

Local Plan Independent Examination

OPDC Response to Matter and Issue 3a

Matter 3a: Whether the Plan would be effective in the light of doubts about viability of development (derived from the thirty-eighth and thirty-ninth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage including representation 2/H9/2 from Old Oak Park Ltd concerning the viability of specialist housing amongst others)

Although I am content with the officers' response to this Matter set out in Appendices E and J to Key document 5, a Hearing session will be required if representors exercise their right to be heard.

OPDC response:

- 1.1. OPDC considers that the Local Plan would be effective in the light of doubts about viability of development. The Local Plan paragraph 3.81 recognises that the redevelopment and regeneration of the OPDC area will be challenging due to the complexities inherent in a large scale long-term development.
- 1.2. Policy DI1 sets out the expectation that there would need to be a balance between different priorities. As outlined in DI1 policy and supporting text, OPDC are investigating many avenues for the funding of infrastructure and is not placing an over-reliance on developer contributions. A current example of this investigation is OPDC's recent successful bid for £250 million from the Government's Housing Infrastructure Fund (HIF) to deliver a range of infrastructure to unlock and support development across Old Oak North and portions of Scrubs Lane. This funding will significantly assist in development viability for sites to deliver 10,000 new homes within Old Oak North and Scrubs Lane.
- 1.3. OPDC's viability evidence base has been developed in accordance with national policy and guidance for purposes of long term plan making. The Affordable Housing Viability Assessment (document SD41) undertook an assessment of the viability of various affordable housing tenure splits and this has informed the development of a sound and deliverable affordable housing policy. The Whole Plan Viability Study (document SD60) has assessed all the Local Plan policies to identify those policies likely to impact on development viability, such as affordable housing, infrastructure (including Community Infrastructure Levy), environmental standards, open space requirements and employment policies (including affordable workspace and commercial floorspace at Old Oak Common Station). The conclusion of the Whole Plan Viability Study (document SD60) is that, in the round, the policies contained in the Local Plan are viable. This demonstrates that the Local Plan is deliverable and therefore effective and also that it is consistent with the requirements of national policy in terms of deliverability and viability.
- 1.4. OPDC's Strategic Housing Market Assessment (document SD44) identifies an 8.6% need for specialist housing. Wheelchair accessible homes were assessed as part of the Whole

Plan Viability Study. As referenced in paragraph 1.3 the assessment concluded that policies in the Local Plan are viable (i.e. including Policy H9 that relates to the provision of specialist housing).