

[REDACTED]
(By email)

Our Ref: MGLA150120-0328

7 February 2020

Dear [REDACTED]

Thank you for your request for information which the Old Oak and Park Royal Development Corporation (OPDC) received on 14 January 2020. Your request has been dealt with under the Environmental Information Regulations 2004.

You asked for:

The OPDC has just produced a press release that rearranges your priorities at Old Oak Common, because of, we are told: "recent, rapid increases in industrial land values in west London". Under the FOI Act 2000, please provide all reasonable data held by you regarding "recent, rapid increases in industrial land values in west London".

Our response to your request is as follows:

Please find attached correspondence which we have identified as within scope of your request. Please note the following email attachments are related to industrial land values (with links to relevant websites where the information is reasonably accessible via other means):

- The Local Plan Independent Examination - OPDC Response to Hearing Actions (Matter 3 – viability of development). Appendix 4 (Industrial Land Values Note) is available at: https://www.london.gov.uk/sites/default/files/opdc_response_to_hearing_actions_matter_3_-_viability_of_development.pdf
- Costar Suite Park Royal Industrial Analytics data (April 19)¹
- Industrial Rent & Yield Analysis supplied by BNPRE containing:
 - Colliers Rental Maps available via: <https://www2.colliers.com/en-GB/Research#sort=%40datez32xpublished55910%20descending>
 - Data* sourced from Promis Report March 2018 Industrial in Park Royal²
- Western Corridor: Industrial and Logistics Market – Autumn 2018. Available via <https://www.thamesvalley.co.uk/download/western-corridor-industrial-and-logistics-market-autumn-2018/>
- Savills Industrial Land note*

*Please note that this content falls under the exception to disclose in Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR.

Applying the four-stage test from *Bristol City Council v Information Commissioner and Portland and Brunswick Squares Association* (EA/2010/0012, 24 May 2010):

- The information is commercial or industrial in nature.

The Savills Industrial Land note and the table from the Promis Report detail confidential market intelligence and are considered as commercial or industrial in nature.

¹ <https://www.costar.co.uk/products/costar-suite>

² <https://www.pma.co.uk/home/eng/services.htm>

- Confidentiality is provided by law.

The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. BNPRE provided the Promis data and Savills provided the note to OPDC on a voluntary basis on the expectation and understanding that they would be held in confidence.

- The confidentiality is protecting a legitimate economic interest.

The confidentiality is protecting the legitimate economic interests of Savills and Promis and contains confidential market intelligence that is commercially sensitive.

- The confidentiality would be adversely affected by disclosure.

Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged.

- Public interest.

Regulation 12(5)(e) constitutes a qualified exemption from our duty to disclose information under the EIR, and consideration must 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.

The principle underpinning the timing of requests in balancing the public interest in nondisclosure was similarly expressed by the Commissioner in his decision on FS5053842. While acknowledging the strong public interest in overall transparency and accountability, he found that on balance the public interest still favoured maintaining the exception:

90. However, in this case, the Commissioner considers there is a stronger public interest in maintaining the exception due to the specific circumstances at the time of the request and the very fact that no commercial negotiations had been entered into between the developer and its own prospective clients

We therefore find that the public interest is therefore balanced in favour of non-disclosure of the redacted information because of the harm its release would cause. If you have any further questions relating to this matter, please contact me, quoting the reference MGLA150120-0328.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Interim Assistant Director of Planning
Old Oak and Park Royal Development Corporation

If you are unhappy with the way OPDC has handled your request, you have a right to an internal review, conducted by someone who was not involved in the handling of your request. If you are still not satisfied following an internal review you can make a complaint to the [Information Commissioner's Office](#)