

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA200919-2896

13 January 2020

Dear [REDACTED]

I write in response to your email of 20 September 2019 in which you requested the release of information held by the Greater London Authority (GLA) concerning OPDC. Please accept my apologies for our delay in providing our response.

You requested:

- *Minutes, agenda and all relevant documents and presentations of meetings between the Mayor and David Lunts and/or Liz Peace where the Old Oak Common development was discussed (please provide from 1 March 2019 to the present);*
- *All correspondence between David Bellamy and Liz Peace which mentions the 'OPDC' or the 'Old Oak'/'Old Oak Common' development, or 'HIF' funding (please provide from 1 March 2019 to the present);*
- *All correspondence between David Bellamy and David Lunts which mentions the 'OPDC' or the 'Old Oak'/'Old Oak Common' development, or 'HIF' funding (please provide from 1 March 2019 to the present);*
- *Any briefings, analysis or impact assessments provided by David Bellamy to the Mayor which mentions the 'OPDC' or the 'Old Oak'/'Old Oak Common' development (please provide from 1 March 2019 to the present);*

Our searches have focused on information held by the Greater London Authority. It is important that I stress that information held by David Lunts in his capacity as Interim Chief Executive of OPDC is not information held by the GLA, but by OPDC and has therefore not been covered by our searches in relation to your request.

That said, I can confirm that we do hold information in-scope of your request and that we are able to release this information in the accompanying documents.

We have made a number of redactions to withhold specific pieces of information under the following provisions of section 43(2) of the Freedom of Information Act (the Act) which covers information which would, or would be likely to, prejudice the commercial interest of any party.

The redactions in documents 'A3' and 'A4' accompanying this letter have been made to withhold information that we assess would be likely to prejudice the commercial interest of the Old Oak Common and Park Royal Development Corporation (OPDC) by releasing information which would undermine their commercial position in relation to ongoing work, proposals, planning discussions, and negotiations with third parties.

In particular, certain elements of the withheld information would be likely to give commercial advantage to third parties currently in negotiation with OPDC and undermine ability to effectively secure good value on behalf of the tax payer in relation to the development of the Old Oak Common and Park Royal site.

Section 43(2) constitutes a qualified exemption from our duty to disclose information under the Act and consideration has to be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

In balancing the public interest in disclosure, we consider the greater good or benefit to the community as a whole if the information is released or not. The 'right to know' must be balanced against the need to enable effective government and serve the best interests of the public.

The GLA recognises the legitimate public interest in the release of information relating to the use of public money, particularly in promoting openness, transparency and accountability which, in turn, promotes public engagement and understanding of the decisions taken by the Authority.

However, in this case, it is felt that the public interest would not be met if the GLA released information which could prejudice the commercial interests of OPDC and potentially result in the expenditure of further public money.

Once again, please accept my apologies for our delay in responding; I hope this has not inconvenienced you unduly. If you have any further questions relating to this matter, please contact me, quoting the reference MGLA200919-2896.

Yours sincerely


Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

Briefing Note

To: David Bellamy, Chief of Staff (GLA)
From: David Lunts, Interim Chief Executive Officer (OPDC)
Date: 29 May 2019
Subject: Securing electrical power supply from Atlas Road Substation to serve future development in Old Oak North

1 Background

- 1.1 As discussed at the briefing session that took place on 9 May 2019¹, OPDC has requested that the GLA support the acquisition of the electrical power supply at Atlas Road and underwrite future payments until such time as Housing Infrastructure Fund (HIF) is available.

2 Issues to consider

- 2.1 The electrical power demand for sites coming forward in Old Oak North (OON) from 2022-2033 is estimated to be 29MVA and a new electrical substation is required to serve this load.
- 2.2 In March 2018, the OPDC Board approved collaboration with HS2 and UK Power Networks (UKPN) to maximise the electrical power supply available at Atlas Road to address this. Atlas Road is a new substation being commissioned by HS2 to power tunnel boring machines and the ongoing operation of the Old Oak Common Station.
- 2.3 OPDC signed a connection acceptance offer for 15MVA Power Supply at Atlas Road and paid an initial £150,000 capacity reservation fee in November 2018. UKPN have committed to the work, having already 'invested ahead of need' in the upstream network reinforcement works required. Work on site has also commenced and UKPN are on track for the substation to be operational by end of 2020.
- 2.4 OPDC are required to pay a further £2,128,990 through a series of staged payments to secure the 15MVA electrical power supply at Atlas Road and agreed to a payment schedule for the remaining monies.
- 2.5 The Corporation has been successful in its HIF forward funding bid; however, access to the funding is subject to the fulfilment of a set of funding conditions by MHCLG.
- 2.6 OPDC is therefore seeking support from the GLA to make a payment of £450,000 (due by COP Friday 31 May 2019) that falls due ahead of the HIF funding becoming available, as per the revised payment schedule below.

Table 1 – Staged Payment Schedule

Payment	Amount to be paid	NET
1	Upon acceptance (30 Nov 2018)- PAID	£150,000
2	April 2019 - Extension agreed until 31 May 2019	£450,000
3	June 2019	£400,000
4	August 2019	£400,000
5	Upon completion of the connection (Q2 2020)	£878,990
	Total	£2,278,990

- 2.7 The risks associated with losing the 15MVA electrical power supply at Atlas Road are significant as this would:
- I. Undermine OPDC's ability to deliver their Phase 1A scheme in a timely and controlled manner;
 - II. Result in increased capital costs as OPDC would need to renegotiate and deliver a new substation in the OON area;
 - III. Result in a loss of development, as space for a new substation would need to be identified within the OON Masterplan.

3 Recommendations

- 3.1 The GLA is asked to approve;
- I. The release of £450,000 to secure the 15MVA electrical power supply at Atlas Road, due on 31 May 2019, to be funded £266,000 from the 2018/19 OPDC underspend and £184,000 from the MDC Reserve.

[REDACTED]

From: [REDACTED]
Sent: 06 June 2019 09:43
To: David Bellamy
Subject: FW: Briefing ahead of OPDC Site Visit
Attachments: OPDC Site Tour Briefing June 2019 (GLA_MO).pdf; Site Map 2017.jpg

From: [REDACTED]
Sent: 06 June 2019 08:34
To: [REDACTED]
Cc: [REDACTED]
Subject: Briefing ahead of OPDC Site Visit

Dear [REDACTED],

Thank you for updating the diary invite for the site tour tomorrow morning.

Please find attached a map and a briefing with key highlights and noteworthy points of the opportunity area for David's attention.

Best wishes

[REDACTED]

Executive Assistant to Chairman (Liz Peace), Interim OPDC CEO (David Lunts) and COO (Doug Wilson)
Old Oak and Park Royal Development Corporation
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*Please note OPDC Offices are located in the London Fire Brigade building

The Opportunity

Old Oak and Park Royal is one of Europe's largest regeneration scheme and London's largest Opportunity Area. With plans for at least 25,500 new homes and 65,500 new jobs for Londoners over a 30-40-year programme, this mostly-brownfield industrial area in Zone 2/3 of west London will be transformed into a thriving new residential and commercial area which will be one of the best connected in the capital, catalysed by a superhub HS2/Crossrail station as busy as Waterloo, and including new Overground stations and transport infrastructure.

Old Oak and Park Royal is where London welcomes HS2/Elizabeth Line (previously Crossrail), and to capitalise on the huge opportunity for regeneration afforded by the new superhub station, London's second Mayoral Development Corporation (MDC) was established (Apr 15).

The Old Oak and Park Royal Development Corporation (OPDC) is the MDC charged with delivering the Mayor's vision for the area, and as the local planning authority is leading on the holistic planning of the site. OPDC works closely with the boroughs of Hammersmith & Fulham, Brent and Ealing, residents and businesses, local representatives and stakeholders including DfT, DCLG, HS2, Network Rail, Crossrail and TfL to deliver the maximum benefits for Londoners – those living and working in the area and those who will do so in the future. The London Assembly will play an important role in shaping the site's evolution.

This year, OPDC established the foundations to take forward what will be the best-connected opportunity area in London. The publication of our draft local plan for Examination in Public and the award of £250m of Housing Infrastructure Funding from government have put Old Oak firmly into delivery mode. OPDC has a diverse, twelve-strong board, including local council leaders, industry experts and community and business representatives to support and co-ordinate the regeneration of Old Oak and Park Royal.

Planning

OPDC is in the final stages of establishing a sound local planning framework. In March, following the submission of 11,000 pieces of feedback over three rounds of consultation, the draft Local Plan moved into Examination in Public. Adoption of the Plan is expected early next year, following which it will shape development in Old Oak and Park Royal over the next twenty years. To help support engagement, OPDC launched a Community Review Group in 2018 to reflect local interests when deciding planning outcomes in the area.

As part of the Local Plan process, OPDC has provided an indicative layout for the first stage of development in Old Oak North. These documents will be presented at Local Plan hearings in June and July, and will be the basis for one-to-one meetings and surgeries with landowners and businesses in Old Oak North as part of an ongoing programme of engagement activities.

OPDC will continue to work with London Boroughs, the Planning Inspectorate, landowners, businesses and the community to further develop and refine the plans for Old Oak North in accordance with Mayoral policies and the draft London Plan, whilst seeking to minimise local disruption or disturbance where possible. The Local Plan review process is likely to conclude in the next six months or so.

Housing Infrastructure Fund (HIF)

In March, OPDC received news from government that its HIF bid for £250m to kickstart plans had been approved. The funding will be used to construct infrastructure and affordable homes for Londoners, along with new employment, leisure and community facilities, in the Old Oak North area, between Willesden Junction and the Grand Union Canal.

This first phase of major development will deliver 3,000 homes and unlock the potential for a further 7,000 over the next decade, adding to the 3,500 already consented or underway across the area. It is expected that the process to deliver key pieces of infrastructure to unlock the site at Old Oak North will begin in the next six months or so, following conclusion of the Local Plan review process.

Early progress and delivery

- Since 2016, OPDC has granted planning permission for **3,476 new homes**, with **36.5% genuinely affordable**. Progress is underway on the initial housing site at Oaklands South where 605 new homes, 40% of which will be genuinely affordable, will complete in 2020.
- In February, HS2 launched their **station design**. OPDC is working with the HS2 team to ensure the station will fully **integrate with local communities and enable new development**.
- In October, OPDC consulted 1,500 businesses in **Park Royal** about how to upgrade the industrial estate. **Improvements** include road upgrades, fly-tipping enforcement and broadband provision.
- To help shape plans for the first stage of development at Old Oak North, OPDC continues to work to understand land rights, owners and occupiers in the area. As part of an ongoing programme of engagement, OPDC is beginning detailed dialogue with landowners and businesses at one-to-one meetings and surgeries to share emerging plans and understand the specific needs of the various businesses. The surgeries will allow OPDC to further develop and refine the plans to minimise local disruption or disturbance and provide support, where appropriate and possible, through the process and deliver on Mayoral policies for regeneration, growth and homes for Londoners.
- **OPDC is working with GLA** and strategic stakeholders to finalise the conditions to draw down the HIF

Key Stats and Facts

The scale of opportunity

- One of the UK's largest regeneration projects
- London's second largest Opportunity Area
- A 30-40-year programme
- Early work indicates that the comprehensive regeneration of Old Oak and Park Royal could generate £26bn gross development value and £7.6bn in additional Gross Value Added (GVA) per annum to the UK economy

Existing context

- OPDC area is approximately 650ha
- Core development area of Old Oak is 139ha (approx. 160 football pitches)
- Public sector owns (or have an interest) in 102ha (approx. 100 football pitches)
- Cargiant own approximately 16ha
- There are 2,000 existing businesses employing 43,000 people
- The OPDC area includes parts of the London boroughs of Brent, Ealing and Hammersmith & Fulham
- The OPDC works closely with the three boroughs, strategic partners and stakeholders, Government, the private sector, local residents, community groups and businesses on the significant regeneration opportunity
- OAPF adopted in November 2015
- Local Plan submitted to Secretary of State on 4 October 2018 and on course for adoption in late 2019/ early 2020
- The programme for the Community Infrastructure Levy (CIL) is currently being updated.

Capacity for new homes and jobs

- Old Oak capacity for 24,000 new homes and 55,000 new jobs
- Park Royal capacity for 1,500 new homes and 10,000 new jobs
- Combined total of 25,500 new homes and 65,000 new jobs
- Approx. 11,000 homes currently in pre-app stage (incl. delegated authority in North Acton)
- Current work suggests 4,000 units by 2022 and a total of 20,100 units by 2038
- Projected increase in population of circa 58,000 (currently c. 4,000) by 2049 based on 50% affordable housing

Transport projects

- New HS2, Elizabeth line, Great Western Main Line interchange station due to open in 2026
- First of two expected new London Overground stations at Hythe Road due to open in early 2020s
- Second London Overground station on Old Oak Lane due to open in 2026

Total infrastructure requirements

- Total infrastructure bill estimated to be up to £2.5 billion
- A proportion can be funded by CIL and S106/S278 contributions
- Work underway to refine this figure and to identify ways to fund delivery
- In March 2019, OPDC received news from government that its HIF bid for £250m to kickstart plans had been approved

Q&As

Q: When is OPDC's Examination in Public live for the Local Plan? When will it be adopted?

A: OPDC's draft Local Plan was examined by the Planning Inspector at a public hearing between 2 - 16 April. The public hearings are the penultimate stage in the Local Plan process, before it is adopted (probably late 2019 / early 2020). They form part of the Independent Examination, where the Planning Inspector assesses if the Local Plan is sound, effective and legally compliant. The Local Plan process is ongoing, and we look forward to receiving the Inspector's report and will ensure it is available on our website at the earliest possible time.

Q: What exactly is the £250m for and what will it deliver?

A: The immediate priority for OPDC is unlocking land in Old Oak North to enable the delivery of up to 10,000 homes and 5,500 jobs for Londoners by the early 2030s. The investment from HIF will be used to acquire key sites and design, build and deliver the roads and utilities to unlock land for new homes, jobs and amenities for local people and newcomers.

Q: How many businesses do OPDC expect to have to CPO to get the land needed to delivery of Old Oak North?

A: OPDC is not setting out to CPO landowners and is committed to working closely and constructively with all landowners. Where land is required, OPDC will look to agree terms of acquisition and only use its compulsory powers as a last resort.

Q: How many local businesses and employees will be affected by this process? Will people lose their jobs? How will you ensure impact is minimised?

A: OPDC is committed to working closely and constructively to minimize any disruption or disturbance to business and residents. Some may be inevitable, but this will only be where absolutely essential to the delivery of many more jobs and opportunities, along with many new affordable homes, as part of the regeneration of the area.

Q: Will you CPO Cargiant's land?

A: OPDC is not setting out to CPO Cargiant. Our immediate priority is unlocking land in Old Oak North to the north of Cargiant to enable the early delivery of up to 10,000 homes and 5,500 jobs by the early 2030s. The way forward for other parts of the site is unclear at this stage, and OPDC is in communication with various landowners, but in all cases OPDC's preference is to agree terms for the acquisition of land and only use its compulsory purchase powers as a last resort.

Walking tour of Old Oak

Route and key sites in Old Oak

Start site visit at Willesden Junction and ends at North Acton.

EMR

Powerday

Car giant

Car giant

Crossrail depot

North Pole East Depot

FGW depot

HEX depot

North Pole West Depot

— OPDC site boundary

— Site Visit route



OLD OAK NORTH, PHASE 1A, HIF & PROGRAMME RISKS

7th June 2019

MAYOR OF LONDON



1. The current masterplan
2. HIF allocation – how much; what it's for and key conditions
3. The draft Local Plan – progress, challenges and risks
4. Phase 1A options, early site development and links to future phases
5. CPO requirements and challenges
6. Funding & cash flow
7. Programme
8. Headline risks – HS2; Local Plan; CPO; Funding; Programme
9. Conclusions

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PARK ROYAL
DEVELOPMENT
CORPORATION



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Current Masterplan



Strategic Infrastructure – Phase 1A

UTILITIES:

- An energy centre
- Electrical network reinforcement
- Telecom ducts and cables
- Sustainable urban drainage systems
- Gas supply (to serve the energy centre and commercial units)
- Diversion of existing utility infrastructure including the Stamford Brook sewer

TRANSPORT:

- Union Way/Park Road (new spine road)
- Union Bridge
- Union Underpass
- Harlesden Bridge
- Laundry Bridge
- A Canal Bridge
- Old Oak Bridge (also called Hybrid Bridge or HS2 Bridge)



HIF

- Confirmation of £250m forward funding received in March 2019 for land acquisition and infrastructure
- OPDC and Homes England will agree detailed Heads of Terms (HoTs) which will form the basis of a contract with MHCLG

- 
- Deadline for 'spend' moved to March 2024 (previously March 2023)

Draft Local Plan

- EiP Hearing 2nd – 16 April
- Key Issues

	Key issue summary	Raised by
1	It is no longer viable for Cargiant to relocate. Therefore the Cargiant site should not be developed	Cargiant
2	Provision of HIF Phase 1A information	Cargiant
3	Testing of Cargiant Site Allocation as SIL within the Integrated Impact Assessment	Cargiant
4	High densities and tall buildings	Community groups
5	Affordable housing tenure split	Boroughs and community groups
6	Facilitating intensification of Park Royal and relocation of businesses	Park Royal Business Group and landowners
7	Consideration of waste arisings	LB Ealing
8	Post development monitoring	Planning Inspector
9	Facilitating development in Willesden Junction	LB Brent
10	Conserving and enhancing Wormwood Scrubs	Wormwood Scrubs Charitable Trust

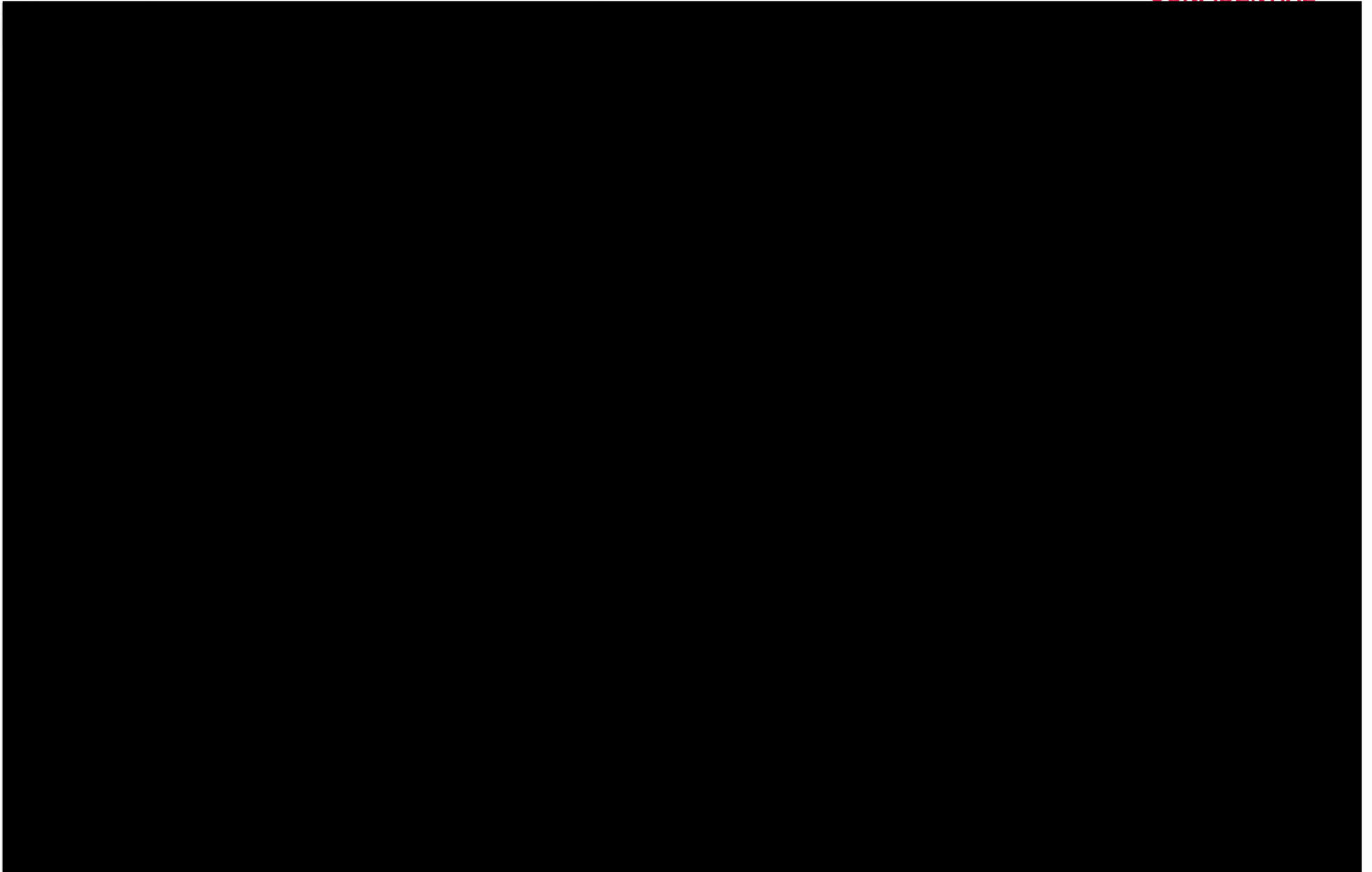
- Additional hearing on viability to take place mid July following Cargiant reps
- Unlikely to have final conclusion on Plan before early 2020

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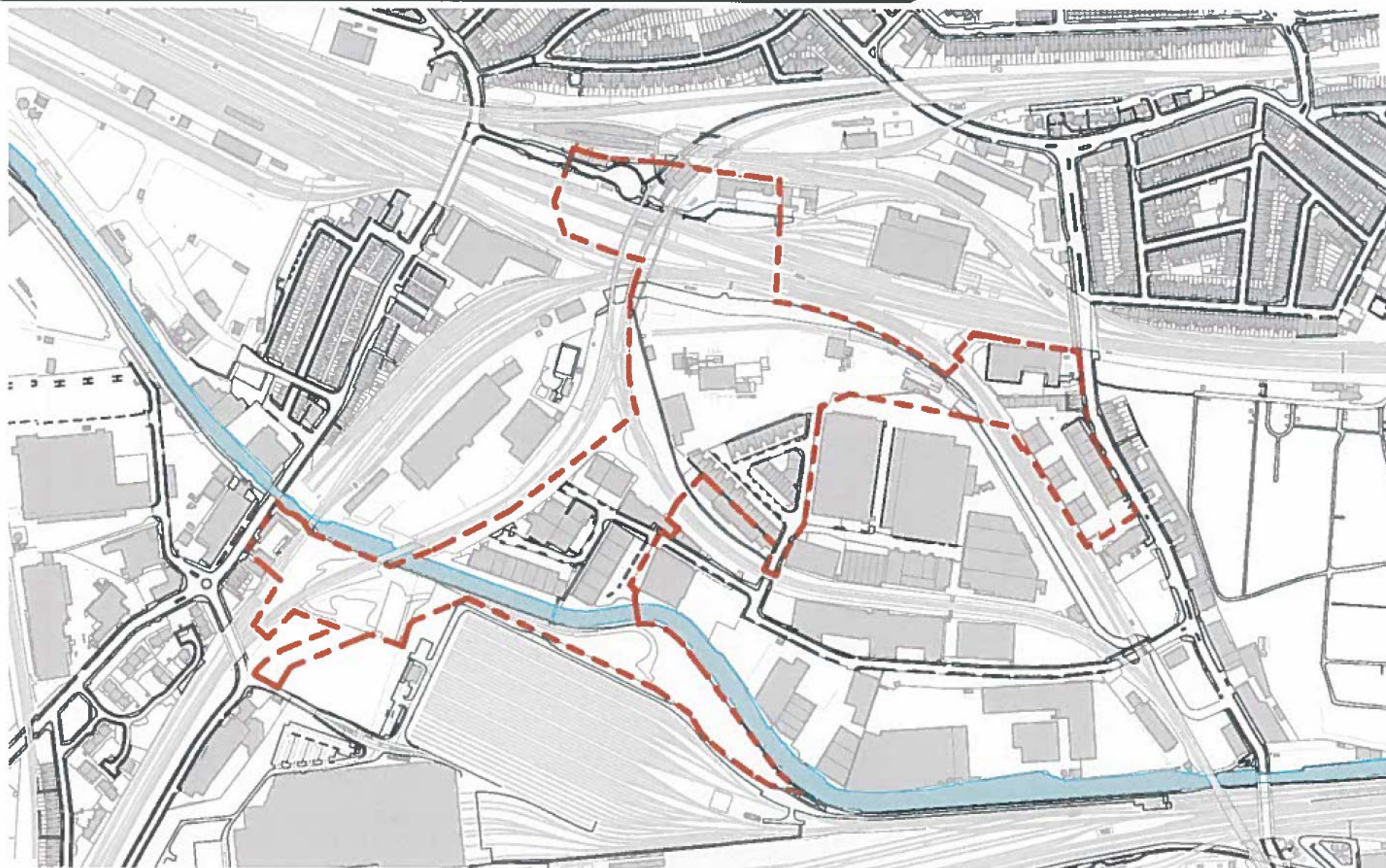
Planning – Inspector's request for further information

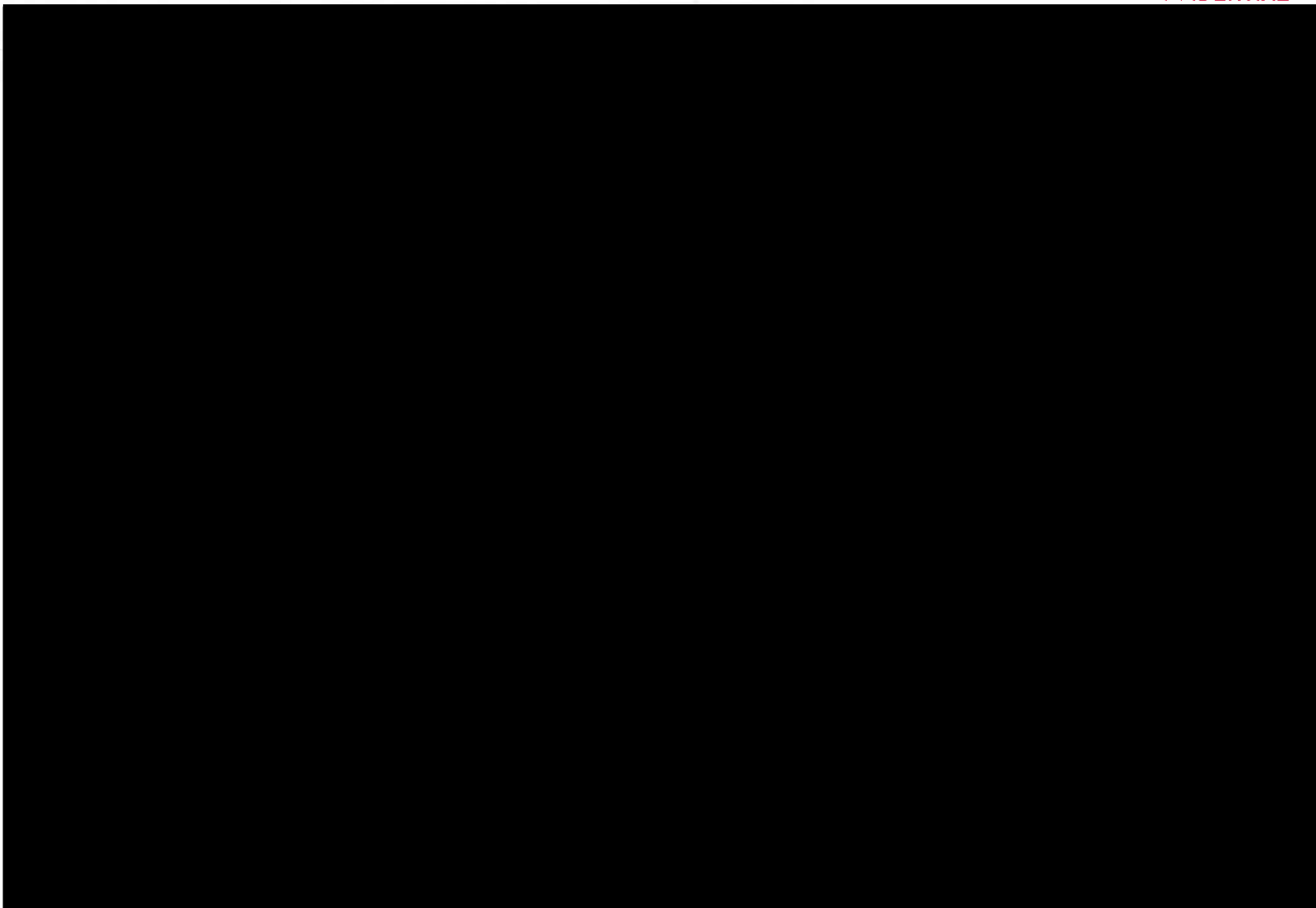
- Following discussions at the hearings, the Planning Inspector requested further information:

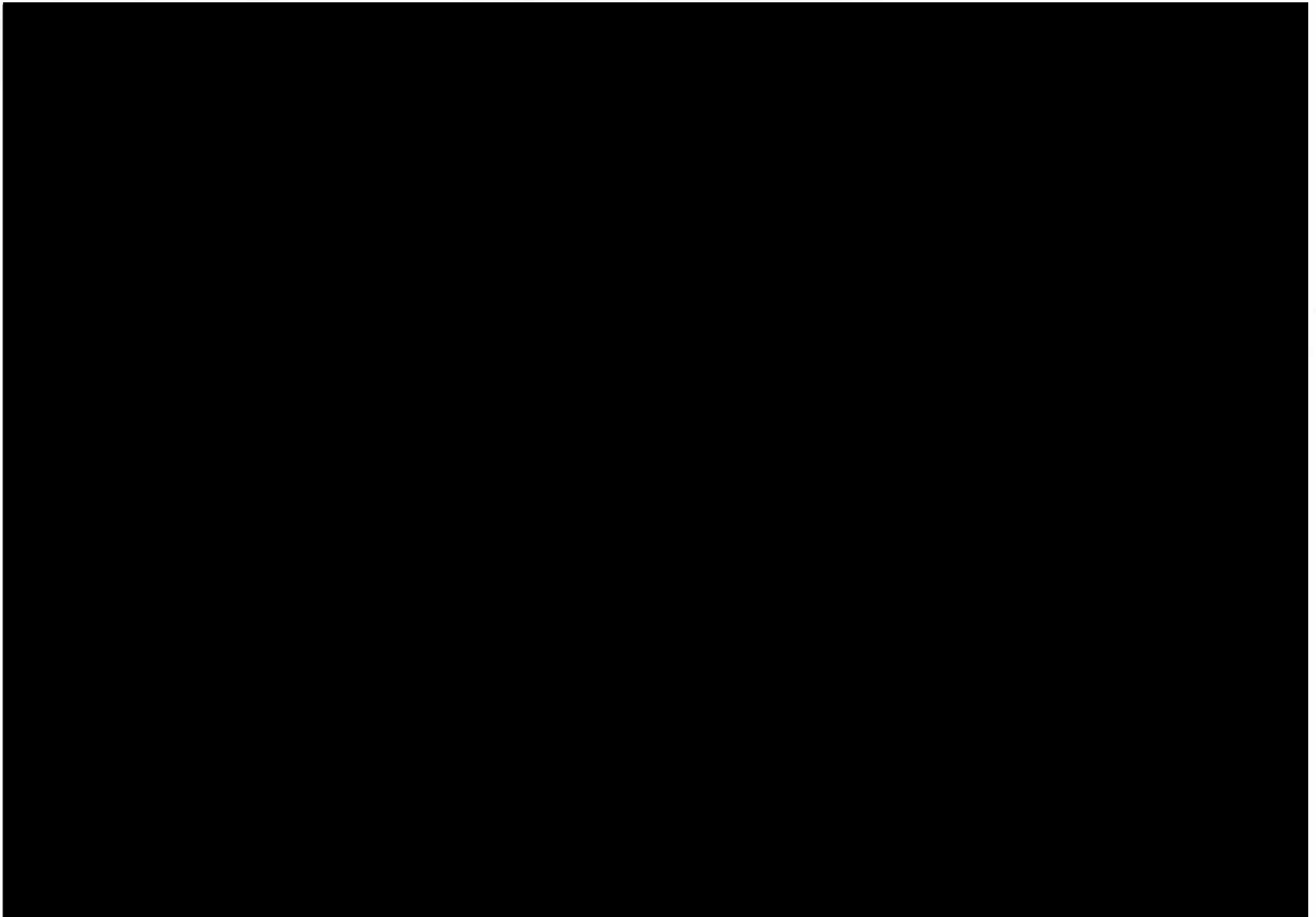
Further requested information	Why is this an issue?	How is it being addressed?
A site specific viability appraisal of the Cargiant Site Allocation considering long-term land value trends		
Provision of HIF Phase 1A information		
Provision of response to Cargiant's challenge to the Integrated Impact Assessment that their site should be retained Strategic Industrial Location		



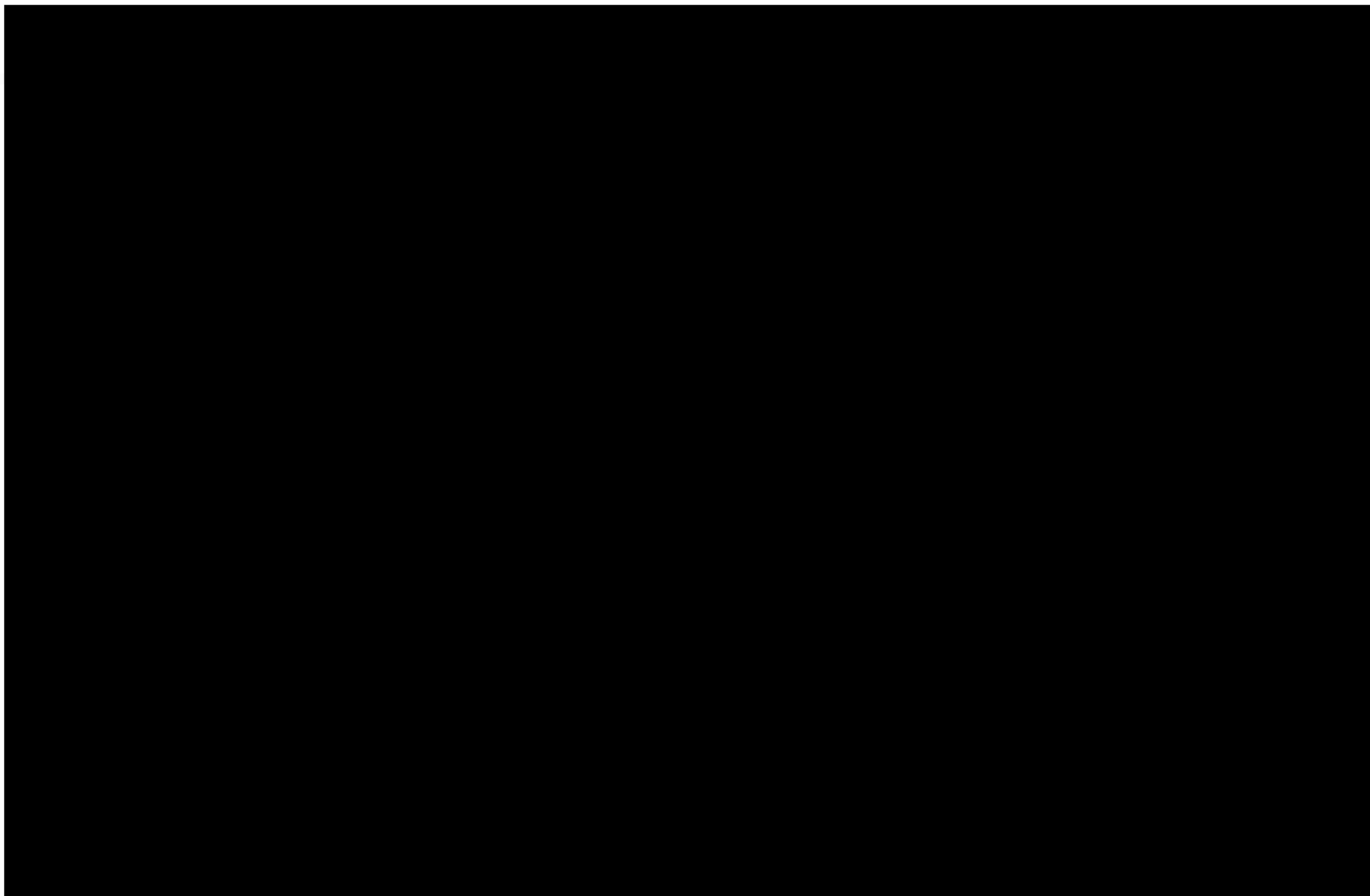
Revised Phase 1 A







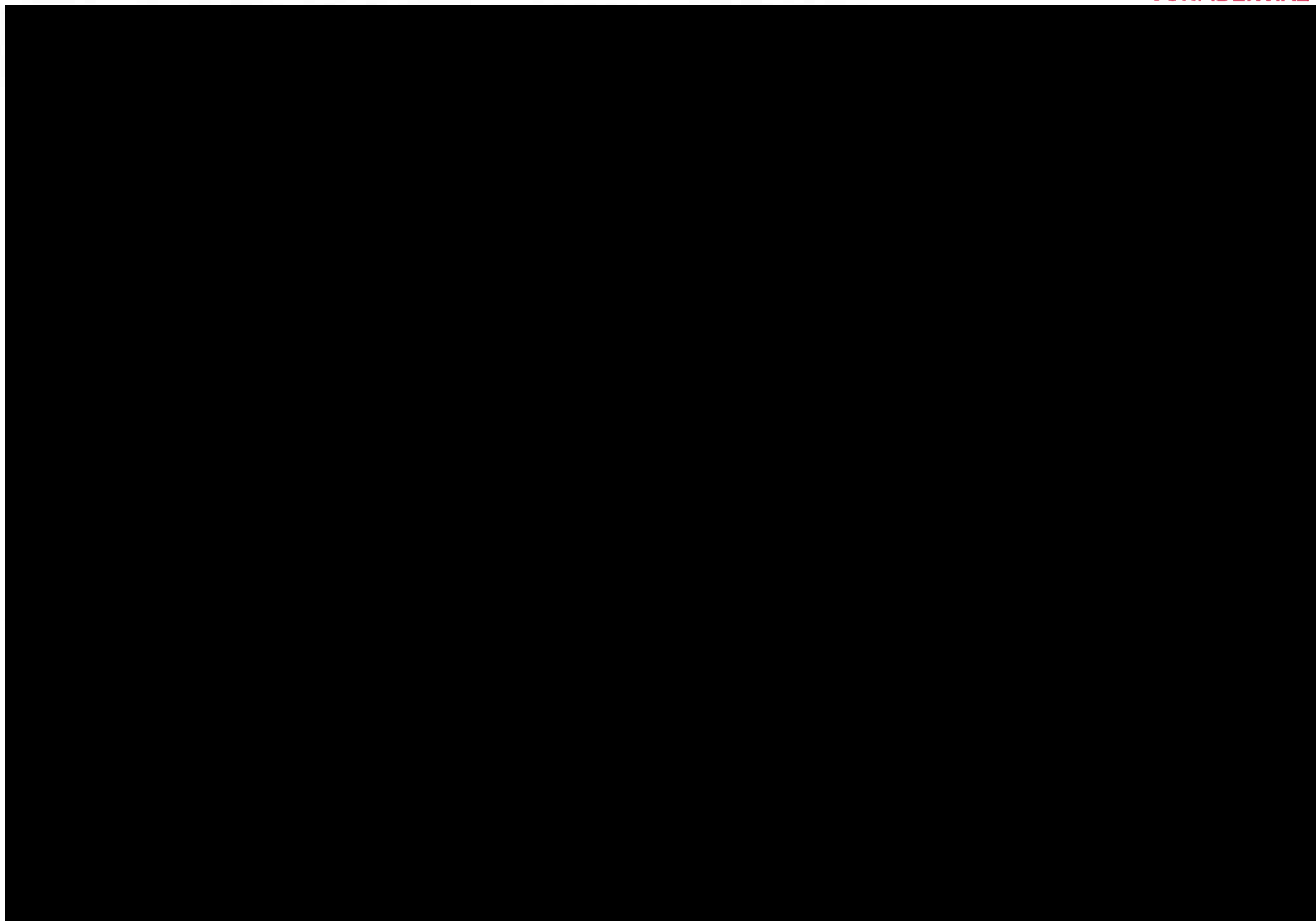
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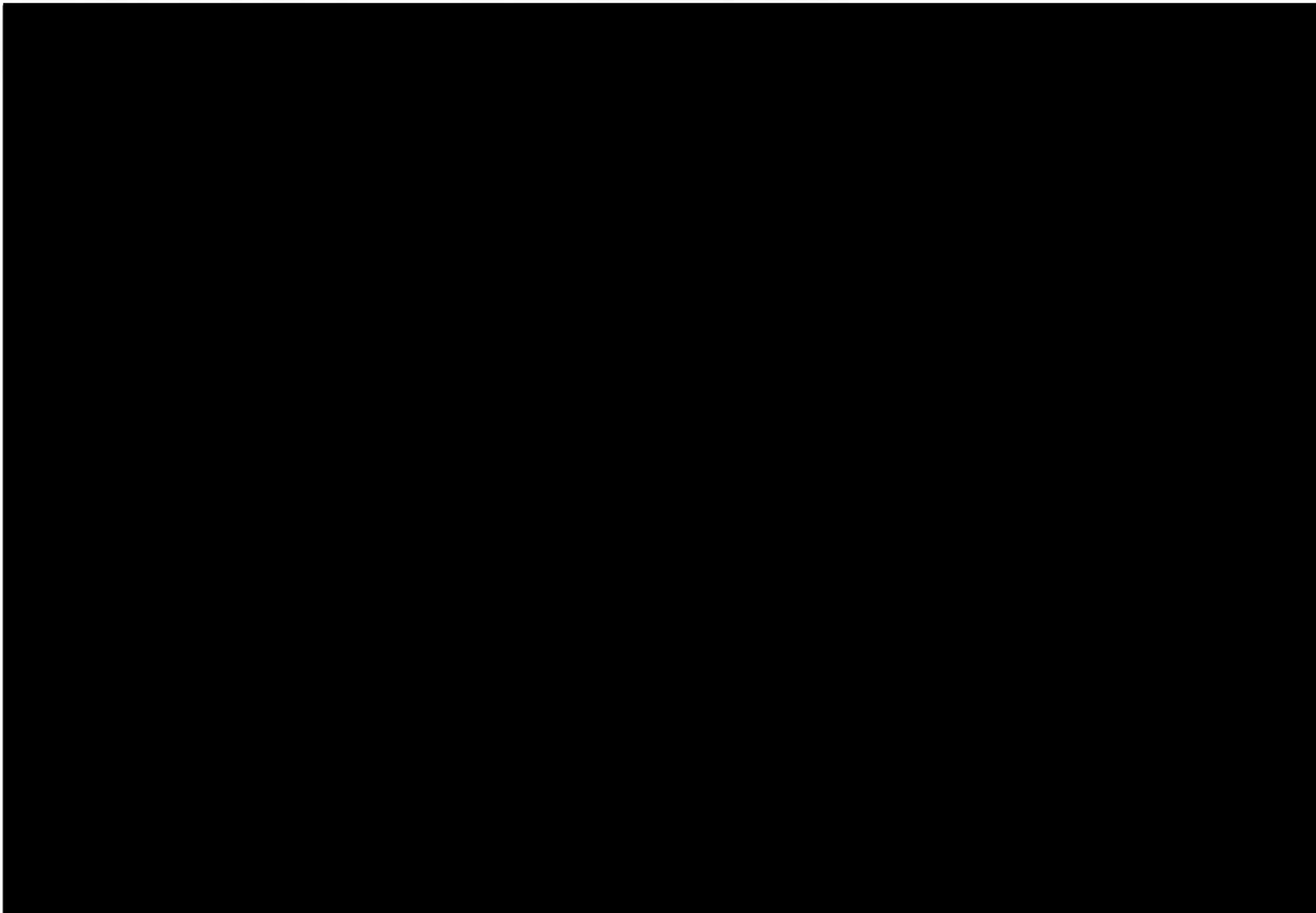


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[REDACTED]

From: David Bellamy
Sent: 13 September 2019 12:28
To: David Lunts
Cc: Liz Peace; [REDACTED]; [REDACTED]; [REDACTED]; Debbie Jackson; [REDACTED]; [REDACTED]; Juliemma McLoughlin; Jules Pipe
Subject: RE: OPDC Local Plan

Thanks -- happy to speak to the update @ CIB.

[REDACTED], please could you look at the options for an update meeting in w/c 23rd (David, Jules and I; who else?)

D.

From: David Lunts [REDACTED]
Sent: 13 September 2019 12:26
To: David Bellamy [REDACTED]
Cc: Liz Peace [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Debbie Jackson [REDACTED]; [REDACTED]; Juliemma McLoughlin [REDACTED]; Jules Pipe [REDACTED]
Subject: Re: OPDC Local Plan

Thanks David

I see that the OPDC liaison update is on the CIB agenda next Monday so it may be good if you could say a few words there, but I'm afraid I'm on leave next week so will miss the meeting. We need a little time to assess the implications so perhaps we can arrange to meet the week after next when I'm back and our options should be clearer?

David

David Lunts
Executive Director, Housing & Land
Interim Chief Executive, OPDC
Greater London Authority
169 Union Street
London SE1 0LL
T: +44 207983 [REDACTED] M: +44 [REDACTED]

From: David Bellamy [REDACTED]
Date: Friday, 13 September 2019 at 12:14
To: David Lunts [REDACTED], Jules Pipe [REDACTED], Juliemma McLoughlin [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Debbie Jackson [REDACTED]
Subject: RE: OPDC Local Plan

Many thanks for the note David -- and all the hard work from you and the team that has gone into this process to date.

Our next scheduled meeting is 11 October. Are we ok to wait until then or would it be worth chatting through the implications and next steps in advance of then?

David.

From: David Lunts [REDACTED]
Sent: 12 September 2019 11:30
To: David Bellamy <[REDACTED]>; Jules Pipe [REDACTED]; Juliemma McLoughlin [REDACTED]
Cc: Liz Peace [REDACTED]; Debbie Jackson [REDACTED]
Subject: OPDC Local Plan

David, Jules

A quick heads up that we have received the Planning Inspector's draft interim report on OPDC's Local Plan and it isn't entirely positive news.

He has decided that the main Cargiant site should be de-designated from SIL, but not be allocated for residential/mixed use development as we were seeking. His reasoning is that he isn't persuaded that the site is viable for redevelopment on the basis of our viability report and counter-evidence from Cargiant. This is a little disappointing, but does leave us able to return to the issue later through a review of the Local Plan within the next few years when hopefully we will have a stronger case to make.

More positively, the report does make clear that he agrees with us that our Phase 1A plans (which are critical to the HIF award) are capable of development without risk of extinguishment of Cargiant which means that we should be able to press ahead with the first 3,000 homes and the associated new infrastructure. The report is however, rather unclear as to whether the CG land that is required for Phase 1A is to be allocated [REDACTED]

OPDC is obliged to publish the Inspector's report without delay, so it could be public later today, although if the Inspector agrees to make the clarification we are seeking then it will be delayed by a few days at least. He may, however, insist on publication now and look to address any clarifications and factual inaccuracies (of which we believe there are some) post publication, which is perfectly usual in such cases.

[REDACTED]

[REDACTED]

We can expect some press comment, not least from Cargiant who are likely to be keen to claim victory.

A briefing note is being prepared for OPDC board members, local MPs and Assembly members etc that we will issue later today and copy you both.

I'm at an awayday this afternoon but [REDACTED] and [REDACTED] in our planning team can answer any further queries if you have them.

Thanks

David

David Lunts

Executive Director, Housing & Land

Interim Chief Executive, Old Oak and Park Royal Development Corporation

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