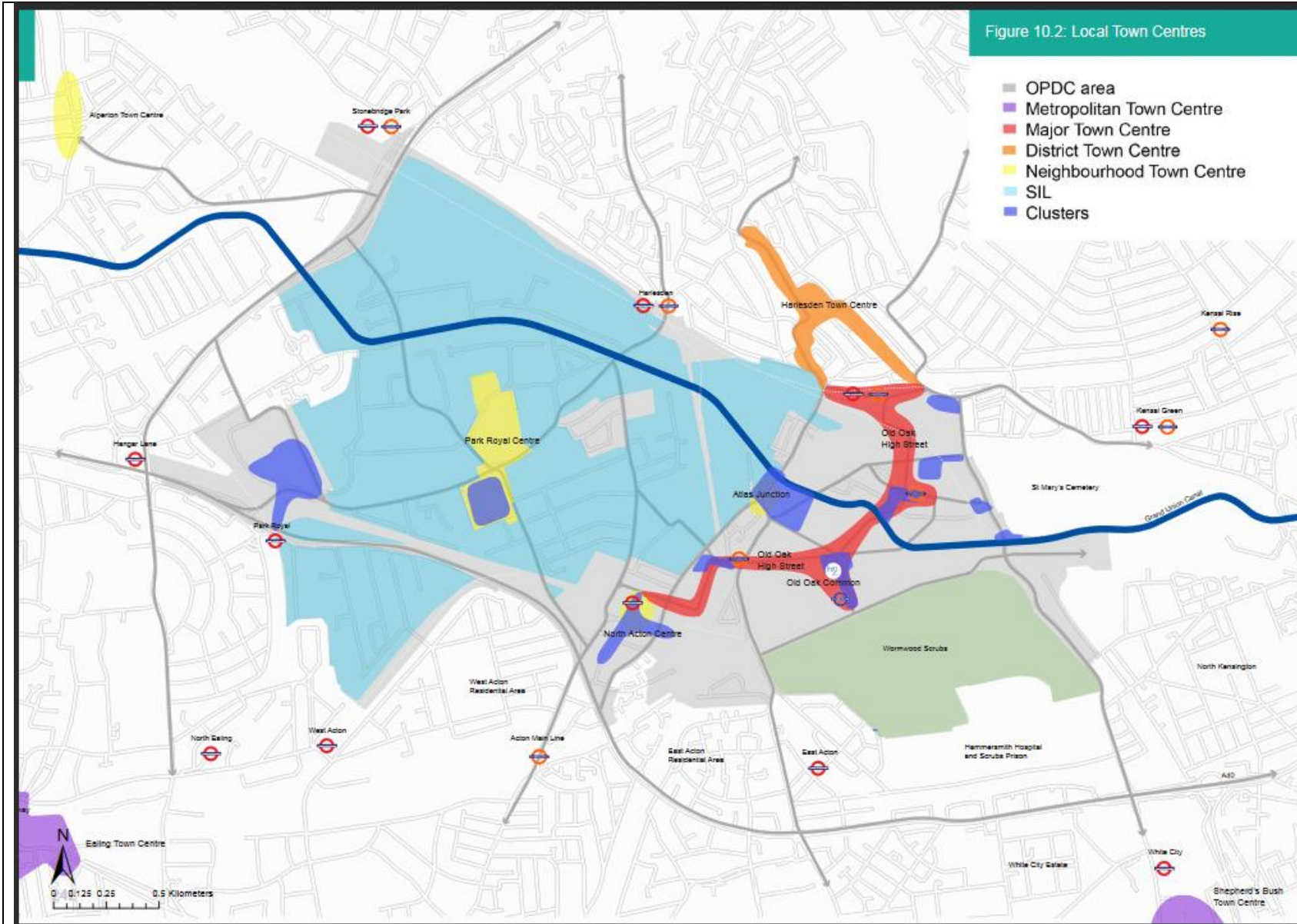


Figure 10.2: Local Town Centres



POLICY TCC1: Locations for Town Centre Uses

To support the role and function of OPDC's designated town centres, town centre uses:

- a) should be focussed in OPDC's designated town centres;
- b) outside of designated centres will be supported where they are located within clusters identified as appropriate for town centre uses in the Place chapter and in accordance with the clusters' associated policy;
- c) on the edge of or outside of designated centres will be supported only where the proposed site is the best location in adopting the sequential approach to site identification, in accordance with the NPPF sequential test;
- d) will be supported, where they provide meaningful space, in accordance with Policy TCC9;
- e) will be supported within the Strategic Industrial Location (SIL), where they:
 - i support the viability of the industrial businesses' operation;
 - ii reduce the need to travel by car and do not have an unacceptable adverse impact on the operation of the road network;
 - iii do not have an unacceptable impact on the functioning of SIL; and
 - iv do not have an unacceptable adverse impact on and support the role of designated town centres.

- Discussion how about the different centres are arranged and how they might relate to one another.
- RE Atlas Junction – when people come out of Willesden Junction they won't expect to turn right into Harlesden to get what they need, but will turn left into the little cluster by the Collective. It would be a diversion, but that said, there is still going to be people who live in Harlesden and they won't go left to pick up items in Atlas Junction and then come back this way.
- We have to take some care in comparing David's presentation on Vauxhall and Nine Elms with here. Vauxhall and Nine Elms is a riverside central London area. This is a cheaper area. The places in Vauxhall Nine Elms are for or being bought up by international millionaires some from Hong Kong. But here it is likely to be for more regular people – but middle class people would be able to afford this.
- The flat next door to me is about £700 per square foot.
- That's a usual sub-urban London. Quite different from central London.
- I don't think that you are going to have the scenario of people buying homes here and leaving them empty. There will be a lot of build to rent and student housing
- You say that – but the library development – about a mile in that direction didn't go on sale locally.
- I haven't seen any discussion of that in the policy document. Perhaps they should have something on marketing.
- In the Willesden Green Library development there was nothing – no show home.
- Do you know where they were sold to – are they marketing abroad or across London?
- There was a video for Hong Kong.
- I had understood that where they were talking about selling to Hong Kong this is about managing them as a rental business.
- Most of the Willesden Green homes have been occupied – not quite the same as some of the central London ones can be.

POLICY TCC2: Vibrancy

- a) Applications for town centre uses will be supported where they:
 - i) maximise the proportion of the ground floor fronting a street as a positive and/or active frontage. Servicing areas and blank façade should be avoided on main routes; and
 - ii) support flexibility and adaptability so that uses can expand and/or change between use classes subject to demand and appropriate permissions/agreements.
- b) Applications providing outdoor uses such as eating and drinking uses with outdoor seating, event space or street markets will be supported where they do not detract from residential amenity and transport connectivity. Any proposals for event space and/or street markets would need to be accompanied by a management plan;
- c) Planning permission for new betting shops, pawnbrokers, payday loan stores and games arcades will be supported unless they would result in no more than one betting shop, pawnbroker, payday loan store or games arcade within 400m walking distance of the same use; and
- d) Planning permission for new hot food takeaways will be supported where they:
 - i) are located outside of 400 metres walking distance of the entrance/exit of an existing or permitted secondary school;
 - ii) are located outside of 200 metres walking distance of the entrance/exit of an existing or permitted primary school;
 - iii) result in no more than 6% of the units within a designated centre or frontage being A5 units;
 - iv) result in no less than two non A5 units between hot food takeaways;
 - v) operate in compliance with the Healthier Catering Commitment scheme.

- My main concern is that from 6pm Harlesden dies – it never used to be like that. It used to be noisy all the time. Since they made this part of the High Street one way there is nothing after 6pm and this is spreading across Harlesden.
- When was there last a blues party sitting on walls – at 11 am on a Sunday morning.
- The Picture Palace is a big place.
- Yes, but it is always empty.
- A facility like that should be brought back to use.
- Is this something for the Harlesden Neighbourhood forum should discuss?
- It has changed so much over the last 10-12 years. It used to be very much Irish, Caribbean, New Zealand and Australian, then more Portuguese and Brazilian.
- Since the railways were built this has been an area where people came to first 25 years ago, the director of the first iteration of regeneration – City Challenge said the first thing anyone from Harlesden does, when you give him a job is to move to Wembley. This is the thing – as soon as you battered yourself you moved.
- It used to be less expensive – but that's changing isn't it.
- What you are gradually seeing is a move to owner occupation. In my street there are skips and scaffolding – people enhancing buildings.
- At present Harlesden is niche, which is what the OPDC is asking for – its Brazilian, Somali, West Indian, African. It needs to have more of the Irish and Welsh to be seen visually.
- They need to go to Wembley.
- You still have a Welsh Centre there that doesn't get used enough or even looked at. It's a huge building and a lot could be done there.
- It's at the top of Bolton Road.
- It was a members club but lost its licence because they had too many punch ups – then they gathered all their members together and decided just to leave it. It will probably be sold to a developer.
- We have to control that.

POLICY TCC3: A-Class Uses

A-class uses should serve the needs of the area and complement existing town centres. To support this approach OPDC will require:

- a) existing A-class uses (except for A4 uses) to be protected, unless:
 - i) it is no longer economically viable as demonstrated by accounts data and through competitive marketing for a period of at least 12 months; or
 - ii) the facility can be appropriately replaced or provided elsewhere in the locality; or
 - iii) the facility is giving rise to unacceptable impacts on residential amenity and/or the transport network.
- b) proposals for new A-class floorspace to have regard to the up to date retail and leisure needs study for the OPDC area including the recommended distribution of A-Class uses across the area;
- c) primary shopping areas to comprise of predominantly A1 (shop) units;
- d) the delivery of A-class uses to be phased so that they are delivered in accordance with demand created by the delivery of homes and jobs;
- e) applications for A-class uses to provide a mix of unit sizes. Applications including more than 1,000sqm of A-class uses should include at least 10% of floorspace for units of 80sqm or less to support independent/start-up retailers. These should be focussed, where feasible, within secondary retail frontages and applicants should actively market these units within the local communities for a sustained reasonable period prior to letting;
- f) proposals to submit a Town Centre Uses Statement including a retail impact assessment, where they provide over:
 - i) 5,000sqm of town centre uses in the Old Oak High Street Major Town Centre; or
 - ii) 2,500sqm of town centre uses elsewhere.

- There is the possibility of funds being released to support Harlesden when certain retail levels are being exceeded. At the moment, we don't know what level of detail is being proposed.
- We've focused on the diagram (see page 1 of this document and the assumption is that these town centre frontages in purple are clusters are retail – but we don't know how much that would be in total. We know that from the retail study done in 2016 they said there were 4.9 active retail frontage - but this is changed. I might measure it at some stage.
- The relevant thing in the policy seems to be that above a certain level of sqm that new retail activities have to contribute to Harlesden development. This has been changes from the reg 18 Local Plan version from 2,500 sqm to 5000 sqm.
- That's about the size of reasonably sized super store.
- So, a bottom of a mansion block of flats would be that size.
- I would think the Asda in Park Royal is about 80,000 sqm.
- We should have a quick reference of a few places, for example Tesco and others in Harlesden.
- One retail space, a supermarket say, would this be less of a threat to Harlesden than if it were a number of retail outlets.
- We've got 25,000 people that are going to need to be fed.
- The people in that cluster are going to use those facilities.
- There is going to be a public examination of this plan. There could be an objection made on behalf of Harlesden about the total amount of retail that is going into this. The retail study from early 2016 that was based on a quantum of floor space predicted in the area. If they are exceeding, their dire warnings / concerns about Harlesden would be even more founded than at that time.
- I think they were most concerned in the earlier study about the development by Willesden Junction – the most northern part which might be the most competitive.
- I think it was about the quantum of development on the High Street overall, but yes, the closer you are to Harlesden the bigger the impact – it would be in direct competition.
- It depends on the position and what the trade si. If Harlesden stays with its cultural views then it survives because these new cities will not be cultural, they will be generic. It all

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| | <p>depends on Harlesden's innovative ways of surviving – with what it's got as its main selling point. If it uses its unique selling position, it will survive. If it goes generic then it will die.</p> <ul style="list-style-type: none"> • The situation that we have all identified with Harlesden at the moment is that what the Town Centre is offering is getting increasingly out of step with what its local population is asking for. The new people moving in are not shopping in Harlesden they are shopping in Kensal Rise or Notting Hill. • People will not stop in Harlesden or go down to a Tesco metro. But how do we persuade the people who just do the generics to come to a much more interesting offer in Harlesden. • We need a sign in each of those kinds of stores saying – these products are alright but they are much better in Harlesden. • We do need to encourage people to come out of this new place into Harlesden. • What might help is if the people in the new build learn that it is cool to go into Harlesden because they have the Blue Mountain shop and a good pub on the corner and good food. If a few of the cash converters and the William Hills close down then it would leave space for some other places that wouldn't be in competition with what's good in Harlesden and other people would get to see what Harlesden has. • We have to encourage people in. At the moment, there is a huge barrier to entry in Harlesden. The pathfinders are coming in, but it is a struggle to push through. The Royal Oak pub came and went and now it's come back again. The Picture Palace has closed again. It's really tough. • We saw the same thing happening in Kensal Rise – shops closed and opened until they got their balance of what Kensal Rise really is now – about eating and entertainment. I see that is what Harlesden is going to be and leave everywhere else to be generics. • This is also predicated on having a good link from the OPDC area with Harlesden. This plan is not providing that at all. • If you look down Station Road, can you see it leading anywhere? • The point was made earlier that the entrances to Harlesden – Station Road, Scrubs Lane and Park Parade are the first places that have to change – more than the High Street. |
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- Park parade has got slightly better.
- The Pentecostal Church here will change – there will be a new block with more open space around it. The proposal is that on the ground floor there will a supermarket and a café.
- What is going to happen in Harlesden in the 10 or 20 years before this is built? There is going to be so much traffic and different things happening that is going to be undesirable with cranes around.
- Right now, Harlesden is at the worst it has ever been. Within the next 10 years because all round here is just going to be a development site.
- Can we go back to whether the quantum of proposed retail has changed considerably from the previous version of the Local Plan so we can look at ways to intervene in the policy discussion and what the implications would be.
- The table 10.1 – the total A class in Old Oak High Street is 57,750 (from the 2017 Retail and Leisure Needs study). We need to make a comparison with the previous study to see if that's gone up a lot. *(NB reg 18 Local Plan said 53,700 – 64,100 sqm)*

Table 10.1: A-class floorspace requirements during Local Plan period (Retail and Leisure Needs Study, 2017)

| | A1 retail | A1 service and A2 | A3, A4 and A5 | Total |
|--|-----------|-------------------|---------------|--------|
| Old Oak High Street (including within Old Oak Station) | 27,250 | 14,000 | 16,000 | 57,250 |
| North Acton | 2,000 | 1,750 | 1,000 | 4,750 |
| Park Royal Centre | 500 | 1,500 | 1,000 | 3,000 |
| Atlas Junction | 1,500 | 1,000 | 1,000 | 3,500 |
| Total | 31,250 | 18,500 | 19,250 | 68,500 |

- Contributions will need to be made with anything over 5,000.
- Wont developers look at delivering just under 5000.
- Possibly, but it would be entirely down to the size of the properties being built and what they need for their business and so on.
- It is a thing to consider, should it be smaller/lower?
- What exactly would Harlesden enhancement strategy be and who would be involved in trying to shape that.

- It would be the Neighbourhood Forum and H&F?
- The Neighbourhood Plan takes in Harlesden Town Centre.
- The retail in Canary Wharf is actually within the blocks, so you don't see them from outside – but once you go in you see this great mall. Are they proposing something like that?
- I can see that kind of retail going in at HS2, with office blocks above. But this is less likely to happen in the clusters we have been talking about, because you just walk down the road and you've got Westfield.
- For residents on their way home from work they will get off at White City, call into Westfield and then catch the bus home.
- Somewhere they have to fit in 65,000 new jobs.
- People come from far and wide to the particular shops here in Harlesden, so while they are here, there are other things that they could utilise if those things were available.
- There are fewer of those shops that now people come from far and wide for.
- Harlesden has a niche at the moment that was meeting certain cultural needs/ desires, but if it is changing, what is it changing to?
- It's changing to the kind of place that Kensal Rise and others are delivering.
- The OPDC is encouraging Harlesden to be is to look at niche markets. It's easy to write this in a document, but what is that market going to be?
- I imagine that there are a lot of low income households around, so what do they need? The kinds of things that are already there?
- They need more social housing.
- At the moment, pound shops. Ironically or almost counterintuitively, Harlesden has very few charity shops. It doubled the number of charity shops last year from one to two. Compare this with West End Lane, West Hampstead, where eight out of 12 shops are charity shops.
- There are also a lot of independent shops. When the UCL students surveyed the Harlesden shops they found a were lots of small shops with one owner – family dependent on it for their livelihood.
- That is still the case.

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| | <ul style="list-style-type: none">• The issue with lots of the family owned shops is that you are using a system of indentured labour – you work in the family shop, you don't get paid, although you get a roof over your head and use of the car, but there is no chose of an independent life.• What about the impact of this development on those kinds of shops?• The problem with that kind of model is that it's difficult to be innovative or to change the model. It suits the business that starts at 6 am in the morning and everyone is there doing all the various bits, but if you are starting to look at other needs the model doesn't work so well.• I'd be careful about stereotyping, as there is a lot of different types of businesses here.• It's not an unusual model. Also, a lot of them are owned, not rented, so rent rises are not impacting on them, so they are managing to hold on.• Business rates are hammering them.• Kensal Rise is still a lot of family owned businesses, but the difference is, is the presentation.• Harlesden has to improve its image. The family shops that are still in business and making their money are not doing this, so some pressure has to be put on fixing the image of the High Road itself.• It's a good point. I know some that are family owned that were run by Indian sub-continent guys – but who never put up prices in 5 or 10 years. When someone new buys it, the prices suddenly increase by 50%.• If you turn into Harlesden High Street and look at the one-way bit that was redeveloped 5 years ago or less, it's all chipped, built with sub-standard materials. It took them 6 months to fix one manhole cover.• I went to sit down hear the clock the other day and it looked like someone had urinated on it.• There are people knocking beer cans over on it.• It will all change now we have our town centre manager all that is history (laughter).• That high street was repaired, completely ripped up and relayed and already we are onto its third large repair. I can't find anyone from the council to explain why they put these bricks down and they only last 5 minutes. |
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POLICY TCC4: Social Infrastructure

OPDC will seek to secure a range of high quality social infrastructure facilities for existing and new residents and workers by:

- a) protecting existing social infrastructure facilities unless:
 - i) there is demonstrably no longer an identified need for the current use of the facility; or
 - ii) the facility has been competitively marketed for a period of at least 12 months for alternative forms of social infrastructure without and appropriate offer being received; or
 - iii) the facility would be appropriately replaced or provided elsewhere in the locality; or
 - iv) the facility is giving rise to unacceptable impacts on residential amenity and/or the transport network;
- b) securing the delivery of, or contributions towards, enhanced or new social infrastructure facilities to meet the needs of the development. Social infrastructure facilities should meet the specification requirements outlined in OPDC's Infrastructure Delivery Plan (IDP), unless otherwise agreed by OPDC and the relevant service provider;
- c) locating new social infrastructure:
 - i) in locations identified in the Places chapter and OPDC's IDP, unless the on-site facility can be provided on an alternative site, if this is agreed by OPDC and the service provider and it is shown that the delivery of the facility on an alternative site meets the needs of the development and is deliverable;
 - ii) in locations that are highly accessible to both the existing and new communities in the area and in locations that do not give rise to unacceptable impacts on residential amenity and/or the transport network;
 - iii) health facilities and community facilities within or in close proximity to designated town centres or clusters;

- I was interested in the earlier point about the pharmacy and one GP in a development. What we have been getting is GPs putting in a pharmacy and now we will be getting a pharmacy with a GP at the back.
- A pharmacy is OK, but having one GP is a complete waste of time.
- More likely there will be a pharmacy, GP and complementary therapies.
- GPs are seriously losing funding so the new guys go into medical practice, get a bit of experience then come back as locums.
- There are funny numbers – suggesting you need 1½ GPs.
- A word of warning about GPs. When Quintain started building out Wembley, one of the requirements was a health centre. So, they put the space in the ground floor of one of the first blocks but the NHS being strapped for cash didn't want to move in - so it's now a gym.
- When we discussed Harlesden town centre at another GUA event last year, some from the other side of the area said they didn't care, as they never go into Harlesden. For some, they were more concerned to get more facilities in Victoria Road where there is nothing. This is the new Atlas Road cluster.
- In the policy document town centres are meant to host a lot of different things, retail, leisure, cultural facilities and social services.
- There is quite a lot in the policy document that you may want to think about what the impact will be and the kinds of facilities that will be provided – the social and cultural facilities, where they will be located and whether that is on, or offsite.
- Can that include things like medical facilities, schools and meeting spaces?
- Yes, and they also talk about existing facilities. There may be some there that you value and use which may be replaced or protected and provided elsewhere. An example might be the cycle club by Wormwood Scrubs.
- There is going to be such a change in Old Oak with virtually no one being there at present.
- We probably need to think about what there is for children.
- There was a scheme for young people being run by the guy at Iceland.

- iv) education facilities in areas with good access by foot, cycle and public transport and close to areas of public open space; and
- v) emergency service facilities with direct access onto unrestricted highways.
- d) requiring high quality design of new or enhanced social infrastructure that:
 - i) is accessible and inclusive to all sections of the community;
 - ii) adheres to the latest national and regional design guidelines; and
 - iii) collocates facilities where appropriate and feasible;
- e) working with service providers and other stakeholders to identify funding sources for the long-term management and maintenance of social infrastructure and where necessary and viable, securing contributions towards this from development proposals.

- This is where the Welsh Club would come in handy. It is a prime spot for a community centre and right in the centre, Roundwood is too far out. It cuts the territorial bits - Stonebridge, Church Road, Neasden, it's where everyone frequents.
- That would be good for youths, but there is little for 12 years and younger – things like an adventure playground. The new population will need these.
- One of the things that raises my concern is when developers talk about urban parks which means pocket parks, all very manicured and promoted with images of small families having picnics, with no children running around or doing anything adventurous.
- On Park Parade, there is a building that burnt down. It leads straight through to Nichol Road on the other side. It's a perfect place for a park as it brings the back roads to the High Road
- Would we need to say we want investment for something like that?
- I wonder whether the range of things that go into Harlesden Town Centre and strategy couldn't be thought about in this broad sense of what goes on in Town Centres. You have this vision of it being a lively place - cultural, night time, social facilities, healthy physical activity; an interesting vision. I also wonder about other policies, for example there are also policies in the document that talk about supporting business that are being displaced. If someone wants to develop a high-rise here at the top of Scrubs lane, this church, for example, is to be built within the new development. I wonder whether the enhancement policy for Harlesden should think about businesses being displaced because rents are increasing or there is competition from somewhere else. How do the businesses get some protection?
- This is a new city coming in here bringing homes for 60,000 people with demands for a range of activities.
- Sports facilities for example. We have Wormwood Scrubs but that exists already and is meeting the needs of a certain population already, but putting in another 60,000 people, where do they play?
- The most reasonable development imagined so far is the Car Giant site, which will be 11,000 – 13,000. Within that you have a 2-hectare park and the canal and perhaps a few small green

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| | <p>spaces as well. In some of the developments coming through, their green spaces are not very open, one on the roof, one vertical for kids to run around in a wire cage – up and down.</p> <ul style="list-style-type: none"> • With hamster wheels? • Harlesden is lacking in open spaces. • One of the general issues is that what exists at the moment is already stuffed to capacity across the piece. About the only thing we are short of is customers for shops. But there is a shortage of schools and doctors, everything. What concerns me in the short to medium term is that the building of housing will start and there will be little or no social infrastructure. Imagine moving in here and have Brent telling you that the only place where you can get children into school is Wembley primary – 40 minutes that way in the mornings, in the traffic. • This is something that the Neighbourhood Forum should be keeping a close eye on. • We are alive to this. There are not even the meanwhile use for this kind of thing – you have got to start to put infrastructure in straight away. It can't wait. • Can we also put in a pitch for them not to close Charring Cross Hospital, because this population will need it? • They did a study in Northwick Park Hospital before they closed the A&E at Central Middlesex which found that NP hospital was over pressed and in danger of higher waiting lists. They shut Central Middlesex and the waiting list at NP got worse, despite saying that shutting of central Middlesex would have no impact on NP. • Charring Cross is set to close completely and will cost lives of people moving in here. The assumption is that they are all going to be young and not need health services is completely ridiculous. |
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POLICY TCC5: Culture and Art

OPDC will support the provision of a high quality cultural offer in the OPDC area and cultural quarter in Old Oak by:

- a) protecting existing cultural space unless:
 - i) it is no longer economically viable as demonstrated by accounts data and through competitive marketing for a period of at least 12 months; or
 - ii) the facility can be appropriately replaced or provided elsewhere in the locality; or
 - iii) the facility is giving rise to unacceptable impacts on residential amenity and/or the transport network;
- b) supporting applications for new cultural space, where they:
 - i) are located within designated town centres or areas of high public transport access and do not give rise to unacceptable impacts on the transport network;
 - ii) meet identified needs; and
 - iii) do not give rise to unacceptable impacts on residential amenity;
- c) supporting the retention of existing, and the provision of new, artist studios in accordance with the requirements of policies E1- E3;
- d) securing contributions towards and/or the provision of public art; and
- e) requiring schemes providing over 2,500sqm of town centre uses to submit a Cultural Action Plan.

POLICY TCC6: Sports and Leisure

OPDC will support the provision of a range of high quality public and private sports and leisure facilities by:

- a) protecting existing facilities unless:
 - i) it is no longer economically viable as demonstrated by accounts data and through competitive marketing for a period of at least 12 months; or
 - ii) the facility can be appropriately replaced or provided elsewhere in the locality; or
 - iii) the facility is giving rise to unacceptable impacts on residential amenity and/or the transport network;
- b) supporting enhancements to existing facilities and the provision of new private facilities, where the proposal:
 - i) does not result in unacceptable impacts on the transport network and on amenity;
 - ii) meets identified needs; and
 - iii) achieves the "Inclusive Fitness Initiative Mark" accreditation;
- c) requiring proposals to contribute towards and/or deliver new public access and affordable sports and leisure facilities, that:
 - i) provides public access for all ages;
 - ii) provides appropriate concessions access;
 - iii) ensures that 1 sports court is provided for every 3,200 residents and 1sqm of swimming pool space is provided for every 90 residents; and
 - iv) delivers two new public sports and leisure centres in locations identified in the Places chapter.

- There isn't much on fitness stuff in Harlesden.
- No there is only Willesden, they've sold Stonebridge now.
- It you go to Salisbury Road it is full of cafes but also a Fitness First opposite Salisbury School – there are sort of gym clubs.

POLICY TCC7: Public Houses

OPDC will support the loss of public houses where:

- a) the public house has been competitively marketed for 24 months as a public house and for an alternative local community facility and there has been no interest in either the freehold or leasehold either as a public house or as a community facility falling within the 'D1' use class;
- b) the public house has been offered for sale in appropriate publications and through specialised licensed trade agents;
- c) all reasonable efforts have been made to preserve the facility, including all diversification options explored and evidence supplied to illustrate this;
- d) the CAMRA Public House Viability Test, or a similar objective evaluation method, has been employed to assess the viability of the business and the outcomes demonstrate that the public house is no longer economically viable;
- e) an assessment has been made of alternative licensed premises within easy walking distance of the public house and premises are identified which offer similar facilities and a similar community environment to the public house which is the subject of the application;
- f) the proposed alternative use will not detrimentally affect the character and vitality of the area and will, where appropriate, retain as much of the building's defining external fabric and appearance as a pub as possible;
- g) there has been public consultation to ascertain the value of the public house to the local community and the proposal does not demonstrably constitute the loss of a service of particular value to the local community; and
- h) if registered as an Asset of Community Value, the premises can be shown to have been offered for sale to local community groups and no credible offer has been received from such a group at a price that is reflective of the condition of the building and its future use as a public house.

POLICY TCC8: Catalyst Uses

- a) Planning applications that satisfy the below criteria will be required to submit a Catalyst Uses Statement:
 - i) a use and/or building or a cluster of uses/buildings that occupy inclusive of associated public realm, in excess of 10,000sqm and / or 0.25 hectares of land; and
 - ii) within the following types of buildings and/or land uses:
 - » Sports stadia and facilities;
 - » Retail and leisure;
 - » Culture, education and health; or
 - » Business and conference space.
- b) The Catalyst Uses Statement should demonstrate how the proposal performs positively against the five following objectives and associated criteria set out in Table 10.2:
 - i) Is part of a holistic offer;
 - ii) Is financially sustainable;
 - iii) Complements the wider environment;
 - iv) Generates momentum in delivering the comprehensive redevelopment of the area; and
 - v) Leverages HS2 and Crossrail.

POLICY TCC9: Meanwhile Uses

- a) OPDC will support proposals for meanwhile uses where the proposed use:
 - i) contributes positively to the character and early activation of an area;
 - ii) reinforces the longer term uses planned for the area. Where appropriate, mechanisms should be put in place to support meanwhile occupiers securing permanent spaces within developments;
 - iii) would not impact on the deliverability of Site Allocations identified in the Places chapter (Chapter 4); and
 - iv) does not give rise to an unacceptable impact on residential amenity and on the transport network;
- b) All major development proposals will be required to submit a Meanwhile Feasibility Study and if feasible, a Meanwhile Strategy.

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| <p>POLICY TCC10: Visitor Accomodation</p> <p>OPDC will contribute to London's visitor infrastructure and London's overall need for an additional 40,000 high quality hotel bedspaces by 2036 by:</p> <ul style="list-style-type: none"> a) supporting proposals for new and expansions to existing visitor accommodation where they: <ul style="list-style-type: none"> i) are located in accordance with the NPPF sequential test and/or close to public transport, in particular rail stations, and do not give rise to unacceptable impacts on the transport network; ii) do not result in an unacceptable impact on residential amenity; iii) provide at least 10% of hotel bedrooms as wheelchair accessible and submit Accessibility Management Plans; iv) are not permanently occupied; and v) do not compromise the supply of housing. b) supporting a range of types of visitor accommodation over a range of affordabilities; and c) supporting the provision of business hotels and multi-functional convention facilities. | |
| <p>POLICY TCC11: Night Time Economy</p> <ul style="list-style-type: none"> a) Planning permission for town centre uses, either as the main or as the ancillary use, will be the subject of conditions controlling hours of operation to minimise their impact on residential amenity; b) There will be a presumption that town centre uses: <ul style="list-style-type: none"> i) within designated town centres should close by 00:00; and ii) outside of designated centres should close by 23:00; c) Proposals for extended opening hours beyond the limits outlined under b) would need to demonstrate that: <ul style="list-style-type: none"> i) there would be no detrimental harm to the amenity of neighbours resulting from the use itself or from those travelling to and from the facility; and ii) the proposal would not result in harmful cumulative impacts in association with other late licensed properties; and d) Where there are proposals for new residential properties and they are located within mixed use schemes or in close proximity to established or planned uses with late night licences, the proposed residential use will need to demonstrate that it is capable of mitigating against the impact of established or planned use such that the amenity of the future residents is protected. | |