

RE: Third letter to OPDC on the status of the OPDC Masterplan Framework

From: Emma Williamson (emma.williamson@opdc.london.gov.uk)

To: henrypeterson@aol.com

Cc: karen.buck@opdc.london.gov.uk; matthew.carpen@opdc.london.gov.uk; gareth.blacker@opdc.london.gov.uk; marianne.brook@opdc.london.gov.uk; martin.harrison@opdc.london.gov.uk; claire.obrien@opdc.london.gov.uk; tom.cardis@opdc.london.gov.uk; roz.henville@opdc.london.gov.uk; matthew.neylan@opdc.london.gov.uk

Date: Wednesday, 4 February 2026 at 14:45 GMT

Dear Henry

I write in response to your letter of 9th December.

I set out below in bold your main points and OPDC's response:

You state that the position regarding the significance and weight of the Masterplan Framework for potential developers and applicants and also for residents at Old Oak, is very unclear.

Advice on the material weight of the Masterplan Framework will be provided in the course of pre-application discussions on sites within the Masterplan Framework area.

As we have set out previously, the weight to be given to any material consideration will be considered at the time of a decision. There are a number of factors that could influence weight including the status of, and alignment with, national, strategic and local policy at the time of considering a planning application.

You have asked where OPDC obtains its legal advice and whether this advice can be made public, and who reviews and makes legal input to officer reports.

TfL's legal department provides legal advice to OPDC and reviews committee and board reports. OPDC Planning is taking advice from Pinsent Masons on the Old Oak Masterplan and Masterplan Framework. This advice has generally taken the form of meetings and discussions. As previously advised OPDC will not be sharing any written legal advice and it is legally privileged.

You have queried the development management impact of OPDC's decision to endorse the Masterplan Framework from now onwards, on the interpretation of Local Plan Place policies P7, P8 and P9 and the policy guidance in the adopted Old Oak West SPD

The weight to be attached to the Masterplan Framework, relative to adopted policy contained within the statutory development plan, will be considered in the course of pre-application discussions and at application stage.

You have stated that there will be a stage when the Masterplan Framework is submitted to the LPA as a planning application.

At this stage it is not envisaged that the masterplan will be submitted as one application. It is more likely to be a series of applications which will be submitted by OPDC as Delivery Agent and its future developer partner. The scope and programme for future planning applications will be finalised after the appointment of a developer partner to ensure that these are coordinated and supportive of the comprehensive regeneration of Old Oak.

You believe that the Masterplan Framework will not carry significant material weight.

As previously stated, we consider the Masterplan Framework is capable of being a material consideration but ultimately the weight ascribed to it will be a matter for the decision maker at the time. We have corresponded extensively on this and I think we are going to have to agree to differ.

You have asked why didn't we do an AAP or a partial review of the Local Plan.

Given the intention to review the Local Plan after five years as required by government, it was not felt it was a good use of funds or time to progress an AAP or a partial Local Plan review and indeed it would be unlikely that there would have been sufficient time under the old system. AAP's do not feature in the new system.

You state that you have seen no equivalent of a consultation statement for the Masterplan Framework.

There is no legal requirement to produce consultation statements for anything other than Development Plan Documents and SPDs. However, an engagement report will be published alongside the final Masterplan Framework, summarising the key engagement activities, feedback and responses.

You have asked for copies of the meeting notes with the boroughs to be published.

There are no available minutes from the meetings with the boroughs.

Regards

Emma

Emma Williamson
Director of Planning

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My pronouns are: she/her



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

Sent: 09 December 2025 18:35

To: Claire O'Brien <claire.obrien@opdc.london.gov.uk>

Cc: Karen Buck <karen.buck@opdc.london.gov.uk>; Matthew Carpen <Matthew.Carpen@opdc.london.gov.uk>; Emma Williamson <Emma.Williamson@opdc.london.gov.uk>; Gareth Blacker <Gareth.Blacker@opdc.london.gov.uk>; Marianne Brook

<Marianne.Brook@opdc.london.gov.uk>; Martin Harrison <Martin.Harrison@opdc.london.gov.uk>
Subject: Third letter to OPDC on the status of the OPDC Masterplan Framework

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Dear Claire and other addressees,

Please find attached a further letter from OONF on this subject,

Best wishes,

Henry Peterson,

Adviser to the Old Oak Neighbourhood Forum

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