



OPDC Post Submission Modified Draft Local Plan 2021

Schedule of Statements of Common Ground

March 2021

This document contains the Statements of Common Ground secured for the Post Submission Modified Draft Local Plan 2021 at the point of submission to the Planning Inspector in March 2021.

Greater London Authority (GLA) and Transport for London (TfL)

Statements of Common Ground have been secured with the GLA and TfL confirming that the Post Submission Modified Draft Local Plan 2021 is in general conformity with the Publication London Plan and that TfL agree with the proposed modifications to transport infrastructure and supporting studies. These Statements can be viewed at:

- Greater London Authority – page 4
- Transport for London – page 14

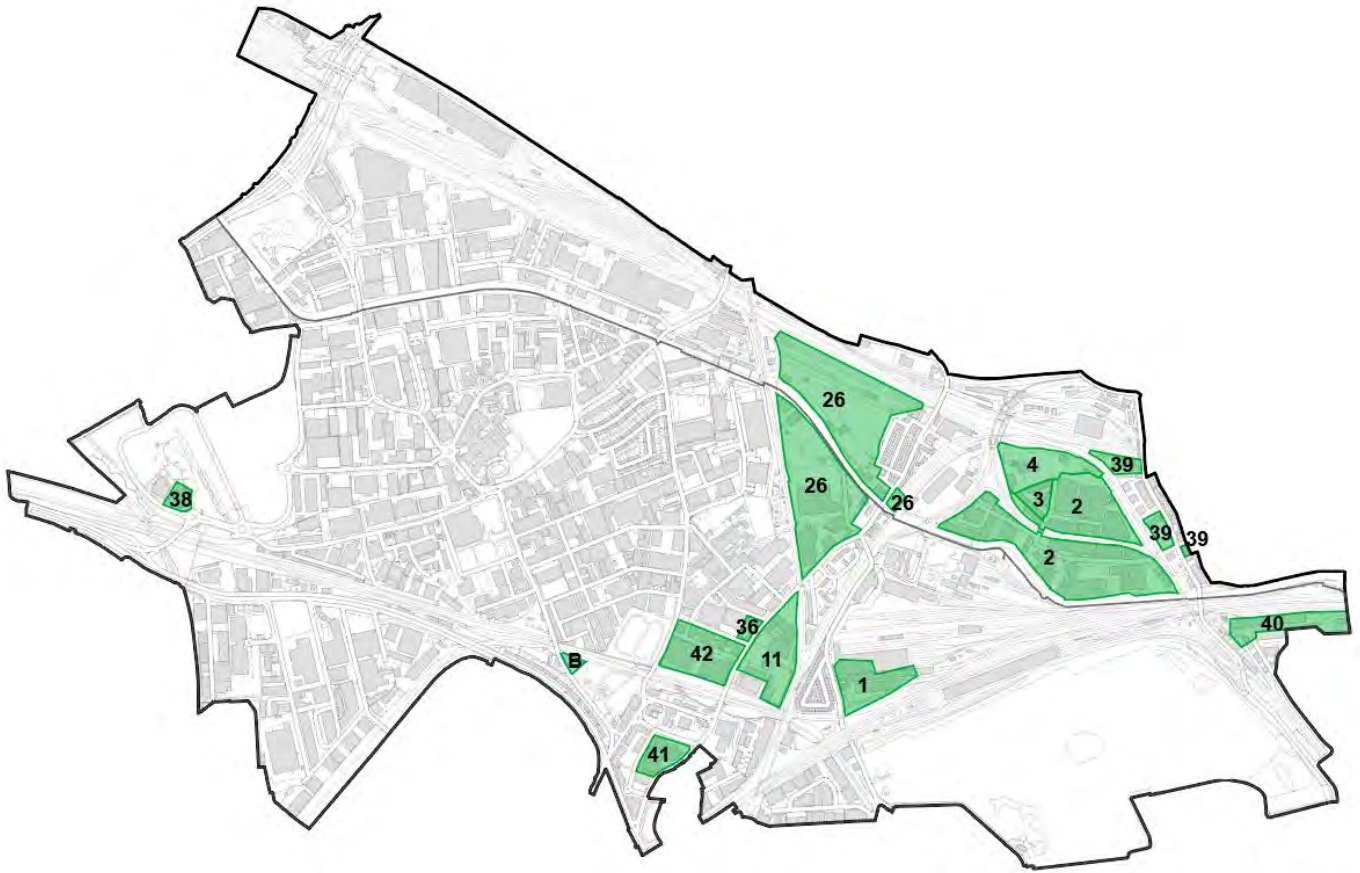
Landowners

Statements of Common Ground relating to modified sites are listed in table 1 and identified in figure 1 using site allocation references. NB 5-7 Park Royal Road is a development site but not a site allocation.

Table 1 – Statements of Common Ground relating to site allocations

Stakeholder	Page	Site allocation reference (if relevant)
Charlbury Group and Vivalda Group	18	36. 3 School Road / 99 Victoria Road
Canal and River Trust	21	N/A
Car Giant Limited	26	2. Cargiant Old Oak North, 3. Triangle Business Estate and 39. Cargiant Scrubs Lane
Department for Transport	29	40. North Pole Depot
High Speed 2 Limited	32	1. Old Oak Common Adjacent Station Development, 11. Acton Wells East, 26. Channel Gate, 42. Acton Wells West
Imperial College London	38	41. 1 Portal Way
Lancefield Property and NEMA Strategic Land UK Limited	41	4. EMR
Lords Builders Merchants	45	26. Channel Gate
Kenbar Holdings Limited	48	B. 5-7 Park Royal Road
Mapletree Investments	41	38. 1 Lakeside Drive
Network Rail	54	4. EMR, 26. Channel Gate
Park Score Limited	57	26. Channel Gate
Tommy James and Eamon O'Loughlin	61	26. Channel Gate
Tudor House	65	26. Channel Gate

Figure 1 – Statements of Common Ground relating to modified site allocations



Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Greater London Authority

4th February 2021

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and the Greater London Authority (GLA).
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. The identification of additional housing sites has resultant impacts on the industrial floorspace capacity within the OPDC area and the extent to which OPDC can help meet industrial floorspace needs. This is also a consideration in demonstrating general conformity.
- 2.4. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing and amendments to industrial floorspace capacity to maintain general conformity with the London Plan. The reasoning for, and amendments to, industrial floorspace capacity are set out in the Industrial Land Review Addendum 2021 and the Old Oak North Intensification Study 2021. This information is summarised in appendix B.

3. Agreed matters

- 3.1. That the GLA supports the proposed modifications to:
 - A. housing capacity to meet the London Plan housing targets based on the modifications to sites set out in appendix A which delivers the following capacities:

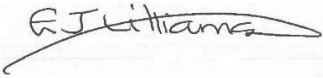
Period	Local Plan development capacity	London Plan target
London Plan ten year period (2018/19 to 2028/29)	13,801	13,670
Plan Period (2018 to 2038)	19,850	N/A
Total development	26,006	25,500

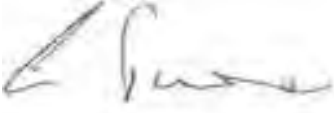
- B. industrial floorspace based on the updated industrial capacity information set out in appendix B to help meet industrial floorspace needs delivering an increase of 266,443 sqm NIA in industrial floorspace.
- C. homes and jobs capacities stated in policies SP4 and SP5 which demonstrate, as overarching Strategic Policies, that homes and jobs capacities have been updated throughout the Local Plan. Modifications to SP4 and SP5 are set out in appendix C.

3.2. That the GLA confirms the draft Local Plan and proposed modifications are in general conformity with the London Plan.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		4 th February 2021

Signed on behalf of the GLA		
Name and position	Signature	Date
Lucinda Turner Assistant Director of Planning		4 th February 2021

Appendix A – modified sites

Site allocation number	Site Allocation	London Plan 0-10 years Homes Capacity	Total Homes capacity	Modification
1	Old Oak Common Station Adjacent Station Development	0	100	Decrease from 350 to 100
2	Cargiant Old Oak North	0	0	Decrease from 5,300 to 0
3	Triangle Business Estate	0	0	Decrease from 600 to 0
4	EMR	0	0	Decrease from 1,100 to 0
11	Acton Wells East	400	1,650	Increase from 1,200 to 1,650
19	6 Portal Way (Portal West)	651	651	Increase from 578 to 651
26	Channel Gate	1,000	3,100	Increase from 0 to 3,100
29	Mitre Yard	241	241	Increase from 200 to 241
30	North Kensington Gate South	206	206	Increase from 164 to 206
35	4 Portal Way	702	702	New site allocation
36	School Road	250	250	New site allocation
37	Central Middlesex Hospital North East site	158	158	New site allocation
38	1 Lakeside Drive	300	300	New site allocation
39	Cargiant Scrubs Lane	100	600	New site allocation (previously part of former site allocation 2 (Cargiant))
40	North Pole East Depot	750	750	New site allocation
41	1 Portal Way	764	764	Phasing accelerated into 0-10 year period
42	Acton Wells West	0	555	Increased from 100 to 555
N/A - A	Park Royal Road west	15	15	New development site. Does not meet site allocation criteria.
N/A - B	5 to 7 Park Royal Road	60	60	New development site. Does not meet site allocation criteria.

Appendix B – updated industrial floorspace

Type	Area/site	Floorspace (sqm) (NIA)
GAIN		
Industrial Intensification	Bashley Road	30,100
	Minerva Road	12,300
	Other sites identified in Park Royal	251,245
	Old Oak North	212,584
Co-location outside of SIL	Channel Gate	12,538
	Scrubs Lane	13,466
	Old Oak Lane and Old Oak Common Lane	7,379
	North Acton & Acton Wells	9,980
	Park Royal Centre	9,909
	Park Royal West	1,200
LOSS		
Existing industrial floorspace proposed for release	OPDC wide	- 294,169
NET		
	OPDC wide	+266,443

Appendix C – modified Strategic Policies SP4 and SP5

POLICY SP4: Thriving Communities

OUR PROPOSED OUTCOME

Creating sustainable communities by providing a range of housing types and affordabilities, that meet local needs and that contributes to strategic needs. This will be supported by a range of high quality social infrastructure facilities that serve the current and future community.

POLICY

Proposals should promote lifetime neighbourhoods, social cohesion and the integration of new and existing communities through:

- a) Protecting existing and providing new homes that help to meet a local and London-wide need by:
 - i. providing a range of housing tenures, types and sizes that deliver mixed and inclusive communities; and
 - ii. delivering at least ~~20,100~~19,850 additional homes between 2018-38, including 13,670 additional homes within the 2019-29 London Plan 0-10 year period and supporting the attainment of an overarching 50% affordable housing target, measured in habitable rooms and subject to viability.
- b) Delivering and/or contributing to new high quality social infrastructure and protecting and improving existing, to meet the needs of the population in terms of its location, scale and phasing.

SUPPORTING TEXT

- 1.1 The area's public transport access, coupled with the reservoir of brownfield land mean Old Oak and Park Royal can make a significant contribution towards meeting housing needs. The London Plan identifies that the Old Oak and Park Royal Opportunity Areas have the capacity to deliver ~~an indicative minimum of~~ 25,500 new homes. OPDC's Development Capacity Study demonstrates that this target can be achieved over the total development period in the next 30 years, that at least ~~20,100~~19,850 new homes are deliverable within the Local Plan period (2018-38) and that at least 13,670 new homes are deliverable within the London Plan 0-10 year period (2019-29). This quantum of housing enables OPDC to meet its objectively assessed need as well as contribute towards meeting housing need in the London Boroughs of Brent, Ealing and Hammersmith and Fulham and London-wide housing need (see Policy H1 and figure 8.2).

1.2 Delivering this quantum of housing across the OPDC area will require high density living and working and mixed use development with layering of uses. However, building at high density does not remove the need for a diversity and mix of housing types and sizes. OPDC's Strategic Housing Market Assessment (SHMA) identifies the need for approximately 50% of homes to be affordable and within this, there is a significant need for affordable family housing. To meet this need, development proposals will be expected to contribute towards an overarching target to deliver 50% affordable housing, measured in habitable rooms. Given the complexity of developing land across this challenging brownfield site and the level of infrastructure needed to unlock development, viability on individual planning applications will need to be considered in detail (see Policy H2) to inform and determine the level of affordable housing that can be delivered on each site.

1.3 There is also a need for a variety of types of homes. This will include housing to own and rent, at a range of values, homes to meet the needs of small and large families and specialised housing that would meet the needs of particular groups such as older people, disabled people, students and gypsies and travellers. OPDC will require delivery of a mix of homes to meet these varying needs and to support a mixed and balanced community, that will ensure community cohesion and lifetime neighbourhoods. These different forms of housing should be mixed across the area and potentially within buildings. This can help to integrate different sections of the community and can have benefits in terms of space efficiency. The Humanitas scheme in Deventer, Holland provides a recent example of how the approach to mixing housing typologies could be further developed (see OPDC Precedents Study). The Housing Chapter also provides further policies for the delivery of a variety of housing types within the OPDC area.

1.4 An important element for the integration of existing and new communities will be the design, phasing and location of new social infrastructure and improvements to existing social infrastructure, where required. These facilities, if designed to a high quality, will act as meeting points for residents, workers and visitors and will help to foster a strong sense of community and pride. They can also support interaction between different ethnicities, age groups, faiths, sexualities and cultures. OPDC will work with developers and service providers to ensure that new and improved facilities can meet the needs arising from development in the OPDC area in a phased manner and to ensure that facilities complement existing provision. Further details on the approach to social infrastructure can be found in Policy TCC4 and in the Places Chapter (Chapter 4).

POLICY SP5: Economic Resilience

OUR PROPOSED OUTCOME

A strong, resilient and diverse economy, that allows existing businesses to thrive and grow and supports the introduction of new businesses to the area. A fair economy across the OPDC area will provide opportunities for locals and Londoners to access a range of employment opportunities across a range of sectors and skill levels.

POLICY

Proposals should:

- a) support the delivery of ~~40,400~~36,500 new jobs between 2018-38;
- b) protect, strengthen and intensify the Strategic Industrial Location (SIL) in Park Royal and Old Oak North;
- c) create a new major commercial centre around Old Oak Common station;
- d) deliver a range of appropriate employment uses within designated town centres;
- e) support the provision of small workspaces across Old Oak and Park Royal;
- f) provide employment space across a range of sizes, types, tenures, forms and affordabilities;
- g) design employment space to ensure it is flexible and adaptable to changing needs;
- h) secure employment and training opportunities for local people and procurement opportunities for local businesses; and
- i) strongly encouraging contractors and building occupants to sign up to the London Living Wage.

SUPPORTING TEXT

- 1.5 The OPDC area is currently home to 1,700 businesses, employing 43,100 workers across a range of employment sectors and skills levels¹. Today the area generates £2.1 billion annually in gross value added (GVA) to the UK economy. The area is home to a diverse range of economic sectors, with particular sector strengths in logistics, car repair and sales and food production; over 30% of London's food is produced within the OPDC area. The area also has a growing creative sector.
- 1.6 The scale of change planned across the OPDC area will make a significant contribution to the local, regional and national economy. The area has the capacity to accommodate ~~60,700~~56,400 new jobs over the total development period in the next 30 years and; 40,40036,500 new jobs over the ~~next 20 years~~Local Plan period (2018-38)². It is estimated that these new jobs could generate a minimum £7.6 billion GVA per annum to the UK economy, thereby driving economic prosperity both locally and nationally.
- 1.7 The diversity of character across the OPDC area will support the delivery of a range of employment opportunities. Park Royal and Old Oak North ~~is-form~~ London's largest industrial ~~estate-area~~ and ~~is-are~~ designated as a Strategic Industrial Location (SIL) in the London Plan. Protecting the SIL ~~in Park Royal~~ is vital to the London economy and opportunities should be taken to intensify its use where feasible (see Policy E1). The Industrial Land Review Addendum (2021) demonstrates that there is potential to deliver a net gain of 266,443sqm of industrial floorspace capacity through the intensification of SIL and co-location of industrial activities outside of SIL in the OPDC area. This increase will help contribute towards meeting the ongoing demand for industrial space in the wider market area.

1.8 Outside of SIL, the focus will be on creating a vibrant range of employment uses as part of mixed use development, focussed on the creation of a major new commercial centre around the new Old Oak Common station. This new commercial centre will be able to capitalise on the station's excellent future connections to the Midlands and the north of England, Central London and Canary Wharf, and its easy access to Heathrow and Gatwick Airports. It will make a significant contribution to London's commercial space pipeline, ~~at a time when other large commercial projects in London~~ at a time when other current major regeneration schemes would be completed, or nearing completion, such as Kings Cross, Paddington and White City. This new commercial centre will be supplemented by further employment uses consisting of:

- a) town centre uses within OPDC's new town centre hierarchy (see Policy SP6); and
- b) provision of smaller employment spaces that could provide relocation opportunities for businesses affected by redevelopment (see Policy E2).

1.9 The communities around OPDC suffer from significant economic deprivation with higher than average unemployment rates, lower than average skills levels and high levels of income deprivation. Located in what is currently a deprived part of London, OPDC will expect development proposals to ensure that the increase in employment opportunities benefit local people (see Policy E2).

1.10 Across both Old Oak and Park Royal, OPDC will promote and secure a range of employment spaces sizes and land uses, that support a variety of employment sectors and that provide employment opportunities over a range of skills levels. This will enable local people and Londoners to access a genuine choice of career paths. Securing small business spaces and low-cost/affordable workspace will be vital to supporting the establishment and growth of new businesses in the area (see Policy E3).

1.11 Building a successful new part of London will require employment provision that is resilient and flexible to changing economic cycles and ways of working. OPDC will work with developers to ensure that employment space is provided to be readily adaptable in terms of its size and fit out.

1.12 OPDC is working closely with educational institutions, developers, surrounding local authorities and other public, private and third sector bodies to ensure that programmes are put in place to support local training and employment initiatives, both during and post construction. OPDC is also keen to enable local businesses to benefit from procurement opportunities and is developing a local business directory to support this ambition.

1.13 High property costs and living costs mean that in-work poverty is a key issue for Londoners. Paying the London Living Wage is a step that can be taken to address the problem of in-work poverty. Evidence shows³ that as well as benefitting workers, paying the London Living Wage benefits business, reducing absenteeism and sick leave, helping with staff recruitment and retention, boosting staff morale and productivity and improving brand awareness. OPDC will work with the host local authorities, business groups and businesses in the area to support the implementation of the London Living Wage across all business sectors in the OPDC area and through the planning process, will work with developers to ensure that contractors and business occupants of new developments are signing up to the London Living Wage. Informatives on the London Living Wage will be provided on planning decision notices.

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Transport for London

09 February 2021

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Transport for London (TfL).
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the proposed modifications to the OPDC Local Plan.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. These modifications have a resultant impact on transport management and operations and required transport infrastructure.

3. Agreed matters

- A. **Old Oak Common Lane Overground station** – The Strategic Outline Business Case for Old Oak Common Lane station states it would support an additional 80 homes and 800 jobs. As the station would deliver a small proportion of OPDC's growth targets, OPDC does not consider it essential infrastructure that it would be expected to fund to support local growth. However, the station has a strong business case and provides important regional connectivity, particularly as an interchange with Old Oak Common Station. The Local Plan will therefore safeguard for the station's future delivery.
 - Both parties agree to the requirement to safeguard for Old Oak Common Overground station.
- B. **Hythe Road Overground Station** – Due to Old Oak North no longer being brought forward for residential-led development, there is less demand for a station located at Hythe Road. The economic case for Hythe Road station was strongly influenced by demand resulting from development, and without this demand OPDC believes the station is no longer required. The potential for delivery of Hythe Road station has therefore been removed from the Local Plan.
 - Both parties agree to the removal of the requirement to safeguard for and/ or deliver Hythe Road Overground station.

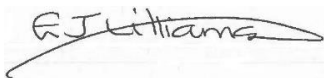
- C. **Bus strategy** – The bus strategy has been updated by TfL to reflect both proposed modifications to development sites and the changes to transport infrastructure and key routes providing bus connectivity.
- Both parties agree to the update to the bus strategy.
- D. **Future PTAL map** – The future PTAL map has been updated by TfL to reflect both proposed modifications to development sites and the changes to transport infrastructure outlined in parts A, B and C above.
- Both parties agree to the update of the future PTAL map.
- E. **Car parking standards to existing or future PTAL provision** – The Local Plan will require car-free development for residential developments located in existing or planned areas with PTAL between 4 and 6B. OPDC’s approach to car parking standards is for car-free non-residential development and very low levels of residential parking, requiring car-free residential development in existing or planned areas with PTAL between 4 and 6B and up to 0.2 spaces per dwelling for other areas. This approach is consistent with TfL’s recommendations set out in the Old Oak Strategic Transport Study and the Old Oak and Park Royal Opportunity Area Planning Framework (2015). The Publication London Plan requires car-free residential development in inner London Opportunity Areas and up to 0.5 spaces per dwelling in outer London Opportunity Areas. The OPDC area crosses both inner London and outer London, and whilst the Local Plan policy does not directly align with the car parking standards in the Publication London Plan, on balance, and across the Opportunity Area as a whole, the approach achieves more ambitious parking standards than the London Plan, as shown by an analysis carried out by OPDC.
- Both parties agree to the approach to car parking standards.

3.1. OPDC and TfL will work together in developing a monitoring strategy to support mode shift to active travel.


3.2. OPDC and TfL will work together in developing future transport evidence base, including assessing potential impacts on the A40, to inform the Local Plan Review once the potential impacts of Covid-19 on travel patterns have been determined.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		09/02/2021

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Signed on behalf of TfL		
Name and position	Signature	Date
Josephine Vos London Plan and Planning Obligations Manager, TfL Planning		09/02/2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Charlbury Group and Vivalda Group PLC

regarding

3 School Road and 99 Victoria Road

24 November 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC); Charlbury Group; and Vivalda Group PLC in relation to the 3 School Road (Acton Coachworks) and 99 Victoria Road (Vivalda) sites.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One of these additional sites is School Road.



3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. 3 School Road and 99 Victoria Road are included in the School Road Site allocation.
 2. School Road is designated as a site allocation for a minimum of 250 residential units, a minimum of 40 jobs and a minimum of 800 square metres of non-residential floorspace to be delivered within the first 10 years of the plan period.

4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		24/11/2020

Signed on behalf of Acton Coachworks		
Name and position	Signature	Date
Richard Barth Charlbury Group		24/11/2020
Ben Jayes Vivalda Group PLC		24/11/2020

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Canal and River Trust

29 January 2021

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Canal and River Trust.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

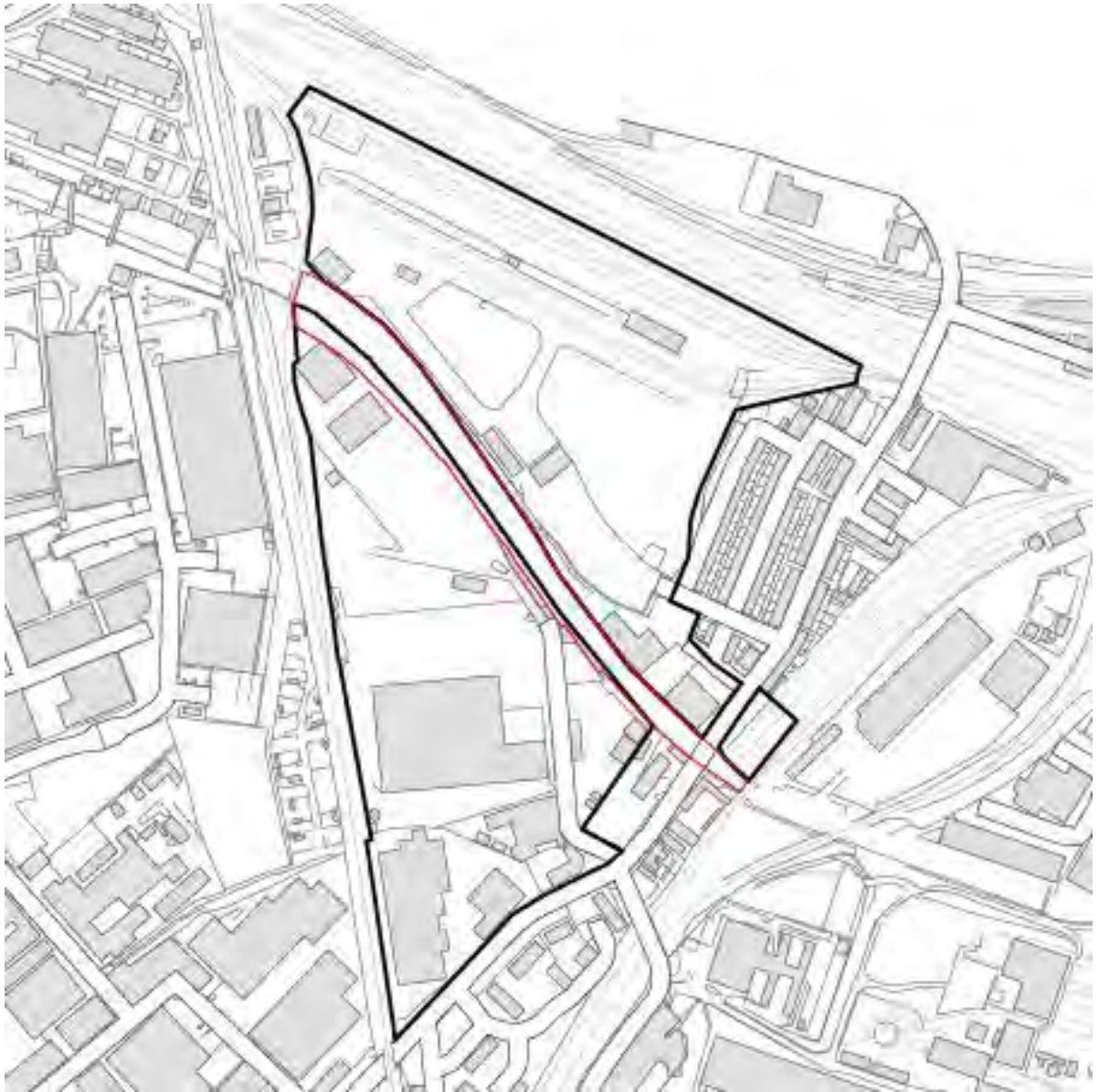
- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. This impacts on the:
 - A. Proposed land uses, development capacity and phasing adjacent to the Grand Union Canal;
 - B. location and form of bridges;
 - C. location of moorings; and
 - D. how the Grand Union Canal, its environment and users will be impacted by development

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 - A. Land within the Canal and River Trust's freehold ownership is included within the Channel Gate site allocation (shown in figure 1). The Trust's agreement for development on, over or under its property will be sought, as required, and it is understood by OPDC that Defra consent for any agreement may also be required.
 - B. The OPDC proposes that Channel Gate is designated as a site allocation for a minimum of 1,000 residential units to be delivered within the London Plan ten year housing period ending 2029.

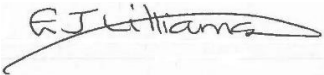
- C. The OPDC proposes that Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 10,700 square metres of non-residential floorspace and an indicative amount of 600 jobs to be delivered within the plan period ending in 2038.
- D. Canal and River Trust notes that the Cargiant site allocation will continue to be designated as Strategic Industrial Location;
- E. The approach to massing for the updated Cargiant and Channel Gate site allocations has been updated by OPDC in accordance with the updated Grand Union Canal Massing Study. The Canal & River Trust reserves the right to comment on the soundness of policies relevant to building heights, following the publication of the proposed modifications to the plan;
- F. OPDC and the Canal & River Trust have discussed and agreed modifications to Policy P3 to address the change in circumstances that the proposal for a mixed use allocation at Channel Gate and retention of SIL at the Cargiant site would represent. The Trust will consider whether, in its view, additional changes to P3 or other policies in the draft Plan are required when the OPDC publishes its proposed modifications in full.
- G. New off-side mooring locations are focused within Channel Gate and at points of access to the canal within Old Oak North. However, these do not form site allocations and the acceptability of mooring proposals will need to be considered by the Trust on a case by case basis, and by the LPA as necessary.

Figure 1 Canal and River Trust freehold ownership and Channel Gate site allocation



4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		29/01/21

Signed on behalf of Canal and River Trust		
Name and position	Signature	Date
Steve Craddock Planning Manager – London, South & South Wales	Steve Craddock	29/01/21

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Car Giant Limited

17 February 2021

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Car Giant Limited (“Cargiant”).
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. OPDC proposes modifications to the Local Plan to address the implications of the Planning Inspector’s Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications. Cargiant has been provided with a copy of the modifications proposed¹. It has agreed to be a party to this Statement of Common Ground on the basis of the modifications as currently proposed, provided that there are no relevant changes to these modifications, to confirm that those modifications² are acceptable to it.

2. Background

- 2.1. The Inspector’s Interim Findings direct the removal of site allocation 2 and 3 from the Local Plan, resulting in a decrease in housing development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC’s ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC’s strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC’s Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. These sites include the three sites in Cargiant freehold landownership located on Scrubs Lane:
 1. Prestige Cars;
 2. Cumberland House and car park; and
 3. Mitre House.
- 2.4. The instruction from the Inspector to remove site allocations 2 and 3 would result in these site allocations being subject to a policy void. To avoid this, OPDC is proposing to retain the Strategic Industrial Location designation for these site allocations. This will enable them to continue to function and intensity as industrial uses.

¹ Post Submission Modified draft submission Local Plan 11 February 2021 - filename 2. PSM Tracked Change Local Plan 110221 (informed by its supporting documents the Strategic Sites Viability Study, the Old Oak North Intensification Study, the Scrubs Lane Development Framework and the Preliminary Infrastructure Design and Costing Study all dated 11 February 2021)

² Namely the document referred to in footnote 1. It otherwise reserves its position.

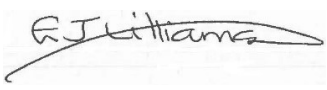
3. Agreed matters


3.1. That the following modifications are proposed to the Planning Inspector for consideration:

1. Old Oak North Policy P2 and site allocations 2 (Cargiant Old Oak North) and 3 (Triangle Business Estate) are modified to reinstate the Strategic Industrial Location designation and support industrial intensification and growth in industrial floorspace. Over the plan period, this will deliver:
 - a. For site allocation 2, a minimum of 170,800 sqm industrial floorspace and an indicative 2,600 jobs.
 - b. For site allocation 3, a minimum of 20,500 sqm industrial floorspace and an indicative 350 jobs.
2. Prestige Cars, Cumberland House and car park and Mitre House sites are designated as a new single Cargiant Scrubs Lane site allocation. The site allocation will comprise a minimum of 600 residential units, a minimum of 2,400 square metres of non-residential floorspace and an indicative 120 jobs to be delivered across the 20 year plan period (0-20 years).
3. Scrubs Lane Policy P10 and policies P10C2 and P10C3 are amended to reflect changes to land uses and connections at the Prestige Cars, Cumberland House and car parking and Mitre House sites.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		17 February 2021

Signed on behalf of Cargiant		
Name and position	Signature	Date
Geoffrey Warren Owner of Car Giant		17 February 2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Department for Transport

15th February 2020

1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared jointly between the Old Oak and Park Royal Development Corporation (OPDC) and the Department for Transport.
- 1.2. The SoCG has been produced to confirm the areas of agreement reached between the parties on matter relating to the review of the OPDC Local Plan.
- 1.3. This SoCG concerns the Secretary of State for Transport's (SoST) land holding at North Pole East (as identified in drawing 557-PTA-ZZ-ZZ-SK-A-2001 attached to this SoCG). No other land interest held by SoST, which may be incorporated in the OPDC Local Plan, are the subject of the areas of agreement reflected in this SoCG.
- 1.4. The SoCG proposes modifications to the OPDC Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations 2 and 3 resulting in a decrease in development capacity within the period of the OPDC Local Plan.
- 2.2. The decrease in development capacity in the period of the OPDC Local Plan has consequential impacts on OPDC's ability to demonstrate general conformity with the Publication London Plan 2020 and help meet housing needs within OPDC's strategic housing market area. The Publication London Plan 2020 sets OPDC a target to deliver a minimum 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver a minimum 25,500 homes.
- 2.3. OPDC is proposing modifications to the Local Plan to identify additional site-specific allocations for housing to maintain general conformity with the Publication London Plan 2020. One of the additional sites that has been identified within the OPDC boundary is North Pole East.
- 2.4. North Pole East is currently subject to Safeguarding Directions (issued August 2018) to protect against conflicting development affecting the route and associated works for the High Speed Two rail project as set out in the High-Speed Rail (London-West Midlands) Act 2017. These Safeguarding Directions were issued by the Secretary of State in exercise of the powers conferred by articles 18(4), 31(1) and 34(8) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. Modifications agreed by the parties


3.1. The parties invite the Planning Inspector to consider the following agreed modifications:

1. North Pole East be designated as a site allocation for a minimum of 750 residential units, a minimum of 500 square metres of non-residential floorspace and an indicative amount of 40 jobs. For the purposes of the OPDC NPPF housing supply forecast there is an expectation that the site will be delivered within the first ten-years of the plan period; and
2. A street can be created within North Pole East enabling future connections to the East and West, in collaboration with Royal Borough of Kensington and Chelsea.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		15 February 2021

Signed on behalf of the Department for Transport		
Name and position	Signature	Date
Andy Holdsworth Deputy Director, Head of Group Property		15 th February 2021

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

High Speed Two (HS2) Ltd.

17 December 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and High Speed Two (HS2) Ltd.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of **the Planning Inspector's** Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. **The Inspector's Interim Findings** direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has **consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.**
- 2.3. Therefore, to help meet housing needs within **OPDC's strategic housing market area**, OPDC is proposing modifications to the Local Plan to identify additional sites for housing and amendments to capacities and phasing of existing development sites. These sites include those within **HS2's control** with land ownership vested in the Secretary for State for Transport (SoS) and comprising the Old Oak Common Station Adjacent Station Development (ASD) site allocation, part of the Channel Gate site allocation and the Acton Wells site allocations.

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. The development capacity of the Old Oak Common Station ASD site allocation (shown in figure 1) is modified to comprise a minimum of 100 residential units, a minimum of 200,500 square metres of non-residential floorspace and an indicative amount of 17,100 jobs and to be delivered within years 11 to 20 of the plan period.
 2. Land within High Speed 2 control is included within the Channel Gate site allocation (shown in figure 2) and will contribute to the identified site allocation housing and non-residential development capacities (minimum of 3,100 residential units and a minimum of 10,700 square metres of non-residential floorspace).

3. Channel Gate is designated as a site allocation for a minimum of 1,000 residential units to be delivered within the London Plan ten year housing period ending 2029.
4. Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 10,700 square metres of non-residential floorspace and an indicative amount of 600 jobs to be delivered within the plan period ending in 2038.
5. Acton Wells site allocation (shown in figure 3) is renamed as Acton Wells East and modified to comprise a minimum of 1,650 residential units, a minimum of 8,000 square metres of non-residential floorspace and an indicative amount of 700 jobs to be delivered within the plan period ending 2038. 400 residential units will be identified as being deliverable within the London Plan ten year housing period ending 2029.
6. Acton Wells West is designated as a site allocation (shown in figure 4) for a minimum of 550 residential units, a minimum of 30,000 square metres of non-residential floorspace and an indicative amount of 2,500 jobs to be delivered within the plan period ending 2038.

Figure 1: Old Oak Common Station Adjacent Site Development site allocation

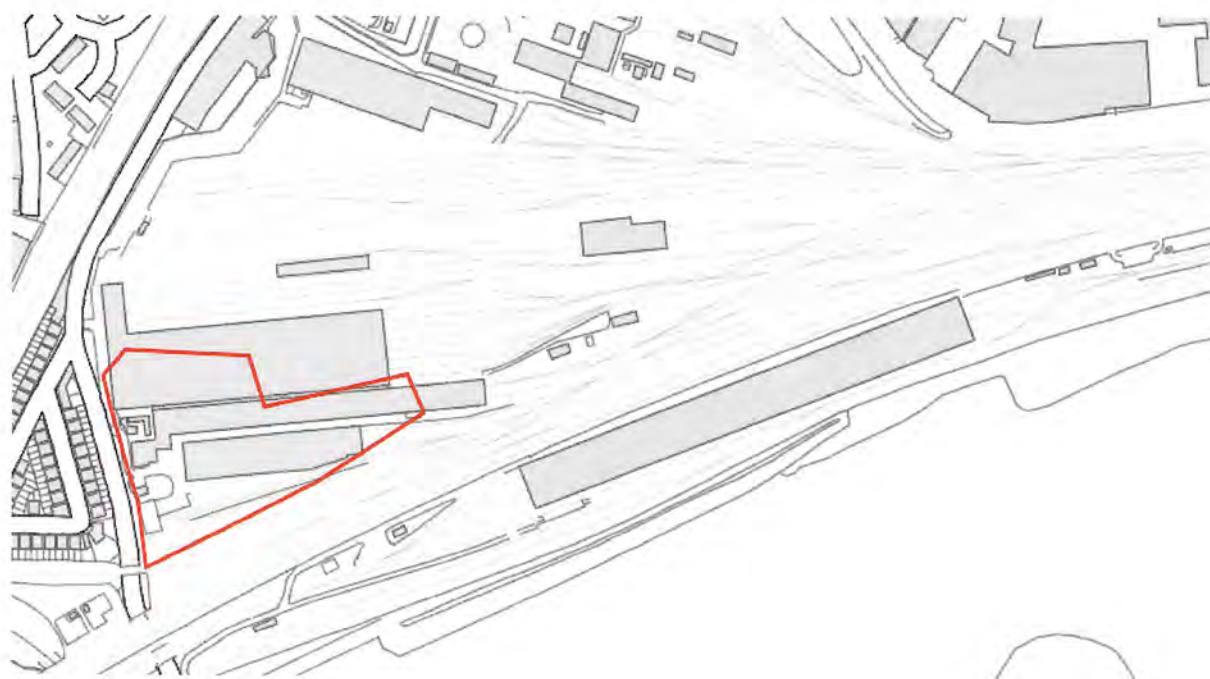


Figure 2: High Speed 2 & SoS land ownership and Channel Gate site allocation

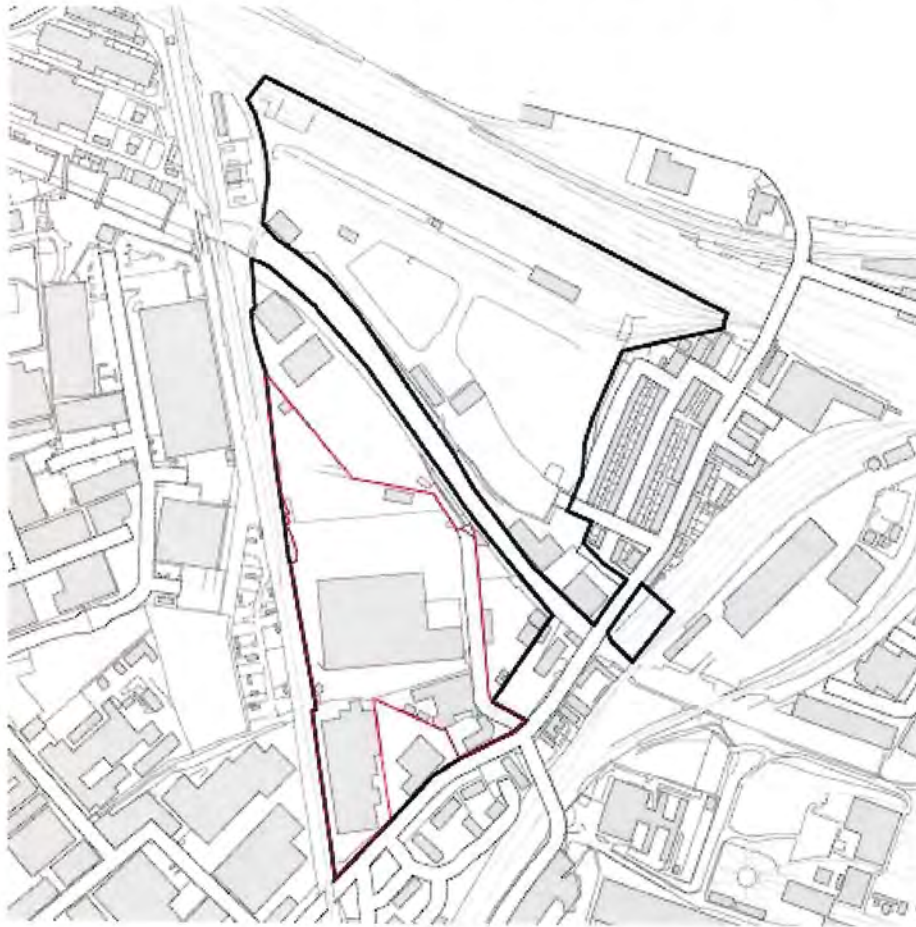
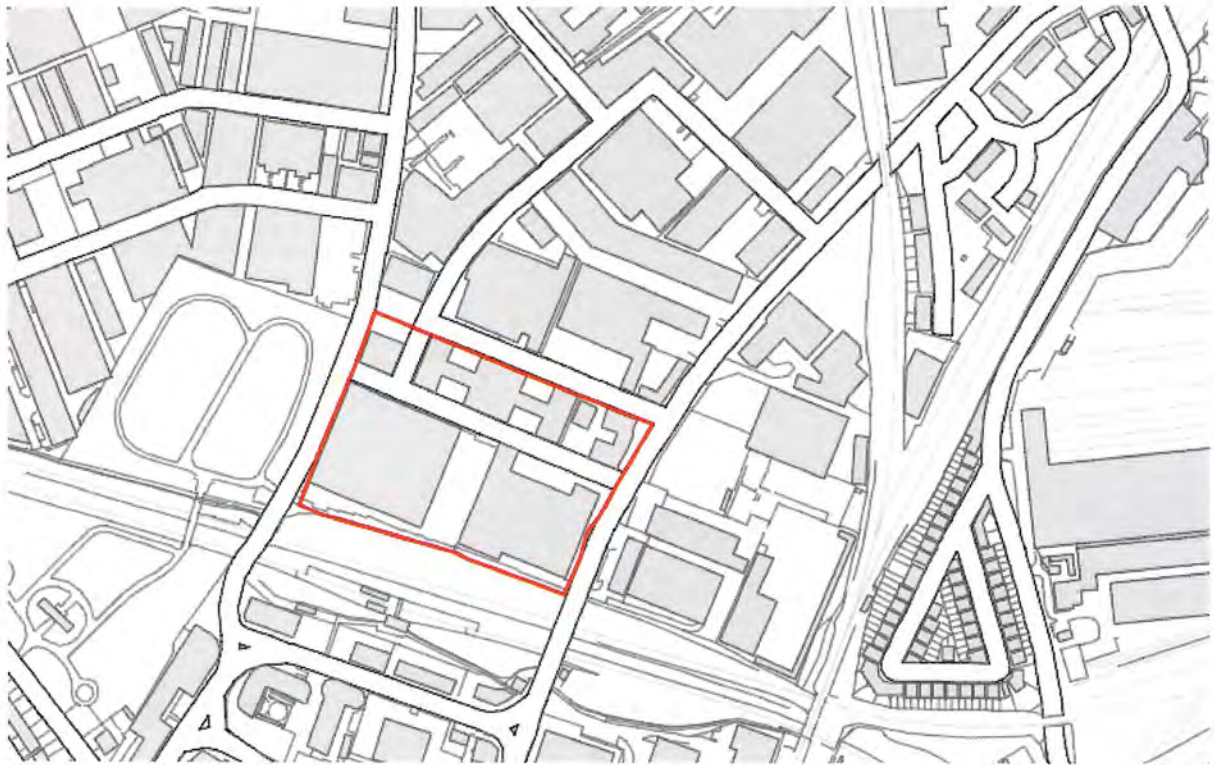


Figure 3: Acton Wells East site allocation



Figure 4: Acton Wells West site allocation



4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		17/12/20

Signed on behalf of High Speed 2		
Name and position	Signature	Date
Mark Witham Head of Commercial Development High Speed Two (HS2) Ltd.		17.12.20.

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Imperial College London

11 February 2021

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Imperial College London.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

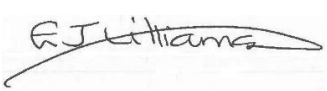
- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional or accelerated sites for housing to maintain general conformity with the London Plan. One of these additional sites is 1 Portal Way which currently benefits from planning permission for 764 units. OPDC's submission draft Development Capacity Study identified this site to be delivered in 11 to 20 years of the Local Plan period.
- 2.4. 1 Portal Way has recently been subject to renewed development interest and the potential has been identified for earlier delivery. It is therefore appropriate to assume that the site can be delivered in the first ten-years of the plan period.


3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. The development of 1 Portal Way is to be delivered within the first ten-years of the plan period.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		11.02.2021

Signed on behalf of Imperial College London		
Name and position	Signature	Date
Jennifer Wilson Strategic Director (Property)		11.02.2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Lancefield Property

and

NEMA Strategic Land UK Limited

01 March 2021

1. Introduction

1.1. This Statement of Common Ground has been jointly prepared between:

- (i) **Old Oak and Park Royal Development Corporation**, of City Hall, The Queen's Walk, More London Riverside, London SE1 2AA ("**OPDC**");
- (ii) **Lancefield Property**, a *société à responsabilité limitée*, incorporated under the laws of Luxembourg, having its registered office at 9 rue de Bitbourg, L-1273 Luxembourg, and registered with the Luxembourg Trade and Companies Register under number B189216 ("**Lancefield**"); and
- (iii) **NEMA Strategic Land UK Limited**, a private limited company incorporated under the laws of England, having its registered office at 103 Mount Street, 4th Floor, London, UK, W1K 2TJ, and registered with the UK Companies House under number 12583461 ("**NEMA**").

1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between the parties on matters related to the OPDC Local Plan.

1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by the parties to this agreement.

2. Background

2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.

2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.

2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan.

2.4. Given the instruction from the Inspector to remove site allocations 2 and 3, and the resultant loss of key infrastructure and surrounding place making elements in Old Oak North place, it has been necessary to reconsider the appropriateness of mixed-use development on site allocation 4 (European Metal Recycling (EMR)) which will now be surrounded by industrial, waste and railway uses.

2.5. Lancefield has an agreement in place to acquire the leasehold interest in the EMR site. Lancefield has in turn entered into a partnering agreement with NEMA to progress the redevelopment of the EMR site.

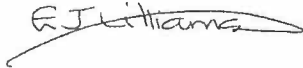
3. Agreed matters

3.1. That the following modifications are proposed to the Planning Inspector for consideration:


1. Site allocation 4 (EMR) is modified to be reinstated as Strategic Industrial Location to support industrial intensification.
2. Site allocation 4 (EMR) is designated as a site allocation for a minimum of 21,300 square metres of industrial floorspace and an indicative amount of 300 jobs to be delivered across the plan period.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		01 March 2021

Signed on behalf of Lancefield Property		
Name and position	Signature	Date
XXX Class A Manager	XXX	XXX
XXX Class B Manager	XXX	XXX

Signed on behalf of NEMA Strategic Land UK Limited		
Name and position	Signature	Date
XXX ROBIN HALL DIRECTOR	XXX 	XXX 1 MARCH 2021

2.5. Lancefield has an agreement in place to acquire the leasehold interest in the EMR site. Lancefield has in turn entered into a partnering agreement with NEMA to progress the redevelopment of the EMR site.

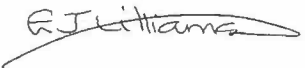
3. Agreed matters

3.1. That the following modifications are proposed to the Planning Inspector for consideration:

1. Site allocation 4 (EMR) is modified to be reinstated as Strategic Industrial Location to support industrial intensification.
2. Site allocation 4 (EMR) is designated as a site allocation for a minimum of 21,300 square metres of industrial floorspace and an indicative amount of 300 jobs to be delivered across the plan period.

4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		01 March 2021

Signed on behalf of Lancefield Property		
Name and position	Signature	Date
Ruben Gnanalingam Class A Manager		
Véronique Marty Class B Manager		1 March 2021

Signed on behalf of NEMA Strategic Land UK Limited		
Name and position	Signature	Date

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Lords Builders Merchants

28 October 2020

1. Introduction

- 1.1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Lords Builders Merchants.
- 1.1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One additional site is Channel Gate.

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. Land within Lords Builders Merchants freehold ownership is included within the Channel Gate site allocation and will contribute to the identified site allocation housing and non-residential development capacities.

2. Channel Gate is designated as a site allocation for a minimum of 1,200 residential units to be delivered within the London Plan ten year housing period ending 2029.
3. Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 1,000 jobs and a minimum of 18,800 square metres of non-residential floorspace to be delivered the plan period ending in 2038.

4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		01/12/2020
Signed on behalf of Lords Builders Merchants		
Name and position	Signature	Date
Shanker Patel Director		30/11/2020

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Kenbar Holdings Limited

2021

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Kenbar Holdings Limited.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One of these additional sites is 5 to 7 Park Royal Road.

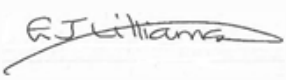
3. Agreed matters

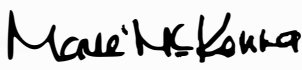
- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. 5 to 7 Park Royal Road is released from the Strategic Industrial Location designation; and
 2. 5 to 7 Park Royal Road is included in OPDC's Development Capacity Study as a site capable of delivering a minimum of 60 residential units, a minimum of 10 jobs and a minimum of 200 square metres of non-residential floorspace to be delivered within the first 10 years of the plan period (2018 to 2027).

4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation

Name and position	Signature	Date
Emma Williamson, Director of Planning		27.01.2021

Signed on behalf of Kenbar Holdings Limited		
Name and position	Signature	Date
Marie McKenna Company Director		27.01.2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Mapletree Investments

30 October 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Mapletree Investments.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. 1 Lakeside Drive is one of these additional sites.

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. 1 Lakeside Drive be designated as a site allocation for a minimum of 300 residential units and a minimum of 500 square metres of non-residential floorspace to be delivered within the first ten-years of the plan period.
 2. Figure 3.15 is modified to illustrate 1 Lakeside Drive is a location where tall buildings are an appropriate form of development in principle.
 3. Table 3.1 and figure 3.17 are modified to identify 1 Lakeside Drive as a site allocation.
 4. Figure 4.15 is modified to illustrate 1 Lakeside Drive as a development site with active frontages shown on the north, east and south ground floors.
 5. Policy P4C1(k) is modified as:

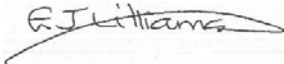
“Contributing to a variety of building heights which respond to the context, with tall buildings and associated new publicly accessible open space focussed along Coronation Road and at the junction with Lakeside Drive.”


6. Paragraph B.10 is modified as:

“Focusing a-taller elements around the two junctions between Coronation Road and Lakeside Drive is supported in principle (see Policy SP9).”

4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		27 October 2020

Signed on behalf of		
Name and position	Signature	Date
Paul Bailey Mapletree Investments		01 February 2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Network Rail

18 December 2020

1. Introduction

- 1.1. This Statement of Common Ground has been jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Network Rail.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

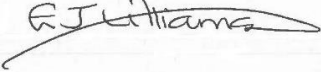
- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing and amendments to capacities of existing development sites to maintain general conformity with the London Plan.
- 2.4. OPDC and Network Rail have been working together positively through the sharing of materials and drafting of policy modifications to identify how Network Rail's land holdings can support OPDC in demonstrating general conformity.


3. Agreed matters

- 3.1. That Network Rail confirm broad support for the proposed modifications to the draft Local Plan.

4. Confirmation of Agreement

- 4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		18/12/20

Signed on behalf of Network Rail		
Name and position	Signature	Date
Stuart Kirkwood Group Property Director		18/12/20

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Park Score Limited

23 December 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Park Score Limited.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

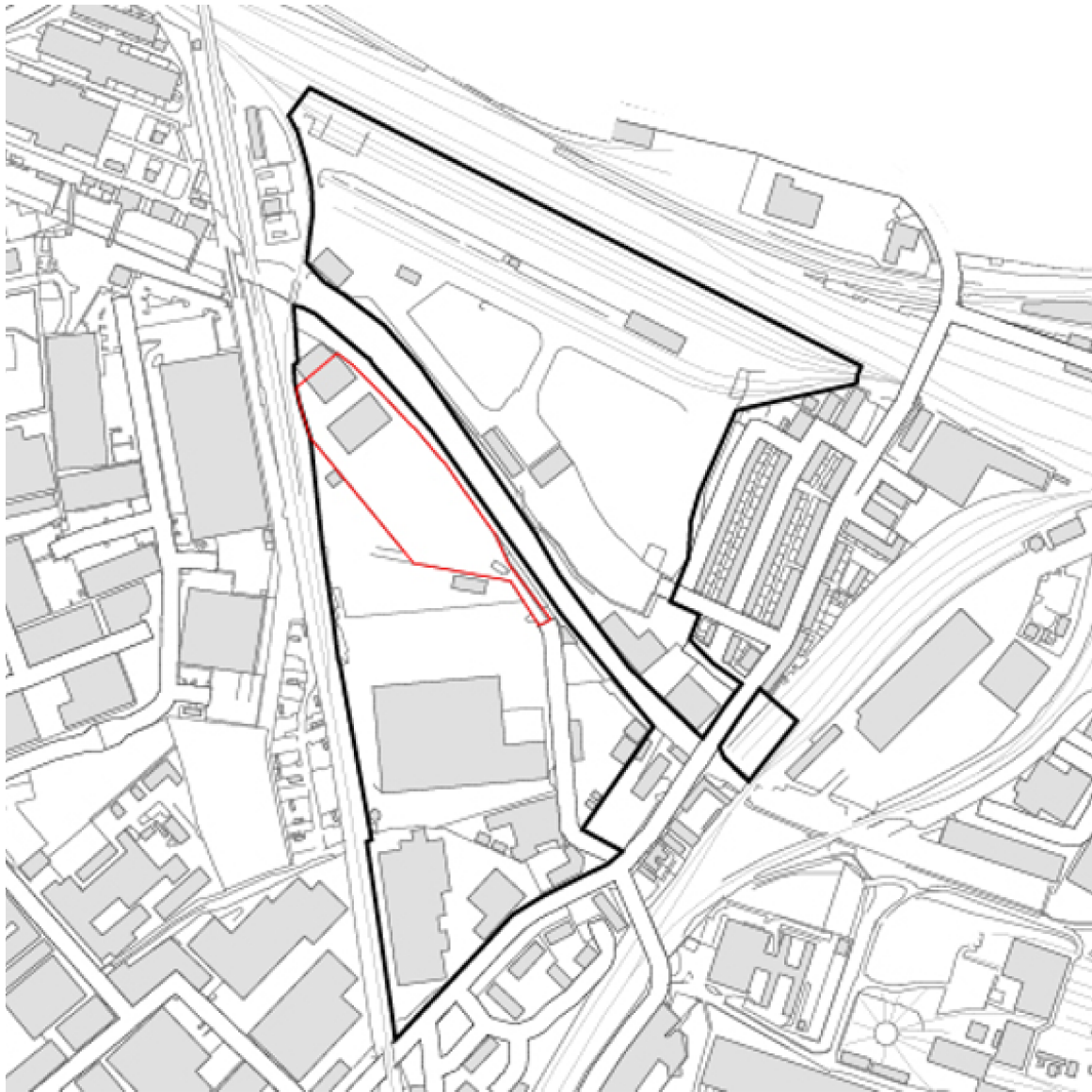
2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One additional site is Channel Gate.

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. Land within Park Score Limited freehold ownership is included within the Channel Gate site allocation (shown in figure 1) and will contribute to the identified site allocation housing and non-residential development capacities.
 2. Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 10,700 square metres of non-residential floorspace and an indicative amount of 600 jobs to be delivered within the plan period ending in 2038.
 3. Channel Gate is designated as a site allocation for a minimum of 1,000 residential units to be delivered within the London Plan ten year housing period ending 2029.


Figure 1: Park Score Limited freehold ownership and Channel Gate site allocation



4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		23 December 2020

Signed on behalf of Park Score Limited		
Name and position	Signature	Date
THOMAS JAMES DIRECTOR PARK SCORE LTD		4/1/2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Tommy James and Eamon O'Loughlin

23 December 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Tommy James and Eamon O'Loughlin.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

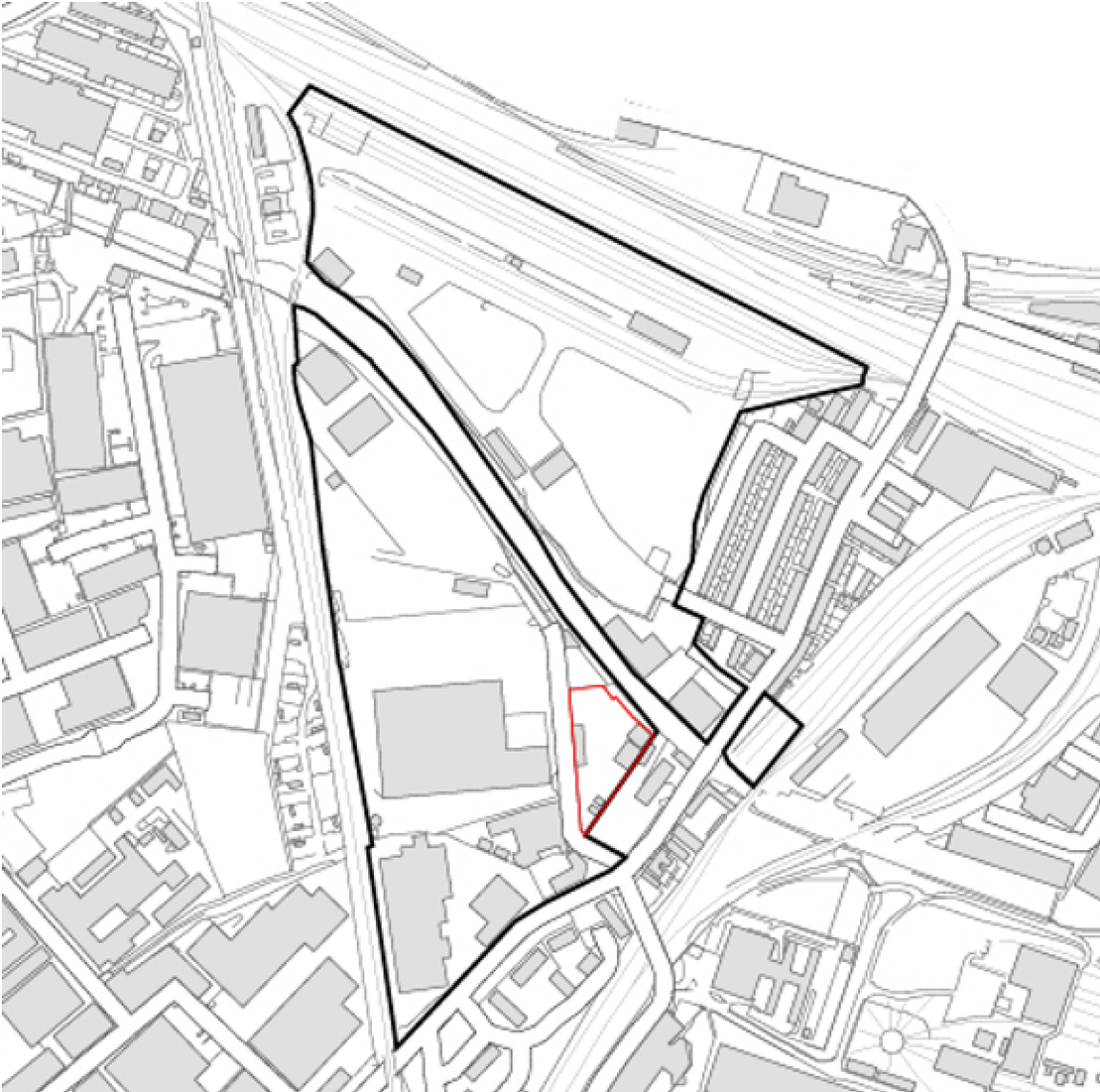
2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One additional site is Channel Gate.

3. Agreed matters

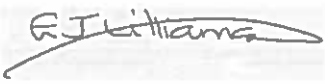
- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. Land within Tommy James and Eamon O'Loughlin freehold ownership is included within the Channel Gate site allocation (shown in figure 1) and will contribute to the identified site allocation housing and non-residential development capacities.
 2. Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 10,700 square metres of non-residential floorspace and an indicative amount of 600 jobs to be delivered within the plan period ending in 2038.
 3. Channel Gate is designated as a site allocation for a minimum of 1,000 residential units to be delivered within the London Plan ten year housing period ending 2029.



Figure 1: Tommy James and Eamon O'Loughlin freehold ownership and Channel Gate site allocation



4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		23 December 2020

Signed on behalf of Tommy James and Eamon O'Loughlin		
Name and position	Signature	Date
RAMON O'LOUGHLIN		4/1/21
THOMAS JAMES		4/1/21

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Tudor House

15 December 2020

1. Introduction

- 1.1. This Statement of Common Ground has been prepared jointly prepared between the Old Oak and Park Royal Development Corporation (OPDC) and Tudor House.
- 1.2. To assist with the Examination process, this Statement of Common Ground seeks to establish areas of agreement between parties on matters related to the OPDC Local Plan.
- 1.3. It proposes resulting modifications to the Local Plan to mitigate the impacts of the Planning Inspector's Interim Findings dated 10 October 2019. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

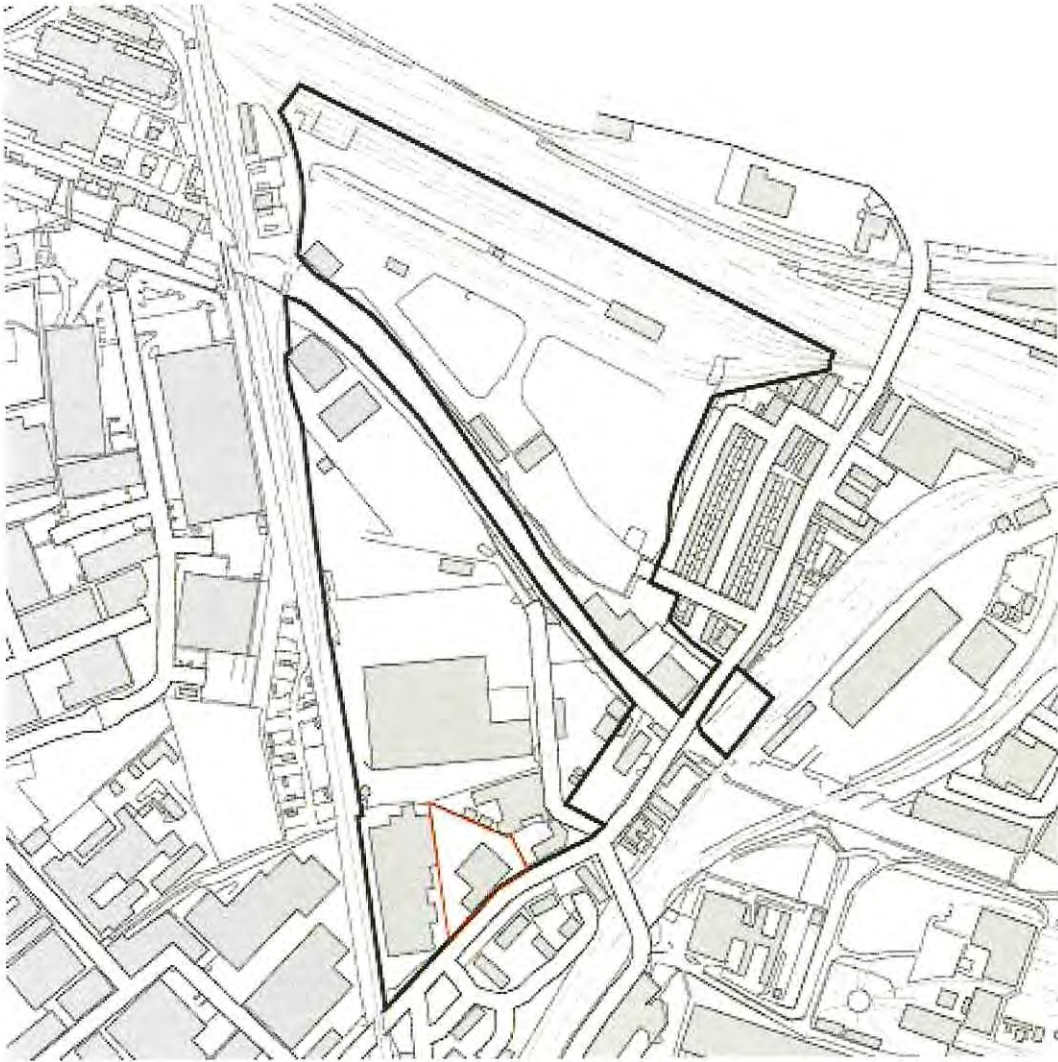
2. Background

- 2.1. The Inspector's Interim Findings direct the removal of site allocations resulting in a decrease in development capacity within the plan period.
- 2.2. This has consequent impacts on OPDC's ability to demonstrate general conformity with the London Plan and help meet housing needs within OPDC's strategic housing market area. The London Plan sets OPDC a target to deliver 13,670 homes over a ten-year housing period from 2018/19 to 2028/29 and an overarching target to deliver 25,500 homes. OPDC's Submission Draft Local Plan met these targets.
- 2.3. Therefore, to demonstrate general conformity, OPDC is proposing modifications to the Local Plan to identify additional sites for housing to maintain general conformity with the London Plan. One additional site is Channel Gate. The Tudor House site sits within the wider Channel Gate site.

3. Agreed matters

- 3.1. That the following modifications are proposed to the Planning Inspector for consideration:
 1. Land within Tudor House freehold ownership is included within the Channel Gate site allocation (shown in figure 1) and will contribute to the identified site allocation housing and non-residential development capacities.
 2. Channel Gate is designated as a site allocation for a minimum of 1,000 residential units to be delivered within the London Plan ten year housing period ending 2029.
 3. Channel Gate is designated as a site allocation for a minimum of 3,100 residential units, a minimum of 10,700 square metres of non-residential floorspace and an indicative amount of 600 jobs to be delivered within the plan period ending in 2038.

Figure 1: Tudor House freehold ownership and Channel Gate site allocation



4. Confirmation of Agreement

4.1. The contents of this Statement of Common Ground are agreed for the purposes of the OPDC Local Plan Examination.

Signed on behalf of the Old Oak and Park Royal Development Corporation		
Name and position	Signature	Date
Emma Williamson, Director of Planning		15 December 2020

Signed on behalf of Tudor House		
Name and position	Signature	Date
MICHAEL PERALS INVESTMENT MANAGER FOR & ON BEHALF OF 55 VICTORIA ROAD LIMITED		15 DEC 2020