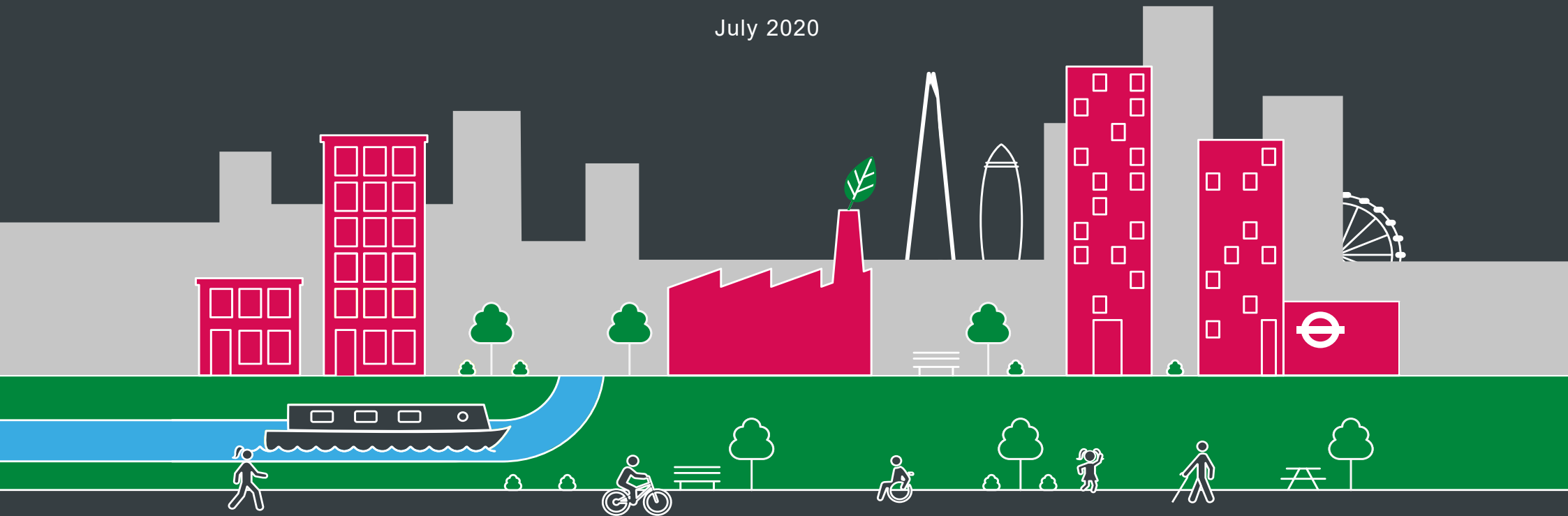


OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Planning Authority Monitoring Report

2019/20 Monitoring Period

July 2020



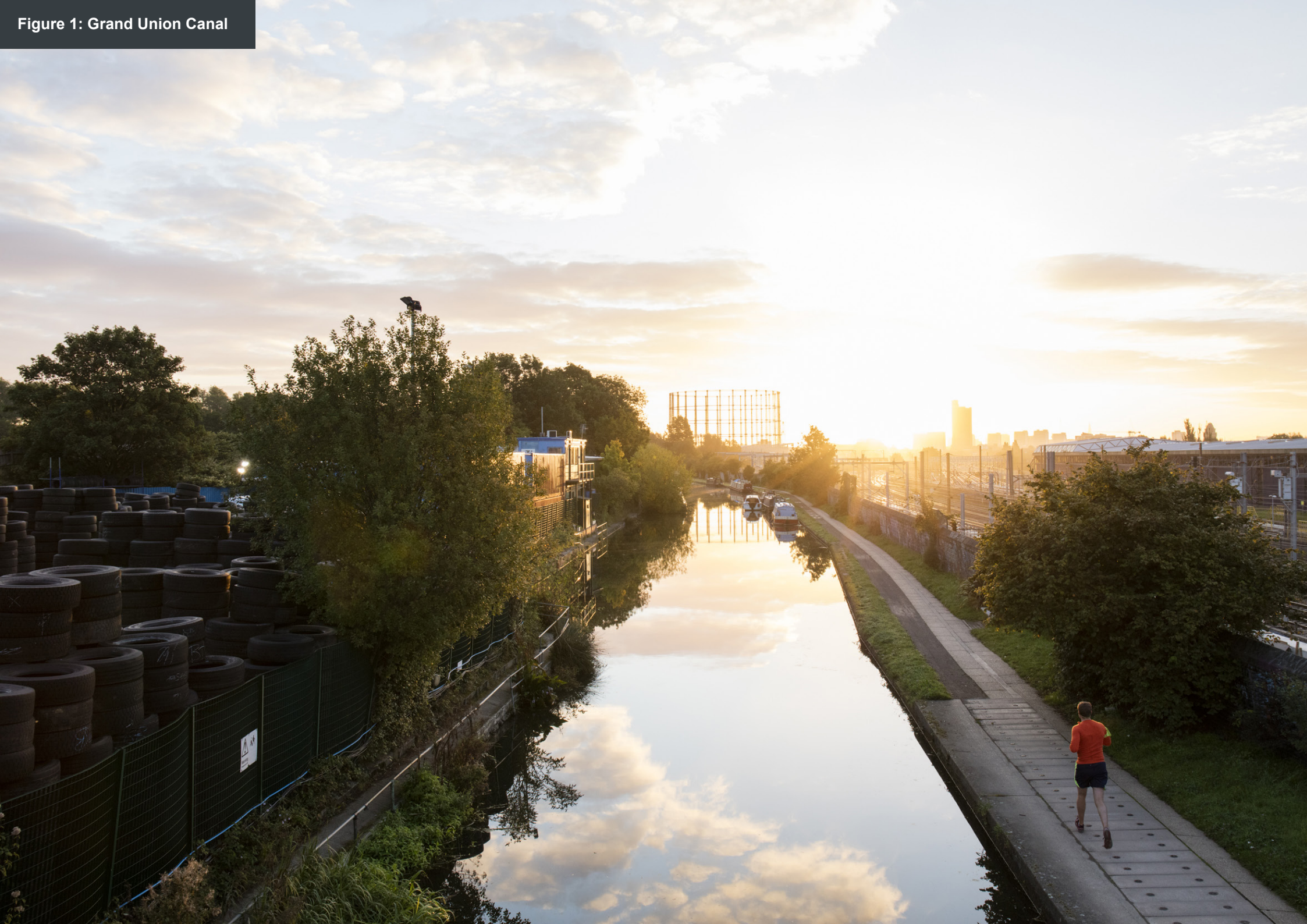
MAYOR OF LONDON

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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 fifth that OPDC has prepared in its role as a Local Planning Authority and relates to the period covering the 1st April 2019 to 31st March 2020. 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

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 are ongoing. It is anticipated that the Local Plan will be adopted by OPDC's Board in 2021.
- 2.2. The timetable for adoption of the Local Plan in 2021 is outlined in Figure 2.
- 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;

Figure 2: Local Plan Timetable



Local Plan Examination Hearings

- 2.4. The OPDC Local Plan Independent Examination hearings commenced on 2 April 2019. Interim findings were published by the Planning Inspector in September 2019. OPDC will issue draft modifications on the Local Plan to the Planning Inspector in due course.
- 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:

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 was adopted in January 2020. The government has since issued guidance to Local Planning Authorities on how to engage with the community taking account of the social distancing rules during the Covid19 pandemic. OPDC is currently reviewing the SCI in light of this and OPDC plans to consult on a revised SCI during summer 2021.

Supplementary Planning Documents

- 3.5. 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.
- 3.6. 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
		2nd Public consultation	2021
		Adoption	2021
Park Royal SPD	This document will provide more detailed principles and guidance for development in Park Royal.	Public Consultation	2021
		Adoption	2022
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	2021
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	2021
Post Occupancy Evaluation SPD	This document will provide guidance on post occupancy monitoring and reporting standards.	Public Consultation	2021
		Adoption	2022
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	2021
		Adoption	2022

Neighbourhood Planning

- 3.7. 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

- 3.8. 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

- 3.9. 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

- 3.10. OPDC's [Local Heritage Listings](#) were adopted on 30 January 2020 and provide information for 64 non-designated heritage assets in the OPDC area. This ensures that the conservation of a non-designated asset is a material consideration in determining planning applications. It also helps OPDC to identify and use the asset to shape the character of new development.
- 3.11. Figure 3 shows the designated neighbourhood areas and conservation areas within OPDC.

Duty to Cooperate

- 3.12. 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 the draft Local Plan and in the preparation of other planning policy and development management and infrastructure delivery matters.
- 3.13. 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.
- 3.14. 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.

Figure 4: Designated Neighbourhood Areas and Conservation Areas

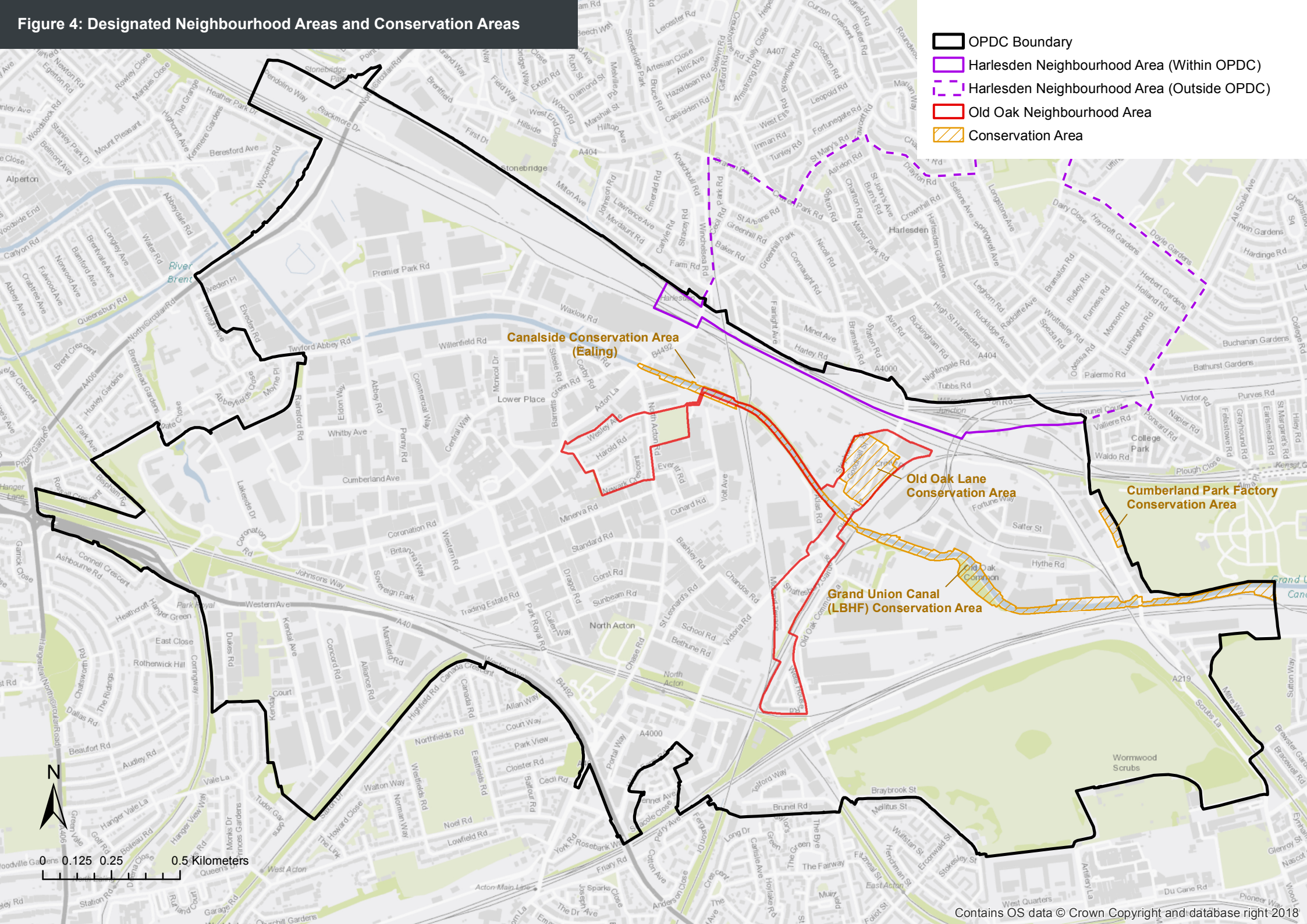
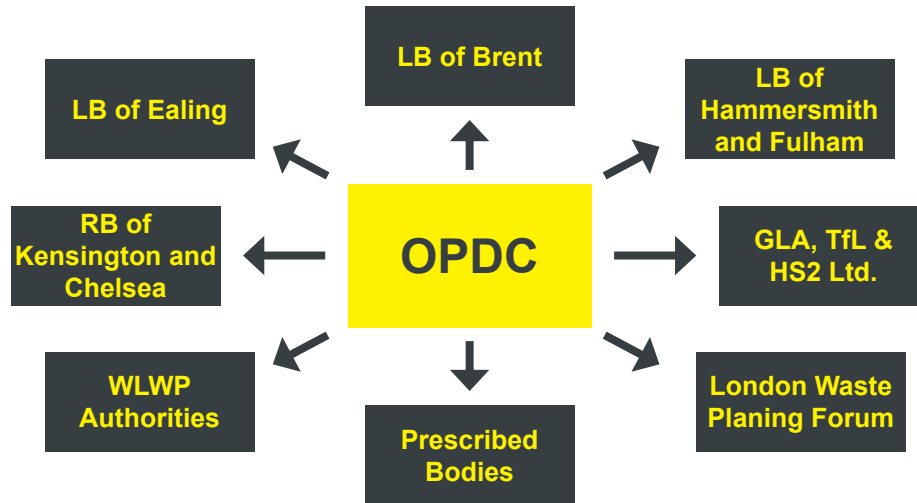


Figure 5: OPDC and Duty to Cooperate Bodies



3.15. 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

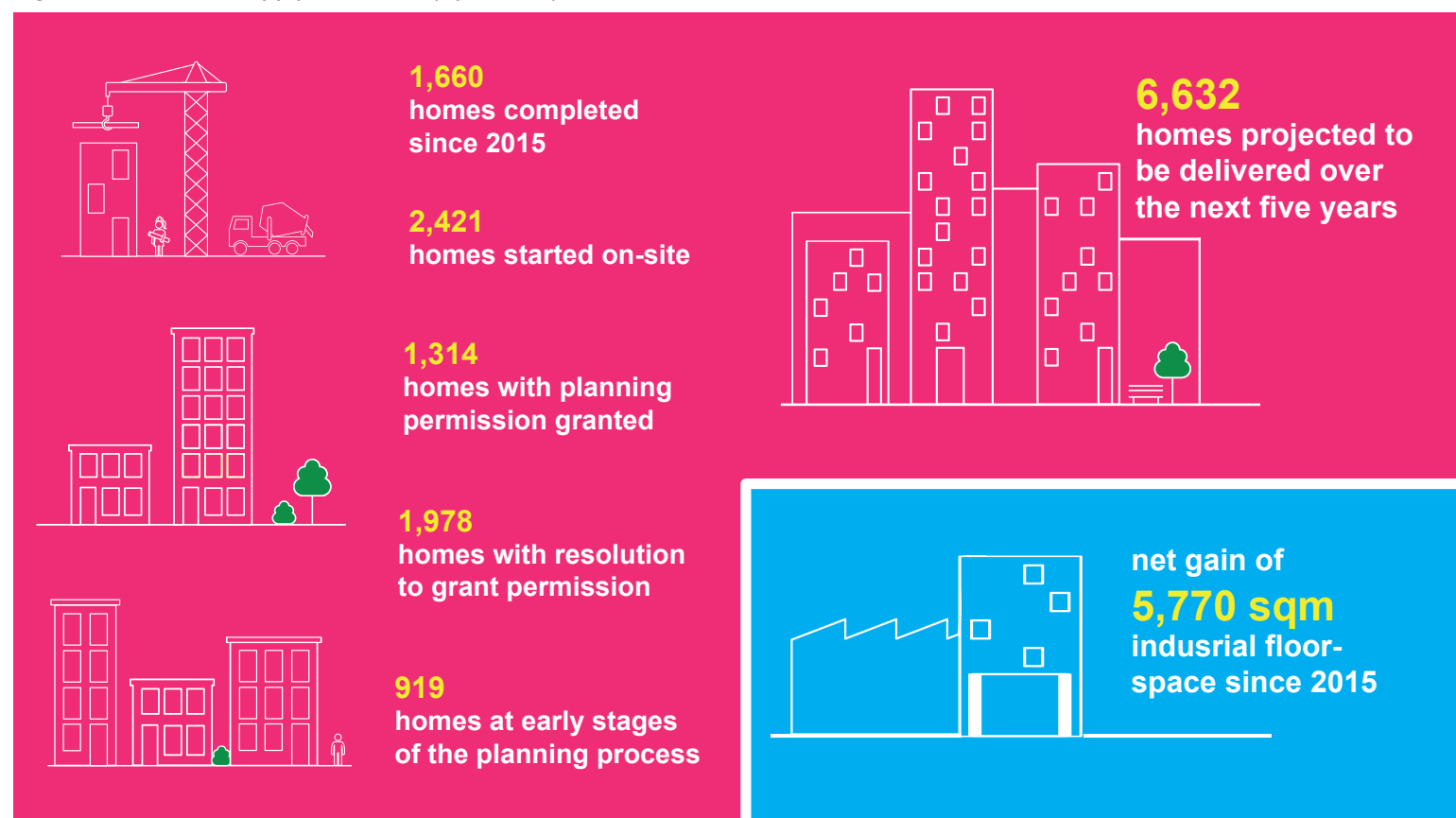
3.16. OPDC has published a [Duty to Cooperate Statement](#) which sets out further details on how OPDC has worked proactively with proscribed bodies in the formulation of planning policies in the second revised draft Local Plan

3.17. 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 (April 2020)



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. Figure 4.1 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. The table also summaries the net gain/loss of industrial floorspace for the area since OPDC's establishment..

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.

Housing Completions

- 4.4. Within the 2019/20 monitoring period, **207 new housing units were completed** in the OPDC area. This included 199 student units at Holbrook House. There were no affordable housing units completed during this period.
- 4.5. 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 Figure 4.1 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.
- 4.6. Full details of the schemes completed within the monitoring period are contained in Table 4.1.

Table 4.1: Schemes Completed within Monitoring Period

Map Ref.	Scheme	Total Homes	Market Homes	Affordable Homes	Student Units	Student Rooms
1	Holbrook House, North Acton 161133OPDS	199	-	-	199	498
2	400 Western Avenue PP/2014/4427	7	7	-	-	-
-	83 Wells House Road 185457OPDFUL	1	1	-	-	-
Total homes completed in 2019/20 monitoring period		207	8	0	199	498

- 4.7. 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 1,660**. In accordance with the requirements in the draft London Plan, 3 student bed spaces have been counted as 1 individual residential unit for monitoring purposes in this AMR.

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

Period	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Annual	543	696	173	41	207	1,660
Cumulative	543	1,239	1,412	1,453	1,660	

Housing Starts

- 4.8. As shown in Table 4.3, **construction commenced on 105 new housing units** within the 2019/20 monitoring period. This was at Land East of Victoria Care Centre. The original planning permission was for 33 (36% by habitable room) of the homes to be affordable. However, the developer now building out the scheme is intending to deliver 100% of the homes at Land East of Victoria Centre as affordable housing.

Table 4.3: Homes Started within Monitoring Period

Map Ref.	Scheme	Total Homes	Number of Affordable Homes	% Affordable by Habitable Room
3	Land East of Victoria Care Centre 18/0210/FULOPDC	105	33	36%

- 4.9. In total there are now **2,421 homes under construction** in the OPDC area as shown in Table 4.4 below. This includes 2,316 homes started prior to the monitoring period and still under construction.

Table 4.4: Homes started prior to monitoring period (still under construction 31st March 2020)

Map Ref.	Scheme	Total Homes	Affordable Homes	% by Habitable Room	Student Units	Student Rooms
4	Oaklands, Old Oak Common Lane 15/0091/FULOPDC	605	242	40%	-	-
5	First Central, Lakeside Drive 17-0076-FUMOPDC	807	308	40%	-	-
6	6 Portal Way, North Acton 161144FUL	578	164	30%	-	-
7	140 Wales Farm Road 172682FUL	326	35	36%	603	241
Total starts (started prior to 1st April 2019)		2,316	749	37%*	603	241
Total starts (as of 31st March 2020)		2,421	782	37%*	603	241

*of schemes eligible for affordable housing delivery

Schemes Permitted

- 4.10. There were two full planning applications permitted by OPDC during the 2019/20 monitoring period. These are a variation to 104-108 Scrubs Lane (an increase from 200 homes to 241 homes) and Land East of Victoria Care Centre (105 homes), which as mentioned above has started on site. In addition, London Borough of Ealing permitted homes through house conversion applications at 63 and 73 Wells House Road (1 home each net) and at the Courtyard (9 homes). The London Borough of Ealing applications were not eligible for affordable housing.
- 4.11. As shown in Table 4.6, **357 homes have been permitted** in total, including **109 affordable homes**. This comprises 35% affordable housing by habitable room of schemes eligible for affordable housing delivery.

Table 4.5: Schemes Permitted during Monitoring Period

Map Ref.	Scheme	Number of Homes (Net)	Number of Affordable Homes	% Affordable by Habitable Room
8	104-108 Scrubs Lane 19/0104/VAROPDC	241	76	35%
-	63 Wells House Road 194051OPDFUL	1	-	-
9	The Courtyard, Park Royal Road 193588OPDCRM	9	-	-
-	73 Wells House Road 192498OPDFUL	1	-	-
3	Land East of Victoria Care Centre (STARTED) 18/0210/FULOPDC	105	33	36%
Total		357	109	35%*

**of schemes eligible for affordable housing delivery*

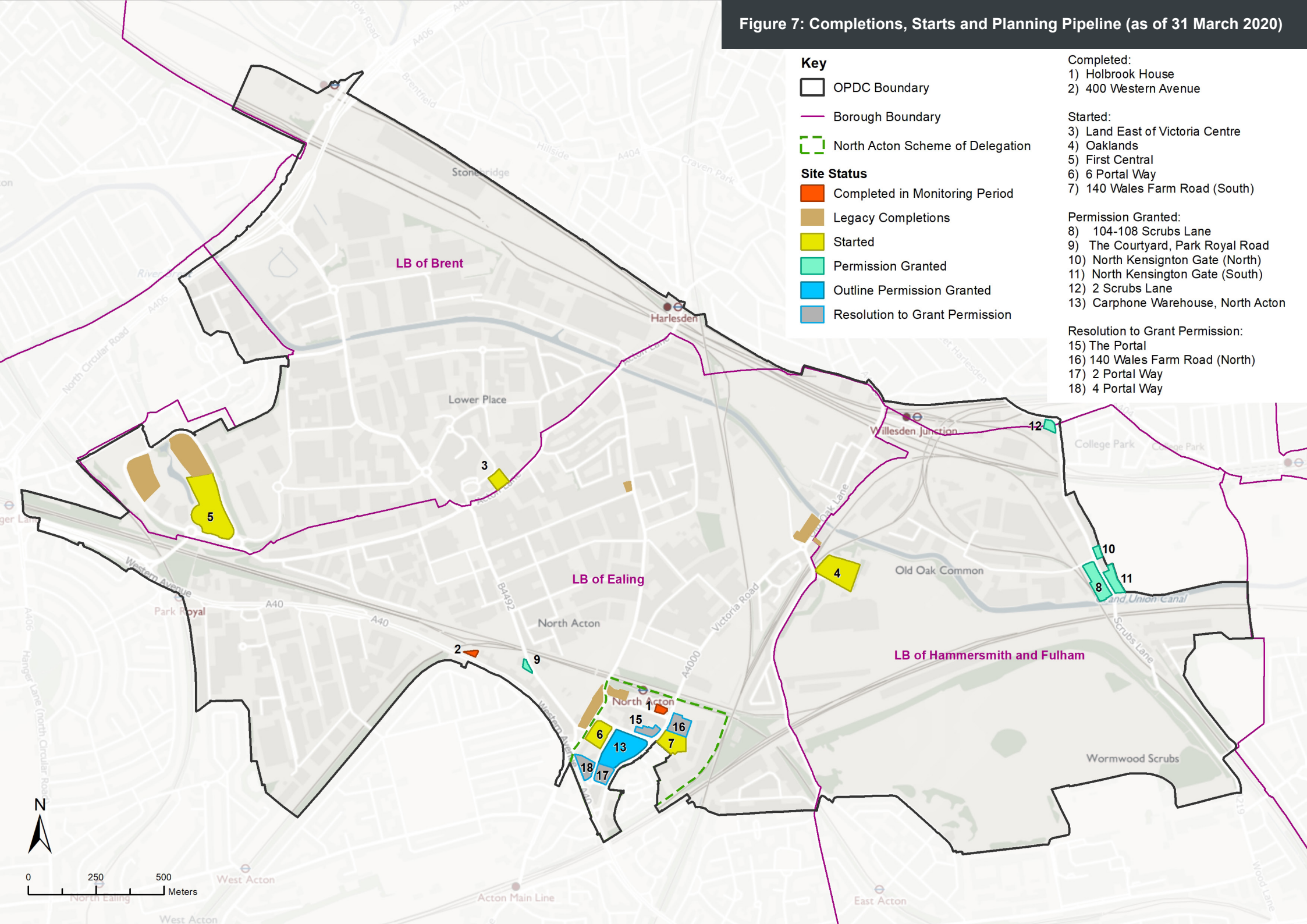
- 4.12. In addition to the 357 homes above there are 1,062 units with planning permission granted before the monitoring period which have not yet started. These schemes are summarised In Table 4.6 below.

Table 4.6: Schemes with Planning Permission Granted Before Monitoring Period

Map Ref.	Scheme	Number of Homes	Number of Affordable Homes	% Affordable by Habitable Room
-	49 Wells House Road 185542OPDFUL	1	-	-
-	119 Wells House Road 190326OPDFUL	1	-	-
10	North Kensington Gate (North), Scrubs Lane 16/0118/FULOPDC	47	15	30%
11	North Kensington Gate (South), Scrubs Lane 16/0119/FULOPDC	164	44	30%
12	2 Scrubs Lane 17/0091/FUMOPDC	85	28	35%
13	Carphone Warehouse, North Acton P/2015/0095	764	Affordable housing provision and tenure details to be determined at reserved matters stage	
Total		1,062	87	32%*

**of schemes eligible for affordable housing delivery/where affordable housing provision has been confirmed*

Figure 7: Completions, Starts and Planning Pipeline (as of 31 March 2020)



Net gain/loss of Industrial Floorspace

- 4.13. Within the monitoring period, there was a net gain of 2,728 sqm of industrial floorspace through permitted schemes in the OPDC area. This includes a net gain of 3,965 sqm within the Park Royal SIL, and a net loss of 1,237 sqm within the part of Old Oak proposed for de-designation from SIL through the draft Local Plan.
- 4.14. While there was a net increase in flexible industrial floorspace, and floorspace within use classes B2 and B8, there was a net loss of 1,293 sqm of light industrial floorspace (B1c). Full details of the net/gain of industrial floorspace within the monitoring period is set out in Table 4.7.

Table 4.7: Net/Gain of Industrial Floorspace through permitted schemes (2019/20 Monitoring Period)

	B1c	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
Overall	- 1,293	1,064	1,777	- 270	1,450	2,728
Park Royal SIL	500	1,958	1,777	- 270	0	3,965
Old Oak SIL	- 1,793	- 894	0	0	1,450	- 1,237
North Acton	No recorded gain / loss					

*includes just those SG uses considered appropriate within SIL

- 4.15. Since OPDC's establishment in April 2015, there has been overall net gain of 5,770 sqm of industrial floorspace through permitted schemes. This has included a net gain of 15,944 sqm industrial floorspace within the Park Royal SIL. There has been a loss of 6,277 sqm of floorspace within the area of SIL within Old Oak identified within the draft Local Plan for de-designation, with a further loss of 3,897 sqm within North Acton.
- 4.16. While there has been a loss of floorspace within use classes B2 and B8, there has been a significant increase of 10,163 sqm of flexible industrial floorspace. Full details of the net/gain of industrial floorspace since April 2015 is set out in Table 4.8.

Table 4.8: Net/Gain of Industrial Floorspace through permitted schemes (since April 2015)

	B1c	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
Overall	2,515	- 5,610	- 4,132	2,834	10,163	5,770
Park Royal SIL	6,913	1,916	- 4,432	2,834	8,713	15,944
Old Oak SIL	- 4,398	- 2,829	- 500	0	1,450	- 6,277
North Acton	0	- 4,697	800	0	0	- 3,897

*includes just those SG uses considered appropriate within SIL

5 Section 106 and CIL

Section 106 Agreements

- 5.1. OPDC entered into two Section 106 agreements within the 2019/20 monitoring period, Land East of Victoria Centre, delivering **105 new homes and 280 sqm of commercial floorspace** and a variation to 104-108 Scrubs Lane, **increasing the number of homes from 200 to 241**.
- 5.2. There were no Section 106 agreements entered into within the monitoring period under the scheme of delegation for planning applications with the London Boroughs of Ealing and Brent.

Affordable Housing Secured through Section 106

- 5.3. OPDC has secured agreement towards the delivery of affordable housing through each Section 106 agreement. Across all schemes secured in 2019/20 346 new homes will be delivered including **109 affordable homes**, which equates to **31% by unit and 35% 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.
- 5.4. The tenure split of the affordable housing secured on these two schemes is outlined in Table 5.1. Land East of Victoria Centre included 8 homes at Social/London Affordable Rent. All other homes were secured as Intermediate (Shared Ownership and London Living Rent). OPDC is committed in the draft Local Plan to maximise delivery of Social/ London Affordable Rent where this is viable.

Table 5.1: Schemes granted permission with a Section 106 Agreement within Monitoring Period

Application No.	Type	Location	Development Description	S106 Date	Total Affordable Units	Intermediate (Shared Ownership and London Living Rent)	Social Rent and London Affordable Rent
18/0210/FULOPDC (OPDC)	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of two buildings between six, ten, twelve and fourteen storeys (min. 20.1m and max. 46.2m above ground level) comprising 105 residential units and 280 sqm of commercial floorspace (Use Class A1/A2/A3/A4/B1/D1/D2), public open space, accessible parking, cycle storage, landscaping and related ancillary works.	23/07/2019	33 (36% by Habitable Room)	25 (26% by Habitable Room)	8 (10% by Habitable Room)
19/0104/VAROPDC (OPDC)	S73	104-108 Scrubs Lane (Mitre Yard)	Section 73 application to vary Conditions 1 (Approved Plans), A (Building Heights) and B (Floorspace) of planning permission (17/0055/FUMOPDC) for the "Demolition of existing buildings and structures and the redevelopment of the site to provide two new buildings comprising ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/ A4/B1/D1/D2), ground floor workspace (Use Class B1/Artist Studios) and residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works" to primarily: increase the number of residential units (Use Class C3) from 200 to 241; increase the maximum height of the scheme from 19 storeys to 22 storeys (71.8 to 77.5 metres above ground level); and increase the provision of accessible car parking.	30/01/2020	76 (35% by Habitable Room)	76 (35% by Habitable Room)	0
Total					109	101	8

Collection and Spending of Section 106 Monies

- 5.5. Details of Section 106 monies collected by OPDC and London Borough of Ealing within the 2019/20 monitoring period are set out in Table 5.2.
- 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 to OPDC's CFO. 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: Section 106 monies collected within the monitoring period

Section 106 Agreement	Description of Contribution	Date	Amount Received	Progress Notes
Planning Ref: 17/0076/FUMOPDC First Central, Lakeside Drive, NW10 7HQ	Bus Improvement Contribution (Instalment 2 of 2) "The sum of £536,000 (Index Linked) to be used towards improving bus services which serve bus stops within 640m of the Site."	4/12/2019	£283,965.13	OPDC is working with partners to identify appropriate projects for funding.
18/0210/FULOPDC Land East of Victoria Centre, Acton Lane	Public Realm, Highways and Transport Contribution "The sum of £150,000 (Index Linked) to be used towards improving public realm, highways and/or the provision of transport improvements within the Park Royal Centre.	4/12/2019	£151,457.32	Identified as match funding in the Park Royal Liveable Neighbourhood Bid
	Play and Open Space Contribution "the sum of £50,000 (index linked) to be used towards the improvement of Wesley Playing Fields to meet the play space demand from the Development."	24/10/2019	£50,225.54	OPDC's Design Team are progressing proposals for appropriate projects for Wesley Playing Fields.
	Education Contribution "the sum of £459,798.80 (Index Linked) to be used towards the refurbishment and expansion of primary schools or secondary schools in the vicinity of the Site to address the demand arising from the Development for education services."	24/19/2019	£231,016.19	
		4/12/2019	£232,122.88	

Table 5.4 (Continued)

Section 106 Agreement	Description of Contribution	Date	Amount Received	Progress Notes
18/0210/FULOPDC	Public Health Contribution	24/19/2019	£100,071.77	
Land East of Victoria Centre, Acton Lane (cont.)	"the sum of £199,176 (index linked) to be used to address the demand arising from Development for health infrastructure."	4/12/2019	£100,555.54	
171246OPDCS Holbrook House Victoria Road Acton W3 6UN (LB of Ealing)	£50,000 indexed toward the provision of an Accident Remedial Scheme on that part of Victoria Road located to the west side of the Property	22/10/2019	£53,931.00	
	Carbon Dioxide Off Setting Sum (not indexed)	22/10/2019	£28,800.00	
	Carbon Energy Monitoring (not indexed)	22/10/2019	£1,575.00	
	£25,000 indexed towards the carrying out of a Controlled Parking Zone consultation and review within the vicinity of the Property	22/10/2019	£26,965.35	
	£25,000 indexed towards the provision of disabled parking bays within the vicinity of the Property	22/10/2019	£26,965.35	
	£1,000,000 indexed towards the provision of housing within the Borough of Ealing	22/10/2019	£1,078,614.00	
	£250,000 indexed towards the provision of healthcare services at the Central Middlesex Hospital Park Royal	22/10/2019	£269,653.50	
	f) £200,000 not indexed to remodel the North Acton Gyratory and create a pedestrian user friendly environment and provide facilities for pedestrians and improve public transport accessibility in Victoria Road and Portal Way;	22/10/2019	£200,000.00	
	£204,000 indexed towards the provision of step free access at the North Acton Station Interchange	22/10/2019	£204,000.00	
	h) £100,000 indexed towards the development of the North Acton Station Square	22/10/2019	£107,861.40	
	i) £250,000 indexed towards the provision of open space within the vicinity of the Property	22/10/2019	£269,653.50	
	j) £25,000 indexed towards the provision of pedestrian crossing facilities between Gypsy Corner and Acton Main Line Station	22/10/2019	£26,965.35	
	k) £25,000 indexed towards the provision of a Quiet Cycle Way between Gypsy Corner and Ealing Broadway	22/10/2019	£26,965.35	
	l) £50,000 indexed towards the re modelling of the of the junction of Wales Farm Road with Victoria Road together with the island in front of the Property and the parking bays on the south side of Victoria Road	22/10/2019	£53,930.70	

Section 106 Agreement	Description of Contribution	Date	Amount Received	Progress Notes
161144FUL 6 Portal Way Acton Ealing W3 6RU (LB of Ealing)	towards CPZ consultation amendments and implementation	06/11/2019	£7,963.00	
	towards the proposed cycle quiet way between Gypsy Corner and Ealing Broadway;	06/11/2019	£7,963.00	
	towards expansion projects at West Twyford Primary, West Acton Primary, John Perryn Primary and Acton High	06/11/2019	£143,330.00	
	towards the provision of outreach engagement, pre-employment training and employment training and employment support for the borough residents living in and around the Property and adjacent wards	06/11/2019	£143,330.00	
	towards the cost of monitoring (for a three year period) the performance of the combined heat and power system ASHP and gas boilers provided by the Council's service provider;	06/11/2019	4,094.13	
	towards the provision of step free access at North Acton Station	06/11/2019	£188,588.00	
	towards the development of North Acton Station Square;	06/11/2019	£15,926.00	
	towards urban realm improvements in the vicinity of the North Acton Gyatory System	06/11/2019	£63,702.00	
	towards improvements to North Acton Playing Fields and Acton Cemetery;	06/11/2019	£79,628.00	
	towards improved pedestrian facilities between Gypsy Corner and Acton Main Line Station	06/11/2019	£5,733.00	
	towards new primary health care at Central Middlesex Hospital	06/11/2019	£143,330.00	
	towards providing or replacing trees within the East Acton Ward	06/11/2019	£24,572.00	
Contributions Received (OPDC)			£818,326.41	
Contributions Received (LB of Ealing)			£3,220,077.00	
Total Contributions Received within Monitoring Period			£4,038,403.41	

- 5.7. No Section 106 monies were drawn down from or by OPDC within the monitoring period. However, the allocation of S106 funding has been approved and projects have progressed towards delivery. Table 5.3 shows the S106 monies that have been allocated.

Table 5.3: Allocation of S106 monies within the monitoring period

Project	Lead Organisation	S106 Agreement	Amount Allocated	Notes
Primary Care Capacity at Central Middlesex Hospital	Brent Clinical Commissioning Group	17/0076/ FUMOPDC (First Central, Lakeside Drive)	£1,057,465	Brent CCG pre-funded the delivery of the new primary care facility (Park Royal Medical Practice) within Central Middlesex Hospital in order to provide additional capacity to meet the needs of the population arising from the First Central development.

Mayoral CIL

- 5.8. While OPDC has not yet adopted its own CIL charging schedule, it is a collecting authority for Mayoral CIL. Table 5.4 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 5.4: Mayoral CIL Collection

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1 (MCIL 1/2)	£0	£0	£0
Q2 (MCIL 1)	£16,800.00	£16,128.00	£672.00
Q2 (MCIL 2)	£1,720,407.64	£1,651,800.80	£68,606.84
Q3 (MCIL 1)	£3,047.05	£2,925.17	£121.88
Q3 (MCIL 2)	£0	£0	£0
Q4 (MCIL 1/2)	£0	£0	£0
Total	£1,740,254.69	£1,670,853.97	£69,400.72

Appendix A: Full List of Development Sites Coming Forward

Map Ref.	Site	Status	2019/20	2020/21	2021/22	2022/23	2023/24	Total
4	Oaklands	Started	300	305	-	-	-	605
5	Regency Heights (First Central)	Started	507	300	-	-	-	807
6	6 Portal Way (including additional units with resolution)	Started	-	701	-	-	-	701
7	140 Wales Farm Road	Started	326	-	-	-	-	326
3	Land East of Victoria Care Centre	Started	-	105	-	-	-	105
10	North Kensington Gate (North)	Permitted	-	-	-	47	-	47
8	Mitre Yard (104-108 Scrubs Lane)	Permitted	-	-	241	-	-	241
13	Carphone Warehouse, North Acton	Permitted	-	-	-	382	382	764
11	North Kensington Gate (South)	Permitted	-	-	164	-	-	164
12	2 Scrubs Lane	Permitted	-	-	-	85	-	85
-	Small Sites (Various)	Permitted	-	13	-	-	-	13
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
18	4 Portal Way	Resolution to Grant	-	-	-	-	702	702
-	80 Goodhall Street	Resolution to Grant	-	-	38	-	-	38
-	Submitted Apps, Pre-Apps or Developer Discussions	Not Yet Permitted	-	-	196	73	650	919
Total Supply of Homes			1,133	1,424	1,019	1,322	1,734	6,632

Appendix B: Starts, Completions and Permitted Schemes

Homes Completed within the 2019/20 Monitoring Period

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	%
1	Holbrook House, North Acton 161133OPDS	Ealing	LB Ealing	01/09/2019	199	0	0%	N/A (10% student beds provided at affordable rates)						498	199	100%
2	400 Western Avenue PP/2014/4427	Ealing	LB Ealing	01/03/2020	7	7	-	0								
-	83 Wells House Road 185457OPDFUL	Ealing	LB Ealing	01/10/2019	1	1	-	0								
					207	8	100%	No eligible schemes						498	19	100%

Homes Started and Under Construction 2019/20 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	%
3	Land East of Victoria Care Centre 18/0210/FULOPDC	Brent	ODPC	23/07/2019	105	72	64%	25	26%	8	10%	33	36%	0	0	0%
Total homes started within monitoring period					105	72	64%	25	26%	8	10%	33	36%	0	0	0%
4	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%
5	First Central, Lakeside Drive 17-0076-FUMOPDC	Brent	OPDC	01/11/2017	807	499	60%	240	29%	68	11%	308	40%	0	0	0%
6	6 Portal Way, North Acton 161144FUL	Ealing	LB Ealing	30/01/2019	578	414	70%	164	30%	0	0%	164	30%	0	0	0%
7	140 Wales Farm Road 172682FUL	Ealing	LB Ealing	01/05/2018	326	50	64%	35	36%	0	0%	35	36%	603	241	74%
Total homes under construction (started prior to 1st April 2019)					2,316	1,326	63%	575	27%	174	10%	749	37%	603	241	10%
Total units under construction on 31st March 2020					2,421	1,398	63%	600	27%	182	10%	782	37%	603	241	10%

*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%
8	104-108 Scrubs Lane 19/0104/VAROPDC	Full	LBHF	OPDC	30/01/2020	241	165	65%	76	35%	0	0%	76	35%
-	63 Wells House Road, London, NW10 6ED 194051OPDFUL	Full	LB Ealing	LB Ealing	11/10/2019	1	All market – not eligible for affordable housing							
9	The Courtyard, Park Royal Road 193588OPDCRM	Res. Matters	LB Ealing	LB Ealing	03/10/2019	9	All market – not eligible for affordable housing							
-	73 Wells House Road 192498OPDFUL	Full	LB Ealing	LB Ealing	10/09/2019	1	All market – not eligible for affordable housing							
3	Land East of Victoria Care Centre (STARTED) 18/0210/FULOPDC	Full	LB Brent	OPDC	23/07/2019	105	72	64%	25	26%	8	10%	33	36%
Total units granted planning permission monitoring period						357	237	65%	101	32%	8	3%	109	35%
-	49 Wells House Road 185542OPDFUL	Full	Ealing	LB Ealing	22/01/2019	1	All market – not eligible for affordable housing							
-	119 Wells House Road 190326OPDFUL	Full	Ealing	LB Ealing	07/01/2019	1	All market – not eligible for affordable housing							
10	North Kensington Gate (North), Scrubs Lane 16/0118/FULOPDC	Full	LBHF	OPDC	11/06/2018	47	32	70%	15	30%	0	0%	15	30%
11	North Kensington Gate (South), Scrubs Lane 16/0119/FULOPDC	Full	LBHF	OPDC	01/02/2018	200	133	65%	67	35%	0	0%	67	35%
17	2 Scrubs Lane 17/0091/FUMOPDC	Full	LBHF / Brent	OPDC	21/03/2018	141	92	65%	0	0%	49	35%	49	35%
13	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 2019 (not started)						1,062	209	68%	87	32%	0	-	87	32%
Total units with planning permission (not started) on 31 March 2020						1,314	374	67%	163	33%	0	-	163	33%

Appendix C: Section 106 Agreements 2019/20 Monitoring Period

Section 106 Agreements 2019/20 Monitoring Period

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

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered into within Monitoring Period				
19/0104/VAROPDC (OPDC)	S73	104-108 Scrubs Lane (Mitre Yard)	Section 73 application to vary Conditions 1 (Approved Plans), A (Building Heights) and B (Floorspace) of planning permission (17/0055/FUMOPDC) for the "Demolition of existing buildings and structures and the redevelopment of the site to provide two new buildings comprising ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/ A4/B1/D1/D2), ground floor workspace (Use Class B1/ Artist Studios) and residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works" to primarily: increase the number of residential units (Use Class C3) from 200 to 241; increase the maximum height of the scheme from 19 storeys to 22 storeys (71.8 to 77.5 metres above ground level); and increase the provision of accessible car parking.	30/01/2020 Status: Not Implemented
18/0210/FULOPDC (OPDC)	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of two buildings between six, ten, twelve and fourteen storeys (min. 20.1m and max. 46.2m above ground level) comprising 105 residential units and 280 sqm of commercial floorspace (Use Class A1/A2/A3/A4/B1/D1/D2), public open space, accessible parking, cycle storage, landscaping and related ancillary works.	23/07/2019 Status: Implemented
Section 106 Agreements Entered in prior to Monitoring Period				
18/0053/FUMOPDC (OPDC)	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 Status: Not Implemented
17/0091/FUMOPDC (OPDC)	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 Status: Not Implemented
16/0119/FULOPDC (OPDC)	Full	115-129A Scrubs Lane, London (North Kensington Gate South)	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 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
16/0118/FULOPDC (OPDC)	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 Status: Not Implemented
171246OPDC (LB of Ealing)	S73	Holbrook House Victoria Road Acton W3 6UN	Section 73 application for Minor Material Amendment to vary condition 2 (approved drawing numbers) to amend the provision of student bedrooms and clusters in respect of planning permission for demolition of existing buildings and redevelopment to construct a part -16/part-18/part-24 storey building with basement for use as student accommodation (sui generis) comprising 424 bed spaces (within both clusters and studios); ground floor ancillary student accommodation and a commercial unit for flexible use Classes A1, A2, A3, A5, B1 or D1 uses . Cycle parking, storage and plant space to be located predominantly at ground and basement levels. Servicing and 2 No. disabled car parking bays on-site as well as improvements to the public realm including widening the footpath to North Acton station and frontages to Victoria Road and Wales Farm Road application reference 161133OPCS dated 14 February 2017. The revised accommodation would result in 498 bedspaces comprising 327 cluster bedrooms and 171 studios with changes to the external envelope and internal layout as regards cycle parking and refuse storage spaces	22/12/2017 Status: Implemented
172682FUL (LB of Ealing)	Full	140 Wales Farm Road Acton London W3 6UG	Demolition of all existing buildings and the redevelopment of the site to provide five buildings of 5, 7, 10, 11 and 31 storeys comprising 736 student bed spaces (603 rooms), 85 residential flats, 6214sqm (GIA) of Office (B1) floor space with associated access from Wales Farm Road, amenity space, cycle parking, four disabled car parking spaces, servicing, public realm improvements and landscaping.	07/12/2017 Status: Implemented
17-0076-FUMOPDC (OPDC)	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 Status: Implemented
161144FUL (LB of Ealing)	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 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
162124FUL (LB of Ealing)	Full	6 Portal Way Acton Ealing W3 6RU	Demolition of all existing buildings and the redevelopment of the site to provide a double storey basement with four buildings of 2, 9, 11, 32 and 42 storeys comprising 578 residential flats (Use class C3)(mix of 1 bed, 2 bed and 3 bed flats) and 3179sqm (GIA) of flexible use class A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2 floorspace, landscaped east-to-west public route between Victoria Road and Portal Way, together with associated amenity and play space, roof gardens, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure works.	14/02/2017 Status: Implemented
162124FUL (LB of Ealing)	Full	Monarch House Victoria Road Acton W3 6UR	Change of use of the existing building from office (Class B1 (a)) to hotel (Class C1); demolition and replacement of the second floor; and alterations to the external appearance of the building to create a 133 bed hotel with a new guards hut, cycle store car parking and associated works.	14//10/2016 Status: Implemented

