

# OPDC Response to hearing discussions on OPDC-031 (OPDC-50) 21 January 2022

Please accept our apologies for omitting a reference to OPDC-031 within our submitted Schedule of Hearing Actions. OPDC was grateful for the opportunity to explain our position with regards to this at Hearing Session 3 (Policies E1 and E2) on 12<sup>th</sup> January 2022. A written explanation, including OPDC’s consideration of the suggested change in relation to interim employment uses (under para 1.13 of OPDC-031) and proposed further minor modifications to address points raised during this session, are set out below.

The change in para 1.13 of OPDC-031 was put forward by OPDC to address points raised by Cargiant in the hearing matter 3 (effectiveness) about the specific needs of their site to remain operational and concerns they had at the time relating to their need to decant and relocate elements of their business within Old Oak if OPDC’s HIF funded Phase 1a plans were brought forward.

As part of your Interim Findings on the viability of the Cargiant site allocation (ID-33) and through subsequent correspondence, OPDC and Cargiant were encouraged to work proactively to reach a mutually agreeable resolution in respect of the policies for Old Oak North. OPDC engaged with Cargiant and, relevant to this issue, detailed wording changes were agreed to the supporting text for P10 (Scrubs Lane Place policy). The text changes specifically refer to the operational needs of Cargiant – these are outlined in modification reference MM/PS2/OPDC/P10/11, which relates to paragraph 4.172 (OPDC-40a OPDC Post Submission modified draft Local Plan May 2021). OPDC and Cargiant have signed a Statement of Common Ground to confirm the matters that are now agreed for the purposes of the Local Plan examination.

As discussed at Hearing Session 3 on the 12<sup>th</sup> January 2022, OPDC considered that businesses elsewhere who may wish to deliver interim proposals ahead of comprehensive development could be effectively managed by being considered against the draft Local Plan’s Meanwhile Uses policy (currently TCC9, but with the removal of TCC3 and subsequent renumbering it would become TCC8). In order to make this intention clearer OPDC proposes two minor modifications for your consideration:

- add new supporting text to policy E2 with clear cross referencing to the Meanwhile Use policy; and
- add new supporting text to the Meanwhile Uses policy to clarify consideration of interim employment uses.

The detailed wording proposed for these modifications is set out in Table X with new text additions shown in blue.

Modification reference	Updated policy/para/figure	Modification (red text is existing modification, blue text is new proposed modification)
	New paragraph – 9.21	Given the long term phasing of certain sites outside of SIL, there is potential for premises and sites to stay in productive use as interim employment uses prior to their planned redevelopment for mixed use in line with Table 3.1. Any proposals to support the effective functioning of these uses ahead of the sites’ comprehensive redevelopment would be assessed against policy TCC8 (Meanwhile Uses) and other relevant planning policies.

	10.61	<p>Meanwhile uses are likely to play a huge role in early place making in the OPDC area, <del>particularly in Old Oak</del>, where there will be many temporarily vacant land parcels awaiting development in the longer term and where meanwhile uses can help provide facilities to support its designation as a Cultural Quarter (see Policy SP6). (see Policy SP6). Meanwhile uses can also support the effective use of land, in advance of comprehensive development, through the provision of interim employment uses.</p>
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