

Old Oak and Park Royal Local Plan examination

Matters and Issues draft as at 28 February 2019

- 1 Whether the Plan's definition of Strategic Policies and its role envisaged for Neighbourhood Plans is consistent with National Policy (derived from the first and sixth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and representations 2/G/25 and 2/SP6/6 from Old Oak NF and 2/G42 and G43 from the Midland Terrace RA and the St Quentin and Woodlands NF amongst others)

Notwithstanding the officers' response to the Key Issues and representations set out in Appendices E and J to Key Document 5, this Matter would benefit from a discussion at a hearing session.

- 2 Whether the Plan has been positively prepared and subject to an adequate Sustainability Appraisal;
 - (a) In the light of alternative, community-led visions (derived from the second Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage)

Although I am content with the officers' response to this Key Issue set out in Appendix E to Key document 5, a Hearing session will be required if respondents exercise their right to be heard.

- (b) in the absence of proposals for the Elizabeth Line spur and of proposals to redevelop the Elizabeth Line depot (derived from the eighth and tenth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and the ninth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations from TfL (2/SV/7 and 2/SP5/9) and from St Quintin & Woodlands NF amongst others)

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

- (c) in terms of the need for facilities for sport, leisure and open space (derived from the fourteenth, twentieth and thirty-fifth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and the eleventh Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/G/12 by Sport England, Old Oak Park Ltd and Grand Union Alliance amongst others)

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

- (d) in terms of a positive strategy for the conservation and enjoyment of heritage assets (derived from the seventeenth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and from Inspector's Q3 re policy D8);

Pending examination of all the submitted evidence, this Matter may benefit from a Hearing session

- (e) in terms of the effects of the Plan's proposals and policies on Air Quality (derived from the eighteenth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and representations 2/T5/19-20 and 2/T6/6-7 from LBH&F)

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 LBH&F exercises its right to be heard.

- (f) in terms of Design (derived from the nineteenth, twenty-first and twenty-second Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage, Inspector's Q3 relating to policy D1 and representation 2/D5/3 from LBH&F)

Pending examination of all the submitted evidence, this Matter may benefit from a Hearing session. One will be required in any event if participants exercise a right to be heard

- (g) in terms of provision for Gypsies and Travellers (derived from the twenty-sixth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and the seventh Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/H8/1 & 2 by RBK&C, 2/H8/3 from London Gypsies and Travellers and 2/H8/7 from Grand Union Alliance 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.

- (h) in relation to waste facilities (derived from the thirtieth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and the eighth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/P2/4, 2/EU6/3 & 7 from local residents 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.

- (i) in terms of social infrastructure such as education and health facilities (derived from the third and thirty-fourth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and the tenth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations by LBB and Old Oak Park Ltd (2/SIN/1) 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.

- 3 Whether the Plan would be effective in the light of;

- (a) 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.

- (b) doubts about funding of infrastructure (derived from the thirty-ninth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage).

Notwithstanding the officers' response to the Key Issues and representations set out in Appendices E and J to Key Document 5, this Matter would benefit from a discussion at a hearing session.

- (c) fluidity of policies for Park Road and Old Oak Street and omission of partially formed proposals from figures or policies map (Derived from the eleventh Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage, a number of representations and Inspector's Q2, Q7, Q8, Q12, Q13, Q14, Q15, Q16 & Q17)

Notwithstanding the officers' response to my questions and to the Key Issues and representations 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.

- (d) delegation of proposals to Infrastructure Delivery Plan (Inspector's Q5)

This matter has been largely resolved in writing but a hearing session will discuss what appears to be an inchoate formulation of proposals for District-wide heating and cooling systems. (Policy EU10(f))

- 4 Whether the nexus between density/intensity, height and housing targets is justified in the light of uncertain delivery of transport infrastructure (derived from the fourth, fifth, seventh and ninth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and the sixth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/G/34 from Grand Union Alliance, 2/SP4/6 and 2/SP2/9 from individual objectors referencing the joint Cambridge/Berkeley University students report, 2/SP2/10 and 2/SP4/1 from LBH&F and 2/SP4/13 from Midland Terrace RA amongst others. This was also an issue with a number of organisations at Regulation 18 stage)

Notwithstanding the officers' response to the Key Issues and representations set out in Appendices E and J to Key Document 5, this Matter would benefit from a discussion at a hearing session.

- 5 Whether the locations identified as suitable for tall buildings are justified (derived from the sixteenth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and the thirteenth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/SP9/9 from Osborne Investments, 2/SP9/15 from Midland Terrace RA, 2/SP9/16 from Wells House Road RA, 2/SP9/26 from local residents, 2/P7/14 from TITRA, 2/P10/3 and 2/D5/7 from RBK&C,

2/D5/1 from LBB, 2/D5/3 from LBH&F and 2/D5/4 from Grand Union Alliance amongst others. At Regulation 18 stage, a number of organisations were concerned about tall buildings' effects on residential amenity.)

Notwithstanding the officers' response to the Key Issues and representations set out in Appendices E and J to Key Document 5, this Matter would benefit from a discussion at a hearing session.

- 6 Whether the proposals for Willesden Junction (Policy P11) would be effective (a) in increasing the accessibility of the Old Oak areas. (derived from the eleventh Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and the fifth Key Issue of table 5 of Key document 5 identified at Regulation 19(2) stage and representation 2/P11/1 by LBB amongst others) and (b) in defining the nature of the development to take place at Willesden Junction.

Notwithstanding the officers' response to my questions and to the Key Issues and representations 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.

- 7 Whether the effects on Wormwood Scrubs of the policies and proposals in the Plan would be justified and consistent with national policy (derived from the twelfth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and representations 2/P1/12, and 2/P8/7 from Wormwood Scrubs Charitable Trust amongst others. At Regulation 18 stage a number of organisations made representations on this point)

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.

- 8 Whether the Plan's policies towards the provision of vehicle parking are justified (derived from the twenty-third Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and representation 2/SP7/21 from Aberdeen Standard Investments 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.

- 9 Whether the Plan's policies towards the provision of affordable housing would be justified or effective (derived from the twenty-fourth Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and the first Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage and representations 2/H2/2 by GLA, LBBarnet, LBBrent, LBE, LBHarrow, LBHounslow, LB Hillingdon, LBH&F, 2/H2/12 by Sian Berry AM and 2/G/55, 2/H3/1 and 2/G/55 and 2/H3/2 by Old Oak Park Ltd 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.

- 10 Whether the Plan's policies towards the provision of family housing would be justified or effective (derived from the twenty-fifth Key Issue of table 5

of Key document 5 identified at Regulation 19(1) stage and representation 2/H3/1 from Old Oak Park Ltd 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.

- 11 Whether the Plan's policies and proposals for student housing would be justified (representation 2/SP4/15 from West Acton RA amongst others. This was also an issue with various organisations at Regulation 18 stage)

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.

- 12 Whether the Plan's policies towards industrial intensification would be effective (derived from the twenty-seventh, twenty-eighth and twenty-ninth Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and by representations from Aberdeen Standard Investments 2/SP5/7, 2/SP7/21, 2/E1/various from Grand Union Alliance, 2/E2/4 from Old Oak Common Ltd and 2/E3/5 from SEGRO 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.

- 13 Whether the inclusion or exclusion of land from SIL is justified (derived from the thirty-first Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage and the second identified in table 7 of Key document 5 at Regulation 19(2) stage and representations 2/P4/1 from Ashia Centur and 2/P8/14 from Grand Union Alliance and 2/P9/1 amongst others. At Regulation 18 stage, Midland Terrace RG and Old Oak Interim Forum sought greater release of SIL land and a number of organisations sought a buffer between industry and residential land. This matter and issue includes consideration of representations relating to individual sites)

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.

- 14 Whether the plan's policies towards town centre uses and impacts are justified and consistent with national policy (derived from the thirty-second, thirty-sixth and thirty-seventh Key Issues of table 5 of Key document 5 identified at Regulation 19(1) stage (LBBrent representations 2/TCC1/3 and 4)

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.

- 15 Whether the plan's policies towards the protection of pubs is justified (derived from the thirty-third Key Issue of table 5 of Key document 5 identified at Regulation 19(1) stage and by various representations from Citrus Group/Fuller, Smith and Turner)

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.

- 16 Whether the Plan's policies and proposals for Sustainable Drainage Systems (SUDS) would be effective (derived from the twelfth Key Issue of table 7 of Key document 5 identified at Regulation 19(2) stage, representation EU3/14 from Grand Union Alliance and Wells House Road RA at Regulation 19(1) stage and Inspector's Q)

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.

- 17 Whether the policies D13(e) and EU9 a (iv) for post- development monitoring would be effective (Inspector's Q3 re policy D13(e))

My own question has largely been resolved in writing but Grand Union Alliance has requested to be heard on this matter and so a hearing session has been arranged.