

## **ADDENDUM REPORT 1**

**Subject:** Old Oak and Park Royal Development Corporation Draft Local Plan –  
**Addendum Report regarding further changes to the Local Plan**  
**Meeting date:** 3 May 2017  
**Report to:** Planning Committee  
**Report of:** Director of Planning

### **FOR DECISION**

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**This report will be considered in public**

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#### **1 Summary**

- 1.1 This addendum report provides supplementary information to the OPDC Planning Committee Report 05 – OPDC Draft Local Plan Regulation 19 Consultation. It sets out further changes to be made to the Local Plan beyond those included within Appendix A of the report.
- 1.2 This report seeks to invite OPDC Planning Committee to recommend that this information is included in the draft Local Plan to be presented to OPDC Board.

#### **2 Additional Recommendations**

- The Committee is asked to:
- 2.1 **Comment** on the addendum; and
  - 2.2 **Recommend** that the draft Local Plan, to be presented to OPDC Board, is amended to include the contents of this addendum.

#### **3 Addendum Amendments**

- 3.1 The following addendum amendments have been made in reference to the [online 'appendix A' version of the Local Plan](#), which has individual page numbers for each page of the document.

## Chairman's Foreword

- 3.2 OPDC's new Chairman, Liz Peace, has now provided officers with a foreword for inclusion in the draft Local Plan. This would be inserted within page 3 of the document (appendix A). The contents of the foreword are provided in the below box.

### **Chairman's Foreword**

**I am delighted to introduce this new revised Local Plan to you for public consultation.**

**Regeneration across Old Oak and Park Royal over the next twenty years provides an unprecedented opportunity to bring tangible benefits to the quality of life of both local people and Londoners alike.**

**Old Oak will be transformed with the opening of Old Oak Common station in 2026 and become one of London's most accessible destinations. This provides us with the impetus to deliver a new part of London, built on the principle of mixed use, high density development supported by excellent public transport.**

**Park Royal today, is London's largest industrial estate, employing over 43,000 people. This new revised Local Plan supports the protection of this vital industrial estate that is a key part of the economy of London. It also details how the area can be strengthened and intensified to ensure it continues to remain successful in an increasingly competitive and globalising world.**

**The Local Plan sets out how we will ensure that new development is of a high quality. It supports health and well-being through the delivery of new parks, a protected Wormwood Scrubs, healthy streets and a range of complementary town centre uses. It promotes exemplary standards of environmental sustainability by supporting low and zero carbon development, the re-use of materials, the sharing economy and smart technology. It supports the creation of new jobs across a range of sectors and income levels, to deliver a fairer economy. Importantly, it supports the creation of lifetime neighbourhoods through the delivery of a range of housing types and affordability whilst ensuring new and improved ancillary uses such as schools, health centres and community spaces are provided in a timely manner.**

**Across both Old and Park Royal, this new revised Local Plan supports the delivery of a series of high quality neighbourhoods and spaces that future generations of Londoners will be proud of. Development will take its cue from the areas' existing neighbourhoods, spaces and heritage, including the valued ecological spaces of Wormwood Scrubs and the Grand Union Canal.**

**This new revised Local Plan builds significantly on the 1<sup>st</sup> draft and is supported by more detailed evidence and more ambitious standards for how development can help support OPDC in its aspiration to create a truly remarkable new place for London.**

**I welcome your comments on this important document that will be used to shape the regeneration of this part of London over the next 20 years.**

Cross-referencing the Mayor's draft Culture and Night Time Economy Supplementary Planning Guidance (SPG)

- 3.3 In April 2017, the Mayor published the draft Culture and Night time Economy SPG. OPDC considers that there is potential to promote the measures and recommendations in this SPG through the planning policies in the Local Plan. To support this, three changes are proposed to the policies and supporting text of the draft Local Plan, as set out below
- 3.4 The 1<sup>st</sup> change would be inserted in appendix A, page 37. The changes would include a new bullet being added to the policy and additions to the supporting text outlined in blue below. The supporting text in the relevant Old Oak place policies (P1: Old Oak South, P2: Old Oak North and P3: Grand Union Canal) would also be tweaked to reference back to this amendment in the strategic policy.

**Policy SP6**

- a) supporting a coordinated and phased approach to place-making that:
- i) creates a series of distinctive places and clusters as set out in chapter 4;
  - ii) delivers a range of meanwhile and catalyst uses; **and**
  - iii) **supports the creation of a new cultural quarter in Old Oak;**

**Supporting text (after para 3.41)**

**OPDC's Cultural Principles document sets out how the OPDC area, and in particular Old Oak, could play a significant role in supporting the Mayor's aspirations to promote London as the world's cultural and arts capital as set out in the Mayor's Culture Strategy. This could be achieved by supporting new and enhanced catalyst, cultural, arts, night time and meanwhile uses. OPDC will work with the GLA, neighbouring local authorities and developers to ensure that cultural provision in the area supports the creation of a new cultural quarter in Old Oak that can complement nearby cultural clusters and contribute to London's wider cultural offer.**

- 3.5 The 2<sup>nd</sup> change would be inserted in appendix A, page 183. At the end of point I), the following would be inserted (new text in blue).

Consideration should be given to sharing and leasing of space over different timescales to optimise use. **This could include sharing spaces between different uses at different times of the day and night.**

- 3.6 The 3<sup>rd</sup> change would be inserted in appendix A, page 258 – para 10.71. Before the last sentence, the following wording would be inserted (new text in blue).

**The Mayor's draft Culture and Night Time Economy Supplementary Planning Guidance (SPG) (2017) identifies that opportunities should be taken to extend the opening hours of activities and uses. This could include more traditional night time economy uses such as eating and drinking establishment, alongside uses usually associated with the day**

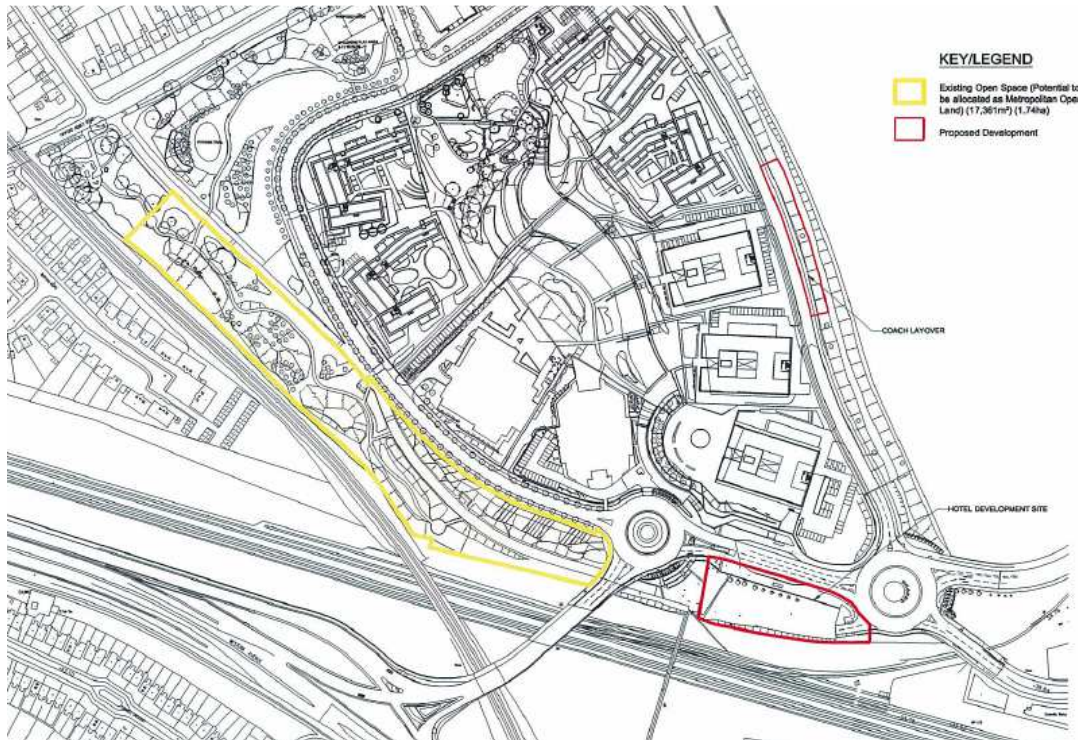
**time, such as shops, cafes, recreational, community and leisure facilities, helping to create a 'bridge' between day time and night time economy uses.**

**OPDC will work with applicants to support the delivery of these uses in the OPDC area.**

However, if not appropriately mitigated, these uses can result in night time activity which can give rise to impacts on amenity, particularly for residents.

#### Clarifying MOL arrangements to the south of First Central

- 3.7 In 2013 Brent and Ealing Council jointly granted planning permission on a cross boundary site (App ref. P/2012/4535) for a hotel on land to the south of Coronation Road, shown in red on the below plan. The site is a total of 0.55 ha in size, of which 0.24 ha is in Ealing and is designated as Metropolitan Open Land (MOL) in Ealing's Local Plan (adopted 2011). The remaining 0.31 ha is located in Brent but this land is not designated as MOL.
- 3.8 The section 106 agreement for this application covenants with Brent that upon the grant of planning permission of the hotel, land within the area highlighted yellow on the below plan shall not have any works carried out to it which is incompatible with its designation as MOL, so that it may be designated as MOL by Brent. The land is now under the jurisdiction of OPDC and the responsibility for designating this alternative site as MOL rests with OPDC.
- 3.9 OPDC's Local Plan is proposing to formalise this arrangement and include within the Policies map, the removed MOL designation on the southern Coronation Road site (shown red) and insert a new MOL designation on the Diageo Lake SINC (in yellow). To clarify this arrangement, wording is proposed to be inserted within para B.2. of the Brewery Cluster supporting text [pages 91-92], provided in the below box.



**The development site to the south of Coronation Road benefits from an extant permission for a hotel. This is on land designated as Metropolitan Open Land (MOL) in Ealing’s Local Plan. The Section 106 agreement for this application (ref ETL/610/1359) sets out arrangements to designate alternative MOL on land to the south of the southern arm of Lakeside Drive. This Local Plan formalises this arrangement and alternative MOL provision has been designated within the Local Plan Policies Map for this site.**

Changes to the education text to address concerns raised by Hammersmith and Fulham Council Local Education Authority

3.10 Local Education Authority officers in Hammersmith and Fulham Council have raised concerns with regards to the wording on off-site education provision in the Local Plan and in the supporting Education and Health Needs Study. Concerns were raised by LBHF that facilities identified for expansion had not been formally agreed and that further discussion and feasibility work would be required between OPDC and LBHF and any officer agreement by LBHF would need to go through the formal approval process, before any proposal to make use of these schools for expansion could be taken forward. OPDC Officers are proposing to amend the wording of the Local Plan supporting text to Policy TCC4 (page 248) to highlight this concern. These changes are highlighted in the box below. In addition to the text change in the Local Plan, OPDC officers will work with the Hammersmith and Fulham Local Education Authority officers to agree wording to insert in the supporting Education and Health Needs Study that appropriately caveats that any identified off-site expansion of facilities is at a pre-feasibility phase and would be subject to further investigation and approvals.

The study identifies **existing schools and health facilities that may have** the potential for off-site expansion ~~of existing facilities~~ to meet the needs of the development in early phases. **Proposals for the expansion of these facilities is not yet committed and OPDC will be working with the relevant service providers to further investigate the potential for these facilities to be expanded. Available sites are included in OPDC's IDP.** OPDC will secure appropriate contributions from development proposals towards the expansion of **any these** facilities. **Applicants should engage early with OPDC and service providers to discuss the potential for any off-site expansion to meet the needs of their development and if off-site expansion proves infeasible, alternative provision would need to be made on-site.**

Changes to the places chapter

3.11 Some editorial changes are required to the content within the places chapter (chapter 4). The changes and rationale for the changes has been set out in the below table.

	Location	Amendment	Rationale
1	Policy P1n) and o)  [page 64]	Adding new text and removing existing text as set out below: n) <b>Enabling comprehensive development and the development of new sustainable communities by</b> Contributing to the delivery of infrastructure requirements as set out in the OPDC Infrastructure Delivery Plan, including a: i) new primary school; ii) new community hub facility; and iii) new public access sports and leisure centre. o) <del>Enabling comprehensive development and the development of new sustainable communities by contributing to the delivery of infrastructure in accordance with OPDC's Infrastructure Delivery Plan (IDP).</del>	To remove repetition
2	Paragraph OOS.4.  [page 65]	Remove the following text:  The excellent public transport access provided by the new Old Oak Common Station provides the opportunity <del>to establish a new commercial hub for London in Old Oak South. This new place can also become part of a new major town centre and high density residential neighbourhood. Old Oak South has the capacity</del> to deliver a minimum of 3,000 new homes delivered during the plan period within high density mixed-use development across the area in a range of building heights.	To remove repetition

3	Paragraph OOS.23  [page 67]	Paragraph removed due to duplication of paragraph OOS21. Desktop publishing error.	To remove repetition and superseded text.
4	Policy P1C1(g) and (j)  [page 69]	Policy P1C1(g) and (j) merged as follows:  Working with landowners to ensure development around Old Oak Common Station contributes to the delivery of new station public realm and / or other squares <b>that successfully accommodate transport interchange facilities, support wider connectivity and provide space for social and leisure facilities;</b>	To remove repetition of policies.
5	Policy P2, Policy P10, P10C3 and associated figures.  [pages 72, 126 and 134]	Policy and supporting text amended to replace references to 'Park Road' with 'Grand Union Street' to reflect updated recommendations within OPDC's Public Realm, Walking and Cycling Strategy.	To provide clarity and consistency with evidence base
5	Policy P2(h)  [page 72]	Policy amended to remove incorrect reference to 'Strategic Rail Freight'. Desktop publishing error.	To provide correct designation information.
6	Paragraph OON.27.  [page 77]	Remove the paragraph:  <del><b>The proposed size, form and location of this social infrastructure will need to be discussed early on with OPDC and other relevant stakeholders. These facilities are likely to be required to meet the need of other development sites. This process will be managed through policy SP10 to ensure equal distribution of costs through an equitable equalisation mechanism and will need to be defined through the development management process.</b></del>	Repeats content in paragraphs OON.24 and OON. 26
7	Grand Union Canal (P3) supporting	Correct paragraph numbering to change 'PWR' to 'GUC'	Desktop-top publishing error

	text  [pages 83 to 85]		
8	PRW.17.  [page 85]	Insert new sentence: In addition to its roles in managing flooding, the canal also provides an opportunity to generate localised heat and cooling for development in Old Oak. <b>Applicants should look to prioritise the potential use of the canal for heat, in agreement with the Canal and River Trust, in accordance with Policy EU10.</b>	To reflect the sequential process for the sourcing of heat in Policy EU10.
9	Policy P4(b) and paragraph PRW.4  [pages 87 and 88]	Policy and associated supporting text amended to state correct 3,800 jobs.	To address rounding formula error.
10	PRW.4  [page 88]	Add wording to end of paragraph:  Twyford Tip represents a significant opportunity to provide additional industrial floorspace/jobs as it is currently vacant land; <b>but it is noted that there is an extant planning permission on this site.</b>	To clarify that the site has an implemented planning permission
11	B.3.  [page 92]	Insertion of new wording at the end of the paragraph:  Therefore, introducing these uses could help create a more sustainable neighbourhood, with services being closer to where people live and work. <b>However, any town centre uses would need to be small-scale 'walk-to' facilities, to complement the surrounding town centre hierarchy.</b>	To clarify that any town centre uses in the Brewery Cluster would need to support the town centre hierarchy
12	Policy P7(c)  [page 104]	Policy amended to remove reference to incorrect job capacity of 3,200 resulting from historic modelling. Policy to state: Supporting and contributing to the establishment of a resilient economy <del>with 3,200 new jobs in</del> <b>by delivering</b> a mix of town centre uses, B1, B2 and B8 uses and community uses;	To provide correct capacity information.
13	Policy P7(o)  [page 105]	Policy amended to remove reference to delivering a secondary school on a site allocation. Policy to state: Contributing to the delivery of infrastructure requirements as set out in the OPDC Infrastructure Delivery Plan (IDP), including a	To provide clarity and consistency with evidence base.



		new secondary school <del>within on the</del> Acton Wells <del>site</del> <b>allocation;</b>	
14	Paragraph OOL.8  [page 116]	Supporting text wording removed:  <del>To support access into Channel Gate north of the Grand Union Canal, Goodhall Street should be delivered as a new through route with Channel Gate Road closed to through traffic.</del>	To remove repetition of paragraph CG.6

#### Changes to the Transport chapter

3.12 Some editorial changes are required to the transport chapter (chapter 7). The changes and rationale for the changes has been set out in the below table.

	Location	Amendment	Rationale
1	Policy T1 c) and d)  [page 197]	Swap ordering of policy c) and d) and in d), change 'acceptable standards' to 'adoptable standards'	To ensure the appropriate flow of the policy and conform with nationally recognised standards.
2	Paragraph 7.20  [page 199]	Add 'accessibility requirements' to the end of the paragraph.	A desktop publishing error had resulted in the wording being deleted.

#### Changes to the housing chapter

3.13 Some editorial changes are required to the housing chapter (chapter 8). The changes and rationale for the changes has been set out in the below table.

	Location	Amendment	Rationale
1	Paragraph 8.7 [page 215]	Supporting text amended as follows:  This identifies that London needs an additional 976,000 homes over the <del>next twenty years (2016 to 2036)</del> <b>between 2015 and 2036.</b>	To provide consistency with paragraph 3.16b in the London Plan.

2	Paragraph 8.25 [page 218]	Supporting text amended as follows: This includes, <b>but is not exclusive to</b> <del>amongst others</del> , subsidy from reduced land costs and the developer contribution gained through a Section 106 <b>agreement, as well as and</b> grant funding.	To provide greater clarity on typical methods of subsidy that may be recycled in the event that an affordable unit is lost.
3	Policy H3e) [page 219]	Amend policy as follows: ...except where proposals are delivered in accordance with Policy H7 <b>and Policy H10</b> .	To provide consistency with paragraph 8.36 by providing reference to student housing policy as well as shared housing policy.
4	Paragraph 8.34 [page 219]	Supporting text expanded as follows: <b>This will ensure that new homes will have adequately sized rooms and efficient room layouts which are functional and fit for purpose.</b>	To expand explanation of policy H3e) and ensure conformity with London Plan.
5	Paragraph 8.36 [page 219]	Supporting text amended as follows: Except for purpose-built shared housing and student housing proposals in accordance with Policy H7 <b>and Policy H10...</b>	To provide policy reference to student housing as well as share housing policy.

#### Changes to the Town Centres and Community Uses chapter

3.14 One change is proposed to the Town Centre and Community Uses chapter. The change is to Policy TCC6b)i) (page 252 of appendix A). The change is highlighted in the below box and is to correct a typographical error.

b) Supporting enhancements to existing facilities and the provision of new private facilities, where the proposal:

ii) does **not** result in unacceptable impacts on the transport network and on amenity

#### Changes to figures

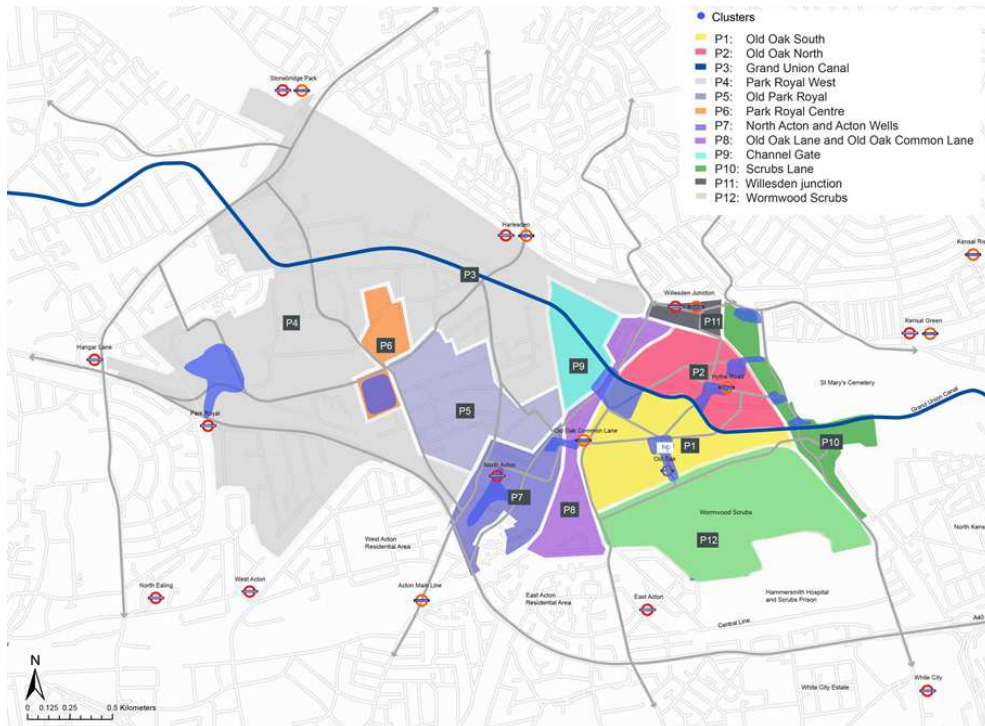
3.15 Many of the maps in the draft Local Plan were in a draft state at the time of circulation of the Local Plan to committee members. Further updates to these images have been

undertaken to correct factual inaccuracies. The changes that have been undertaken have been set out in the below table and updated copies of the figures have been provided below.

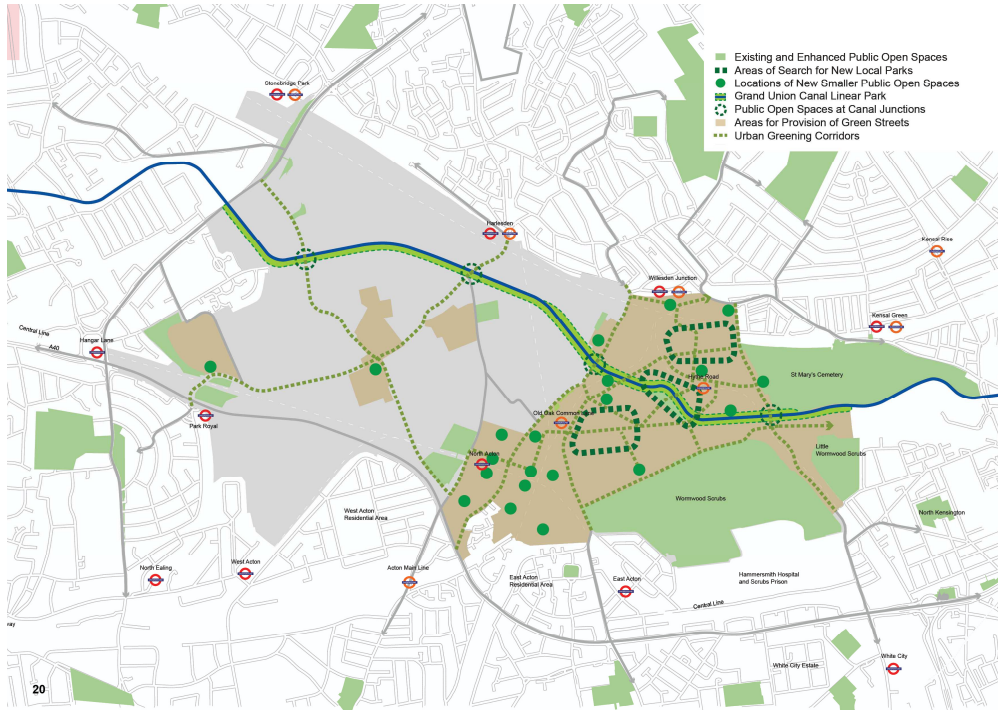
	<b>Location</b>	<b>Amendment</b>	<b>Rationale</b>
1	Figure 3.4  [page 38]	Map updated to: <ul style="list-style-type: none"> <li>• Refer to correct numbering of places;</li> <li>• Show clusters; and</li> <li>• Show key existing and proposed routes.</li> </ul>	To provide clarity and consistency with policy text
2	Figure 3.8  [page 46]	Map updated to show locations for: <ul style="list-style-type: none"> <li>• Local parks;</li> <li>• smaller open spaces and pocket parks</li> <li>• primary routes with urban greening; and</li> <li>• locations to deliver green streets</li> </ul>	The figure has been updated to graphically illustrate the proposed open space policy requirements.
3	Figure 3.13  [page 53]	Map updated to reflect amended phasing of development as set out in OPDC's Development Capacity Study.	To provide clarity and consistency with evidence base.
4	Figure 4.1  [page 59]	Map updated to: <ul style="list-style-type: none"> <li>• Refer to correct numbering of places;</li> <li>• Show clusters; and</li> <li>• Show key existing and proposed routes.</li> </ul>	To provide clarity and consistency with policy text.
5	Figure 4.2  [page 61]	Map updated to remove Old Oak Sidings and IEP Depot to reflect amended phasing of development as set out in OPDC's Development Capacity Study.	To provide clarity and consistency with evidence base.
6	Figure 4.19  [page 130]	Figure 4.19 amended to include providing of a public square/open space to the west of Scrubs Lane adjacent to 2 Scrubs Lane.	To provide clarity and consistency with evidence base.

7	Figure 4.22  [page 136]	Figure 4.19 amended to better reflect location and size of public square/open space within Mitre Wharf.	To provide clarity and consistency with evidence base.
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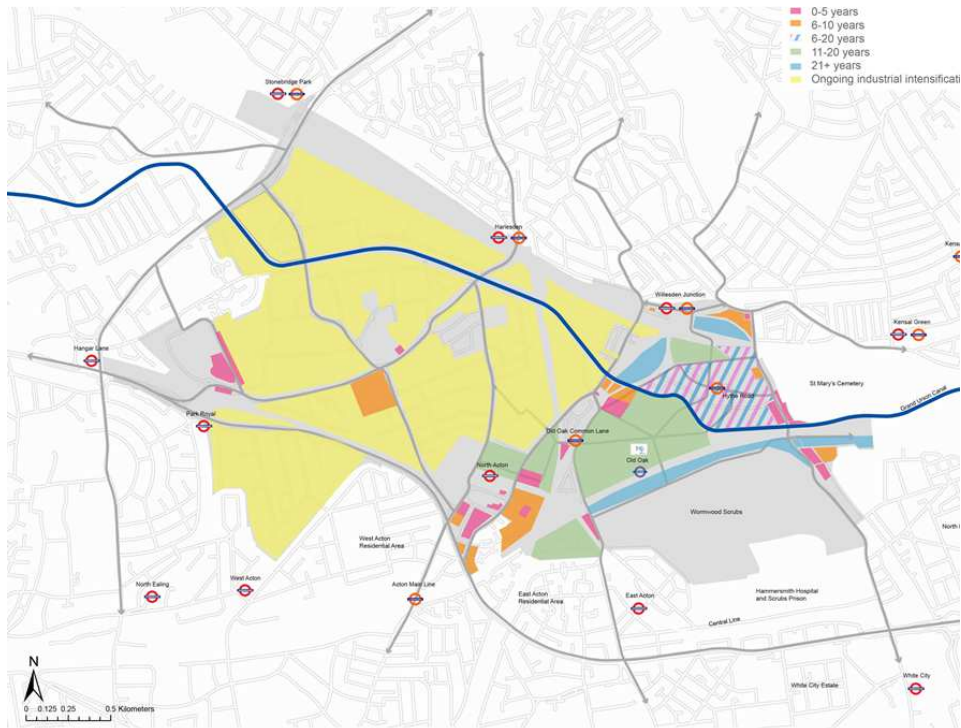
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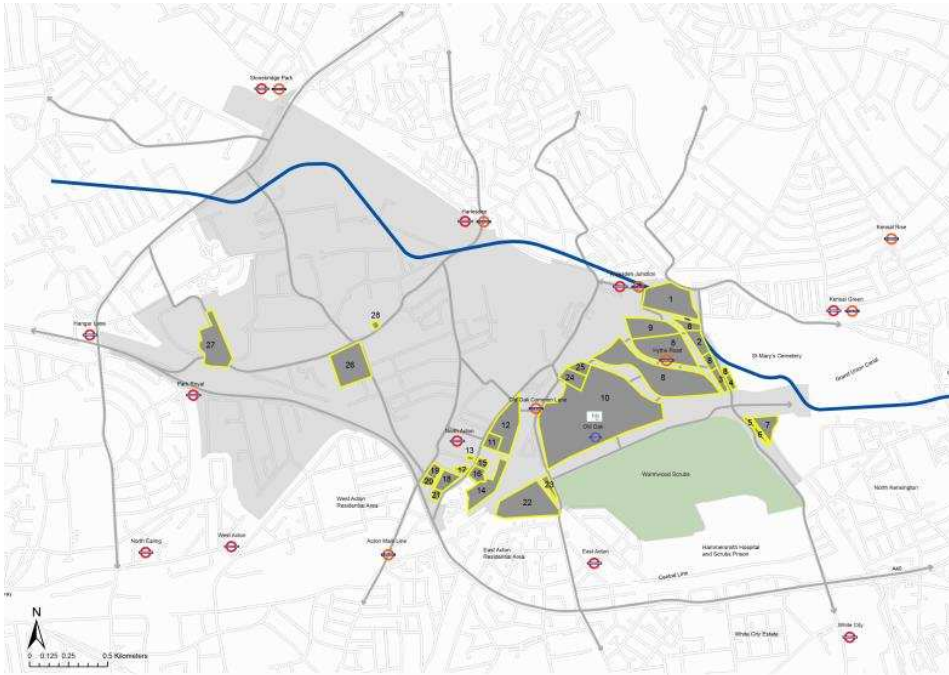
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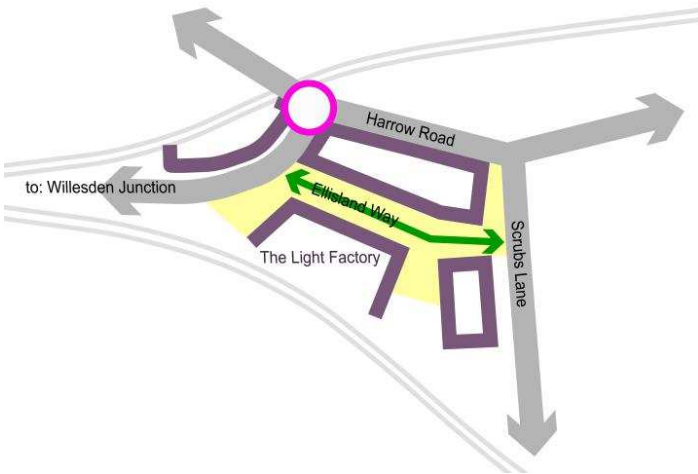
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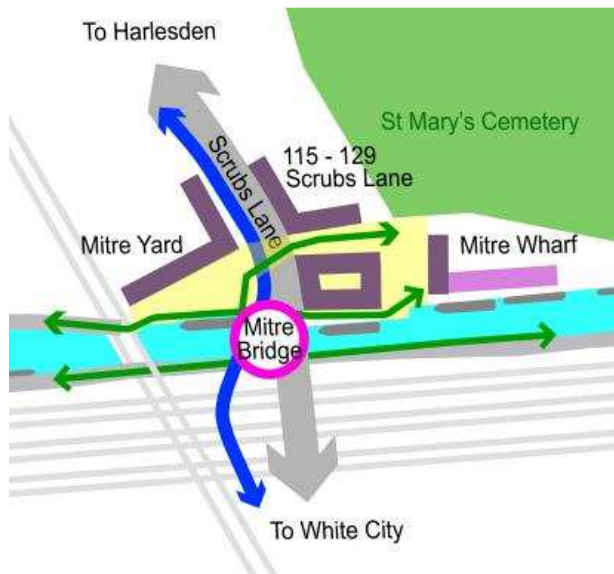
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#### 4. Next Steps

- 4.1 If agreed by this Committee, the draft Local Plan will be amended with the changes in this addendum and taken to OPDC Board (following the General Election) who will then decide whether or not to agree to consult on the draft Local Plan and its supporting studies.
4. For further next steps in relation to the draft Local Plan, please refer to OPDC Planning Committee Report – Local Plan.

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