

**From:** Emma.Williamson@opdc.london.gov.uk,

**To:** henrypeterson@aol.com,

**CC:** claire.obrien@opdc.london.gov.uk, markjonathonwalker@gmail.com, hayescanal@hotmail.co.uk, sheela.selvajothy@googlemail.com,

**Subject:** RE: Proposed development at 5-7 Park Royal Road 23/0014/FUMOPDC

**Date:** Wed, 19 Apr 2023 11:52

**Attachments:**

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Henry

I can confirm that the application will not be on the agenda for 27<sup>th</sup> April.

Emma

**Emma Williamson**

Director of Planning

Old Oak and Park Royal Development Corporation

Office address: Brent Civic Centre, 32 Engineers Way, Wembley, HA9 0FJ

General Enquiries: 020 7983 5732

[Website](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [Facebook](#) | [e-newsletters](#) | [Blogs, Events & Activities](#)

My pronouns are: she/her



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**From:** henrypeterson@aol.com <henrypeterson@aol.com>

**Sent:** 13 April 2023 21:08

**To:** Emma Williamson <Emma.Williamson@opdc.london.gov.uk>

**Cc:** Claire O'Brien <claire.obrien@opdc.london.gov.uk>; markjonathonwalker@gmail.com; hayescanal@hotmail.co.uk; sheela.selvajothy@googlemail.com

**Subject:** Proposed development at 5-7 Park Royal Road 23/0014/FUMOPDC

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Emma,

This scheme was discussed at the OONF meeting on 4th April. Various OONF colleagues are now trying to give advice to residents in the properties on Western Avenue, backing onto site B.

Apart from the history of how the site became identified as appropriate for tall buildings (much to the surprise of this group of residents) there are complex issues about loss of ability for residents to access/exit vehicles from rear garages and loss of parking. These are people not all of whom are well versed in dealing with major planning proposals.

In these circumstances, and in the absence of a response to my email of 3rd April below, can we be assured that this application will not be on the agenda of the Planning Committee on April 27th? A bit more time is needed for word to spread about the proposals and for local people to understand their content.

Best wishes,

Henry Peterson

Adviser to the Old Oak Neighbourhood Forum

-----Original Message-----

From: [henrypeterson@aol.com](mailto:henrypeterson@aol.com)

To: [Emma.Williamson@opdc.london.gov.uk](mailto:Emma.Williamson@opdc.london.gov.uk) <[Emma.Williamson@opdc.london.gov.uk](mailto:Emma.Williamson@opdc.london.gov.uk)>

CC: [markjonathonwalker@gmail.com](mailto:markjonathonwalker@gmail.com) <[markjonathonwalker@gmail.com](mailto:markjonathonwalker@gmail.com)>; [hayescanal@hotmail.co.uk](mailto:hayescanal@hotmail.co.uk) <[hayescanal@hotmail.co.uk](mailto:hayescanal@hotmail.co.uk)>; [tom.cardis@opdc.london.gov.uk](mailto:tom.cardis@opdc.london.gov.uk) <[tom.cardis@opdc.london.gov.uk](mailto:tom.cardis@opdc.london.gov.uk)>; [peter.farnham@opdc.london.gov.uk](mailto:peter.farnham@opdc.london.gov.uk) <[peter.farnham@opdc.london.gov.uk](mailto:peter.farnham@opdc.london.gov.uk)>; [johncox321@aol.com](mailto:johncox321@aol.com) <[johncox321@aol.com](mailto:johncox321@aol.com)>; [claire.obrien@opdc.london.gov.uk](mailto:claire.obrien@opdc.london.gov.uk) <[claire.obrien@opdc.london.gov.uk](mailto:claire.obrien@opdc.london.gov.uk)>

Sent: Mon, 3 Apr 2023 17:30

Subject: Re: Inspector's Report on OPDC Draft Local Plan and proposed development at 5-7 Park Royal Road

Emma, thanks for your response below.

The Old Oak Neighbourhood Forum will be discussing this case further, at our monthly meeting.

Do you wish to say anything more about the issue of the July 2021 Update being a 'replacement' of a previous May 2021 Update? And the Inspector being 'therefore aware'?. Are you confirming that the May Update was taken down from the Library and the July version substituted?

Below is a copy of the section of the Inspectorate Guidance to Programme Officers, covering how an Examination Library is expected to be organised and maintained. I have highlighted various relevant sentences.

You may feel that OONF is making a meal of a 'process issue' within the Examination stage, and that this is over and done with. But in this instance the process had a real impact. Both Robin Brown and I were following the Examination closely and as you know the subject of tall buildings was (and remains) one of the biggest issues of all in relation to the OPDC Local Plan - as far as the public were concerned. It is one on which StQW/OONF gave written and oral evidence to the Inspector, leading to new instructions on his part to the OPDC.

Across Western Avenue is the proposed Barratts development at Cloister Corner, recommended for consent at Ealing's Planning Committee this Wednesday evening. Not within the OPDC boundary, but a scheme prompting much public opposition.

<https://ealing.news/homes-property/north-acton-residents-protest-against-barratt-london-tall-towers-application/>

We continue to feel that the changed designation of the sites at 5-7 Park Royal Road, away from that set out in text in the 2018 submitted 19.2 Draft Plan for Park Royal West, to suddenly becoming a site 'appropriate for tall buildings' as a result of late edits to maps and text in supporting documents in 2021, was pushing the boundaries of the modification stage of a Local Plan.

The extent of these changes were then reinforced, by new text added via Modification OPDC-51 which was never consulted on. The evidence is that this was not a 'plan-led' change but a direct response to a February 2021 speculative approach from a major housebuilder.

We will want this unusual history to be on the record at the time of determination of the application. So we do need to be clear that by 'replacement' you mean the removal of one set of documents in an Examination Library (headed as 'May Update') and their substitution with later versions of the same documents, to which various edits and changes had been made (headed as a 'July Update')?

This is the extract from the Inspectorate Guidance:

***The Examination Library and Website***

*The PO should ensure that the LPA keeps the examination library and website up to date. The former must include all documents*

*submitted to the Inspector such as the plan itself, the evidence base, relevant local and national policy documents and the*

*representations. All documents should have a unique reference number and the library should be easy to navigate. It is helpful to provide direct links to national documents such as the Framework and PPG.*

*As the examination proceeds, it will be necessary to add documents to the library and they in turn must be given a logical title and an appropriate reference number. Examination documents are often prefixed ED, or something similar. The Inspector's MIQs, guidance notes and programmes will need to be added as will any hearing statements, final agendas and new evidence. Formal communications between the Inspector and the LPA and/or other participants will also need to form part of the library, but informal correspondence between the Inspector and PO should not automatically be added. If the PO is unsure about whether a particular document should be placed on the website, the Inspector should be consulted.*

*It is essential that participants are able to access the examination library through the examination website. This usually forms part of the LPA's website, although sometimes it can be difficult to find. Thus the PO should ensure that it can be located quickly and easily and that it is simple to use.*

*Once the examination has commenced, the website will be the principle source of information for those involved. It must therefore be informative and new documents should be posted promptly. The PO should ensure that arrangements are in place to enable the website to be updated quickly as requested by the Inspector. The website should have sufficient capacity to hold a large number of documents and be capable of being updated quickly. A failure to keep the website up to date could result in participants being disadvantaged by a lack of relevant information. It is also a statutory requirement that all relevant information is publicly available.*

As explained above, participants in an Examination are expected to work material from the Library. The above guidance does not suggest that documents submitted to the Inspector should be removed and replaced at any stage - quite the opposite. The timing of when documents and modifications are prepared, revised, and published is relevant context, especially in an Examination lasting over four years and in its late stages.

If you do not have anything to add to your latest email, please confirm and the Forum will discuss next steps from our end in terms of framing an objection letter to application **23/0014/FUMOPDC**.

Best wishes,

Henry Peterson, adviser to the Old Oak Neighbourhood Forum

-----Original Message-----

From: Emma Williamson <[Emma.Williamson@opdc.london.gov.uk](mailto:Emma.Williamson@opdc.london.gov.uk)>

To: [henrypeterson@aol.com](mailto:henrypeterson@aol.com) <[henrypeterson@aol.com](mailto:henrypeterson@aol.com)>

CC: [markjonathonwalker@gmail.com](mailto:markjonathonwalker@gmail.com) <[markjonathonwalker@gmail.com](mailto:markjonathonwalker@gmail.com)>; [hayescanal@hotmail.co.uk](mailto:hayescanal@hotmail.co.uk) <[hayescanal@hotmail.co.uk](mailto:hayescanal@hotmail.co.uk)>; Tom Cardis <[tom.cardis@opdc.london.gov.uk](mailto:tom.cardis@opdc.london.gov.uk)>; Peter Farnham <[peter.farnham@opdc.london.gov.uk](mailto:peter.farnham@opdc.london.gov.uk)>; [johncox321@aol.com](mailto:johncox321@aol.com) <[johncox321@aol.com](mailto:johncox321@aol.com)>; Claire O'Brien

<[claire.obrien@opdc.london.gov.uk](mailto:claire.obrien@opdc.london.gov.uk)>

Sent: Mon, 3 Apr 2023 13:29

Subject: RE: Inspector's Report on OPDC Draft Local Plan and proposed development at 5-7 Park Royal Road Henry

As set out previously in my email of 14 June 2022

The Park Royal Road sites were referred to in consultation sessions and were included in the consultation booklet which was delivered to a large number of homes.

The July 2021 update to the Examination Documents webpage replaced a previous May 2021 update, which is why it is no longer on the examination library page. This was evidenced in an email attached to my June 2022 email which was sent from OPDC to the Inspector on 11 May 2021 which sets out the previous May 2021 update text as proposed changes to the Examination Documents webpage. The Inspector was therefore aware.

As you set out I do not consider this relevant to the determination of the application, the Local Plan has been adopted now and the site is in an area designated as suitable for tall buildings.

Regards

Emma

**Emma Williamson**  
Director of Planning

Old Oak and Park Royal Development Corporation

Office address: Brent Civic Centre, 32 Engineers Way, Wembley, HA9 0FJ

General Enquiries: 020 7983 5732

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