

Planning Authority Monitoring Report

2020/21 Monitoring Period

June 2021



MAYOR OF LONDON



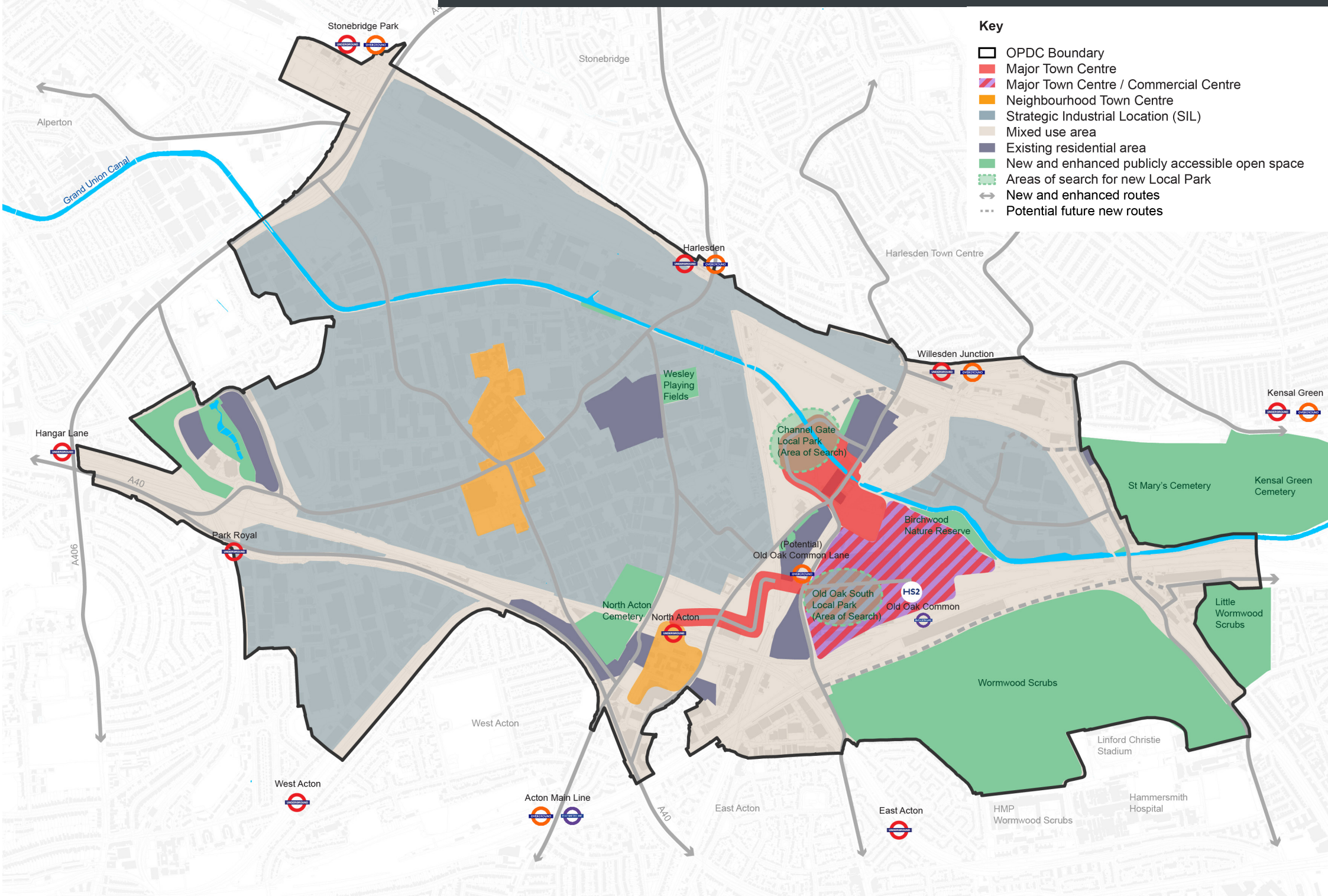
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1 Introduction

- 1.1. The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 1.2. The OPDC area covers the Old Oak Park Royal Opportunity Area in the Mayor's London Plan (2021), which identifies the area as having a capacity to deliver an indicative 25,500 homes and 65,000 jobs, making it one of the largest regeneration projects in the UK.
- 1.3. Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).
- 1.4. The Planning and Compulsory Purchase Act (2004) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authority Monitoring Report" 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 sixth that OPDC has prepared in its role as a Local Planning Authority and relates to the period covering the 1st April 2020 to 31st March 2021. 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 has been adopted by OPDC, future AMRs will report on the performance of the Local Plan against predetermined Key Performance Indicators (KPIs).

Figure 1: Spatial Vision key diagram for OPDC area (as per Post Submission Modified Draft Local Plan, May 2021)



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 commenced in November 2018 and examination hearings were held between April-July 2019. The Inspector issued Interim Findings for Old Oak North and the Sustainability Appraisal in October 2019. In March 2021, OPDC submitted proposed main and minor modifications to the planning inspector to address the inspector's interim findings and other modifications requested by the inspector during the examination. OPDC launched a main modifications consultation on the [modified draft Local Plan](#) in May 2021 and this consultation concludes on 5th July 2021. Following this consultation, OPDC will respond to consultation comments, make any necessary modifications to the draft Local Plan and submit the comments, responses and modifications to the planning inspector for consideration. The programme and next steps are then in the control of the planning inspector but it is anticipated that the Local Plan will be adopted by OPDC's Board in winter 2021.
- 2.2. The timetable for adoption of the Local Plan 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 Main Modifications

- 2.4. OPDC has made modifications to the Local Plan as part of the ongoing examination process. These are being made in response to the Inspector's Interim Findings, to ensure the draft Local Plan is in general conformity with the new London Plan, to ensure the draft Local Plan is aligned with the Government's amended Use Class Order, to address requested modifications made by the Planning Inspector during the examination prior to issuing the interim findings and where relevant, update facts and statistics. Large parts of the draft Local Plan have not been modified in response to requests from the Inspector and these parts carry significant material weight in the determination of planning applications. A Main modifications consultation commenced on 17 May 2021 for 7 weeks and will conclude on 5th July 2021. OPDC will then review and respond to modifications received and recommend any further modifications to the planning inspector.
- 2.5. In writing up his final report, the 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, Section 106 contributions and net/gain loss of industrial floorspace.

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/dtp_sci_2020.pdf

- 3.4. First published in 2015, the SCI is regularly updated. The most recent version was updated and adopted in November 2020 to reflect the need for virtual engagement as a result of the Covid-19 pandemic.

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.

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	Autumn 2021
		Adoption	2022
Industrial SPD	This document will provide more detailed principles and guidance for industrial development.	Public Consultation	Spring 2022
		Adoption	Autumn 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	2022
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	2022
Post Occupancy Evaluation SPD	This document will provide guidance on post occupancy monitoring and reporting standards.	Public Consultation	2022
		Adoption	2023
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	Spring 2021
		Adoption	2022

Neighbourhood Planning

- 3.6. 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

- 3.7. The Harlesden Neighbourhood Plan was made (adopted) by OPDC on 25 July 2019 and now forms part of the OPDC statutory Development Plan. Legislation requires neighbourhood forums to apply for re-designation every 5-years. On 4 March 2021, OPDC Board re-designated the Harlesden Neighbourhood Forum for the portion of the Harlesden Neighbourhood Area within the OPDC area.

Old Oak Neighbourhood Area and Forum

- 3.8. 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

- 3.9. 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.
- 3.10. Figure 3 shows the designated neighbourhood areas and conservation areas within OPDC.

Duty to Cooperate

- 3.11. 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.
- 3.12. 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.
- 3.13. 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

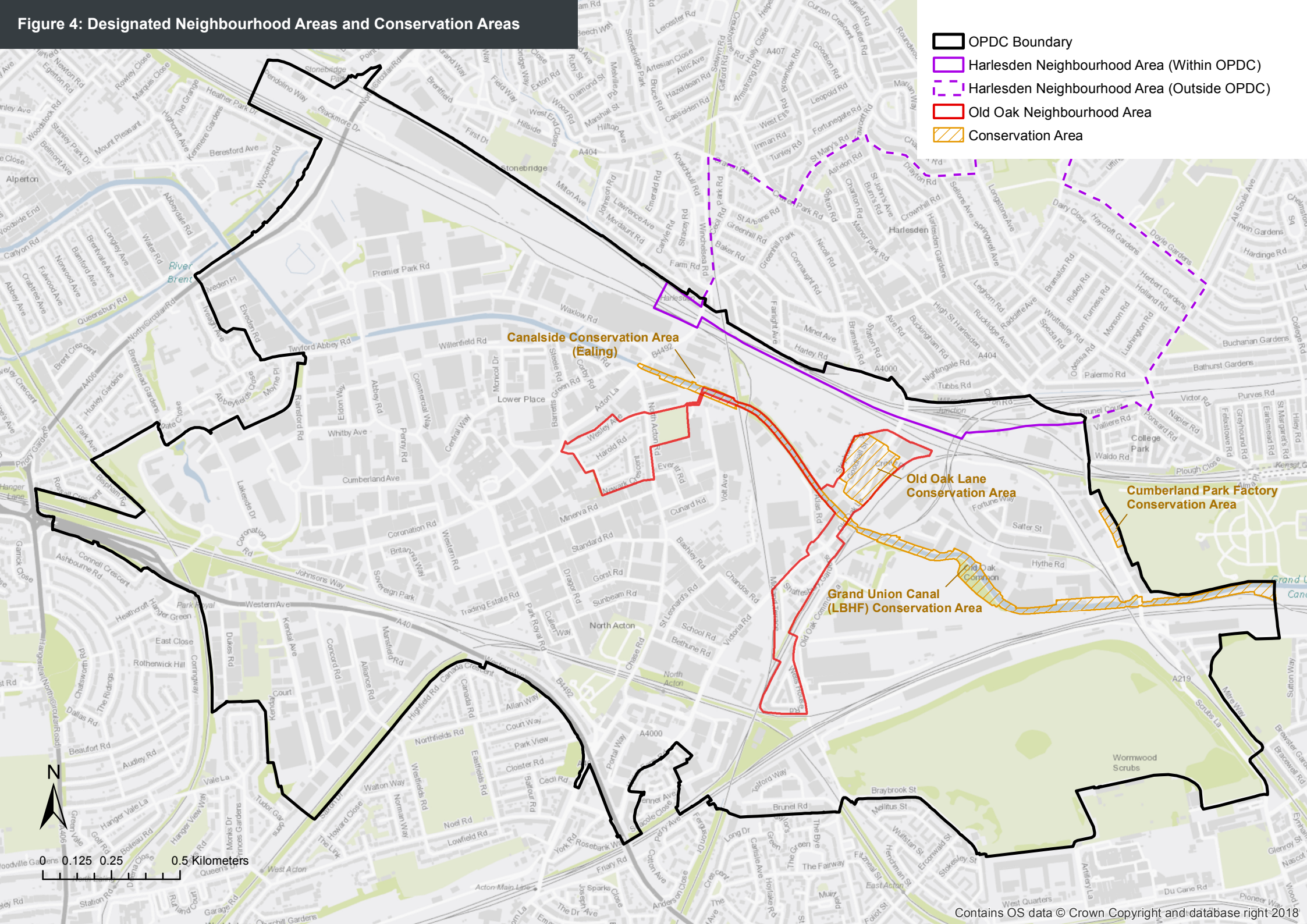
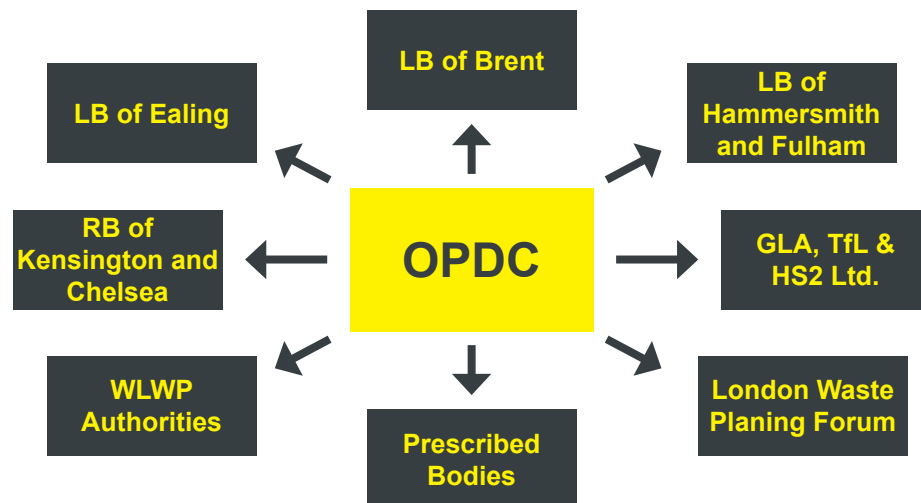


Figure 5: OPDC and Duty to Cooperate Bodies



3.14. 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

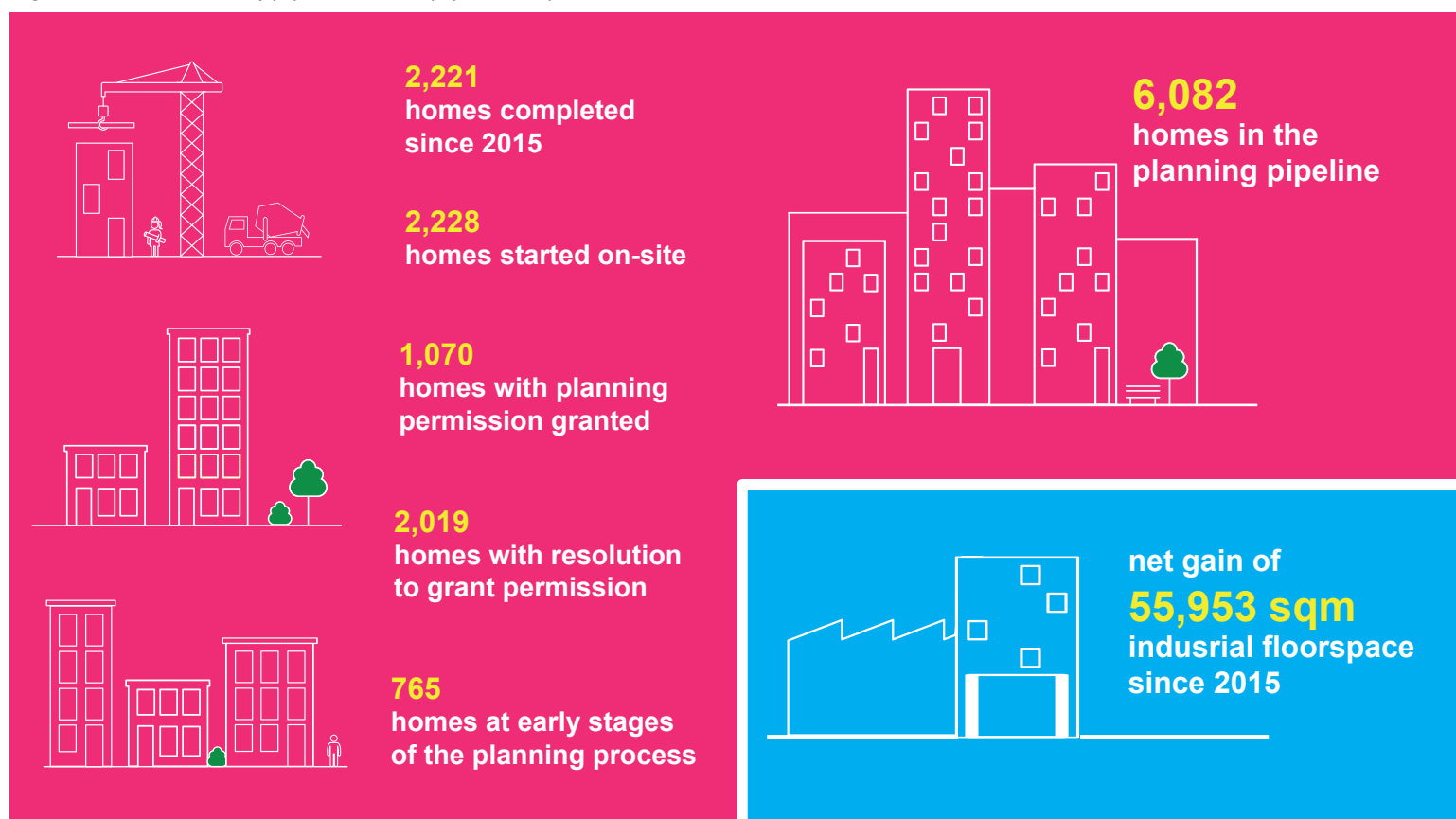
3.15. OPDC has published a [Duty to Cooperate Statement](#) which sets out further details on how OPDC has worked proactively with proscribed bodies in the formulation of planning policies in the second revised draft Local Plan

3.16. 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 2021)



4.1. OPDC was established in April 2015 to drive the delivery of tens of thousands of new homes and new jobs in Old Oak and Park Royal. Figure 6 provides a summary of the key planning and development statistics for the OPDC area including homes completed within the monitoring period, the future planning pipeline 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 of industrial floorspace for the area since OPDC's establishment.

4.2. As set out in Figure 6, there are over 6,082 homes identified for delivery in the future planning pipeline. Of these, it expected that 5,700 homes will be delivered within the next five years, against a target in the London Plan to deliver 6,835 homes. OPDC will be working proactively with developers and landowners to encourage accelerated housing delivery on housing sites to seek to ensure earlier delivery of housing to help to better attain five year supply targets.

4.3. Full details of OPDC's five year supply of homes is contained in Appendix A.

- 4.4. 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.

Housing Completions

- 4.5. Within the 2020/21 monitoring period, **561 new housing units** were completed in the OPDC area. This included 241 student units at Kemp Park Buildings which count towards conventional housing targets at a ratio of 2:5-1, in accordance with the new London Plan (2021). Of the conventional housing completed at Kemp Park Buildings and Regency Heights (First Central), 24% was affordable housing by habitable room. Regency Heights will deliver 40% affordable housing when all units have been completed.
- 4.6. While this number of completions is 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 Table 4.1 indicates a significant uplift in housing delivery will be achieved in future years as development across Old Oak and Park Royal progresses.
- 4.7. 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	Kemp Porter Buildings, North Acton 172682FUL	326	50	35	241	603
2	Regency Heights, Lakeside Drive 17-0076-FUMOPDC	231	179	52	-	-
-	Minor Schemes	4	-	-	-	-
Total homes completed in 2020/21		561	229	87	603	241

Figure 7: Regency Heights, Lakeside Drive



- 4.8. 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 2,221**. In accordance with the requirements in the London Plan 2021, 2.5 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	2020/21
Annual	543	696	173	41	207	561
Cumulative	543	1,239	1,412	1,453	1,660	2,221

Housing Starts

- 4.9. As shown in Table 4.3, **construction commenced on 364 new housing units** within the 2020/21 monitoring period. 241 of these units are from the Mitre Yard (104-108 Scrubs Lane) scheme, the first major scheme to commence on Scrubs Lane. 123 starts were recorded at One West Point, North Acton (6 Portal Way), in addition to the 578 homes already started. This is as a result of two planning applications approved within the monitoring period for an increase in the numbers of homes from the originally permitted scheme, and includes an additional 44 affordable homes, 39% affordable housing by habitable room.
- 4.10. In total there are now **2,228 homes under construction** in the OPDC area as shown in Table 4.4. This includes 1,864 homes started prior to the monitoring period and still under construction. In total there are 887 affordable housing units under construction, comprising 42% affordable housing by habitable room.

Figure 8: Oaklands development, Old Oak Common Lane



Table 4.3: Homes Started within Monitoring Period

Map Ref.	Scheme	Total Homes	Number of Affordable Homes	% Affordable by Habitable Room
4	One West Point 190582OPDVAR / 192597OPDFUL	123	44	39%
6	Mitre Yard, 104-108 Scrubs Lane 19/0104/VAROPDC	241	76	35%
Total starts (within monitoring period)		364	120	36%

Table 4.4: Homes started prior to monitoring period
(still under construction 31st March 2021)

Map Ref.	Scheme	Total Homes	Affordable Homes	% by Habitable Room
3	Oaklands, Old Oak Common Lane 15/0091/FULOPDC	605	242	40%
2	Regency Heights (First Central), Lakeside Drive 17-0076-FUMOPDC	566	256	46%
4	One West Point, North Acton 161144FUL	578	164	30%
5	Land East of Victoria Centre 18/0210/FULOPDC	105	105	100%
Total starts (started prior to 1st April 2020)		1,864	767	43%
Total starts (as of 31st March 2021)		2,228	887	42%

Schemes Permitted

- 4.11. There were four full planning applications delegated to and determined by London Borough of Ealing during the 2020/21 monitoring period. These are at One West Point (97 homes plus 604 homes). The Courtyard (9 homes), 80 Goodall Street (38 homes) and a minor conversion (1 homes). As set out in para 4.9 construction has started at One West Point. There were no housing schemes permitted by OPDC within this monitoring period. However, OPDC granted resolution to approve planning permission at Central Middlesex Hospital (158 homes, 100% affordable) and North Kensington Gate South (additional 44 units to 164 units already permitted: total 208 homes, 30% affordable). Decision notices on these applications will be signed shortly following conclusion of Section 106 negotiations.
- 4.12. As shown in Table 4.5, **749 homes have been permitted in total, including 219 affordable homes**. This comprises 32% affordable housing by habitable room.

Table 4.5: Schemes Permitted during Monitoring Period

Map Ref.	Scheme	Number of Homes (Net)	Number of Affordable Homes	% Affordable by Habitable Room*
4	One West Point 190582OPDVAR	604	177	30%
10	The Courtyard, Park Royal Road 200031OPDFUL	9	-	-
9	80 Goodall Street 195346OPDFUL	38	11	35%
4	One West Point 192597OPDFUL	97	31	41%
-	Minor Schemes	1	-	-
Total		749	219	32%

*of schemes eligible for affordable housing delivery

- 4.13. In addition to the 749 homes above, there are 1,022 units with planning permission granted before the monitoring period which have not yet started. These schemes are summarised in Table 4.6. A planning permission for North Kensington Gate North (47 homes) expired during the monitoring period.

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*
7	North Kensington Gate (South), Scrubs Lane 16/0119/FULOPDC	164	44	30%
8	2 Scrubs Lane 17/0091/FUMOPDC	85	28	35%
11	Carphone Warehouse, North Acton P/2015/0095	764	Affordable housing provision and tenure details to be determined at reserved matters stage	
-	Minor Schemes	85	28	35%
Total		1,022	72	32%*

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

- 4.14. Table 4.7 summarises the progress of housing delivery through the planning process since OPDC's establishment in 2015. In total, **6,045 homes** have either been approved or have received a resolution to grant permission. **2,221 homes have been completed**, while a further **2,228 have started** on site and are yet to be completed.

Table 4.7: Summary of planning performance since inception

Homes Approved	4,035
Homes with Resolution to Grant Permission	2,010
Total with Approval and Resolution	6,045
Homes Completed	2,221
Homes Started	2,228

Net gain/loss of Industrial Floorspace

- 4.15. Within the monitoring period, there was a net gain of **50,183 sqm of industrial floorspace** through permitted schemes in the OPDC area. This includes a net gain of 50,620 sqm within the Park Royal SIL, and a net loss of 437 sqm within the part of Old Oak proposed for de-designation from SIL through the draft Local Plan. The net increase is primarily as a result of planning permission being granted for a major outline planning application for up to 60,000 sqm of flexible industrial uses at the site of Bashley Road Metal Refinery.
- 4.16. While there was a major net increase in flexible industrial floorspace, there was a net loss of over 10,000sqm in dedicated B2 and B8 use classes. Full details of the net/gain of industrial floorspace within the monitoring period is set out in Table 4.8.

Table 4.8: Net/Gain of Industrial Floorspace through permitted schemes (2020/21 Monitoring Period)

	B1c (E)	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
Overall	0	- 10,141	- 437	3	60,758	50,183
Park Royal SIL	0	- 10,141	0	3	60,758	50,620
Old Oak SIL**	0	0	- 437	0	0	- 437
North Acton	No recorded gain / loss					

*includes just those SG uses considered appropriate within SIL

**proposed for de-designation

- 4.17. Since OPDC's establishment in April 2015, there has been **overall net gain of 55,953 sqm of industrial floorspace** through permitted schemes. This has included a net gain of 66,564 sqm industrial floorspace within the Park Royal SIL. There has been a loss of 6,714 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. There has not been a net gain or loss of industrial floorspace within the Old Oak North SIL.
- 4.18. While there has been a loss of floorspace within use classes B2 and B8, there has been a significant increase of 70,921 sqm of flexible industrial floorspace, along with a small increase in B1c light industrial uses (now considered Class E following changes to the Use Class Order in September 2020). Full details of the net/gain of industrial floorspace since April 2015 is set out in Table 4.9.

Table 4.9 Net/Gain of Industrial Floorspace through permitted schemes (since April 2015)

	B1c (E)	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
Overall	2,515	- 15,751	- 4,569	2,837	70,921	55,953
Park Royal SIL	6,913	- 8,225	- 4,432	2,837	69,471	66,564
Old Oak SIL**	- 4,398	- 2,829	- 937	0	1,450	- 6,714
North Acton	0	- 4,697	800	0	0	- 3,897

*includes just those SG uses considered appropriate within SIL

**proposed for de-designation

Schedule 17 Applications

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

4.20. Although the principle of the railway line and the new station at Old Oak Common has already been agreed, High Speed 2 Limited (HS2 Ltd) must apply to the local planning authority for the approval of certain details associated with constructing and delivering the project. OPDC will determine applications for works related to development in the OPDC area, which are known as 'Schedule 17 applications', after Schedule 17 of the HS2 Act. Table 4.11 sets out the Schedule 17 applications OPDC has consented in this monitoring period.

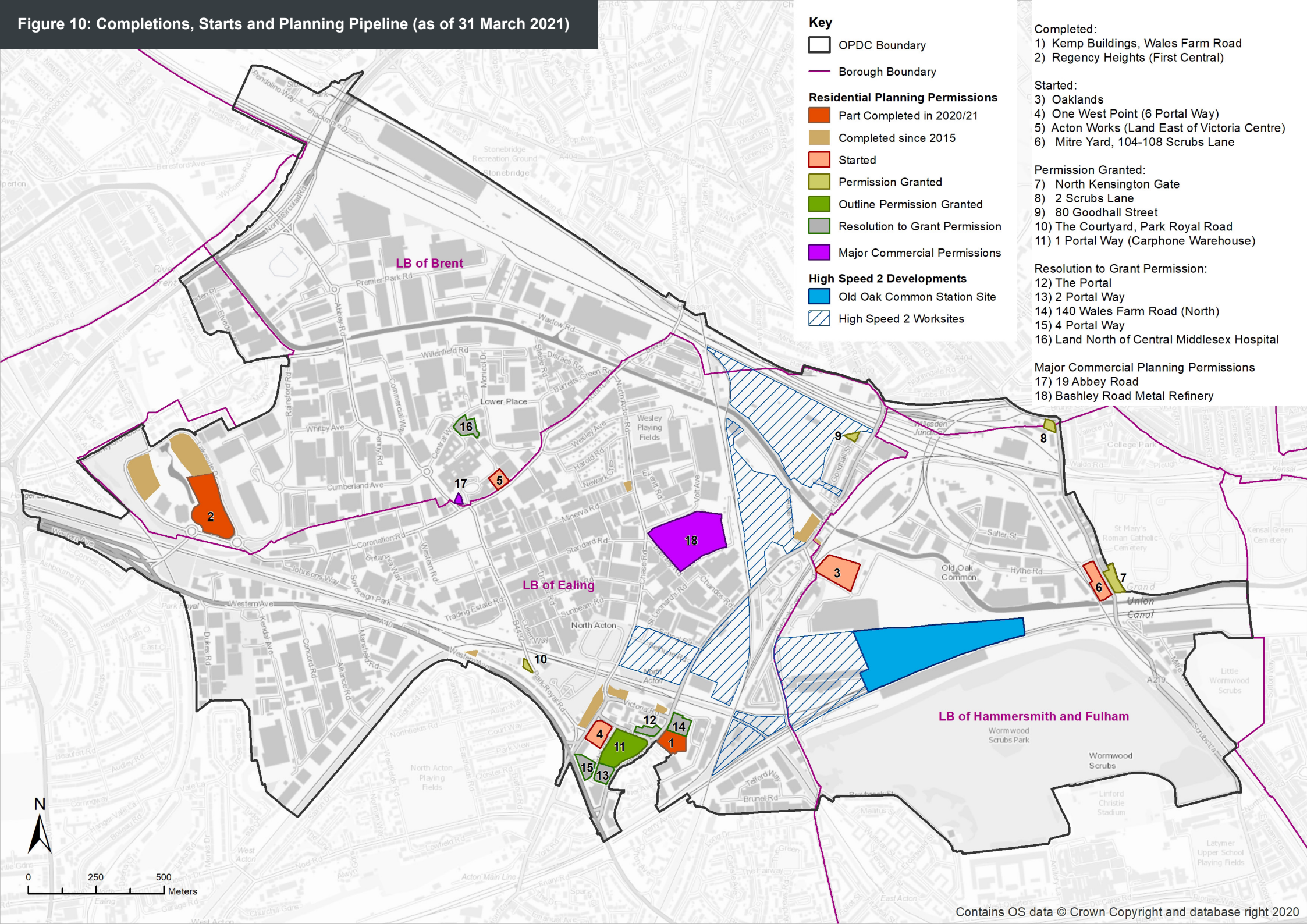
Figure 9: CGI of the future Old Oak Common Station



Table 4.10: Schedule 17 applications in 2020/21 monitoring period

Reference	Description	Date
20/0011/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London – West Midlands) Act 2017 relating to works associated with the realignment of Old Oak Common Lane and replacement Great Western Mainline and Central Line bridges.	20.01.2021
20/0012/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London-West Midlands) Act 2017 relating to above ground works associated with the new Old Oak Common station comprising main concourse, overbridges, stairs, escalators, lifts to conventional rail, conventional rail platforms and canopies, ventilation structures and associated works.	22.05.2020
20/0013/HS2OPDC	Application under Schedule 16 of the High Speed Rail (London - West Midlands) Act 2017 relating to the onsite road layout associated with the new Old Oak Common station.	22.05.2020
20/0049/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to permanent above ground works ancillary to the existing electricity sub-stations adjacent to School Road.	26.05.2020
20/0057/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London – West Midlands) Act 2017 for approval of highway routes (conditions relating to road transport) to be used by large goods vehicles associated with the main works stage including main site enabling works, excavation works (main station box), under track crossing works, Stamford Brook Sewer works, piling and diaphragm wall works, installation of tower cranes, conveyor installation, decommissioning works, ground remediation works, satellite site A/B enabling works, Wycombe line bridge demolition works and all other activities for the purposes and in connection with the scheduled and ancillary works for HS2 at four construction site compounds comprising Old Oak Common Station, Atlas Road, Willesden Euro Terminal and Satellite Sites A/B.	23.06.2020
20/0095/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to above ground works associated with a SSEN substation enclosure including a retaining wall, fencing and bollards.	21.09.2020
20/0135/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to a 1-2m high earth embankment, approximately 1,800sqm, for the purpose of providing ground stability to a below ground logistics tunnel located within the HS2 Atlas Road worksite.	13.01.2021
21/0014/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 relating to the bringing into use of Scheduled Work No. 1/48A consisting of a temporary bridge over the Grand Union Canal (Paddington Branch) commencing at a point 350 metres south-east of the bridge carrying the Cricklewood Line over that Canal and terminating at a point 45 metres north east of its commencement.	26.03.2021

Figure 10: Completions, Starts and Planning Pipeline (as of 31 March 2021)



5 Section 106 and CIL

Section 106 Agreements

- 5.1. OPDC entered into three Section 106 agreements within the 2020/21 monitoring period, and one Deed of Variation to an existing Section 106 agreement. Three of the agreements entered into were for schemes determined under the scheme of delegation for planning applications with the London Borough of Ealing.

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

Application No.	Type	Location	Development Description	S106 Date
20/0037/ FUMOPDC	Outline	Land at Bashley Road, Park Royal NW10 6SN	Outline planning application (all matters reserved) for redevelopment of existing metal refinery to provide up to 60,000 square metres of light industrial (class B1c) and/or general industrial (class B2) and/or storage and distribution (class B8) uses, a café (class A3), and associated access, servicing, parking and landscaping.	17/08/2020 Status: Not Implemented
195346OPDFUL	Full	80 Goodhall Street NW10 6TS	Construction of a part nine and part four storey building with excavation of basement area to provide 38 self-contained residential units and community space with associated cycle parking, refuse storage, hard and soft landscaping for amenity space and childrens play space (Following demolition of existing building and change of use)	09/09/2020 Status: Not Implemented
190582OPDVAR	DOV	6 Portal Way (1) (One West Point) W3 6RU	Application for a Minor-Material Amendment (s73) to vary condition 2 (Approved Plans) of planning permission ref: 161144FUL dated 14/02/2017 for: Demolition of all buildings and redevelopment of the site to provide a mixed-use development comprising residential (Use Class C3) and flexible commercial and community use space (Use Classes A1, A2, A3, A4, B1, D1 and D2) together with a landscaped east-to-west public route between Victoria Road and Portal Way, associated amenity and play space, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure work.	05/06/2020 Status: Implemented
192597OPDFUL	Full	6 Portal Way (2) (One West Point) W3 6RU	Construction of an additional 10 storeys on Block A comprising 73 flats (44 x 1 bed and 29 x 2 bed); 4 storeys on Block C comprising 24 flats (24 x 1 bed); provision of a minimum 35% of the total number of additional habitable rooms as affordable housing in Block B, and associated changes to the basement and ground floor levels to provide additional cycle storage and minor changes to the approved landscaping layout (resulting in 97 additional flats overall, bringing the total number on-site up to 701 (comprising 426 x 1 bed, 242 x 2 bed and 33 x 3 bed).	09/12/2020 Status: Implemented

Affordable Housing Secured through Section 106

- 5.2. OPDC has secured agreement towards the delivery of affordable housing through various Section 106 agreements. Across all schemes secured in 2020/21, **749 new homes will be delivered** including **219 affordable homes**, which equates to **29% by unit and 32% by habitable room**. These were for schemes delegated to LB Ealing under the OPDC's scheme of delegation for planning applications.
- 5.3. In addition to these permitted schemes, during the monitoring period OPDC resolved to grant planning permission to 158 affordable units at Land at Central Middlesex Hospital (100% affordable housing) and an additional 44 units at North Kensington Gate South (208 units in total, 30% affordable housing).

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

Scheme	Total Affordable Units	Intermediate (Shared Ownership and London Living Rent)	Social Rent and London Affordable Rent
80 Goodhall Street 195346OPDFUL	11 (35% by habitable room)	5 (14% by habitable room)	6 (22% by habitable room)
6 Portal Way (1) (One West Point) 190582OPDVAR	177 (30% by habitable room)	177 (30% by habitable room)	0
6 Portal Way (2) (One West Point) 192597OPDFUL	31 (41% by habitable room)	12 (16% by habitable room)	19 (25% by habitable room)
Overall	219 (32% by habitable room)	194 (27% by habitable room)	25 (4% by habitable room)

- 5.4. The tenure split of the affordable housing secured through Section 106 is outlined in Table 5.3. 194 units (89% of affordable units) were secured as Intermediate (Shared Ownership and London Living Rent) and 25 units (11% of affordable units) secured as Social Rent and London Affordable Rent. OPDC is committed in the draft Local Plan to maximise delivery of Social/ London Affordable Rent where this is viable.
- 5.5. OPDC's overarching target is for 50% affordable housing, and the Corporation will continue to work to achieve this target. As can be seen in table 5.4 below, 37% affordable housing by habitable room has been secured on all S106 Agreements to date, which is above the 35% fast track threshold as set out in the London Plan and Affordable Housing and Viability Supplementary Planning Guidance. The tenure split of all affordable homes secured is also broadly consistent with the draft Local Plan 70% Intermediate and 30% Social Rent/London Affordable Rent tenure requirements.

Collection and Spending of Section 106 Monies

- 5.6. Full details of the collection and spending of Section 106 Monies and Mayoral CIL within this monitoring period is contained in OPDC's Infrastructure Funding Statement.

Table 5.3: Tenure split of all affordable housing secured through S106 Agreements

	All S106 Agreements		Started		Completed	
	Homes	HR %	Homes	HR %	Homes	HR %
Total Homes	4,035		2,131		756	
Private Market Homes	1,768	61%	1275	58%	229	73%
Affordable Homes	985	37%	784	39%	87	27%
Intermediate	778	76%	624	77%	65	65%
Shared Ownership	453	59%	365	59%	30	54%
Discount Market Rent	288	34%	253	38%	35	46%
London Living Rent	109	17%	78	14%	0	0%
Affordable Rent Products	207	24%	160	23%	22	35%
Affordable Rent	45	19%	45	25%	0	0%
London Affordable Rent	101	53%	54	39%	22	100%
Social Rent	61	28%	61	37%	0	0%

Appendix A: Full List of Development Sites Coming Forward

Map Ref.	Site	Status	2021/22	2022/23	2023/24	2024/25	2025/26	Total
3	Oaklands, Old Oak Common Lane	Started	605	0	-	-	-	605
2	Regency Heights, Lakeside Drive (First Central)	Started	367	209	-	-	-	576
4	One West Point, 6 Portal Way	Started	-	701	0	-	-	701
5	Acton Works (Land east of Victoria Care Centre)	Started	105	0	-	-	-	105
6	Mitre Yard (104-108 Scrubs Lane)	Started	-	241	-	-	-	241
7	North Kensington Gate*	Permitted/Resolution	-	208	-	-	-	208
8	2 Scrubs Lane	Permitted	-	85	-	-	-	85
9	80 Goodhall Street	Resolution to Grant	-	-	38	-	-	38
10	Small Sites (Various)	Permitted	-	10	9	-	-	19
11	1 Portal Way (Carphone Warehouse), North Acton**	Permitted (Outline)	-	-	-	-	382	382
12	The Portal, North Acton	Resolution to Grant	-	-	-	355	-	355
13	2 Portal Way, North Acton	Resolution to Grant	-	-	-	380	-	380
14	140 Wales Farm Road (North)	Resolution to Grant	-	-	380	-	-	380
15	4 Portal Way (Holiday Inn)	Resolution to Grant	-	-	-	-	702	702
16	Land at Central Middlesex Hospital	Resolution to Grant	-	158	-	-	-	158
-	Submitted Apps, Pre-Apps or Developer Discussions	Not Yet Permitted	-	-	-	34	731	765
Total Supply of Homes			1,077	1,612	427	769	1,815	5,700

*Includes additional 44 units with resolution to grant

** The outline planning permission for 1 Portal Way is for a total of 764, however only 382 are anticipated to be delivered within the five year period. This results in a discrepancy between the identified five year supply of homes (5,700) and the overall number of homes in the planning pipeline set out Table 4.1 (6,082).

Appendix B: Starts, Completions and Permitted Schemes

Homes Completed within the 2020/21 Monitoring Period

The percentage figure in the tables 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:	Completion Date	Homes	Market		Intermediate		Social / Affordable		Overall Affordable		Student Units		
						Units	HR%	Units	HR%	Units	HR%	Units	HR%	Rooms	Units	%
1	Kemp Porter Buildings (Imperial) North Acton 172682FUL	LB Ealing	LB Ealing	01/09/2020	326	50	64%	35	36%	0	0%	35	36%	603	241	74%
2	Regency Heights, Lakeside Drive 17-0076-FUMOPDC	Brent	OPDC	Across the Period	231	179	76%	30	12%	22	12%	52	24%	0	0	0%
-	Minor Schemes	-	-	Across the Period	4	All market – not eligible for affordable housing										
Total Completions 2020/21 Period					561	229	73%	65	18%	22	9%	87	27%	603	241	43%

*Calculation of unit numbers for non self-enclosed units reflects the Adopted London Plan (2021) methodology of counting 2.5 bedrooms as 1 housing unit.

Homes Started and Under Construction 2020/21 Monitoring Period

There are no schemes under construction delivering student housing.

Map Ref.	Scheme	Borough	Determined By:	Start Date	Homes	Market		Intermediate		Social / Affordable		Overall Affordable	
						Units	HR%	Units	HR%	Units	HR%	Units	HR%
4	One West Point, North Acton W3 6RU 190582OPDVAR	LB Ealing	OPDC	23/07/2019	123	73	61%	25	20%	19	19%	44	39%
6	104-108 Scrubs Lane 19/0104/VAROPDC	LBHF	OPDC	30/01/2020	241	165	65%	76	35%	0	0%	76	35%
Total units started within monitoring period					364	238	64%	101	30%	19	6%	120	36%
3	Oaklands, Old Oak Common Lane 15/0091/FULOPDC	LBHF	OPDC	01/08/2017	605	363	60%	136	21%	106	19%	242	40%
2	Regency Heights, Lakeside Drive 17-0076-FUMOPDC	LB Brent	OPDC	01/11/2017	576	320	54%	210	36%	46	10%	256	46%
4	One West Point, North Acton W3 6RU 161144FUL	LB Ealing	LB Ealing	30/01/2019	578	414	70%	164	30%	0	0%	164	30%
5	Land East of Victoria Care Centre 18/0210/FULOPDC	LB Brent	OPDC	23/07/2019	105	0	0%	97	90%	8	10%	105	100%
Total units started prior to monitoring period (not yet completed)					1,864	1,097	57%	607	33%	160	10%	767	43%
Total units under construction on 31st March 2021					2,228	1,335	58%	708	32%	179	10%	887	42%

Homes Permitted 2020/21 Monitoring Period

There are no permitted schemes delivering student housing.

Map Ref.	Scheme	Borough	Determined By:	Decision Date	Homes	Market		Intermediate		Social / Affordable		Overall Affordable	
						Units	HR%	Units	HR%	Units	HR%	Units	HR%
4	One West Point 190582OPDVAR	LB Ealing	LB Ealing	05/06/2020	604	427	70%	177	30%	0	0%	177	30%
10	The Courtyard, Park Royal Road 200031OPDFUL	LB Ealing	LB Ealing	01/05/2020	9	All market – not eligible for affordable housing							
9	80 Goodhall Street 195346OPDFUL	LB Ealing	LB Ealing	09/09/2020	38	27	65%	5	14%	6	22%	11	35%
4	One West Point 192597OPDFUL	LB Ealing	LB Ealing	09/12/2020	97	60	59%	12	16%	19	25%	31	41%
-	Minor Schemes	-	-	Across the Period	1	All market – not eligible for affordable housing							
Total units granted planning permission monitoring period					749	514	68%	194	27%	25	4%	219	32%
Total units granted planning permission monitoring period (NOT STARTED)					48	27	65%	5	14%	6	22%	11	35%
7	North Kensington Gate, Scrubs Lane 16/0119/FULOPDC	LBHF	OPDC	11/06/2018	164	120	70%	44	30%	0	0%	44	30%
8	2 Scrubs Lane 17/0091/FUMOPDC	LBHF / LB Brent	OPDC	22/06/2018	85	57	65%	28	35%	0	0%	28	35%
11	Carphone Warehouse, North Acton P/2015/0095	LB Ealing	LB Ealing	08/08/2016	764	Housing mix to be determined at reserved matters stage							
-	Minor Schemes	-	-	Across the Period	9	All market – not eligible for affordable housing							
Total units with planning permission granted before 1st April 2020 (not started)					1,022	177	68%	72	32%	0	0%	72	32%
Units with planning permission (not started) on 31st March 2021					1,070	204	68%	77	29%	6	3%	83	32%

Appendix C: Section 106 Agreements 2020/21 Monitoring Period

Section 106 Agreements 2020/21 Monitoring Period

OPDC entered into four Section 106 agreements within the Monitoring Period, three of which were for schemes determined by the LB Ealing.

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered into within Monitoring Period				
20/0037/FUMOPDC (OPDC)	Outline	Land at Bashley Road, Park Royal NW10 6SN	Outline planning application (all matters reserved) for redevelopment of existing metal refinery to provide up to 60,000 square metres of light industrial (class B1c) and/or general industrial (class B2) and/or storage and distribution (class B8) uses, a café (class A3), and associated access, servicing, parking and landscaping.	17/08/2020 Status: Not Implemented
195346OPDFUL (LB Ealing)	Full	80 Goodhall Street NW10 6TS	Construction of a part nine and part four storey building with excavation of basement area to provide 38 self-contained residential units and community space with associated cycle parking, refuse storage, hard and soft landscaping for amenity space and childrens play space (Following demolition of existing building and change of use)	09/09/2020 Status: Not Implemented
190582OPDVAR (LB Ealing)	DOV	6 Portal Way (1) W3 6RU	Application for a Minor-Material Amendment (s73) to vary condition 2 (Approved Plans) of planning permission ref: 161144FUL dated 14/02/2017 for: Demolition of all buildings and redevelopment of the site to provide a mixed-use development comprising residential (Use Class C3) and flexible commercial and community use space (Use Classes A1, A2, A3, A4, B1, D1 and D2) together with a landscaped east-to-west public route between Victoria Road and Portal Way, associated amenity and play space, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure work.	05/06/2020 Status: Implemented
192597OPDFUL (LB Ealing)	Full	6 Portal Way (2) W3 6RU	Construction of an additional 10 storeys on Block A comprising 73 flats (44 x 1 bed and 29 x 2 bed); 4 storeys on Block C comprising 24 flats (24 x 1 bed); provision of a minimum 35% of the total number of additional habitable rooms as affordable housing in Block B, and associated changes to the basement and ground floor levels to provide additional cycle storage and minor changes to the approved landscaping layout (resulting in 97 additional flats overall, bringing the total number on-site up to 701 (comprising 426 x 1 bed, 242 x 2 bed and 33 x 3 bed).	09/12/2020 Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
Section 106 Agreements Entered in prior to Monitoring Period				
19/0104/VAROPDC (OPDC)	DOV	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: 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
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
171246OPDC (LB of Ealing)	DOV	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

