

OPDC Local Plan

Statement of Common Ground

Between

Old Oak and Park Royal Development Corporation

and

Greater London Authority

08 December 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 the parties on matters related to the OPDC Local Plan.
- 1.3. The Inspector is asked to consider these agreements, which are acceptable to and have been agreed by the parties to this agreement.

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 confirmed that he wishes to hold four public hearing sessions on the draft Local Plan. One of the hearings is considering conformity of the draft Local Plan with London Plan policy D9 on tall buildings. Document ID-40v2 sets out the agenda and matters for discussion. The matters comprise:
 1. Has the Court case referred to by OONF/StQW reached a conclusion?
 2. To what extent does London Plan policy D9 B require specific or generalised locations to be defined in a local development plan (as opposed to any supplementary planning document)?
 3. Do the Modified allocations adequately specify locations for tall buildings?
 4. To what extent do tall building heights require specification in a local development plan (as opposed to any supplementary planning document) in order to comply with London Plan policy D9 B?
 5. Do the Modifications adequately specify appropriate tall building heights?
- 2.3. The GLA provided a response to the Main Modifications consultation. The response confirmed that OPDC's draft Local Plan approach to tall buildings is consistent with the approach in the London Plan (2021).
- 2.4. This note provides further information confirming that OPDC and the GLA consider the draft Local Plan is in general conformity with the London Plan (2021) in relation to the matters set out above.

3. Agreed matters

3.1. The GLA and OPDC agree the following:

- A. That the OPDC area is wholly an Opportunity Area and unique from other London local planning authorities' areas and that this uniqueness requires a phased approach to producing planning policy for tall buildings that aligns with the progression of London's largest regeneration project.
- B. OPDC's uniqueness is demonstrated by a combination of the OPDC area's:
 - 1. position at the very start of long-term 30+ years development programme involving over 91 hectares of developable publicly and privately owned land.
 - 2. development potential and scale of complexity involving large strategic sites that have yet to be masterplanned or designed.
 - 3. exact configuration of the future movement network, location of new open spaces, size, layout and shape of future development sites and schemes have yet to be defined.
 - 4. extensive evolving development context that will be subject to significant change.
 - 5. composition wholly as an Opportunity Area.
 - 6. position at the meeting point of two London Plan Growth Corridors for Heathrow/Elizabeth line and High Speed 2/Thameslink.
 - 7. future unparalleled connectivity as provided by Old Oak Common Station which will be the gateway to London from the Midlands and the North and will serve as the London terminus for some time.
- C. That the phased approach to defining tall building locations at this point in time with the intention of defining appropriate tall building heights at a later date is appropriate.

Tall building locations

- D. London Plan (2021) enables local planning authorities to interpret and apply policy D9 B to determine whether boundaries of tall building locations should be areas or specific sites.
- E. That due to the OPDC area's unique circumstances outlined in B, at this point in the OPDC area's development, it would be premature to define specific site location boundaries for tall buildings and the approach set out in the proposed modified figure 3.15 is appropriate and in general conformity with the London Plan.

Tall building heights


- F. Due to the OPDC area's uniqueness, specifically the extensive evolving development context and long-term development programme, it is agreed it would be beneficial to define appropriate tall building heights through a review of the Local Plan, or a DPD, focused on this issue.

- G. That OPDC will include appropriate tall building heights within its Development Plan as soon as reasonably possible, but no later than three years from the adoption of the Local Plan
- H. That, prior to OPDC identifying appropriate heights, utilising the combination of the National Planning Policy Framework (e.g. paragraphs 124 to 136), National Planning Practice Guidance (e.g. Historic Environment), London Plan (e.g. policies D1-D4, D9 and HC1), OPDC Local Plan (e.g. place policies and policies SP9, D1-D7) and other material considerations through the development management process will enable OPDC to effectively manage the delivery of appropriate building heights and design for tall buildings.
- I. In light of the above, the approach to tall building heights is in general conformity with the London Plan and fully supported by the GLA.

2. Confirmation of Agreement

2.1. 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		08/12/2021

Signed on behalf of Greater London Authority		
Name and position	Signature	Date
Lucinda Turner Assistant Director of Planning		08/12/2021