

## Old Oak and Park Royal Local Plan examination

### Agenda Session 1: Role of Neighbourhood Plans

**Participants:** Inspector, Corporation. Grand Union Alliance, (Old Oak Neighbourhood Forum. Midland Terrace Residents, St. Quintin and Woodlands Neighbourhood Forum), HGH Consulting on behalf of QPR Football Club and Stadium Developments, Just Space

(Grand Union Alliance did not itself appear to make representation on these issues but is presumed to be representing Old Oak NF, Midland Terrace RA, St Quintin & Woodlands NF whose representations are summarised below. HGH Consulting and Just Space did not appear to make representations on these issues and so their concerns are not summarised here.)

#### Summary of issues

- 1 Whether the Plan's definition of Strategic Policies and its role envisaged for Neighbourhood Plans is consistent with National Policy (derived from the first and sixth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and representations 2/G25 and 2/SP6/6 from Old Oak NF and 2/G42 and G43 from the Midland Terrace RA and the St Quintin and Woodlands NF amongst others).
- 2 Old Oak Interim Forum, Wells House Road Residents Association, and 11 residents disagree that the Local Plan should set out which are and which are not strategic policies. Paragraph 1.23 of the Plan asserts that Chapters 3 (Strategic Policies), 4 (Places) and 11 (Delivery and Implementation) will be treated as OPDC's Strategic policies when considering the general conformity of neighbourhood planning policies. Representations particularly disagree with the place policies as being strategic policies. The place policies of chapter 4 are wrongly considered strategic policies as they meet the criteria for non-strategic policies as set out in NPPF paras 075 and 076. As a result, this element of the plan is alleged to be unsound.
- 3 Midland Terrace Residents, St. Quintin and Woodlands Neighbourhood Forum argue that Place policies are not strategic policies and do not meet the relevant criteria. Further justification is required to inform any future neighbourhood plan development. This limits the scope of neighbourhood plans and is contrary to the NPPF. NPPF 2018 states strategic policies should address strategic priorities of the area to provide space for neighbourhood plan policies.
- 4 Although there is frequent reiteration of the term neighbourhoods within the OPDC and much of the plan is concerned with creating

and delivering locally distinctive neighbourhoods, there is no specific role or task allocated for neighbourhood plans to perform. Policy DI3 states the intention to support Neighbourhood Forums in the development of Neighbourhood Plans which is elaborated in paragraph 11.36 with a reference to OPDC's SCI but there is no other reference to Neighbourhood Plans within the submitted plan.

- 5 OPDC Board designated a smaller Old Oak Neighbourhood Area than originally submitted. Old Oak Neighbourhood Forum was subsequently designated by OPDC. The Forum continues to believe that an opportunity has been missed to exploit the potential of the neighbourhood planning framework in creating a successful new part of London at Old Oak. Draft Local Plan has changed significantly during its development. The second Regulation 19 Local Plan is considered to have fundamental problems. The Forum considers that parts of the OPDC Local Plan will need to be refreshed soon after adoption in light of changing circumstances. The Forum continues to consider a neighbourhood plan for the original larger Old Oak Neighbourhood Area would benefit the area as it would be locally specific and would potentially be the most able policy approach to respond quickly to changing circumstances. Currently this is not able to be progressed. Place policies are too detailed which prevents production of neighbourhood plan policies.

### **The Corporation's response**

*(The following is derived from the Corporation's responses to representations. The Corporation has also issued a Response to Matter and Issue 1)*

Para 184 of the NPPF states that local planning authorities should set out clearly their strategic policies for the area. NPPG on Neighbourhood Plans sets out further guidance on the general conformity of Neighbourhood Plans with strategic policies. Para 076 sets out considerations for whether a policy is a strategic policy. One of these considerations is whether the Local Plan identifies the policy as strategic. It is therefore clear that Local Plans are supposed to set out which policies are considered to be strategic. In relation to the place policies, OPDC does consider these to be strategic. They set out the overarching direction and objectives for each place, they deal with strategic matters such as how many homes and jobs must be delivered in each place, they include site allocations which are important to delivering the spatial vision and homes and jobs targets, and they set out the important infrastructure required to support the sustainable regeneration of that place and of the wider plan.

Policy DI3 sets out OPDC's commitment to supporting Neighbourhood Forums in the development of Neighbourhood Plans. The commitment to proactive engagement is also set out in OPDC's Statement of Community Involvement. OPDC will continue to support the Old Oak Neighbourhood Forum in the development of their neighbourhood plan for their neighbourhood area. The designation of the Old Oak Neighbourhood Area

(September 2017) and Forum (February 2018) was undertaken in accordance with the relevant neighbourhood planning legislation, national Planning Practice Guidance and informed by the Court of Appeal in the case of Daws Hill Neighbourhood Forum v Wycombe District Council (2014). The decision information is available to view on OPDC's Neighbourhood Planning webpages.

OPDC will review the need to revise part or all of the Local Plan annually. This process will be published in OPDC's Authority Monitoring Report. NPPG on Neighbourhood Plans sets out that Neighbourhood Plan policies have a role in providing policies to address non-strategic matters and are required to be in general conformity with the strategic policies of the development plan. Therefore, a neighbourhood plan would not be able to set out policies to address strategic matters which are critical to the delivery of the Local Plan's spatial vision.

A modification is proposed. The role of neighbourhood planning is recognised within the Local Plan in the introduction, policies SP6 (regarding Place Polices), DI3 and DI4. The supporting text to DI3 will be updated to include reference to the Old Oak and Harlesden neighbourhood areas and forums. OPDC's website provides information regarding the designation process of both forums and maps of both areas.

### **Matters for discussion**

- 1)** Have I correctly understood the thrust of the representations?
- 2)** Do the policies indicated by the OPDC fit the requirements for Strategic Polices set out in National Guidance paragraph 076?
- 3)** Do the policies indicated by the Old Oak Neighbourhood Forum meet the requirements for non-strategic policies set out in national Guidance paragraphs 075 and 076?
- 4)** What role does OPDC LP assign to Neighbourhood Plans? Does its level of detail leave no role for Neighbourhood Plans?

*P. W. Clark*

Inspector

20.02.19