

OPDC Local Plan

Draft Table of Post Submission Proposed Further Minor Modifications

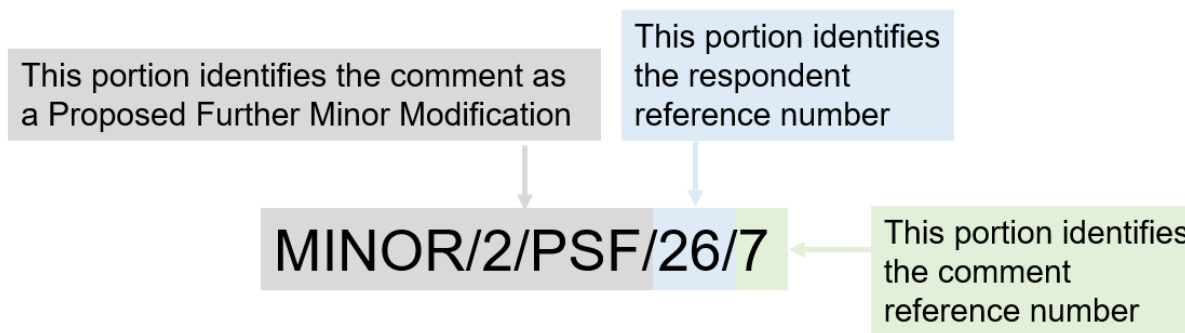
November 2021

What's the role of this document?

This table includes additional proposed further minor modifications. These changes are being proposed to reflect additional matters that have been agreed through new statements of common ground. The statements of common ground have been developed in response to the Planning Inspector's note (ID-37, dated 6th October 2021) that asks identified respondents to check whether OPDC's responses to specific representations are acceptable.

How to use this document

- Proposed further text modifications are shown as tracked-changes in blue text with a yellow highlight. Text shown in tracked-changes as red text are from previous modifications.
- Modification references relate to the consultation comment reference number found in the Schedule of Consultation Comments and OPDC Officer Responses as follows:



Respondent/Comment Ref	Modification reference	Updated policy/ Para/figure	Modification
64/11	MINOR/2/PSF2/64/11A	OPDC Local Plan, Para 4.61	<ul style="list-style-type: none"> removing through traffic on the Big X; supporting fast and reliable bus services and increasing capacity, including the potential for a complementary night shuttle bus service for shift workers; removing and rationalising car parking; supporting more efficient freight movements; better connecting the six rail stations surrounding Park Royal, via the Big X with better public realm, crossings, traffic calming, CCTV, lighting and signage to support walking and cycling; creating new public spaces and support street greening within the town centre; creating and upgrading pedestrian and cycles lanes facilities to deliver a joined up, accessible walking and cycle route network.
64/11	MINOR/2/PSF2/64/11	OPDC Local Plan, Para 4.97	<ul style="list-style-type: none"> removing through traffic on the Big X; supporting fast and reliable bus services and increasing capacity, including the potential for a complementary night shuttle bus service for shift workers; removing and rationalising car parking; supporting more efficient freight movements; better connecting the six rail stations surrounding Park Royal, via the Big X, with better public realm, crossings, traffic calming, CCTV, lighting and signage to support walking and cycling; creating new public spaces and support street greening within the town centre; creating and upgrading pedestrian and cycles lanes facilities to deliver a joined up, accessible walking and cycle route network.
95/3	MINOR/2/PSF2/96/3	OPDC Local Plan, para 4.108	At the time of the publication of this Local Plan, the Quattro site in Acton Wells is safeguarded within the West London Waste Plan (2015). Proposals should accord with this designation or any future policy guidance provided within an updated West London Waste Plan or other Development Plan Document. <u>If the site were redeveloped for a non-waste use then compensatory provision would need to be made in line with the London Plan Policy SI9, WLWP and Local Plan Policy EU6.</u> In regard to this, the waste site ceased operation in November 2018 when the site was first used by HS2 Ltd and its waste use has been relocated by Quattro to other sites elsewhere in West London.
66/73	MINOR/2/PSF2/66/73	OPDC Local Plan, para 8.25	Following adoption of the Local Plan, OPDC will also revisit this policy and its associated viability evidence <u>at the earliest opportunity within 5 years of adoption of the Local Plan</u> to ensure that any increased development value can maximise the delivery of social rent or London Affordable Rent homes
66/75	MINOR/2/PSF2/66/75	OPDC Local Plan, para 9.9	Wherever feasible, sites should deliver high plot ratios through industrial intensification <u>where feasible, subject to transport impacts, agent of change, delivery of a high quality public realm, and all other relevant planning policy considerations.</u> Applicants must set out all options explored for intensification in their Planning Statements. OPDC will <u>only</u> accept schemes that <u>provide industrial intensification, except where</u> robust evidence has been provided by the applicant demonstrating that it is not feasible <u>and/or the considerations above cannot be met.</u>
68/11	MINOR/2/PSF2/68/11	Channel Gate Development Framework Principles- Principle 9	<p>Principle 9: Building Heights and Massing</p> <p>Proposals should deliver the place vision by contributing a variety of building heights across Channel Gate that respond to sensitive locations and optimise development capacity by delivering:</p> <ol style="list-style-type: none"> generally, 6 to 10 storeys along Victoria Road; generally, 6 to 8 storeys fronting the Grand Union Canal; lower heights and appropriate massing adjacent to the Island Triangle; increased heights and massing adjacent to rail lines and freight activity to mitigate impact on residential amenity; tall buildings at appropriate locations throughout Channel Gate, including key junctions and spaces, where they assist with legibility and place making; <u>and</u> heights appropriate to support intensified / multi-storey industrial uses on the Willesden Freight Terminal; <u>and</u> <u>Tall buildings that have a massing and materiality that responds to any sensitive locations.</u>

68/12	MINOR/2/PSF2/68/12	Channel Gate Development Framework Principles- Para 7.2	7.2. In less sensitive locations, there is the scale and opportunity for development to deliver increased building heights. Tall buildings would be considered appropriate in principle throughout most of Channel Gate, where they assist with legibility and place making and where their massing and materiality responds to any nearby sensitive locations . Tall buildings may be supported at key crossings of the Grand Union Canal, subject to site specific considerations.
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OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

London Borough of Brent

21st October 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 London Borough of Brent.
- 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 and the representation (comment reference 11) submitted by London Borough of Brent (respondent reference 64).
- 1.3. Where relevant, it proposes resulting further minor modifications. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. OPDC consulted on the Main Modifications to the draft Local Plan between 17th May – 5th July 2021. All of the representations received, as well as OPDC officer responses, were submitted to the Planning Inspector for his consideration.
- 2.2. The Planning Inspector has subsequently issued a note (ID-37, dated 6th October 2021) listing a number of representations that include specific wording suggestions for alterations to the plan and supporting studies. The note includes a deadline for identified respondents to confirm if they wish to insist on their right to be heard in respect of these representations. It also asks identified respondents to check whether OPDC’s response is acceptable to them before deciding whether to reply to the Inspector.
- 2.3. The note lists a representation (comment reference 11) submitted by the London Borough of Brent (respondent 64). OPDC has spoken to the London Borough of Brent with respect to this representation to agree the matters in Section 3.

3. Agreed matters

- 3.1. That OPDC and the London Borough of Brent support:
 - A. Post Submission Proposed Further Minor Modification reference 64/11 to para 4.61
 - B. The following additional modification set out below:

Updated policy/para/figure	Agreed modification <i>(Proposed further text modifications are shown as tracked-changes in blue text with a yellow highlight. Text shown in tracked-changes as red text are from previous modifications)</i>
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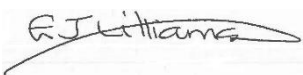
4.61	<p><u>a) removing through traffic on the Big X;</u> <u>b) supporting fast and reliable bus services and increasing capacity, including the potential for a complementary night shuttle bus service for shift workers;</u> <u>c) removing and rationalising car parking;</u> <u>d) supporting more efficient freight movements;</u> <u>e) better connecting the six rail stations surrounding Park Royal, via the Big X with better public realm, crossings, traffic calming, CCTV, lighting and signage to support walking and cycling;</u> <u>f) creating new public spaces and support street greening within the town centre;</u> <u>g) creating and upgrading pedestrian and cycles lanes facilities to deliver a joined up, accessible walking and cycle route network.</u></p>
4.97	<ul style="list-style-type: none"> • <u>removing through traffic on the Big X;</u> • <u>supporting fast and reliable bus services and increasing capacity, including the potential for a complementary night shuttle bus service for shift workers;</u> • <u>removing and rationalising car parking;</u> • <u>supporting more efficient freight movements;</u> • <u>better connecting the six rail stations surrounding Park Royal, via the Big X, with better public realm, crossings, traffic calming, CCTV, lighting and signage to support walking and cycling;</u> • <u>creating new public spaces and support street greening within the town centre;</u> • <u>creating and upgrading pedestrian and cycles lanes facilities to deliver a joined up, accessible walking and cycle route network.</u>

4. Outstanding matters in relation to comment 11 yet to be agreed


4.1. Not applicable.

5. Confirmation of Agreement

5.1. 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		21 October 2021

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Signed on behalf of London Borough of Brent		
Name and position	Signature	Date
Ciara Whelehan Spatial Planning Manager		21 st October 2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

London Borough of Hammersmith and Fulham

23 October 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 London Borough of Hammersmith & Fulham (LBHF).
- 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 and the representation (comment references 40, 51, 73, 75-78, 83 and 84) submitted by LBHF (respondent reference 66).
- 1.3. Where relevant, it proposes resulting further minor modifications. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. OPDC consulted on the Main Modifications to the draft Local Plan between 17th May – 5th July 2021. All of the representations received, as well as OPDC officer responses, were submitted to the Planning Inspector for his consideration.
- 2.2. The Planning Inspector has subsequently issued a note (ID-37, dated 6th October 2021) listing a number of representations that include specific wording suggestions for alterations to the plan and supporting studies. The note includes a deadline for identified respondents to confirm if they wish to insist on their right to be heard in respect of these representations. It also asks identified respondents to check whether OPDC's response is acceptable to them before deciding whether to reply to the Inspector.
- 2.3. The note lists representations (comments reference 73 and 75) submitted by the LBHF (respondent 66). OPDC has spoken to the LBHF with respect to these representations to agree the matters in Section 3.

3. Agreed matters

- 3.1. That OPDC and the LBHF support:

- A. Additional Post Submission Proposed Further Minor Modifications in relation to comment references 73 and 75 set out below:

Updated policy/para/figure *Agreed modification*
(Proposed further text modifications are shown as tracked-changes in blue text with a yellow highlight. Text shown in tracked-changes as red text are from previous modifications)

OPDC Local Plan, para 8.25	Following adoption of the Local Plan, OPDC will also revisit this policy and its associated
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OPDC Local Plan,
para 9.9

viability evidence ~~at the earliest opportunity~~ within 5 years of adoption of the Local Plan to ensure that any increased development value can maximise the delivery of social rent or London Affordable Rent homes

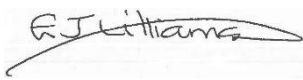
~~Wherever feasible, s~~ Sites should deliver high plot ratios through industrial intensification where feasible, subject to transport impacts, agent of change, delivery of a high quality public realm, and all other relevant planning policy considerations. Applicants must set out all options explored for intensification in their Planning Statements. OPDC will ~~only~~ accept schemes that ~~do not result in provide industrial intensification,~~ except where if-robust evidence has been provided by the applicant demonstrating that it is not feasible and/or the considerations above cannot be met. .


4. Outstanding matters yet to be agreed

4.1. Not applicable.

5. Confirmation of Agreement

5.1. 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 October 2021

Signed on behalf of London Borough of Hammersmith & Fulham		
Name and position	Signature	Date
Joanne Woodward Chief Planning Officer		23 October 2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Osbourne Investments Ltd and Quattro Holdings Ltd

22nd October 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 Osbourne Investments Ltd and Quattro Holdings 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 and the representation (comment reference 3) submitted by Osbourne Investments Ltd and Quattro Holdings Ltd (respondent reference 96).
- 1.3. Where relevant, it proposes resulting further minor modifications. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. OPDC consulted on the Main Modifications to the draft Local Plan between 17th May – 5th July 2021. All of the representations received, as well as OPDC officer responses, were submitted to the Planning Inspector for his consideration.
- 2.2. The Planning Inspector has subsequently issued a note (ID-37, dated 6th October 2021) listing a number of representations that include specific wording suggestions for alterations to the plan and supporting studies. The note includes a deadline for identified respondents to confirm if they wish to insist on their right to be heard in respect of these representations. It also asks identified respondents to check whether OPDC's response is acceptable to them before deciding whether to reply to the Inspector.
- 2.3. The note lists a representation (comment reference 3) submitted by the Osbourne Investments Ltd and Quattro Holdings Ltd (respondent 96). OPDC has spoken to the Osbourne Investments Ltd and Quattro Holdings Ltd with respect to this representation to agree the matters in Section 3.

3. Agreed matters

- 3.1. That OPDC and Osbourne Investments Ltd and Quattro Holdings Ltd support:
 - A. An additional Post Submission Proposed Further Minor Modification in relation to comment reference 3 set out below:

Updated policy/para/figure	Agreed modification <i>(Proposed further text modifications are shown as tracked-changes in blue text with a yellow highlight. Text shown in tracked-changes as red text are from previous modifications)</i>
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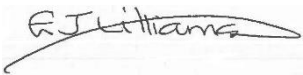
OPDC Local Plan, para 4.108	At the time of the publication of this Local Plan, the Quattro site in Acton Wells is safeguarded within the West London Waste Plan (2015). Proposals should accord with this designation or any future policy guidance provided within an updated West London Waste Plan or other Development Plan Document. <u>If the site were redeveloped for a non-waste use then compensatory provision would need to be made in line with the London Plan Policy SI9, WLWP and Local Plan Policy EU6.</u> In regard to this, the waste site ceased operation in November 2018 when the site was first used by HS2 Ltd and its waste use has been relocated by Quattro to other sites elsewhere in West London.
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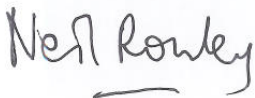
4. Outstanding matters yet to be agreed

4.1. Not applicable.

5. Confirmation of Agreement

5.1. 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		22 nd October 2021

Signed on behalf of Osbourne Investments Ltd and Quattro Holdings Ltd		
Name and position	Signature	Date
Neil Rowley Director of Savills UK Ltd Authorised on behalf of Osbourne Investments Ltd and Quattro Holdings Ltd		22 nd October 2021

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Lords Builders Merchants

02 November 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 Lords Builders Merchants.
- 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 and the representations (comment references 11 and 12) submitted by Lords Builders Merchants (respondent reference 68).
- 1.3. Where relevant, it proposes resulting further minor modifications. The Inspector is asked to consider these modifications, which are acceptable to and have been agreed by both parties.

2. Background

- 2.1. OPDC consulted on the Main Modifications to the draft Local Plan between 17th May – 5th July 2021. All of the representations received, as well as OPDC officer responses, were submitted to the Planning Inspector for his consideration.
- 2.2. The Planning Inspector has subsequently issued a note (ID-37, dated 6th October 2021) listing a number of representations that include specific wording suggestions for alterations to the plan and supporting studies. The note includes a deadline for identified respondents to confirm if they wish to insist on their right to be heard in respect of these representations. It also asks identified respondents to check whether the OPDC's response is acceptable to them before deciding whether to reply to the Inspector.
- 2.3. The note lists representations (comment reference 11 and 12) submitted by Lords Builders Merchants (respondent 68). OPDC has spoken to Lords Builders Merchants with respect to this representation to agree the matters in Section 3.

3. Agreed matters

- 3.1. That OPDC and Lords Builders Merchants support:
 - A. Post Submission Proposed Further Minor Modification reference 68/11 to Channel Gate Development Framework Principles Principle 9.
 - B. Post Submission Proposed Further Minor Modification reference 68/12 to Channel Gate Development Framework Principles paragraph 7.2.
- 3.2. These additional modifications are set out below:

Comment reference	Agreed modification <i>(Proposed further text modifications are shown as tracked-changes in blue text with a yellow highlight.)</i>
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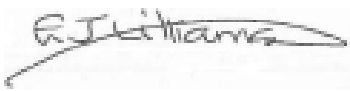
68/11	<p>Principle 9: Building Heights and Massing</p> <p>Proposals should deliver the place vision by contributing a variety of building heights across Channel Gate that respond to sensitive locations and optimise development capacity by delivering:</p> <p>a) generally, 6 to 10 storeys along Victoria Road;</p> <p>b) generally, 6 to 8 storeys fronting the Grand Union Canal;</p> <p>c) lower heights and appropriate massing adjacent to the Island Triangle;</p> <p>d) increased heights and massing adjacent to rail lines and freight activity to mitigate impact on residential amenity;</p> <p>e) tall buildings at appropriate locations throughout Channel Gate, including key junctions and spaces, where they assist with legibility and place making; and</p> <p>f) heights appropriate to support intensified / multi-storey industrial uses on the Willesden Freight Terminal; and</p> <p>g) Tall buildings that have a massing and materiality that responds to any sensitive locations.</p>
68/12	<p>7.2. In less sensitive locations, there is the scale and opportunity for development to deliver increased building heights. Tall buildings would be considered appropriate in principle throughout most of Channel Gate, where they assist with legibility and place making and where their massing and materiality responds to any nearby sensitive locations. Tall buildings may be supported at key crossings of the Grand Union Canal, subject to site specific considerations.</p>


4. Outstanding matters yet to be agreed

4.1. Not applicable.

5. Confirmation of Agreement

5.1. 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		02 November 2021

Signed on behalf of Lords Builders Merchants		
Name and position	Signature	Date
Shanker Patel Chief Executive Office		02 November 2021

