Neighbourhood Area solely within the OPDC area.
Commentary	Within the monitoring period, OPDC has liaised with both Forums to inform and support their activities. OPDC redesignated the Harlesden Neighbourhood Forum on 26 March 2026. Officers also liaised with the Old Oak Neighbourhood Forum regarding a potential enlarged Old Oak Neighbourhood Area and production of a neighbourhood plan. These activities demonstrate how OPDC is meeting Local Plan policy DI3(c).

Table IDI-3

KPI number	IDI-3
KPI description	List of OPDC planning related public engagement sessions held within the monitoring period, with details of purpose and attendance.
2025/26 outturn	OPDC consulted on Neighbourhood Community Infrastructure Levy priorities and a revised Planning Obligations Supplementary Planning Document from 10 June 2025 to 28 July 2025. Around 25 community members participated in public drop in sessions at local venues in Old Oak, Park Royal and North Acton. Additionally, 8 people signed up for an online question and answer session. In line with the SCI, OPDC may utilise stakeholder workshops at pre-application stage for significant development proposals. The workshops are chaired by OPDC. Representatives from local resident and amenity groups, community network organisations and ward councillors are invited to participate in the workshop. The purpose of the meeting is to enable local resident groups and others to discuss proposals directly with the applicant and highlight any concerns and/or make suggestions about how these concerns could be addressed. OPDC held a Stakeholder Workshop on 18 March 2026 in relation to the proposed redevelopment of the ASDA site, 2-20 Western Road, London, NW10 7LW. The applicant team (Barratt London/ASDA Ltd) attended the workshop to present their proposals and answer questions. A total of 10 representatives from local resident groups and the community attended.
Commentary	The consultation demonstrates that OPDC is meeting Local Plan policy DI3.

Quantitative tracking

3.16 In addition to monitoring the KPIs, future AMRs will also report on key quantitative data that OPDC is collecting to measure the impact of the regeneration.

3.17 A Quantitative Baseline Study was published in February 2024. This provides a high-level understanding of the demographic, socioeconomic and environmental characteristics of the area.

3.18 As part of the Local Plan review, OPDC is commencing work on a baseline review of the current social, economic and environmental conditions of the area. Gathering baseline information is a foundational step completed before entering the formal 30-month plan making process (known as Gateway 1) under the new plan making system. Further detail on the process for reviewing the Local Plan is contained in section 4.

4. Progress of Planning Documents

4.1 This section provides a summary of the progress of OPDC's key planning documents.

4.2 Since adopting the Local Plan in June 2022, OPDC has been progressing Supplementary Planning Documents (SPD). OPDC has now adopted six SPDs which are material considerations in determining planning applications. The adopted SPDs are summarised in the Table 5.2 below.

Table 5.2: Adopted Supplementary Planning Documents

SPD Title	Purpose	Adoption date
Waste Management in High Density Development SPD	Supplementary planning guidance on how to manage waste in tall buildings to meet Mayoral municipal waste recycling targets	June 2022
Passive Energy Performance, Daylight and Overheating in High Density Development SPD	Supplementary planning guidance on how to meet energy, daylight, and overheating standards in tall buildings to conform with Mayoral requirements.	June 2022
Industrial SPD	Supplementary planning guidance on how deliver best practice industrial developments from a design, placemaking and sustainability perspective.	November 2023
Old Oak West SPD	Supplementary planning guidance to shape the future of Old Oak West reflecting Local Plan policies and community aspirations.	February 2024
Revised Planning Obligations SPD	Supplementary planning guidance for calculating and negotiating section 106 agreements. This replaces the SPD	September 2025

SPD Title	Purpose	Adoption date
	adopted in February 2024.	
Public Realm and Green Infrastructure SPD	Supplementary planning guidance on the public realm and delivery of green infrastructure within development and the public realm.	June 2024

4.3 OPDC adopted its Community Infrastructure Levy (CIL) Charging Schedule on 28 February 2024. CIL is a levy charged on new development to help fund essential infrastructure. This will now apply to all planning applications determined on or after 1 April 2024.

4.4 The West London Waste Plan (WLWP) forms part of the Development Plan for OPDC, Brent, Ealing, Hounslow, Richmond upon Thames, Hillingdon and Harrow (the participating authorities), alongside the London Plan and each authority's Local Plan and any Neighbourhood Plans. The current West London Waste Plan was adopted in 2015, and in accordance with the National Planning Policy Framework must be reviewed every five years. A new WLWP has been prepared to cover the period up to 2041 (the end of the period of the current London Plan (2021). The new WLWP (Regulation 19) was published for public consultation in November 2025. The Proposed Submission version of the new WLWP (Regulation 19) will be published for public consultation in summer 2026. The participating authorities are seeking to submit the new WLWP to the Secretary of State for independent examination by December 2026, which is the national cut-off date for development plans being prepared and examined under the current plan making system.

4.5 OPDC has published an interim timetable for producing a new Local Plan, based on the Government's initial guidance on the new streamlined plan making system. The timetable, outlined in Figure 4.5, remains contingent on the publication of further government guidance and the London Plan programme.

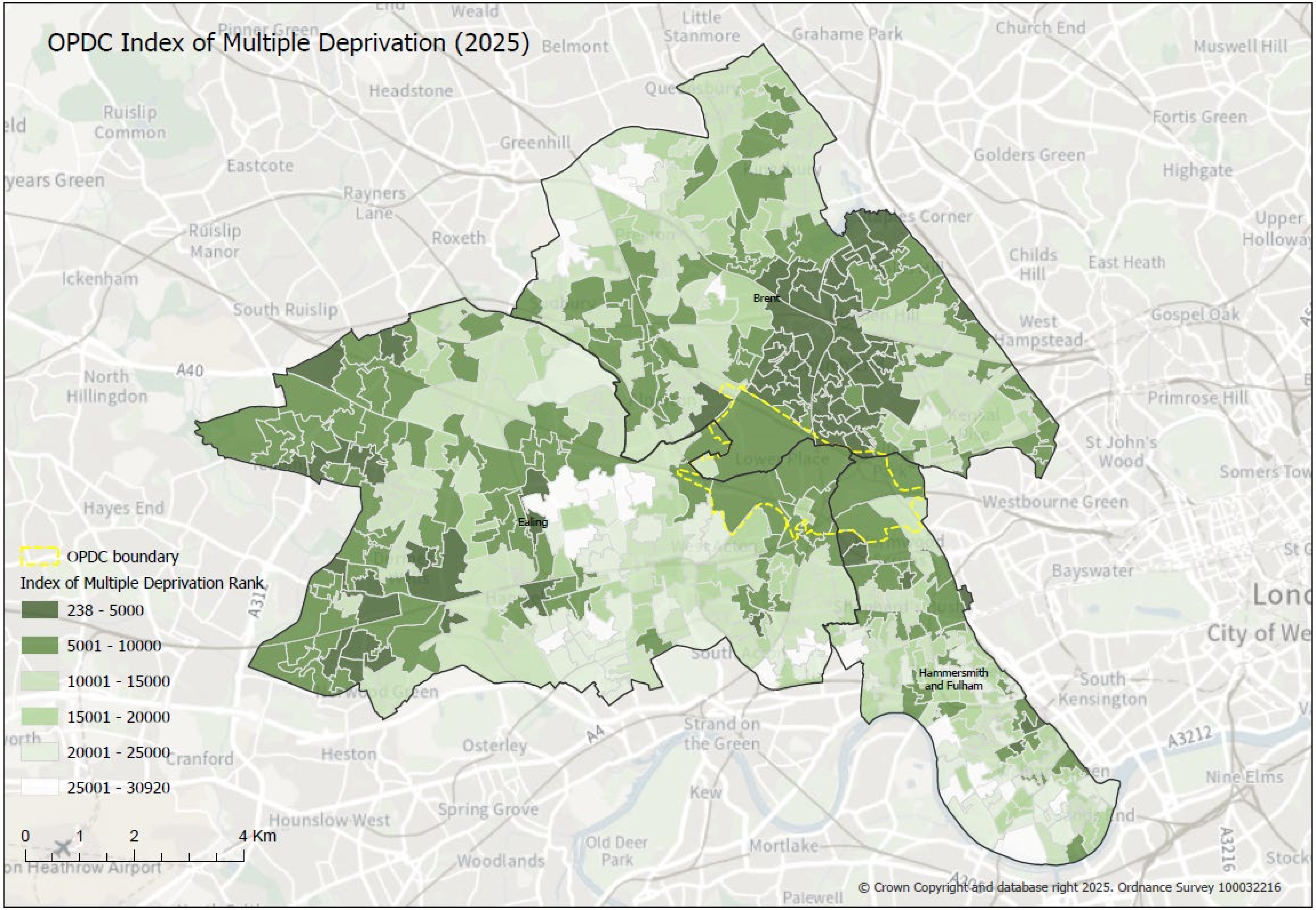
Figure 4.5: Interim Timetable for new Local Plan

Appendix A: 5 year housing supply

	Site	Status	Homes	2026/27	2027/28	2028/29	2029/30	2030/31
1	5 to 7 Park Royal Road	Permitted	388	-	388	-	-	-
2	4 Portal Way	Permitted	669	-	669	-	-	-
3	The Portal, North Acton	Started	350	350	-	-	-	-
4	Atlas Wharf	Permitted	457	-	-	457	-	-
5	Mitre Wharf	Started	147	-	-	147	-	-
6	3 School Road	Permitted	176	-	-	176	-	-
7	1 Portal Way (assuming Co-living in phase 1)	Permitted	1538	-	-	530	432	576
8	Holiday Inn Express	Permitted	303	-	-	303	-	-
9	Woodward Building A	Permitted	107	-	-	107	-	-
10	North Kensington Gate North	Resolution to Grant	63	-	63	-	-	-
11	Submitted Apps, Pre-Apps or Developer Discussions	Not Yet Permitted	1950	0	567	639	300	444
		Total Supply of Homes	**6148**	**350**	**1687**	**2359**	**732**	**1020**

Local Plan target *	993	
5 years supply	4965	
With 20% buffer	5958	103%

Appendix B: Indices of Deprivation 2025 maps


OPDC Index of Multiple Deprivation (2025)
Brent
Ealing
Hammersmith and Fulham
OPDC boundary
Index of Multiple Deprivation Rank
238 - 5000
5001 - 10000
10001 - 15000
15001 - 20000
20001 - 25000
25001 - 30920
0 1 2 4 Km
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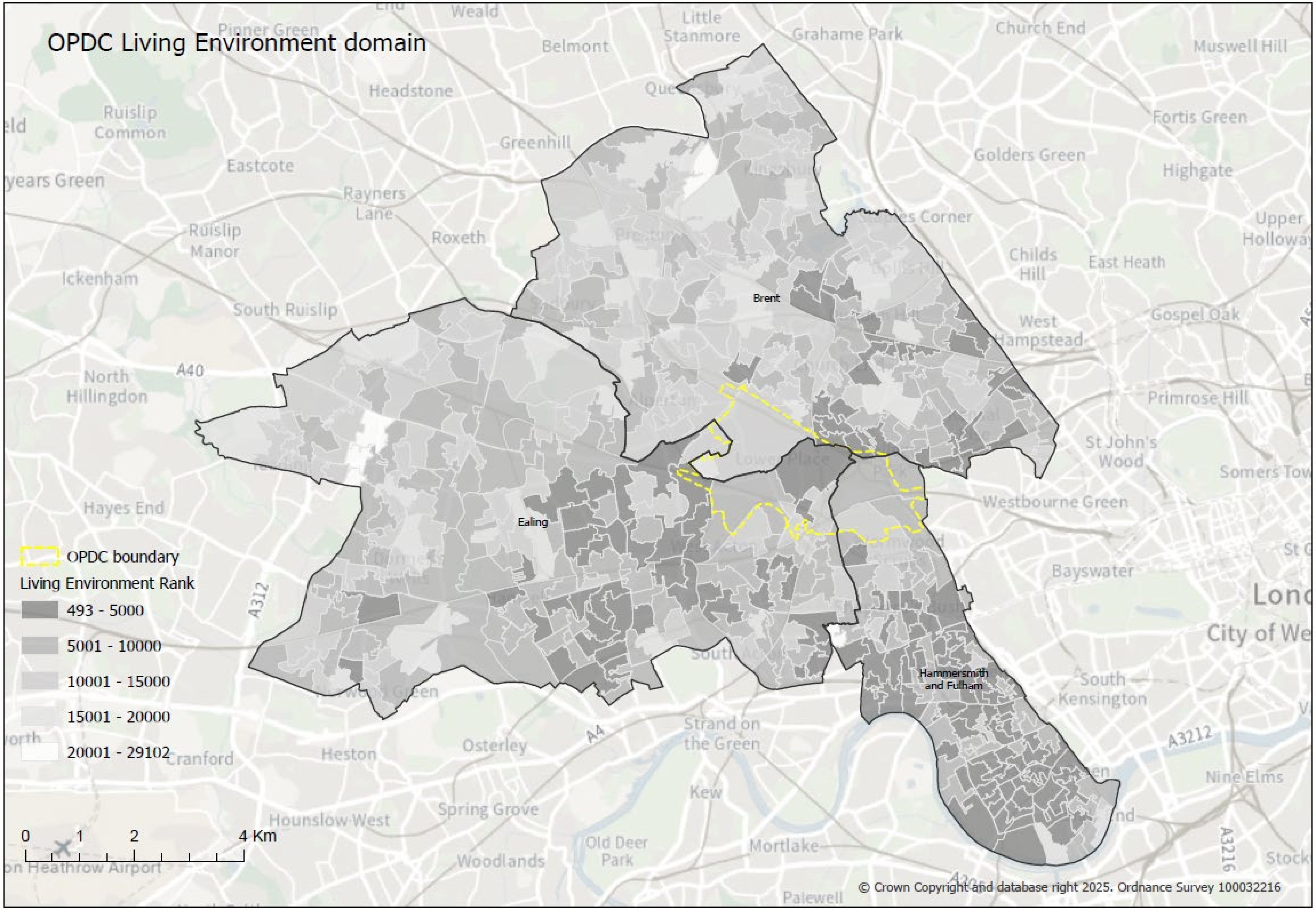
OPDC Living Environment domain
Brent
Ealing
Hammersmith and Fulham
OPDC boundary
Living Environment Rank
493 - 5000
5001 - 10000
10001 - 15000
15001 - 20000
20001 - 29102
0 1 2 4 Km
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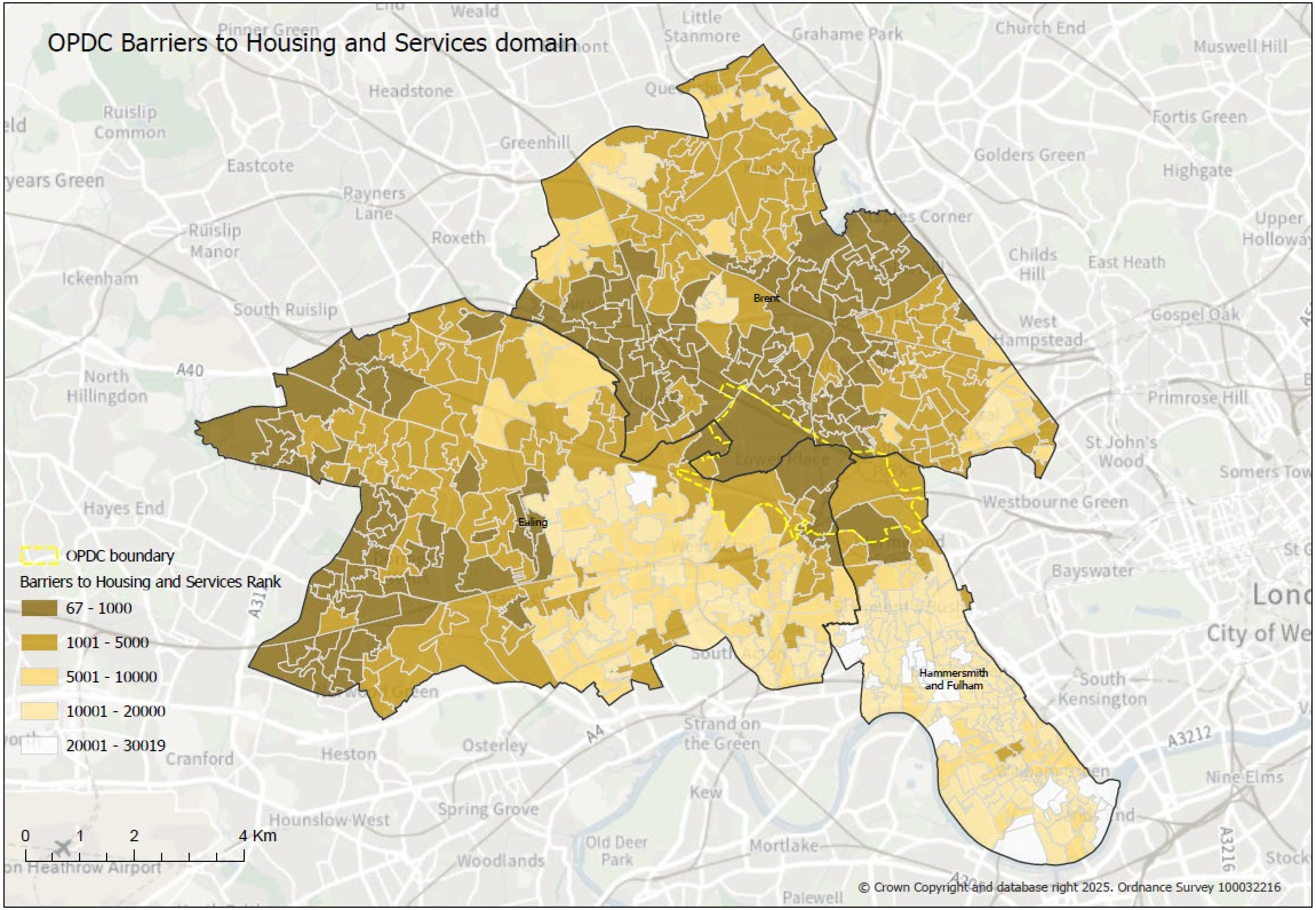
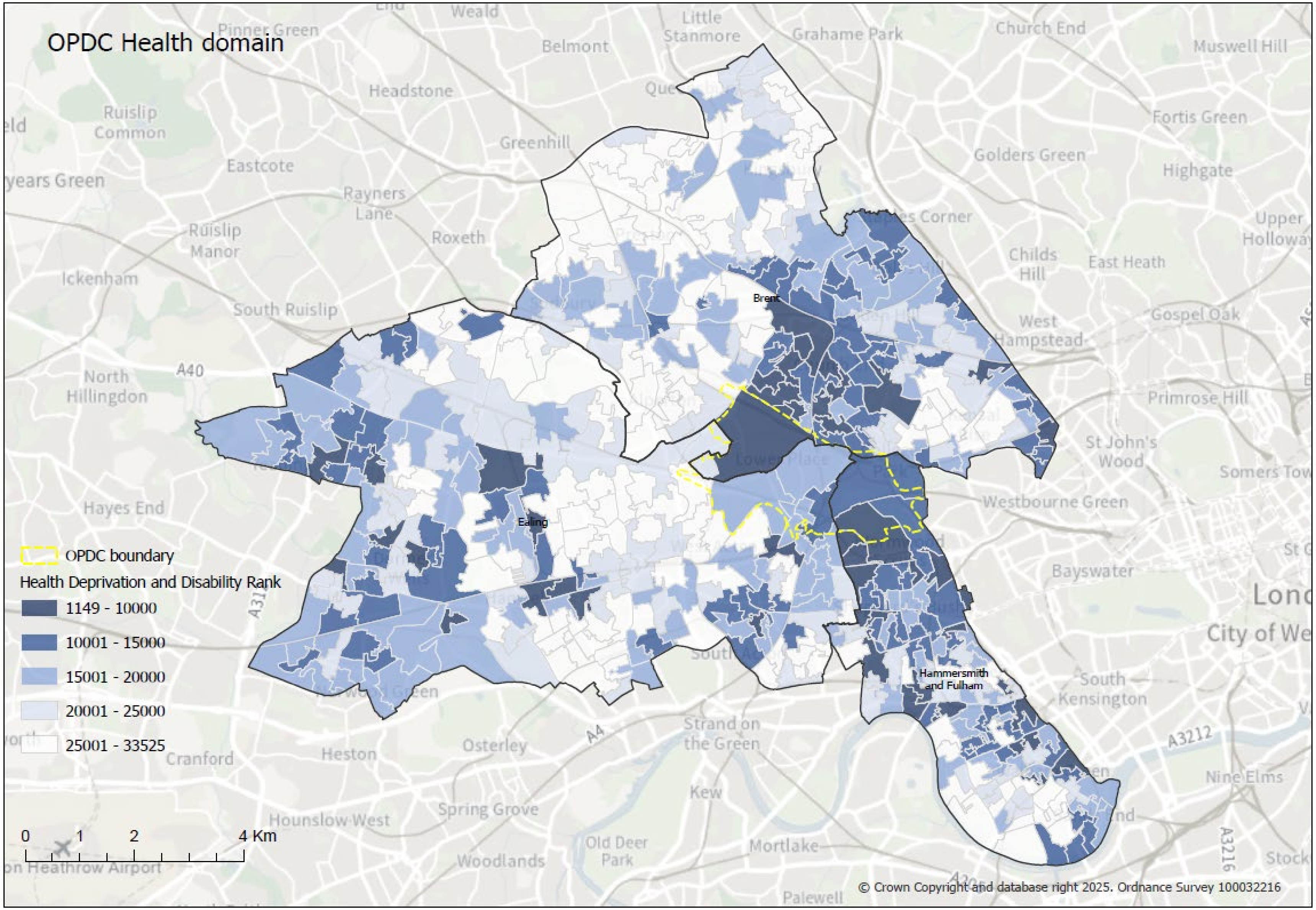
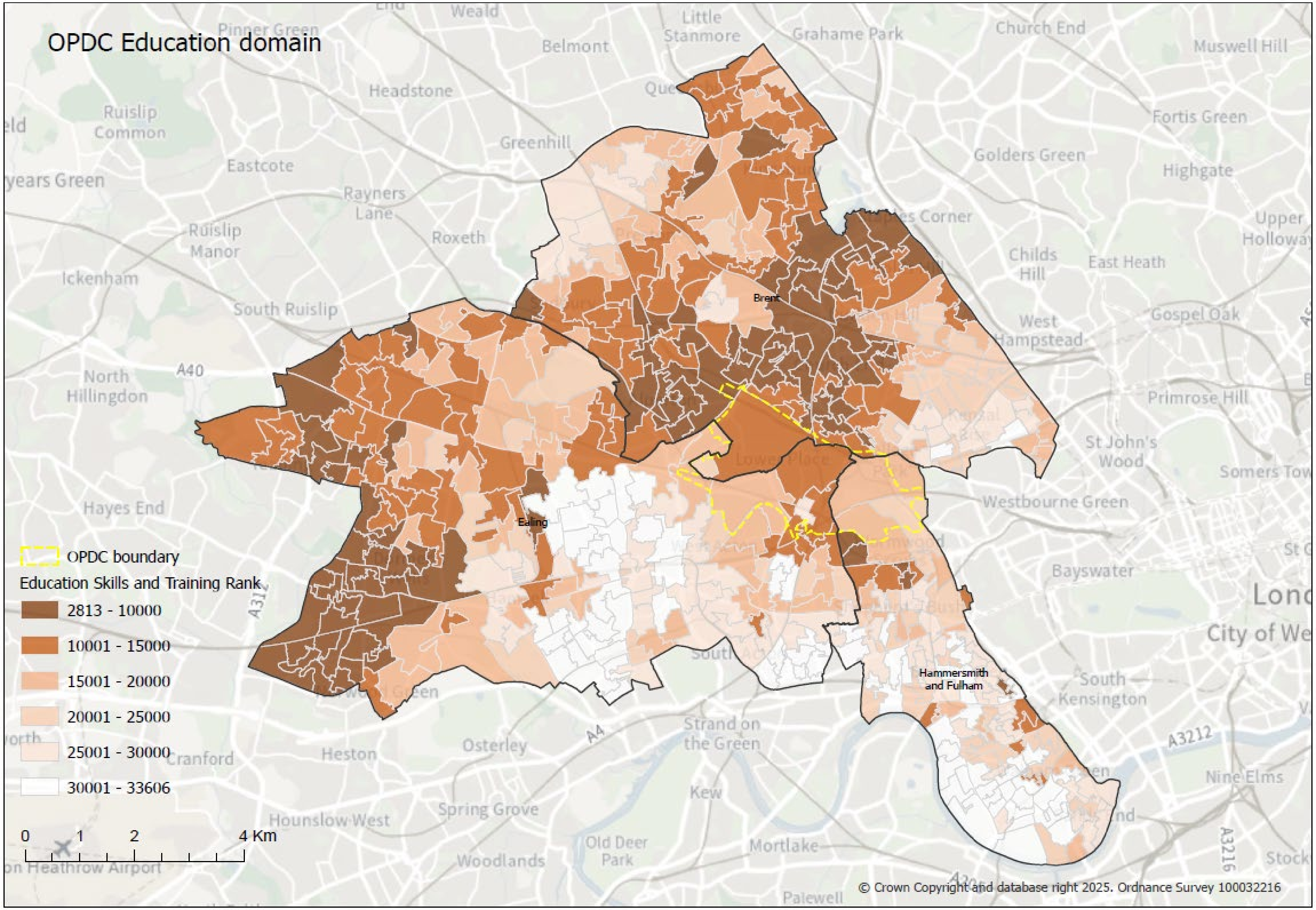


OPDC Barriers to Housing and Services domain
Brent
Ealing
Hammersmith and Fulham
OPDC boundary
Barriers to Housing and Services Rank
67 - 1000
1001 - 5000
5001 - 10000
10001 - 20000
20001 - 30019
0
1
2
4 Km
© Crown Copyright and database right 2025. Ordnance Survey 100032216


OPDC Health domain
OPDC boundary
Health Deprivation and Disability Rank
1149 - 10000
10001 - 15000
15001 - 20000
20001 - 25000
25001 - 33525
0 1 2 4 Km
Brent
Ealing
Hammersmith and Fulham
© Crown Copyright and database right 2025. Ordnance Survey 100032216


OPDC Education domain
Brent
Ealing
Hammersmith and Fulham
OPDC boundary
Education Skills and Training Rank
2813 - 10000
10001 - 15000
15001 - 20000
20001 - 25000
25001 - 30000
30001 - 33606
0 1 2 4 Km
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Appendix C: KPI Directory

The role of the Local Plan Key Performance Indicators (KPIs) is to measure the success and effectiveness of the policies of OPDC's Local Plan and identify any potential need for a review of all or part of the Local Plan. OPDC will produce an Authority Monitoring Report on an annual basis to measure this, for which the KPIs will be used as the basis for assessment. During the review of all or part of the Local Plan KPIs may be amended reflecting updated policy content.

Some KPIs are also considered measures of success for proposed outcomes of the Local Plan's Strategic Policies. Where this is the case, the KPI and relevant Strategic Policy have been marked with an *.

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
ID-1*	IMD rank for Living Environment.	Improvement in IMD rank and/or top	SP9*	-	D1	MHCLG	5 years (or as otherwise updated by MHCLG)
ID-2	Number of schemes that are nominated for and/or win environmental, design, accessibility, technological, architecture and planning awards	No target (qualitative assessment)	SP2, SP9	All	D1, D4	Regional, national and international awards	Annually
ID-3*	Positive frontages through permitted mixed use schemes, as a % of overall scheme frontage.	No target (qualitative assessment)	SP9*	All	D2, D4	OPDC planning register and application documents, site surveys.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
ID-4*	Positive frontages through permitted industrial schemes, as a % of overall scheme frontage.	No target (qualitative assessment)	SP9*	All	D2, D4	OPDC planning register and application documents site surveys.	Annually
ID-5*	Percentage of permitted new residential schemes that deliver 10% of new housing as Building Regulation M4(3) 'wheelchair user dwellings' across all tenures.	100%	SP2, SP4, SP9*	-	D3	OPDC planning register and application documents.	Annually
ID-6*	Number of major non-residential completed schemes achieving BREEAM Excellent rating	All non-residential schemes achieving BREEAM excellent	SP2, SP9	-	D4, D6, EU10	OPDC planning register and application documents, on-site monitoring. Certificate on completion	Annually
ID-7	Tall buildings permitted: within areas identified as appropriate for tall buildings; outside areas identified as appropriate for tall buildings	No target (qualitative assessment)	SP9	All	D5	OPDC planning register and application documents, on-site monitoring.	Annually
ID-8*	Number of designated and/or non-designated heritage assets within the monitoring	No target (qualitative assessment)	SP9*	All	D8	OPDC planning register and application	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	period: Designated; Lots; Subject to harm; Reused or enhanced through development					documents, on-site monitoring.	
ID-9	Net change in number and sqm of play space within the OPDC area completed (by place), categorised by: Child Play Space 0 to 5 years; Child play space 5 to 11 years, Child play space 11 to 18 years; Adult Play space	No target (qualitative assessment)	SP3, SP4, SP8	All	D9, EU1	OPDC planning register and application documents, on-site monitoring.	Annually (Cumulatively)
IEU-1*	Total amount of publicly accessible open space from permitted schemes, categorised by: Local Park (or contributing towards delivery of Local Park); Smaller Public Open Space or Pocket Park; Green Street.	Delivery of 30% publicly accessible open space of non-SIL developable area. Progress towards delivery of 3 Local Parks.	SP3, SP8*, SP10	P1, P2, P3, P6, P7, P8, P10, P11	EU1, EU2	OPDC Planning Register and application documents.	Annually
IEU-2*	An overall net gain in biodiversity habitats and quantum and range of species and protection and/or enhancement of designated	Net gain in biodiversity	SP8*	P1, P2, P3, P6, P7, P8, P10, P11	EU1, EU2, EU3	OPDC Planning Register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	SINCs through permitted schemes						
IEU-3	Urban Greening Factor (UGF) of permitted schemes	Minimum UGF of 0.4 on average across permitted schemes	SP8	All	EU2	OPDC Planning Register and application documents.	Annually
IEU-4	Proportion of permitted schemes which: include grey water and/or rain water harvesting; exceed the Mayor's per capita water consumption target	All	SP9	-	EU3	OPDC Planning Register and application documents.	Annually
IEU-5*	Number of occasions Air Quality results exceeded the maximum acceptable level.	Reduction in occasions of exceedances	SP3*	All	EU4	Air Quality Monitoring stations within OPDC area	Annually
IEU-6	Number of noise related complaints to Borough environmental departments regarding construction activities within the OPDC area.	No target (qualitative assessment)	SP10	All	EU5, T8, TCC8	Borough Environmental Departments	Annually
IEU-7	Percentage of household waste recycled, composted or reused	65% (minimum)	SP2, SP10	All	EU6, EU7	Waste Authority Monitoring Records	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
IEU-8	Proportion of construction, demolition waste from permitted schemes to be reused or recycled.	95% (minimum)	SP2, SP9	All	EU6, EU7	Application documents	Annually
IEU-9	Number of permitted schemes achieving London Plan CO2 reduction targets.	All	SP2, SP9	All	D1, D4, EU3, EU8, EU9. EU10	OPDC planning register and application documents and on-site monitoring.	Annually
IEU-11	Number of applications for the extraction of minerals permitted within the monitoring period.	No target (qualitative assessment)	SP9	All	EU13	OPDC planning register	Annually
IEU-12	Number and capacity of existing and/or allocated safeguarded waste sites and any compensatory land provided.	No target (qualitative assessment)	SP2, SP10	-	EU6		Annually
IEU-13	Number, type and capacity of waste facilities approved and completed on existing/allocated sites or and new identified sites.	No target (qualitative assessment)	SP2, SP10	-	EU6		Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
IT-1*	Percentage of journeys made by walking, cycling or public transport	80% (Minimum)	SP7*	-	T1, T2, T3, T4, T5, T6	TfL	Annually
IT-2	Average scoring of new streets permitted/delivered against the Healthy Street Indicator Toolbox.	No target (qualitative assessment)	SP7, SP9	All	T1, T2, T3, T6, D2, EU1, EU2, EU3, DI2	OPDC planning register and application documents and onsite monitoring.	Annually
IT-3	Number of cycle hire facilities and cycle parking facilities (including spaces) delivered within the OPDC area.	No target (qualitative assessment)	SP3, SP7	All	T4, DI1, EU7	Application documents	Annually (Cumulatively)
IT-4	Ratio of car parking spaces and bicycle parking spaces per unit from permitted residential schemes., and proportion of car parking spaces which are designated for: Blue badge holders; or Car club spaces.	Maximum of 0.2 car parking spaces per unit on average.	SP7	All	T4, T3, EU7	OPDC planning register and application documents.	Annually
IT-5	Number of non-residential car parking spaces proposed as	Achieving car-free	SP7	All	T4, T1, D3	OPDC planning register and	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	part of permitted schemes, categorised by place.					application documents.	
IT-6*	Change in Public Transport Accessibility Levels (PTALs) in OPDC area	Increase in PTAL scores across the area	SP7*	All	T4	TfL	Annually
IT-7	Change in the number of bus services operating within the OPDC area.	Delivery of bus network as identified in OPDC bus strategy	SP7	All	T6	TFL	Annually
IH-1*	Net and gross number of new homes (plus habitable rooms) completed, started and permitted within monitoring period, categorised by place Including: Total number and proportion (of overall) of homes/habitable rooms completed, started and permitted within the monitoring period classified as affordable, and proportion of which are considered:	993 new homes per annum, 1,367 annual London Plan 50% affordable housing by unit and habitable room target	SP1 SP4*	All All	H1, DI1 H2	OPDC planning register and application documents and on site monitoring.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	Social/London Affordable Rent; Intermediate (including London Living Rent and Shared Ownership); and Market;						
	Proportion of completed, started and permitted homes, categorised by place and tenure, considered: Studio; 1 Bedroom; 2 Bedroom; 3 Bedroom; 4+ Bedroom.	25% of units as 3+ beds	SP4	All	H3		
	Total number of Build-to-Rent units completed and permitted within the monitoring period.	No target (qualitative assessment)	SP4	All	H6		
	Number of schemes (including beds) completed and permitted as part of purpose-built co-living or other housing with shared facilities completed.	No target (qualitative assessment)	SP4	All	H7		
	Number of units and beds provided as part of specialist	10% of 1,000 home schemes	SP4	All	H9		

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	housing schemes completed and permitted within the monitoring period, categorised by type and place. Number of student beds completed and permitted within the monitoring period, categorised by place, and the proportion of which are considered affordable.	 35% of beds classified as affordable.	 SP4	 All	 H10		
IH-2	Capacity for additional housing from developable sites for years 0 to 5.	Demonstrate ability to deliver housing targets across plan period	SP1, SP4, SP10	All	H1, DI1	OPDC housing trajectory.	Annually
IH-3	Proportion of family units permitted providing private amenity space or direct access to communal amenity space.	100%	SP4 SP9	All	H4, D6	OPDC planning register and application documents.	Annually
IH-4	Total permissions granted for the conversion of existing dwellings to create 2 or more dwelling units, and proportion	No net loss of family housing through conversions.	SP4	All	H5	OPDC planning register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
	of converted units considered family housing.						
IH-5*	Net gain/loss of Gypsy and Traveller pitches, through permitted planning applications and bi-annual Caravan Count.	No net loss	SP4*	All	H8	OPDC planning register and application documents; Borough caravan count results.	Annually
IH-6	IMD ranking for Barriers to Housing and Services for LSOAs covering the OPDC region	Improvement in ranking	SP4*			MHCLG	5 years (or as otherwise updated by MHCLG)
IE-1*	Gross Value Added (GVA) figure for OPDC area.	Increase	SP5*	All	E1, E2, E3	ONS	5 years
IE-2*	IMD ranking for Income, Employment and Education, Skills and Training for LSOAs covering the OPDC region	Improvement in rankings	SP5*	-	E5	MHCLG	5 years (or as otherwise updated by MHCLG)

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
IE-3	Net gain/loss (sqm) of floor space for SIL compliant uses within SIL from 2017 baseline through consented planning applications. Net gain/loss in industrial floorspace (inclusive of use class B2, B8 and E(g)(ii) and E(g)(iii) (by place) outside of SIL through consented planning applications compared the 2017 baseline.	Net position OPDC area	SP5*	P1, P2, P4. P5P6, P7, P8, P9, P10, P11	E1/E2	OPDC planning register and application documents and on site monitoring.	Annually
IE-4	Net change in the number of jobs, and job density, and registered businesses within the OPDC area.	Increase	SP5*	All	E2, E3	BRES jobs figures data and UK Business Count.	5 years
IE-5*	Industrial (inclusive of B2, B8, Class E(g)(ii) and Class E(g)(iii) units granted planning permission within the following size categories: 500 sqm or less; 501-1000 sqm; 1001-5000 sqm; 5001 sqm plus	No target (qualitative assessment	SP5*	All	E1, E2, E3	OPDC planning register and application documents.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
IE-6*	Amount and location of affordable workspace provision and/or contributions secured through planning permission and Amount and location of shared workspace provision secured through planning permission	No target (qualitative assessment	SP5*	All	E3	OPDC planning register and application documents.	Annually
IE-7*	Number of work-live units proposed as part of permitted schemes, categorised by: Separated Work and Live units; Combined Work-Live units	No target (qualitative assessment	SP5*	All	E4	OPDC planning register and application documents.	Annually
IE-8*	Rate of unemployment in the OPDC boroughs	Reduction in unemployment rate below London average	SP5*	-	E5	ONS	Annually
IE-9*	Number of employment and training placements and/or contributions and proportion of the workforce (who live in the local area secured as part of consented schemes.	Increase	SP5*	-	E5	LLSESMPs from permitted schemes	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
ITC-1*	Number of vacant premises in North Acton, Park Royal Centre and Old Oak town centres.	Positive results	SP6*	P1, P2, P3, P6, P7, P8, P10 and P11	TCC1, TCC2, TCC3	LTCHC Analysis Report and supporting data sources	As required in coordination with GLA.
ITC-2	Use class E (a), (b), (c) and F2 (a) floorspace permitted: within town centres; outside town centres	No target (qualitative assessment)	SP6*	All	TCC1, TCC2	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-2B	Net gain/loss in use class E(e), (f), F1, F2(b), dance halls and concert halls through permitted schemes in monitoring period, categorised by: Those within designated Town Centre Locations and by place; Those outside of designated Town Centre Locations and by place	No target (qualitative assessment)	SP3, SP4, SP5	P1, P2, P3, P6, P7, P8, P10 and P11	TCC1, TCC2, TCC3	OPDC Planning Register and application documents.	Annually
ITC-3	Number of on-site social infrastructure facilities, and sports/leisure facilities with public concession access, secured through Section 106 agreements	No target (qualitative assessment)	SP3, SP5	All	TCC4; TCC6; DI1; DI2	OPDC Planning Register and application documents, on-site monitoring.	Annually

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
ITC-4	Net gain/loss of public houses permitted within OPDC, categorised by place.	No loss of existing public houses	SP3; SP4	All	TCC7	On-site monitoring.	Annually
ITC-5	Net gain/loss of: Hot food takeaways; Betting shops, pawnbrokers and payday loan stores and games arcades	No target (qualitative assessment)	SP3*	All	TCC2	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-6	Number of permitted schemes which included a meanwhile strategy, and number of meanwhile use schemes operating within the OPDC area.	No target (qualitative assessment)	SP3; SP5	All	TCC9	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-7	Number of new hotel rooms granted planning permission and completed within the monitoring period and place.	No target (qualitative assessment)	SP4, SP5	All	TCC10	OPDC Planning Register and application documents, on-site monitoring.	Annually
ITC-8	IMD ranking for Health and Disability for LSOAs covering the OPDC region	Improvement in ranking	SP3*			MHCLG	5 years (or as otherwise updated by MHCLG)
IDI-1*	Index of Multiple Deprivation (IMD) ranking for LSOAs covering the OPDC region	Improvement in ranking across	SP2*	All	-	MHCLG	5 years (or as otherwise

Ref	Key Performance Indicator	Target / Direction	*Strategic Policies*	*Place Policies*	*DM Policies*	Source of Monitoring Information	Frequency of Monitoring
		LSOAs in OPDC region					updated by MHCLG)
IDI-2	Details of the establishment of Neighbourhood Forums, and progress towards the development of Neighbourhood Plans within the OPDC area.	No target (qualitative assessment)	SP4	All	DI3	Communication and engagement with Neighbourhood Forums	Annually
IDI-3	List of OPDC planning related public engagement sessions held within the monitoring period, with details of purpose and attendance.	No target (qualitative assessment)	SP4; SP10; SP5	All	DI3	OPDC public engagement team.	Annually