



OPDC Post Submission Modified Draft Local Plan 2021

Schedule of Hearing Actions

March 2021

OPDC HEARING ACTIONS	NOTES
Day 1	
Session 1 (Role of Neighbourhood Plans) OPDC to suggest modification to policy DI3 so as to set out a role for Neighbourhood Plans (see particularly discussion in session 16 re Stonebridge Park and Harlesden Station).	Draft modifications were prepared and sent to the Inspector. Please refer to draft modifications: MINOR/2/G43 and MM/PS/OPDC M1.
Session 2 (Positively Prepared) OPDC to provide greater detail of proposals contained in “phase 1a” development and to consider consequent modifications.	Map of phase 1a was provided in OPDC-032 Response to Hearing Actions (Matter 3 – viability of development) - dated 31 st May 2019. The Interim Findings (viability of Cargiant site allocation) (Examination ID34), were subsequently published and OPDC subsequently withdrew its Housing Infrastructure Fund bid, so Phase 1a is no longer a concept relevant to the delivery of the Local Plan.
Session 2 (Positively Prepared) OPDC to provide point by point written response to (i) JAM report appended to DP9’s written statement in response to Matter 3 and (ii) Opinion by David Elvin QC *This is potentially a show-stopping matter*	Response provided in OPDC-024 OPDC Response to Hearing Actions (Matter 2 - IIA) - dated 8 th May 2019. Inspector’s Interim Findings (IIA) were subsequently published (Examination Library ID34a).
Session 2 (Positively Prepared) OPDC to provide paper on whether the Plan has taken into account the latest information on waste arisings (provided in the Draft new London Plan)?	Response provided in OPDC-027 OPDC Response to Hearing Actions 9Waste .
Day 2	
Session 3 (Effectiveness) OPDC to prepare a paper on long-term trends in industrial land values in OPDC area, and implications for plan-wide viability assessment, as part of a valuation feasibility study of Cargiant site delivering 25% of homes and 15% of employment floorspace proposed within the plan period. *This is potentially a show-stopping matter*	Response provided in OPDC-032 Response to Hearing Actions (Matter 3 – viability of development) - dated 31 st May 2019. Further submissions were made in OPDC-35 OPDC response to Old Oak Park Ltd submission – Executive Summary Note dated 5 th July 2019.
Session 4 (density, intensity, heights and targets) OPDC to include text from glossary on density ranges within that Plan itself at SP9	Please refer to draft modification MMPS/OPDC/M4 in Post Submission Modified Draft Local Plan and Table of Text Modifications.
Day 3	
Session 5 (Tall buildings location) Nothing arising	N/A
Session 6 As part of the wider review and standardising of Local Plan diagrams, OPDC to carry out the following amendments to the Willesden Junction Place diagram figure 4.44: 1. Show existing station entrance location on diagram	Please see officer responses to changes 1-3 suggested for Willesden Junction Place diagram: 1. Please refer to draft modification Figure/PS2/OPDC/4.44 in the Table of Figure modifications (including Policies Map)

<ol style="list-style-type: none"> 2. Potential for two diagrams showing short terms and long terms scenario – similar to P1 3. Amend diagram and supporting text to clarify the location/role of the existing walking route to Harrow Road (as part of wider diagram check). 	<ol style="list-style-type: none"> 2. Officers have considered whether there is sufficient evidence to depict locations of longer term development at this level of detail. Currently the evidence is not available; however, depiction of development beyond the plan period in Willesden Junction will be shown on figure 3.15. Please refer to draft modifications MINOR/PS/Q1b and Figure/PS2/OPDC/3.16 in the Table of figure modifications (including Policies Map) 3. Please refer to Figure/PS2/OPDC/4.44 in the Table of figure modifications (including Policies Map)
<p>Session 6 (Willesden Junction) OPDC to provide information in greater detail of proposal for bridge link to Willesden Junction.</p>	<p>The Interim Findings (viability of Cargiant site allocation), dated 10th September 2019, were subsequently published and the proposed draft modifications seek to respond to these findings and ensure general conformity with the London Plan. The draft modifications propose to retain the SIL in Old Oak North, which means that original bridge link from Willesden Junction to EMR is no longer being proposed. However, a replacement of the existing bridge over the West Coast Main Line has been included to support industrial intensification in Old Oak North. References to this bridge link are included in the Place policies, updated Infrastructure Delivery Plan (IDP) and the design and costs for the bridge are identified in the new Preliminary Infrastructure Design and Cost Study (PIDCS).</p>
<p>Session 6 (Willesden Junction) OPDC to insert supporting text stating upgrades to Willesden Junction station should not result in reduction of PTAL in communities to north.</p>	<p>Please refer to draft modification MINOR/PS/OPDC M6(1).</p>
<p>Session 6 (Willesden Junction) OPDC to include Willesden Junction Station and area to the west in phasing diagram as similar hatched pattern as Car giant site (0 to 20+ years)</p>	<p>Please refer to draft modification Figure/PS2/OPDC/3.16 in the Table of figure modifications (including Policies Map). The phasing has been updated as per the updated Development Capacity Study Update 2021.</p>
<p>Day 4</p>	
<p>Session 7 (Wormwood Scrubs) OPDC to amend diagram 4.45 as follows:</p> <ol style="list-style-type: none"> 1. Key for walking and cycling routes change to walking and cycling access points. 2. Add existing walking /cycling routes to key. 3. Show WWS Street and connection to the station as beyond the plan period (NB only portion of connection outside of station). 4. Remove green arrows either side of station 	<p>Please refer to draft modification Figure/PS2/OPDC/4.45 in the Table of figure modifications (including Policies Map)</p>
<p>Session 8 (Parking) Nothing arising</p>	<p>N/A</p>
<p>Session 9 (Affordable housing) OPDC policy terminology on affordable housing to be made consistent with emerging London Plan.</p>	<p>Please refer to draft modifications MM/PS/OPDC M9(1) – (8).</p>
<p>Session 9 (Affordable housing) OPDC to provide a note defining relationship between Social Rent and LAR</p>	<p>Response provided in OPDC-029 OPDC Response to Hearing Actions</p>
<p>Day 5</p>	

Session 10 (Family housing) Nothing arising	N/A
Session 11 (Student housing) OPDC to research whether there is any evidence to inform definition of over concentration.	Response provided in OPDC-030 OPDC Response to Hearing Actions
Day 6	
Session 12 (Sustainable Drainage Systems) OPDC to include expanded definition of Greenfield run off rates within glossary and define rate specific to OPDC area. Amend policy EU3(b) to clarify the single run off rate	Having now reviewed the Integrated Water Management Strategy. A single run off rate is stated but the Strategy recommends each site defines its own single run off rate. Therefore, there will be a range of run off rates. As such, an amendment to EU3 (b) is not being suggested as a modification. Please refer to draft modifications MINOR/PS/OPDC M12 and MINOR/PS/OPDC M12 (1) for proposed amendments to supporting text and glossary.
Session 13 (Post-development monitoring) OPDC to provide written copy of argument presented.	Response provided in OPDC-026 OPDC Response to Hearing Actions
Session 13 (Post-development monitoring) OPDC to consider modification to identify which policies will require built-in compliance monitoring and remediation requirements (eg. Policies EU9(iv), EU3 (text, paragraph 6.42), D6 (text paragraph 5.53 and policies on contamination remediation, sound insulation and noise limitation, energy and water saving measures)	Modifications have been made throughout the document to remove policy requirements related to process so that the focus is on compliance issues. Please refer to draft modifications MM5/PS/Q3k, MM2/PS/Q3l, MMX/PS/Q3m, MM/PS/ Q3n, MM2/PS/ Q3o, MM2/PS/ Q3p, MM2/PS/ Q3q for relevant changes to Environment and Utilities chapter. Additional text has also been added to clarify the role of post occupancy surveys, please refer to the following draft modifications: <ul style="list-style-type: none"> • MM/PS/OPDC M13, MINOR/PS/OPDCM17(1), MINOR/PS/OPDCM17(2) and MINOR/PS/OPDCM17(3) in relation to DI3 and supporting text; and • MM2/PS/ Q3p in relation to EU9 <p>We note that there has been several rounds of discussion on this issue and at various stages in the examination so far, and we would welcome your thoughts on whether the draft modifications address all of your concerns related to this matter.</p>
Day 7	
Session 14 (Town centre policies) The discussion here reinforced the points already made in my questions concerning the detail, specificity and precision of the maps, drawings and diagrams included within the OPDC LP	Please refer to draft modification MM1/PS/Q2Q8Q14 in the Table of figure modifications (including Policies Map)
Session 14 (Town centre policies) OPDC accepted that relevant wording in policy P1 should be carried forward into policy P2	The Interim Findings (viability of Cargiant site allocation), dated 10 th September 2019, were published and the proposed draft modifications seek to respond to these findings and ensure general conformity with the London Plan. The draft modifications propose to retain SIL in Old Oak North (P2), and de-designate SIL on Channel Gate (P9). Channel Gate is being proposed for mixed use and, therefore, relevant text has been included in draft modification MM/PS2/OPDC/P9/1
Session 15 (Pubs)	Please refer to draft modification MM/PS/OPDC M15 (2), which clarifies that provision of Policy TCC7 will apply to drinking establishments which demonstrate the

<p>OPDC to give consideration to the relevance and application of policy TCC7 to other types of establishment within Class A4 of the use Classes Order, such as wine bars, including to premises newly created during the lifetime of the plan.</p>	<p>qualities of a public house.</p>
<p>Session 15 (Pubs) OPDC to amend TCC7 to include TCC3(a)(i) wording relating to economic viability demonstrated by accounts data</p>	<p>Please refer to draft modification MM/PS/OPDC M15 (3) (incorporating MINOR/2/TCC7/6)</p>
<p>Day 8</p>	
<p>Session 16 (Industrial intensification) OPDC to consider matters raised (compatibility of neighbouring uses; specific needs of varying range of businesses; need to be proactive in identifying intensification opportunities; absence of relocation strategy, recognising linkages; identification of minimum degree (plot ratio) for intensification to achieve and of premises/sites not offering potential for further intensification; measures to encourage existing businesses to thrive and grow) and consider whether more can be done.</p>	<p>Please refer to draft modifications MINOR/ 2/E1/1 and MINOR/PS/OPDC M16 (2)</p>
<p>Session 17 (SIL) OPDC to liaise with Programme Officer, fix and advertise date and place of one-day adjourned session specifically to discuss matters raised by Car Giant matters (IIA/SEA, viability and exclusion from SIL). Weeks beginning 3rd or 10th June.</p>	<p>Adjourned hearing sessions took place on 6th June and 18th July 2019.</p>