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To: henrypeterson@aol.com,
CC: Emma.Williamson@opdc.london.gov.uk, David.Lunts@opdc.london.gov.uk,
Subject: OPDC's approach to development and the Inspector's report on the OPDC Local Plan
Date: Mon, 23 May 2022 21:47

Dear Henry

Thank you for your letter of 12th April 2022.

The changes put forward in OPDC 51 were approved by the Chair of Planning Committee, William Hill, by email on 21st January 2022, in line with the delegation agreed by OPDC's Board. As has been set out previously the heights ranges that were proposed in OPDC 51, and which have subsequently been agreed by the Inspector, were derived from our development capacity modelling. The inspector has stated in paragraph 168 of his report that these height ranges which "could be deduced from information already contained within the Plan would not represent a substantive modification to the Plan requiring further consultation and so could be introduced through my discretion to make further non-substantive modifications without additional public consultation." This discretion is provided for by paragraph 6.12 of the Planning Inspectorate's Procedural Guidance for Local Plans, which states that main modifications can be introduced by the inspector without the benefit of public consultation "if he or she is satisfied that no party would be prejudiced as a result".

With regard to your five specific suggestions:

- The OPDC Planning Committee is already fully aware of the contents of OPDC-51. Any further explanations of this and other Local Plan policies will be included in the annual training for planning committee members.
- The Planning Committee are aware of and have previously agreed site allocations which were based on development capacity modelling which require the range of heights set out in OPDC-51. We see no need, therefore, for a public report at this stage.
- Engagement will take place on a site by site basis as sites come forward for development. As previously advised after the adoption of the Local Plan OPDC will begin a series of charettes engaging the community on further detail relating to the sites surrounding the HS2 station. We currently anticipate these beginning in the Autumn.
- As indicated previously we did not hold a stakeholder workshop for 1 Portal Way because at the pre-application stage we had originally thought that we would delegate the application. We decided to retain the application after the application had been submitted. Unfortunately this means that the opportunity to have a stakeholder workshop at pre-application stage was missed. It would not be appropriate to hold a stakeholder workshop at this stage as the application is now live. As Atlas Wharf is under 500 units a stakeholder workshop was not held and for the same reason we will also not be holding one for 3 School Road. We will hold a stakeholder workshop for 5-7 Park Royal Road in due course as this will be above 500 units.
- We have committed to review the SCI every two years and the next review is due in early 2023. We will engage proactively and extensively with the local community to garner their views on engagement at that time. Consequently we don't feel that a round table in advance of that process would be a good use of anybody's time.

Yours sincerely,

Liz

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