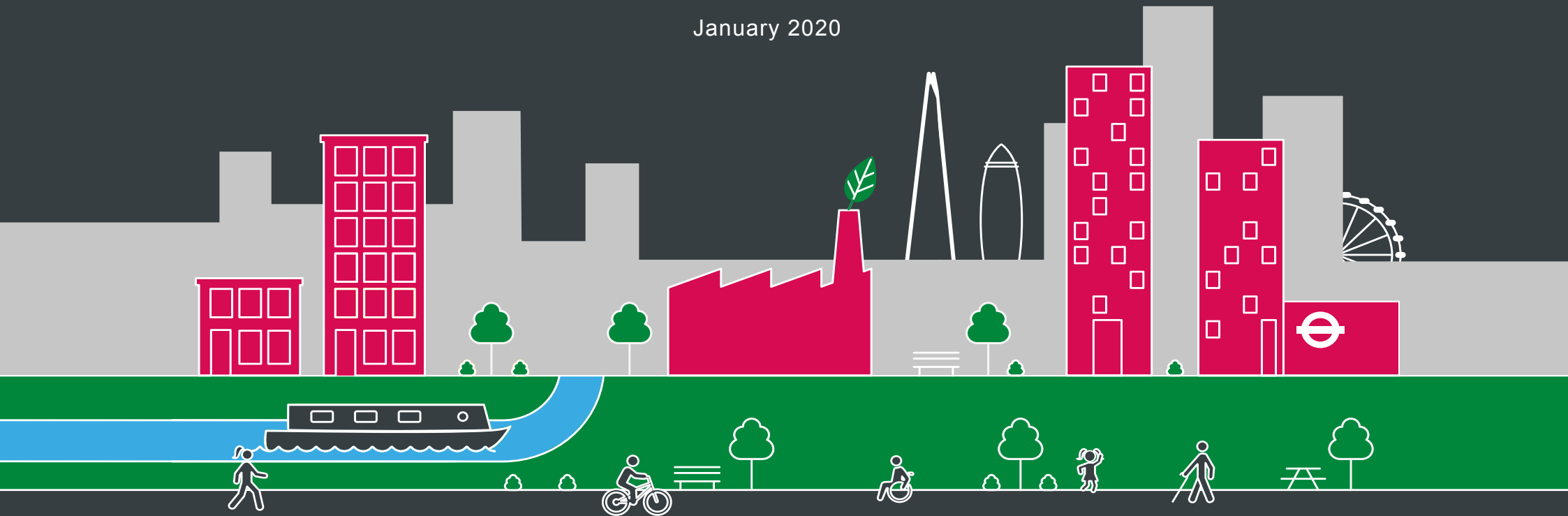


# Planning Authority Monitoring Report

2018/19 Monitoring Period

January 2020



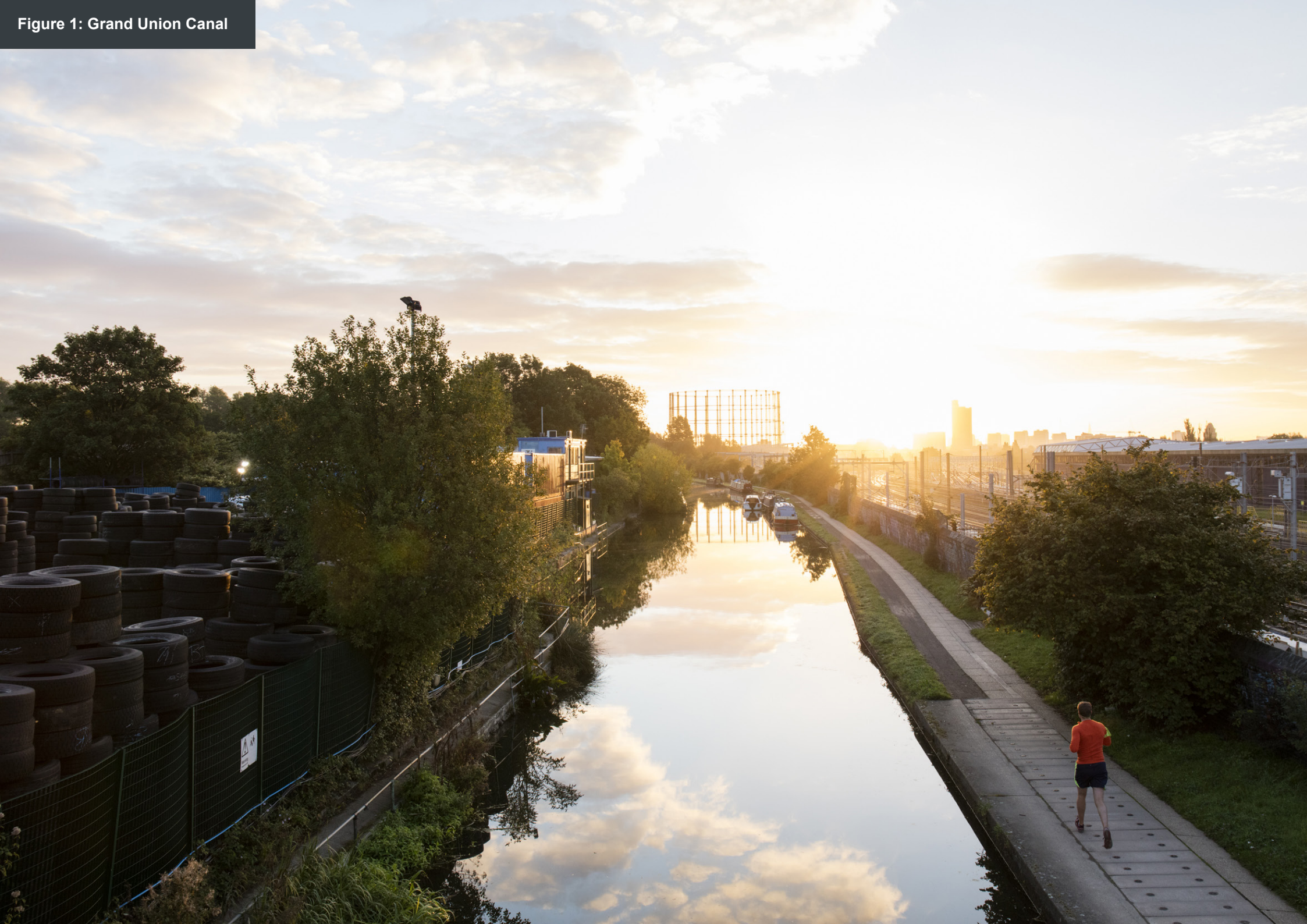
**MAYOR OF LONDON**

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# Contents

<b>1 Introduction</b>	<b>5</b>
<b>2 Progress Towards Adoption of a Local Plan</b>	<b>6</b>
Local Plan Timetable	6
Local Plan Examination Hearings	7
Local Plan and Key Performance Indicators	7
<b>3 Progress and Status of Other Planning Policy Documents</b>	<b>8</b>
Community Infrastructure Levy	8
Statement of Community Involvement	8
Supplementary Planning Documents	8
Neighbourhood Planning	9
Heritage and Conservation	9
Duty to Cooperate	11
<b>4 Development Activity</b>	<b>12</b>
Monitoring and Non-Self-Contained Accommodation	12
Housing Completions	13
Housing Starts	13
Schemes Permitted	14
<b>5 Section 106 and CIL</b>	<b>16</b>
Section 106 Agreements	16
Affordable Housing Secured through Section 106	17
Collection and Spending of Section 106 Monies	17
Mayoral CIL	19
Appendix A: Full List of Development Sites Coming Forward	20
Appendix B: Starts and Permitted Schemes Data	21
Appendix C: Section 106 Agreements 2018/19 Monitoring Period	23

Figure 1: Grand Union Canal





# 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 Common and Park Royal Opportunity Areas in the Mayor's London Plan (2016), which identifies the area as having a capacity to deliver a minimum 25,500 homes and 65,000 jobs. The London Plan identifies the Old Oak Common area alone, which will be the location of the new High Speed 2 and Elizabeth Line Station, as having the capacity to deliver a minimum 24,000 new homes and 55,000 jobs, making it one of the largest regeneration projects in the UK. Park Royal is London's largest industrial estate and is a vital cog in the London economy, accommodating over 1,700 businesses employing over 43,000 people. The Mayor's London Plan (2016) identifies that through redevelopment and intensification, it has the potential to deliver an indicative 10,000 additional jobs and a minimum of 1,500 additional homes.
- 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" annually. This report 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 and in the case of an adopted CIL the amount of CIL monies collected and allocated/ spent within that year.
- 1.5. This Authority Monitoring Report (AMR) is the fourth that OPDC has prepared in its role as a Local Planning Authority and relates to the period covering the 1st April 2018 to 31st March 2019. The report outlines the Corporation's progress towards adopting a new Local Plan and CIL Charging Schedule, details of which are included in Sections 2 and 3 of this document. Details are also provided on development activity within the monitoring period, including housing starts and completions, and net/gain loss of industrial floorspace in the Park Royal Strategic Industrial Location (SIL).
- 1.6. Once a new Local Plan and CIL Charging Schedule have been adopted by OPDC, future AMRs will report on the performance of the Local Plan against predetermined Key Performance Indicators (KPIs) as well as details on the receipt and expenditure of CIL monies.

## 2 Progress Towards Adoption of a Local Plan

Figure 2: Local Plan Timetable



### Local Plan Timetable

- 2.1. OPDC is currently progressing the development of a new Local Plan for its administrative area. The second Regulation 19 draft Local Plan was submitted to the Planning Inspectorate on behalf of the Secretary of State on 8 October 2018. The OPDC Local Plan Independent Examination and hearings commenced on 2 April 2019, and the inspector published their [interim findings](#) on 10 September 2019.
- 2.2. The current timetable for adoption of the Local Plan is outlined in Figure 2. OPDC officers are currently considering the Inspector's interim findings, and the modifications likely to be required to the draft Local Plan and in due course will be writing to the Inspector setting out proposed modifications. Following correspondence with the Inspector, a revised programme for the adoption of the Local Plan will need be agreed and published.
- 2.3. Until OPDC adopts its own Local Plan for the OPDC area, Local Authority Development Plan Documents (DPDs), with the weight of the stage at which they had reached on 1st April 2015, will apply to the areas that they cover. These DPDs are outlined in Table 2.1.

Table 2.1: DPDs in force within OPDC area

Borough	Development Plan Document
London Borough of Brent	Core Strategy; Site Specific Allocation DPD; Draft Development Management Policies DPD; Saved UDP Policies; Policies Map; West London Waste Plan;
London Borough of Ealing	Development (Core Strategy) DPD; Development Management DPD; Development Sites DPD; Draft Planning for Schools DPD; Policies Map; West London Waste Plan;

## Local Plan Examination Hearings

- 2.4. The OPDC Local Plan Independent Examination hearings commenced on 2 April 2019 and were adjourned on 16 April. The Planning Inspector asked for two additional hearing sessions to consider requested further information in relation to points raised by Old Oak Park Limited. These points relate to the deliverability of the Cargiant Site Allocation and the Local Plan's Integrated Impact Assessment. These additional hearings took place in June and July 2019. Interim findings following these additional hearings were published in September 2019.
- 2.5. The Planning Inspector will assess whether the Local Plan has been prepared in accordance with the legal and procedural requirements such as the Duty to Cooperate and whether it is 'sound'. This will include consideration as to whether the Local Plan is:
- » **positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
  - » **justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
  - » **effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
  - » **consistent with national policy** – the plan should enable the delivery of sustainable development and must be in general conformity with the Mayor's London Plan and the National Planning Policy Framework and National Planning Practice Guidance.

## Local Plan and Key Performance Indicators

- 2.6. 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. When the Local Plan has been adopted OPDC will report annually on these indicators in the Authority Monitoring Report. This pre-adoption version focuses principally on development of homes and Section 106 contributions.

### 3 Progress and Status of Other Planning Policy Documents

#### Community Infrastructure Levy

- 3.1. The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) provide local planning authorities with the power to prepare and adopt a Community Infrastructure Levy (CIL) for their areas.
- 3.2. The OPDC consulted on a Preliminary Draft Charging Schedule (PDCS) from the 3rd October to the 25th November 2016. The OPDC is currently considering the most appropriate CIL/s106 strategy and will report to Board and Planning Committee in due course.

#### Statement of Community Involvement

- 3.3. The Statement of Community Involvement (SCI) sets out how stakeholders and the community, as a whole, will be involved in the process of preparing the Local Plan, Supplementary Planning Documents, Neighbourhood Planning as well as outlining how they will be consulted on planning applications. The SCI has the status of a special (Non Development Plan) Local Development Document and can be found at the following link: [https://www.london.gov.uk/sites/default/files/sci\\_opdc\\_2016.pdf](https://www.london.gov.uk/sites/default/files/sci_opdc_2016.pdf).
- 3.4. To ensure that the document remains up to date and relevant and is in compliance with latest statutory requirements, the OPDC consulted on a revised version of the SCI in July 2019. The revised SCI will be considered by OPDC Board for adoption in early 2020.
- 3.5. The OPDC has also produced and consulted on a draft Engagement Strategy. Whereas the SCI relates solely to OPDC's role as a local planning authority, the Engagement Strategy relates to OPDC's broader responsibilities and activities as a Mayoral Development Corporation. It sets out the overarching approach to added value engagement and outreach with local people. The Engagement Strategy complements and supports the SCI and demonstrates how OPDC will add value to its statutory planning engagement activities.

#### Supplementary Planning Documents

- 3.6. OPDC may prepare Supplementary Planning Documents (SPDs) to support the implementation of Local Plan policies. OPDC is currently proposing to produce six SPDs, details of which are outlined in Table 3.1.
- 3.7. OPDC is also liaising with other boroughs to explore the development of an affordable workspace SPD. When further details have been confirmed the Local Development Scheme will be updated accordingly.

*Table 3.1: Details of Proposed Supplementary Planning Documents*

SPD Title	Purpose	Stage	Date
Planning Obligations SPD	Provide guidance and a point of reference for negotiations of section 106 agreements relating to planning applications within the OPDC area.	Public Consultation	January-February 2019
		Adoption	2020
Park Royal SPD	This document will provide more detailed principles and guidance for development in Park Royal.	Public Consultation	2020
		Adoption	2020
Waste Management in High Density Development SPD	This will provide guidance on how to waste management in tall buildings in order to meet Mayoral municipal waste recycling targets.	Public Consultation	January-February 2019
		Adoption	2020
Passive Energy Performance, Daylight and Overheating in High Density Development SPD	This will provide guidance on how to meet energy, daylight and overheating standards in tall buildings to conform with Mayoral requirements.	Public Consultation	January-February 2019
		Adoption	2020
Post Occupancy Evaluation SPD	This document will provide guidance on post occupancy monitoring and reporting standards.	Public Consultation	2020
		Adoption	2020
Public Realm and Green Infrastructure SPD	This document will provide guidance on the public realm and delivery of green infrastructure within development and the public realm.	Public Consultation	2020
		Adoption	2020



## **Neighbourhood Planning**

- 3.8. The Localism Act 2011 amended the Town and Country Planning Act to make provisions for the preparation of Neighbourhood Plans by Neighbourhood Forums. These Plans can set planning policies to guide future development in a defined Neighbourhood Area and must be in general conformity with national policy as well as the strategic policies in the Mayor's London Plan and the OPDC's Local Plan. A Local Planning Authority must adopt a Neighbourhood Plan as part of its development plan if it passes with a majority vote in a local referendum.

### *Harlesden Neighbourhood Plan*

- 3.9. A referendum on the Harlesden Neighbourhood Area Plan was held on 30 May 2019. The turnout was 11%, with 90% voting in favour of the Plan. Following the referendum, the Harlesden Neighbourhood Plan was made (adopted) by OPDC on 25 July 2019 and now forms part of the OPDC statutory Development Plan.

### *Old Oak Neighbourhood Area and Forum*

- 3.10. OPDC formally designated the Old Oak Neighbourhood Forum on the 9th February 2018, and the Forum is currently progressing the development of a Neighbourhood Plan for the area covered by its boundary.

## **Heritage**

- 3.11. OPDC published a draft Local Heritage Listings for public consultation between 8 February and 22 March 2018. The consultation sought comments on the list of assets proposed to be included in the listings, the selection criteria used to identify the proposed assets, and nominations for any additional assets which may be suitable for inclusion in the listings. OPDC's Local Heritage Listings will be considered by OPDC Board for adoption in early 2020.
- 3.12. The designation of new conservation areas and the refreshing of existing conservation areas will be progressed throughout the 19/20 monitoring period.

Figure 4: Designated Neighbourhood Areas and Conservation Areas

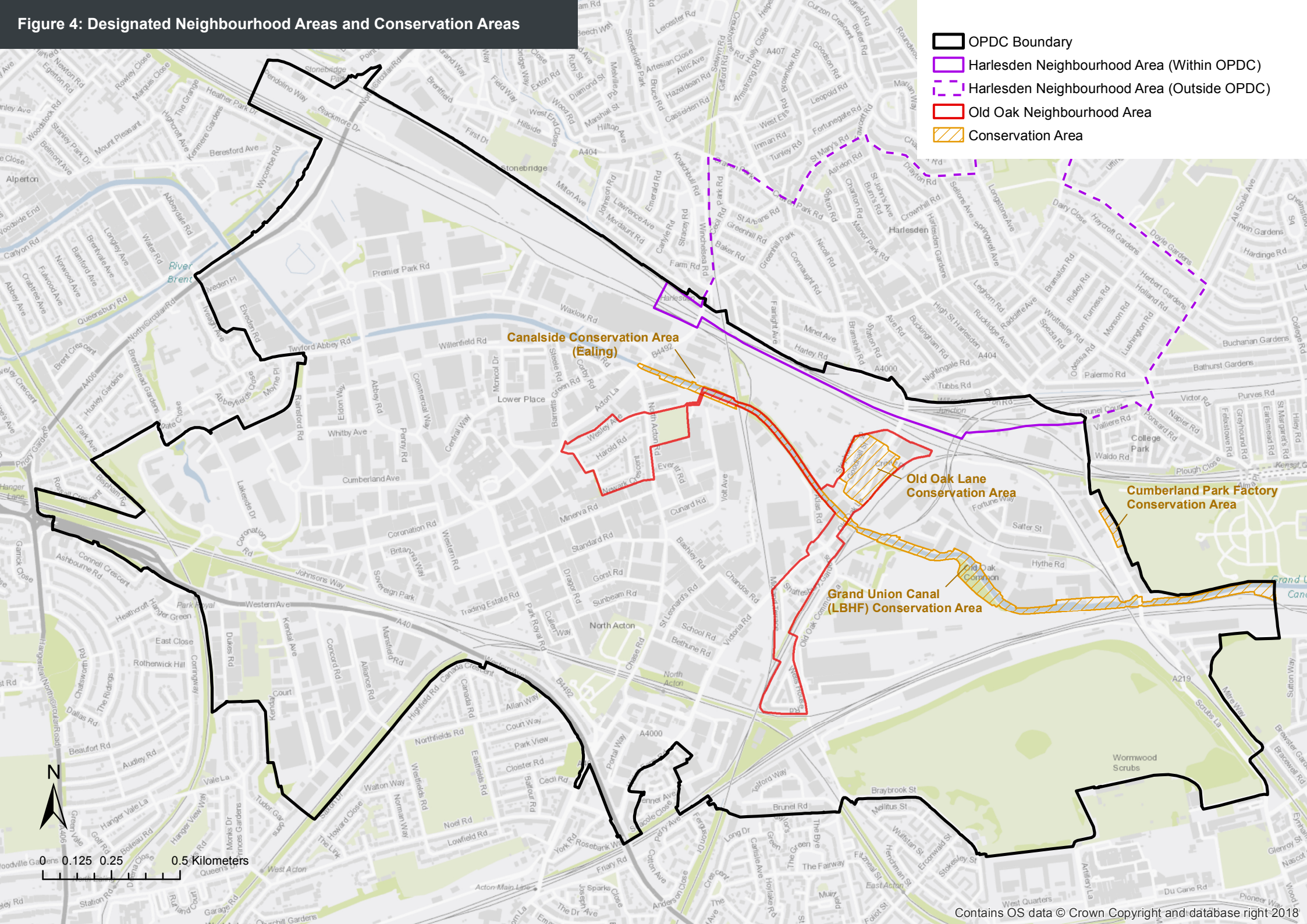
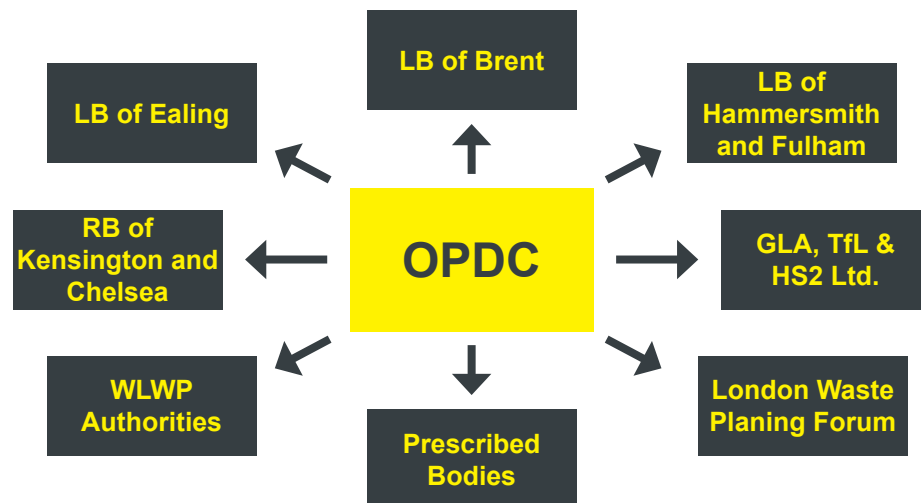




Figure 5: OPDC and Duty to Cooperate Bodies

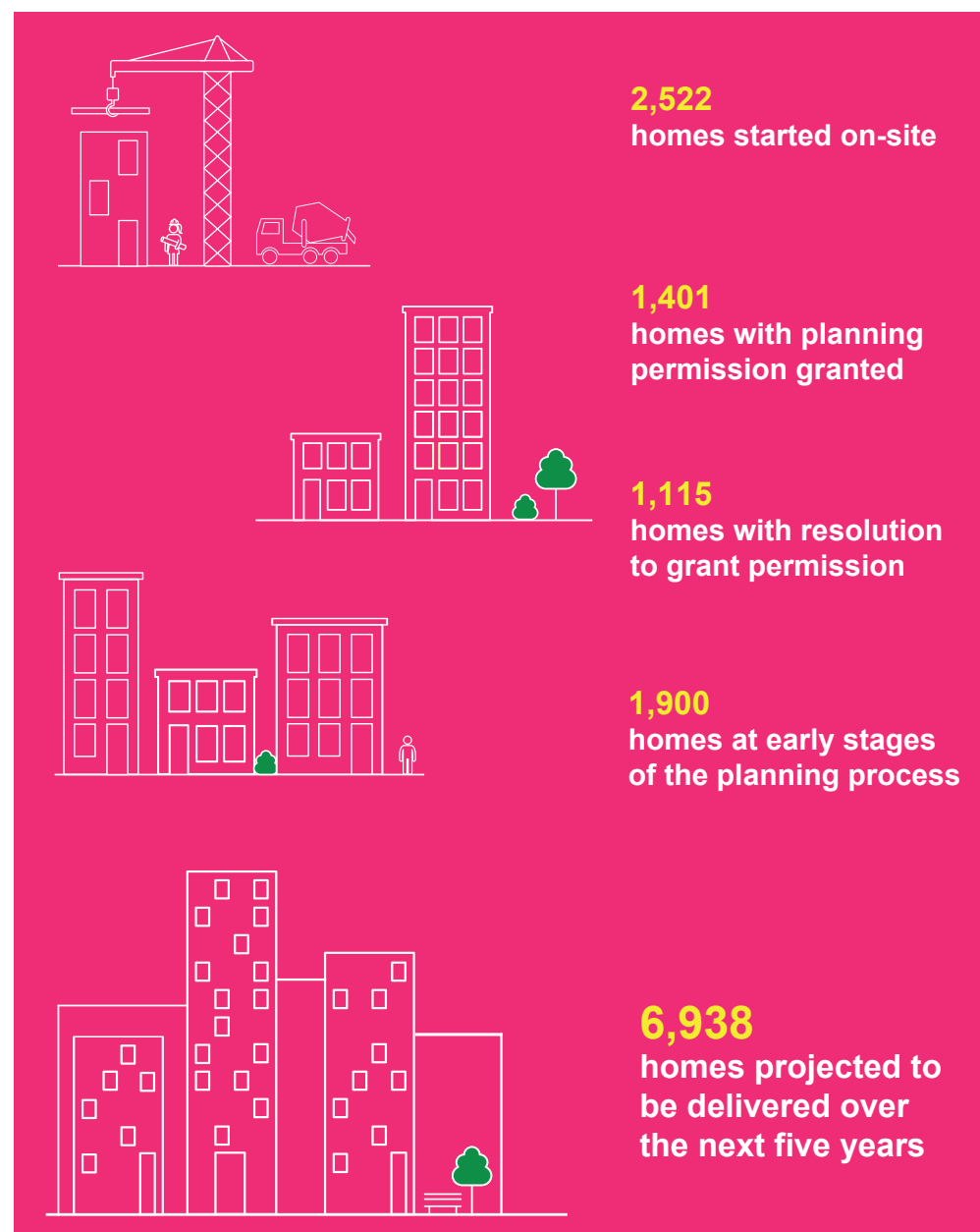


#### Duty to Cooperate

- 3.13. The Duty to Cooperate (DtC) is a legal requirement set out in the Localism Act (2011). It requires local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. In accordance with the Duty to Cooperate, OPDC has been working closely with these authorities and bodies in the production of this draft Local Plan and in the preparation of other planning policy and development management and infrastructure delivery matters.
- 3.14. The OPDC holds a regular series of meetings to provide updates on emerging planning matters within the OPDC area. The meetings are attended by planning officers from the OPDC, the London Boroughs of Hammersmith and Fulham, Ealing, Brent (whose boundaries falls within the OPDC area) and Kensington and Chelsea (boundary adjacent to OPDC Area), the Greater London Authority (GLA) and Transport for London (TfL). In addition to this, the OPDC Planning Committee is comprised of four local councillors, each of whom has been nominated by the three boroughs whose boundaries fall within the OPDC area.
- 3.15. Waste is a particularly key aspect of OPDC's duty to cooperate. OPDC works with the West London Waste Plan (WLWP) Authorities, which includes Brent and Ealing, and the Western Riverside Waste Authority, which covers the area of Hammersmith and Fulham.
- 3.16. In addition to regular Duty to Cooperate meetings and waste matters, the OPDC pro actively consults with prescribed bodies and wider stakeholders on planning matters relevant to their policy areas. Prescribed bodies include:
- » Environment Agency
  - » Historic England
  - » Natural England
  - » Mayor of London
  - » Civil Aviation Authority
  - » Homes and Communities Agency (covered by GLA)
  - » NHS Brent CCG
  - » NHS Ealing CCG
  - » NHS West London (incl. RBKC) CCG
  - » NHS England
  - » Transport for London
  - » Highways England
  - » The Marine Management Organisation
  - » The Office of Rail Regulation
  - » London LEP
- 3.17. OPDC has published a [Duty to Cooperate Statement](#) which sets out further details on how OPDC has worked proactively with proscribed bodies in the formulation of planning policies in the second revised draft Local Plan
- 3.18. OPDC also consult with wider stakeholders on the formulation of planning policy. These include:
- » Harlesden Neighbourhood Forum
  - » Old Oak Neighbourhood Forum
  - » Canal and River Trust
  - » High Speed Two Ltd.
  - » Department for Transport
  - » Park Royal Business Group
  - » Grand Union Alliance
  - » Local resident associations
  - » Local land owners
  - » Utility providers
  - » Wormwood Scrubs Charitable Trust
  - » Friends of Wormwood Scrubs
  - » Sport England

## 4 Development Activity

Figure 6: Five Year Supply of Homes (December 2019)



- 4.1. OPDC was established in April 2015 to drive the delivery of 25,500 new homes and 65,000 new jobs in Old Oak and Park Royal. Table 4.1 below provides a summary of OPDC's 5-year supply of homes, incorporating homes started on site, planning permissions granted (not started) and resolutions to grant permission and homes expected to be brought forward for development through submitted applications, pre-apps or developer discussions.
- 4.2. A full list of the sites coming forward for development is contained in Appendix A.
- 4.3. OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. OPDC has full responsibilities for plan making but in respect of decision taking, a Scheme of Delegation has been agreed with the London Boroughs of [Ealing](#) and [Brent](#), where some applications within the OPDC area are delegated to the Borough to determine on behalf of OPDC. In the North Acton area, all schemes regardless of scale are delegated to the London Borough of Ealing to determine, on behalf of OPDC.

### Monitoring and Non-Self-Contained Accommodation

- 4.4. In previous versions of the AMR student and co-living bedrooms and units were counted as single homes for monitoring purposes. However, the Intend to Publish version London Plan sets out the following requirements for counting non-self-contained accommodation:
  - Net non-self-contained accommodation for students should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home.
  - Net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home.
  - All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home.
- 4.5. These ratios have been used in this AMR, including in the cumulative table 4.2, and will be used in future AMRs to monitor housing approvals, housing starts and housing completions.

## Housing Completions

- 4.6. Within the 2018/19 monitoring period, **41 new housing units** were completed in the OPDC area. This included no affordable housing units as they were exempt under prior approval.
- 4.7. While this number of completions is significantly lower than the annual housing target of 1,005 as set out in the submitted draft Local Plan, the 5-year supply of homes noted in Appendix A indicate a significant uplift in housing delivery will be achieved in future years as development across Old Oak and in areas outside of Strategic Industrial Locations in Park Royal progresses.
- 4.8. Full details of the schemes completed within the monitoring period are contained in Table 4.1.
- 4.9. As shown in Table 4.2, the cumulative total of residential unit completions in the OPDC area since the Corporation was established in April 2015 is **1,354**.

Table 4.1: Schemes Completed within Monitoring Period

Map Ref.	Scheme	Borough	Completion Date	Total Units	Market Units	Affordable Units
1	Power House, Old Oak Lane 16/0082/PRNOPDC	LBHF	May-18	21	21	0
2	112-114 North Acton Road, Park Royal 165533PAOR	Ealing	May-18	20	20	0
Total homes completed in 2018/19 monitoring period				41	41	0

Table 4.2: Total Net Residential Unit Completions since April 1st 2015

Period	2015/16	2016/17	2017/18	2018/19
Annual	543	696	173	41
Cumulative	543	1,239	1,412	1,453

## Housing Starts

- 4.10. Within the 2018/19 monitoring period, construction commenced on **904 new housing units** in the OPDC area across two schemes. These are 6 Portal Way (578 homes) and 140 Wales Farm Road (326 homes). Both these schemes are located in North Acton and were determined by London Borough of Ealing.
- 4.11. 241 of the housing starts in this monitoring period are being delivered as student housing. A total of 603 student bed units are being delivered in these schemes.
- 4.12. 199 of the conventional housing starts within the monitoring period were for affordable homes. This equates to 31% of overall housing starts by habitable room. All of these affordable homes are being delivered as Intermediate housing. There are currently **2,522 homes** under construction in the OPDC area. Full details of schemes on all schemes under construction are contained in Appendix B.



### Schemes Permitted

- 4.13. There were two full planning applications permitted by OPDC during the 2018/19 monitoring period. These are North Kensington Gate South (164 homes) and 2 Scrubs Lane (85 homes).
- 4.14. As shown in Table 4.5, **249 homes** have been permitted in total, including 72 affordable homes. This comprises 32% affordable housing by habitable room.
- 4.15. In addition to the 249 homes above there are **1,152 homes** with planning permission granted before the monitoring period which have not yet started. These schemes are summarised on table 4.5.
- 4.16. In total, there were **1,401 homes** with planning permission which had not started on site by the 31st March 2019.

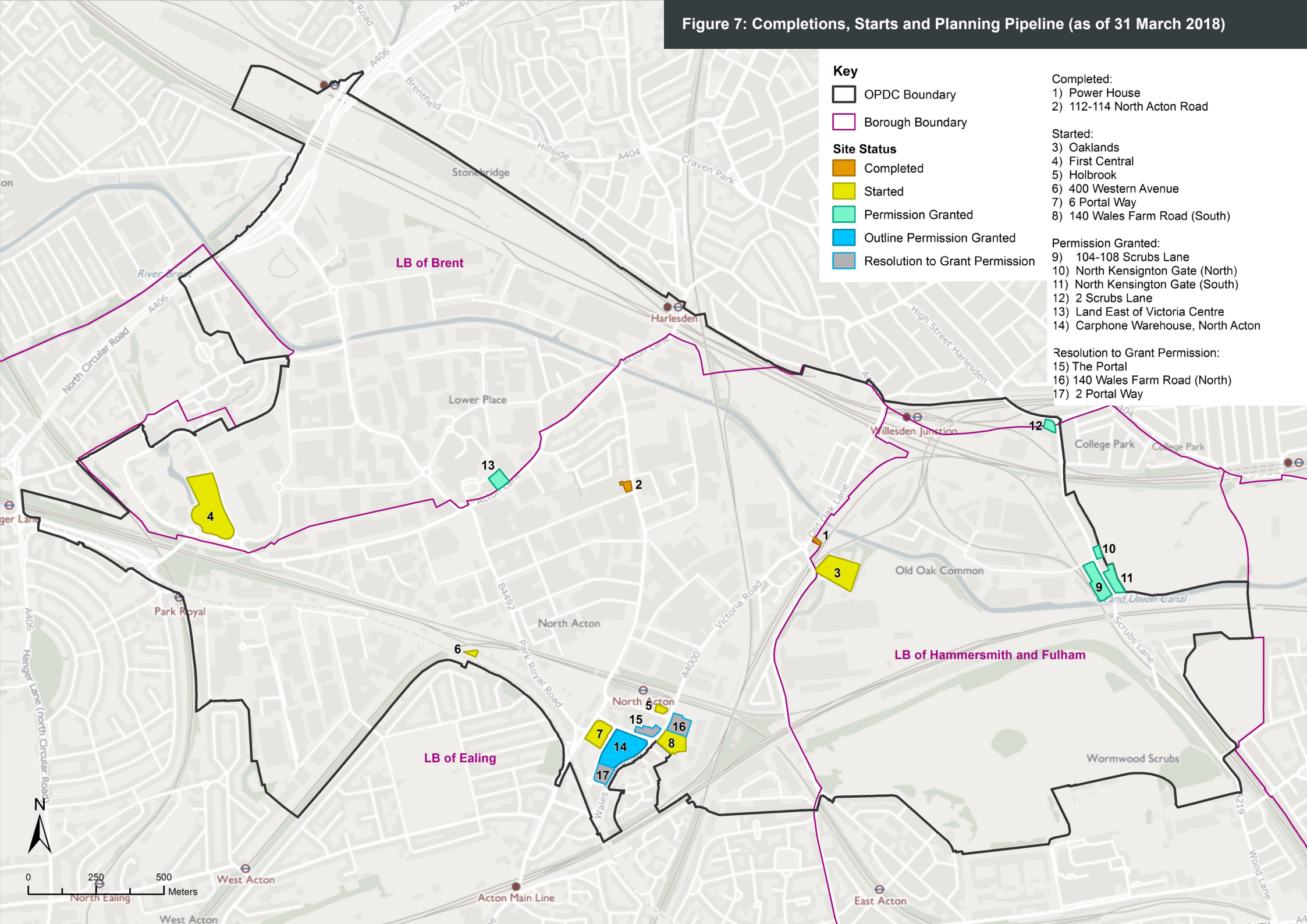
Table 4.3: Schemes Permitted during Monitoring Period

Map Ref.	Scheme	Number of Homes	Number of Affordable Homes	% Affordable by Habitable Room
11	North Kensington Gate (South), Scrubs Lane 16/0119/FULOPDC	164	44	30%
12	2 Scrubs Lane 17/0091/FUMOPDC	85	28	35%
<b>Total</b>		<b>249</b>	<b>72</b>	<b>32%</b>

Table 4.5: Schemes with Planning Permission Granted Before Monitoring Period

Map Ref.	Scheme	Number of Homes	Number of Affordable Homes	% Affordable by Habitable Room
10	North Kensington Gate (North), Scrubs Lane 16/0118/FULOPDC	47	15	30%
9	104-108 Scrubs Lane 17/0055/FUMOPDC	200	67	35%
13	Land East of Victoria Care Centre 17/0017/FULOPDC	141	49	35%
14	Carphone Warehouse, North Acton P/2015/0095	764	Affordable housing provision and tenure details to be determined at reserved matters stage	
<b>Total</b>		<b>1,152</b>		

Figure 7: Completions, Starts and Planning Pipeline (as of 31 March 2018)



## 5 Section 106 and CIL

### Section 106 Agreements

- 5.1. OPDC entered into three Section 106 agreements within the 2018/19 monitoring period, three schemes, delivering 249 new homes, a 162 bedroom hotel and 750 sqm of commercial floorspace.

*Table 5.1: Schemes granted permission by OPDC with a Section 106 Agreement*

Application No.	Type	Location	Development Description	S106 Date
16/0119/FULOPDC	Full	115-129A Scrubs Lane, London	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 6 storeys (25.1 metres above ground level) to 22 storeys (80.4 metres above ground level) in height over a new excavated basement, comprising 750sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3/B1) and 164 residential units (use class C3), with basement car parking and plant space, landscaping and associated works.	07/06/2018
17/0091/FUMOPDC	Full	2 Scrubs Lane, London NW10 6RB	Demolition of existing building and structures and redevelopment of the site for a mixed-use development comprising basement and 20 storeys in height (71.4m above ground level), to provide 85 residential units (Class C3), 225sqm (GIA) retail, café/restaurant or business (Class A1/A3/B1), 425sqm (GIA) nursery (Class D1) and 452sqm (GIA) place of worship and community use (Class D1) with shared circulation space, landscaping and public realm, disabled car parking, cycle parking, plant and associated works.	22/06/2018
18/0053/FUMOPDC	Full	19 Abbey Road, Park Royal, London	Demolition of existing building and erection of a part-13, part-11 storey building comprising a 162-bedroom hotel, including an ancillary café at ground floor level, meeting facilities at first floor level and fitness suite at eleventh floor level, together with associated front and back of house facilities, cycle parking, internal servicing bay, bin stores, plant and other associated works.	08/10/2018

## Affordable Housing Secured through Section 106

- 5.2. OPDC has secured agreement towards the delivery of affordable housing through each Section 106 agreement. Across all schemes secured in 2018/19 249 new homes will be delivered including 72 affordable homes, which equates to 29% by unit and 32% by habitable room. OPDC's overarching target is for 50% affordable housing, and the Corporation will continue to work achieving this target. However, the level of affordable housing secured is consistent with the 35% threshold and viability approach as set out in Mayor of London's Housing Supplementary Planning Guidance.
- 5.3. The tenure split of the affordable housing secured on these two schemes is outlined in Table 5.2. Overall, on all schemes approved by OPDC the tenure ratio of 30% social rent/London Affordable Rent and 70% intermediate products as set out in Policy H2 of the second revised draft Local Plan is being achieved. This is illustrated in Appendix B.

## Collection and Spending of Section 106 Monies

- 5.4. Details of Section 106 monies collected within the monitoring period are set out in Table 5.3. No Section 106 monies were spent by the end of the monitoring period, though OPDC is working with stakeholders to bring forward projects identified for spending.
- 5.5. Under the scheme of delegation to the London Borough of Ealing, Ealing Council is responsible for agreeing Section 106 agreements, and the collection/ spending of Section 106 monies in the North Acton area. Details of these Section 106 agreements are not included in OPDC's AMR.
- 5.6. In 2018, OPDC Board approved the establishment of the Planning Obligations Advisory Group (POAG) to steer prioritisation of Section 106 projects and make recommendations in respect of Section 106 spend. The POAG is an officer level group, formed of senior officers from the OPDC and the three host local authorities. The first meeting of the POAG was held in November 2018 and the group has continued to meet quarterly to review proposals for spend of S106 monies and discuss priorities for projects to be funded via Section 106 contributions.

Table 5.2:  
Tenure split of affordable housing secured by OPDC through S106 Agreements

Affordable Tenure	Total Affordable Units	Intermediate (Shared Ownership and London Living Rent)	Social Rent and London Living Rent	% by Habitable Room
115-129A Scrubs Lane, London	44	44	0	36%
16/0119/FULOPDC				
2 Scrubs Lane, London NW10 6RB	28	28	0	14%
17/0091/FUMOPDC				
<b>Total</b>	<b>72</b>	<b>72</b>	<b>0</b>	<b>32%</b>



Table 5.4: Section 106 monies collected within the monitoring period

Section 106 Agreement	Description of Contribution	Date	Amount Received	Amount Committed	Amount Spent	Progress Notes
Planning Ref: 15/0091/FULOPDC Oaklands, Old Oak Common Lane S106 Date: August 2017 Implemented: August 2017	Education: Improvement works to any primary or secondary school located in a 2 km radius of the site.  Environmental Improvements: Improvements to local transport in the vicinity of the Site: (a) improved wayfinding at Atlas Road roundabout; and (b) improved security on the bridge between the Site and the Atlas Road roundabout including lower level lighting, public art and painting.	04/12/2017  04/12/2017	£339,420.00  £56,570.00	-  -	-  -	OPDC is working with partners to identify appropriate projects for funding.  OPDC is working with the GLA, TfL and local Boroughs to bring forward the specified projects.
Planning Ref: 17/0076/FUMOPDC First Central, Lakeside Drive, London NW10 7HQ S106 Date: November 2017 Implemented: March 2018  (Continued next page)	Bus Improvement Contribution: the sum of £536,000 (Index Linked) to be used towards improving bus services which serve bus stops within 640m of the Site.	17/10/2018	£536,000	-	-	OPDC is working with partners to identify appropriate projects for funding.
	CPZ Contribution: the sum of £100,000 (Index Linked) to be used towards the cost of the consultation and implementation of a CPZ in the surrounding area of the Site.	17/10/2018	£51,616.42	£51,616.42	-	OPDC is working with the GLA, TfL and local Boroughs to bring forward the specified projects.
	Education: the sum of £3,900,000 (Index Linked) to be used towards the refurbishment and expansion of primary schools within 1.7km of the Site or secondary schools within 1.7km of the Site to address the demand arising from the development for education services.	17/10/2018	£2,013,040.32	-	-	OPDC is working with host local authorities on appropriate education projects where funding may be allocated.
	Health: the sum of £2,048,698 (Index Linked) to be used towards healthcare to address the demand arising from the Development for healthcare services through improvement to healthcare services at the Central Middlesex Hospital for GP and primary healthcare services.	17/10/2018	£1,057,464.53	-	-	Spend committed in December 2019 and will be reflected in 2019/20 AMR. OPDC is working with CCGs and Central Middlesex Hospital regarding appropriate projects for funding at CMH for remaining of health contribution.
	Monitoring Contribution: the sum of £10,000 (Indexed) payable by the First Owner to the OPDC towards the costs of the OPDC for monitoring the obligations in this Deed.	17/10/2018	£10,323.28	-	-	Monitoring contribution will be utilised to reimburse OPDC Planning Directorate budget for resources used in monitoring S106 contributions.
	Public Art Contribution: the sum of £20,000 (Index Linked) to be used towards the provision of off-site public art within the Park Royal Opportunity Area.	17/10/2018	£20,646.57	£20,646.57	-	Spend has been approved for public art initiatives to be delivered through OPDC's Great Place Schemes programme of initiatives.
	Employment and Training: The sum of £30,000 (Index Linked) to be used towards training and skills initiatives within the Park Royal Opportunity Area	17/10/2018	£30,969.85	-	-	OPDC is currently at advanced stages of delivering an employment and skills hub in Park Royal for which this contribution should support.



Table 5.4 (Continued)

Section 106 Agreement	Description of Contribution	Date	Amount Received	Amount Committed	Amount Spent	Progress Notes
Continued.	Sustainable Transport: The sum of £1,500,000 (Index Linked) to be used to improve the walking and pedestrian cycling links between Park Royal station and the Site including but not limited to works to bridge over the Transport for London/Network Rail lines nearest to the Site.	17/10/2018	£1,548,492.55	-	-	OPDC is working closely with TfL on progressing proposals for a new bridge connection between First Central and Park Royal Station
	Environmental Improvements: The sum of £25,000 (Index Linked) to be used towards wayfinding and signage within the Park Royal Opportunity Area.	17/10/2018	£25,808.21	-	-	OPDC is working with host local authorities and TfL on appropriate projects for funding

### Mayoral CIL

- 5.7. While OPDC has not yet adopted its own CIL charging schedule, it is a collecting authority for Mayoral CIL. Table 5.5 summarises the Mayoral CIL monies collected by OPDC within the monitoring period. This includes monies collected by host boroughs related to developments within the OPDC. These figures are provided for information only. The Mayor of London, as the charging authority, prepares a report for Mayoral CIL detailing the monies collected on their behalf.

Table 5.5: Mayoral CIL Collection

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1	£12,334.75	£11,841.36	£493.39
Q2	£1,369,739.40	£1,314,949.82	£54,789.58
Q3	£0	£0	£0
Q4	£0	£0	£0
Total	£1,382,074.15	£1,326,791.18	£55,282.97

## Appendix A: Full List of Development Sites Coming Forward

Map Ref.	Site	Status	2019/20	2020/21	2021/22	2022/23	2023/24	Total
3	Oaklands	Started	300	305	-	-	-	605
4	First Central	Started	300	507	-	-	-	807
5	Holbrook House	Started	199	-	-	-	-	199
6	400 Western Avenue	Started	7	-	-	-	-	7
7	6 Portal Way	Started	-	300	278	-	-	578
8	140 Wales Farm Road	Started	-	326	-	-	-	326
10	North Kensington Gate (North)	Permitted	-	-	47	-	-	47
9	104-108 Scrubs Lane	Permitted	-	-	200	-	-	200
13	Land East of Victoria Care Centre	Permitted	-	-	141	-	-	141
14	Carphone Warehouse, North Acton	Permitted	-	-	382	382	-	764
11	North Kensington Gate (South)	Permitted	-	-	164	-	-	164
12	2 Scrubs Lane	Permitted	-	-	85	-	-	85
15	The Portal, Wales Farm Road & Portal Way Acton	Resolution to Grant	-	-	-	355	-	355
17	2 Portal Way, North Acton	Resolution to Grant	-	-	-	380	-	380
16	The Perfume Factory, 140 Wales Farm Road Acton	Resolution to Grant	-	-	380	-	-	380
-	Submitted Apps, Pre-Apps or Developer Discussions	Confidential	-	-	-	500	1,400	1,900
Total Supply of Homes			806	1,438	1,677	1,617	1,400	6,938

# Appendix B: Starts and Permitted Applications Data

## Homes Started and Under Construction 2018/19 Monitoring Period

Homes started and under construction within the monitoring period

The percentage figure in the table below reflects the percentage of housing by habitable room (not unit), excluding student housing units and schemes exempt from affordable housing provision.

Map Ref.	Scheme	Borough	Determined By:	Start Date	Homes	Market		Intermediate		Social / Affordable		Overall Affordable		Student Units		
						Units	HR%	Units	HR%	Units	HR%	Units	HR%	Rooms	Units	%
	6 Portal Way, North Acton 161144FUL	Ealing	LB Ealing	30/01/2019	578	414	70%	164	30%	0	0%	164	30%	0	0	0%
	140 Wales Farm Road 172682FUL	Ealing	LB Ealing	01/05/2018	326	50	64%	35	36%	0	0%	35	36%	603	241	70%
Total homes started within monitoring period					904	464	69%	199	31%	0	0%	199	31%	603	241	27%
	Oaklands, Old Oak Common Lane 15/0091/FULOPDC	LBHF	OPDC	01/08/2017	605	363	60%	136	21%	106	19%	242	40%	0	0	0%
	First Central, Lakeside Drive 17-0076-FUMOPDC	Brent	OPDC	01/11/2017	807	499	60%	240	29%	68	11%	308	40%	0	0	0%
	Holbrook House, North Acton 161133OPDS	Ealing	LB Ealing	01/05/2017	199	0	0%	10% student bedrooms provided as affordable						498	199	100%
	400 Western Avenue PP/2014/4427	Ealing	LB Ealing	01/10/2017	7	7	100%	Not eligible (below threshold)								
Total homes under construction (started prior to 1st April 2018)					1618	869	60%	376	26%	174	14%	550	40%	498	199	12%
Total units under construction on 31st March 19					2522	1333	63%	575	27%	174	10%	749	37%	1101	440	17%

\*Calculation of housing numbers for student housing reflects the Intend to Publish version London Plan (December 2019) methodology of counting 2.5 bedrooms/units as a single home.

## Homes Permitted 2018/19 Monitoring Period

There are no permitted schemes delivering student housing which have not started on site.

Map Ref.	Scheme	Type	Borough	Determined By:	Decision Date	Homes	Market		Intermediate		Social / Affordable		Overall Affordable	
							Units	HR%	Units	HR%	Units	HR%	Units	HR%
	North Kensington Gate (South), Scrubs Lane 16/0119/FULOPDC	Full	LBHF	OPDC	11/06/2018	164	120	70%	44	30%	0	0%	44	30%
	2 Scrubs Lane 17/0091/FUMOPDC	Full	LBHF / LB Brent	OPDC	22/06/2018	85	57	65%	28	35%	0	0%	28	35%
Total units granted planning permission monitoring period						249	177	68%	72	32%	0	0%	72	32%
	North Kensington Gate (North), Scrubs Lane 16/0118/FULOPDC	Full	LBHF	OPDC	11/06/2018	47	32	70%	15	30%	0	0%	15	30%
	104-108 Scrubs Lane 17/0055/FUMOPDC	Full	LBHF	OPDC	01/02/2018	200	133	65%	67	35%	0	0%	67	35%
	Land East of Victoria Care Centre 17/0017/FULOPDC	Full	LB Brent	OPDC	21/03/2018	141	92	65%	0	0%	49	35%	49	35%
	Carphone Warehouse, North Acton P/2015/0095	Outline	LB Ealing	LB Ealing	08/08/2016	764	Affordable housing provision and tenure details to be determined at reserved matters stage							
Total units with planning permission granted before 1 April 2018 (not started)						1152	257	66%	82	24%	49	10%	131	34%
Total units with planning permission (not started) on 31 March 2019						1401	434	67%	154	28%	49	6%	203	33%

# Appendix C: Section 106 Agreements 2018/19 Monitoring Period

## Section 106 Agreements 2018/19 Monitoring Period

OPDC entered into three Section 106 agreements within the Monitoring Period.

Application Number	Type	Location	Development Description	S106 Date
<b>Section 106 Agreements Entered into within Monitoring Period</b>				
16/0119/FULOPDC	Full	115-129A Scrubs Lane, London	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 6 storeys (25.1 metres above ground level) to 22 storeys (80.4 metres above ground level) in height over a new excavated basement, comprising 750sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3/B1) and 164 residential units (use class C3), with basement car parking and plant space, landscaping and associated works.	07/06/2018
17/0091/FUMOPDC	Full	2 Scrubs Lane, London NW10 6RB	Demolition of existing building and structures and redevelopment of the site for a mixed-use development comprising basement and 20 storeys in height (71.4m above ground level), to provide 85 residential units (Class C3), 225sqm (GIA) retail, café/restaurant or business (Class A1/A3/B1), 425sqm (GIA) nursery (Class D1) and 452sqm (GIA) place of worship and community use (Class D1) with shared circulation space, landscaping and public realm, disabled car parking, cycle parking, plant and associated works.	22/06/2018
18/0053/FUMOPDC	Full	19 Abbey Road, Park Royal, London	Demolition of existing building and erection of a part-13, part-11 storey building comprising a 162-bedroom hotel, including an ancillary café at ground floor level, meeting facilities at first floor level and fitness suite at eleventh floor level, together with associated front and back of house facilities, cycle parking, internal servicing bay, bin stores, plant and other associated works.	08/10/2018
<b>Section 106 Agreements Entered in prior to Monitoring Period</b>				
15/0091/FULOPDC	Full	Oaklands, Old Oak Common Lane	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle spaces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017
17-0076-FUMOPDC	Full	First Central, Lakeside Drive	Residential-led, mixed use redevelopment of the site to provide three new courtyard blocks, ranging from 5 storeys to 27 storeys in height comprising 807 residential units (Use Class C3), a 377sqm (GIA) children's nursery (Use Class D1), 977sqm (GIA) of flexible retail/employment floor space (Use Classes A1, A2, and B1) with publicly accessible open space, private and shared amenity space; hard and soft landscaping; alterations to existing, and creation of new, vehicular accesses and pedestrian routes; substation; servicing bay on Lakeside Drive, car and cycle parking and associated works	14/11/2017
17/0055/FUMOPDC	Full	104-108 Scrubs Lane	Demolition of existing buildings and structures and redevelopment of the site to provide two new buildings ranging from 6 storeys (24 metres above ground level) to 19 storeys (71.8 metres above ground level) in height, comprising 746 sqm (GIA) of ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/A4/B1/D1/D2), 377 sqm (GIA) ground floor workspace (Use Class B1/Artist Studios) and 200 residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works.	01/02/2018



Application Number	Type	Location	Development Description	S106 Date
16/0118/FULOPDC	Full	93-97a Scrubs Lane (North Kensington Gate North)	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 4 to 11 storeys in height, comprising 165 sqm (GIA) of ground floor commercial floorspace (Use Class A1/A2.A3) and 48 residential units (Use Class C3) with basement plant room, landscaping and associated works	31/01/2018
17/0017/FULOPDC	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of part four (13.2m above ground level), five, six and nine (28.7m above ground level) storey building comprising 141 self-contained extra care units (Use Class C2) with associated communal facilities, hard and soft landscaping, parking and ancillary works.	21/03/2018
15/0091/FULOPDC	Full	Oaklands, Old Oak Common Lane	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle spaces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017

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