

# Old Oak and Park Royal Development Corporation Local Plan

## Matters arising from Hearing Sessions

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Day 1  
Session 1

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).

Session 2

OPDC to provide greater detail of proposals contained in “phase 1a” development and to consider consequent modifications.

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\*

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)?

Day 2  
Session 3

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\*

Session 4

OPDC to include text from glossary on density ranges within that Plan itself at SP9

Nothing arising

Day 3  
Session 5

Nothing arising

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
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).

OPDC to provide information in greater detail of proposal for bridge link to Willesden Junction.

OPDC to insert supporting text stating upgrades to Willesden Junction station should not result in reduction of PTAL in communities to north.

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)

Day 4  
Session 7

OPDC to amend diagram 4.45 as follows:

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

Session 8

Nothing arising

Session 9

OPDC policy terminology on affordable housing to be made consistent with emerging London Plan. OPDC to provide a note defining relationship between Social Rent and LAR

Day 5  
Session 10

Nothing arising

Session 11

OPDC to research whether there is any evidence to inform definition of over concentration.

Day 6  
Session 12

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

Session 13

OPDC to provide written copy of argument presented.

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)

Day 7  
Session 14

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

OPDC accepted that relevant wording in policy P1 should be carried forward into policy P2

Session 15

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.

OPDC to amend TCC7 to include TCC3(a)(i) wording relating to economic viability demonstrated by accounts data

Day 8

Session 16

Andrew Dakers (west London Business) to provide report of survey of firms relocated from Victoria Road by HS2.

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.

Session 17

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.

Oliver Jefferson (Turley) to provide review of CBRE report (submission document SD59) (OPDC to be given time to comment).