

A community network focused on influencing large-scale development plans in Old Oak & Park Royal

# **Grand Union Alliance Conference 2017**

**Saturday 24<sup>th</sup> June**

Old Oak and Park Royal Development  
Corporation (OPDC) draft *Local Plan*

# Our venue today - Pentecostal City Mission Church 2 Scrubs Lane



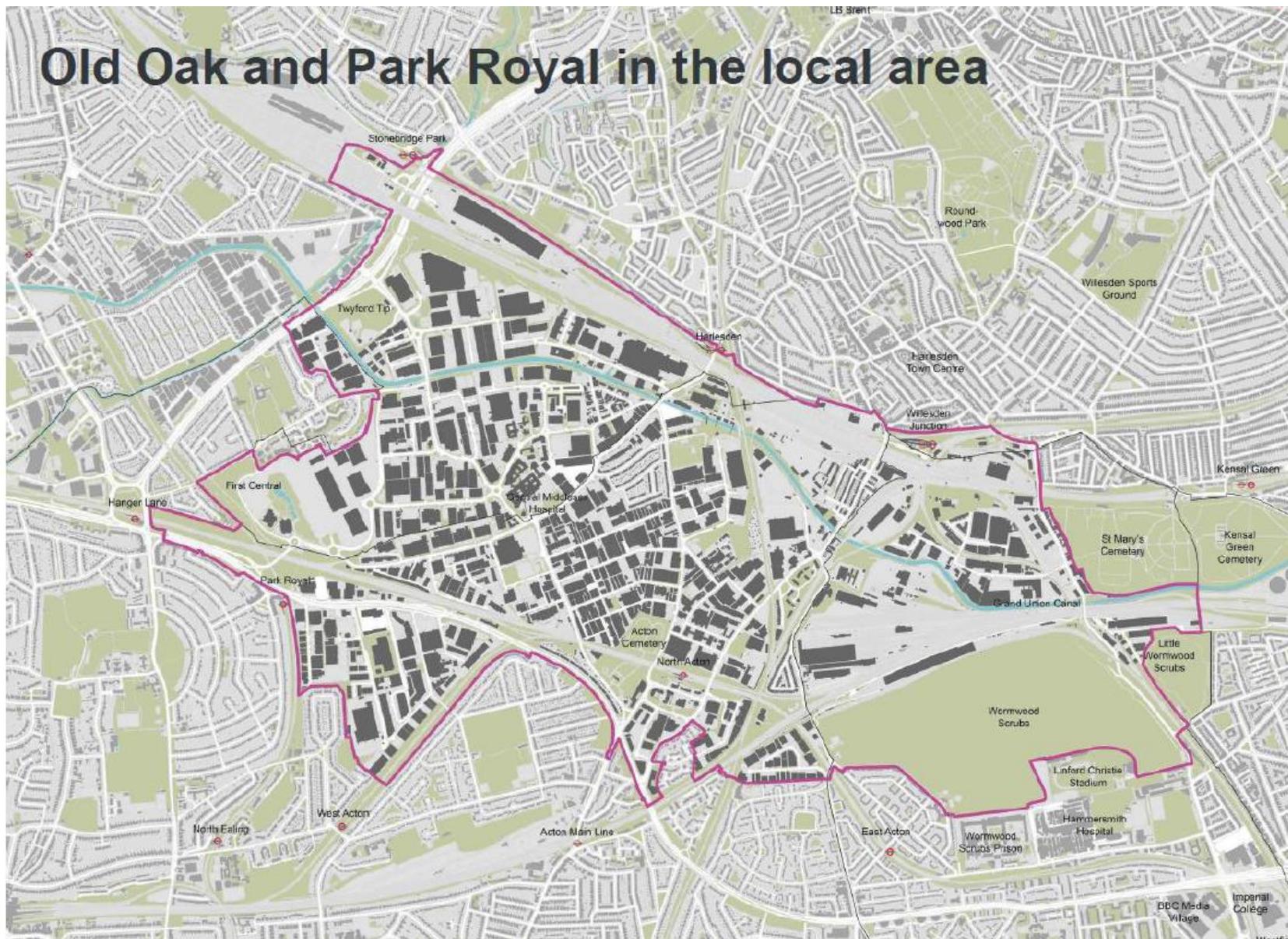


## Planning application due for 2 Scrubs Lane



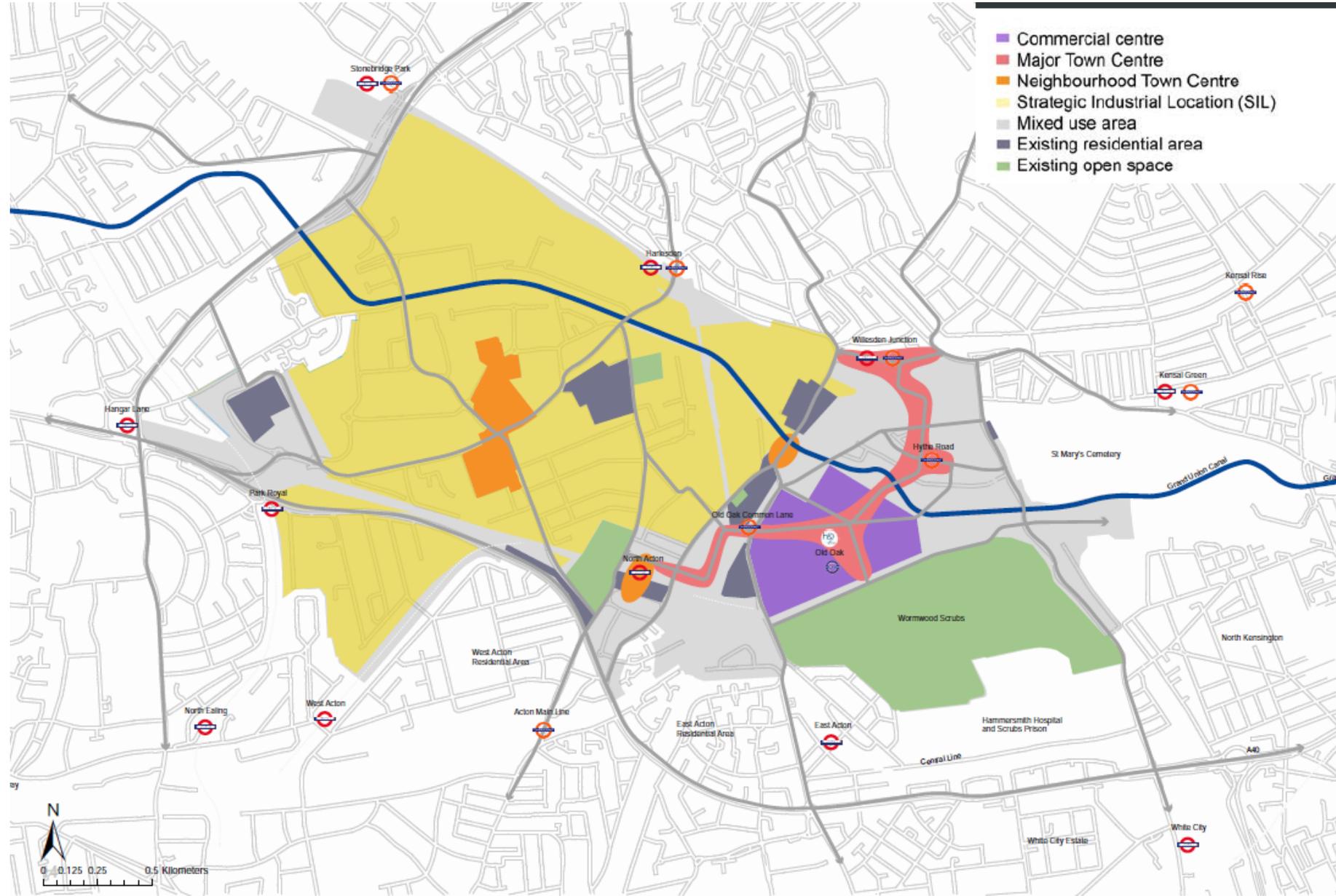
Artist impression of the site looking east from Harrow Road

# Old Oak and Park Royal in the local area

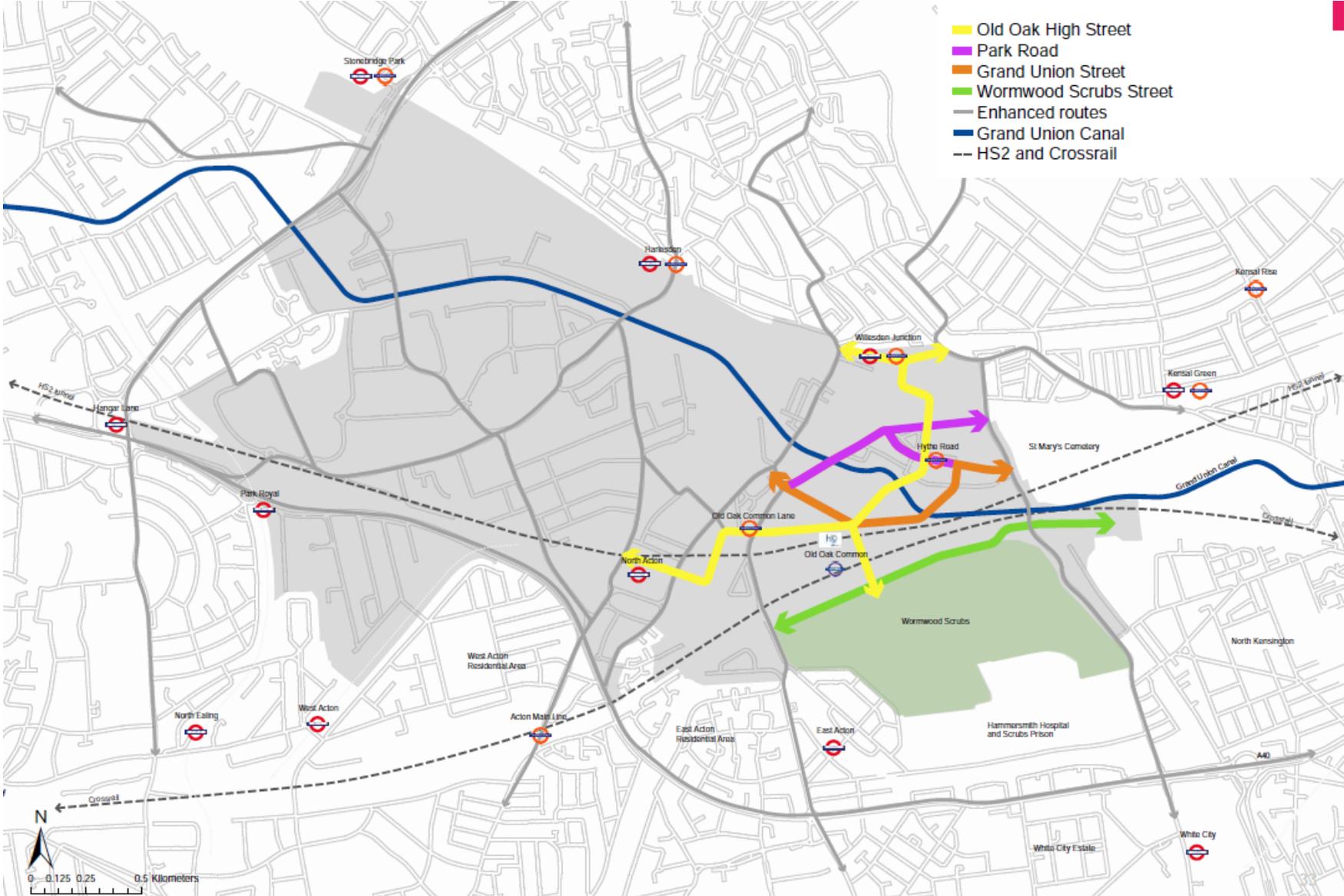


- **OPDC is a Mayoral Development Corporation** (established in April 2015); taking over the planning powers from the boroughs of Ealing, Hammersmith & Fulham and Brent.
- Planning applications will be determined (agreed or not) through reference to its OPDC Local Plan, once adopted.
- This is the final consultation on the OPDC's draft Local Plan.
- It is proposed that there is capacity in OPDC area for 25,000 new homes and 65,500 new jobs.
- High Speed 2 and Crossrail stations will be situated here.





# Connections



# A Local Plan for Old Oak and Park Royal

## Development of the Local Plan



# The OPDC draft (regulation 19 Local Plan)

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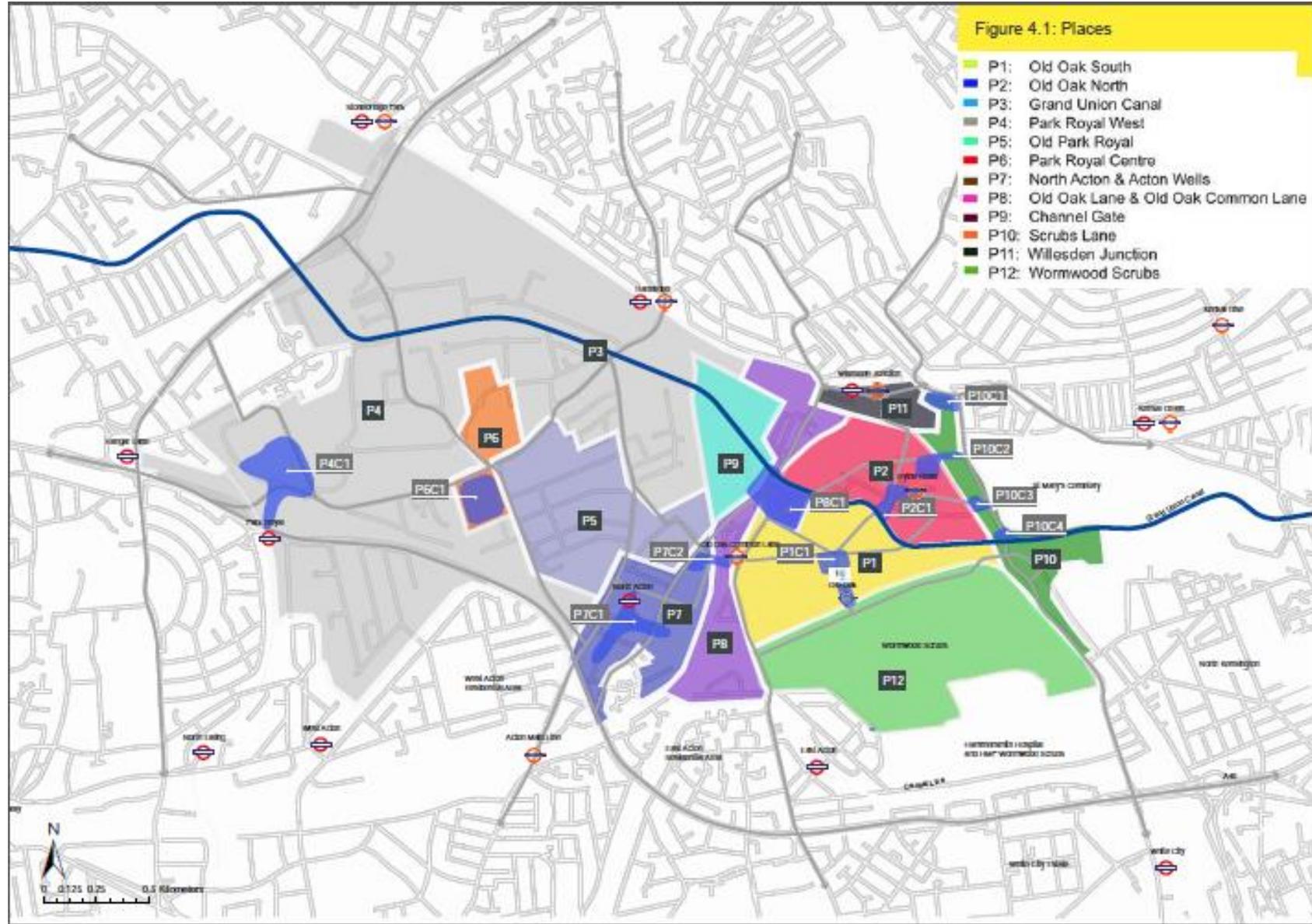
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# GUA conference focus

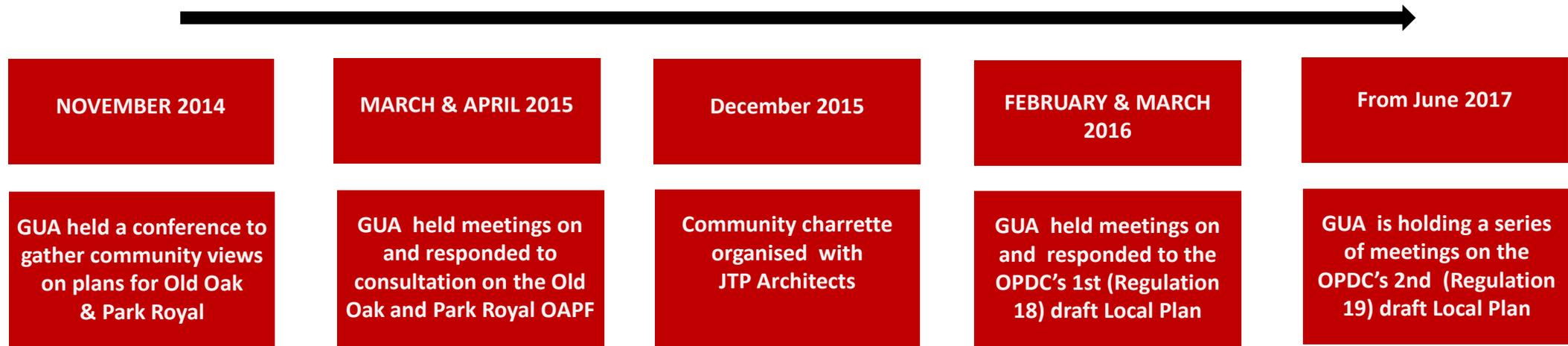
Today we will focus on **places** in the OPDC area and some of the key issues and theme-based policies most relevant to new and existing places - through presentations and general discussion, and in group discussions. This includes:

- density and high-rise buildings;
- design and heritage;
- housing (including affordable housing and targets);
- public realm, green and play spaces;
- town centre and community uses;
- new infrastructure and viability of the plans.

# Places



# GUA's efforts to influence policy



- Most of the GUA's proposed ground rules on community involvement were adopted in the OPDC's Statement of Community Involvement.
- Some GUA members have already, or are in the process of, establishing Neighbourhood Forums and writing Neighbourhood Plans.

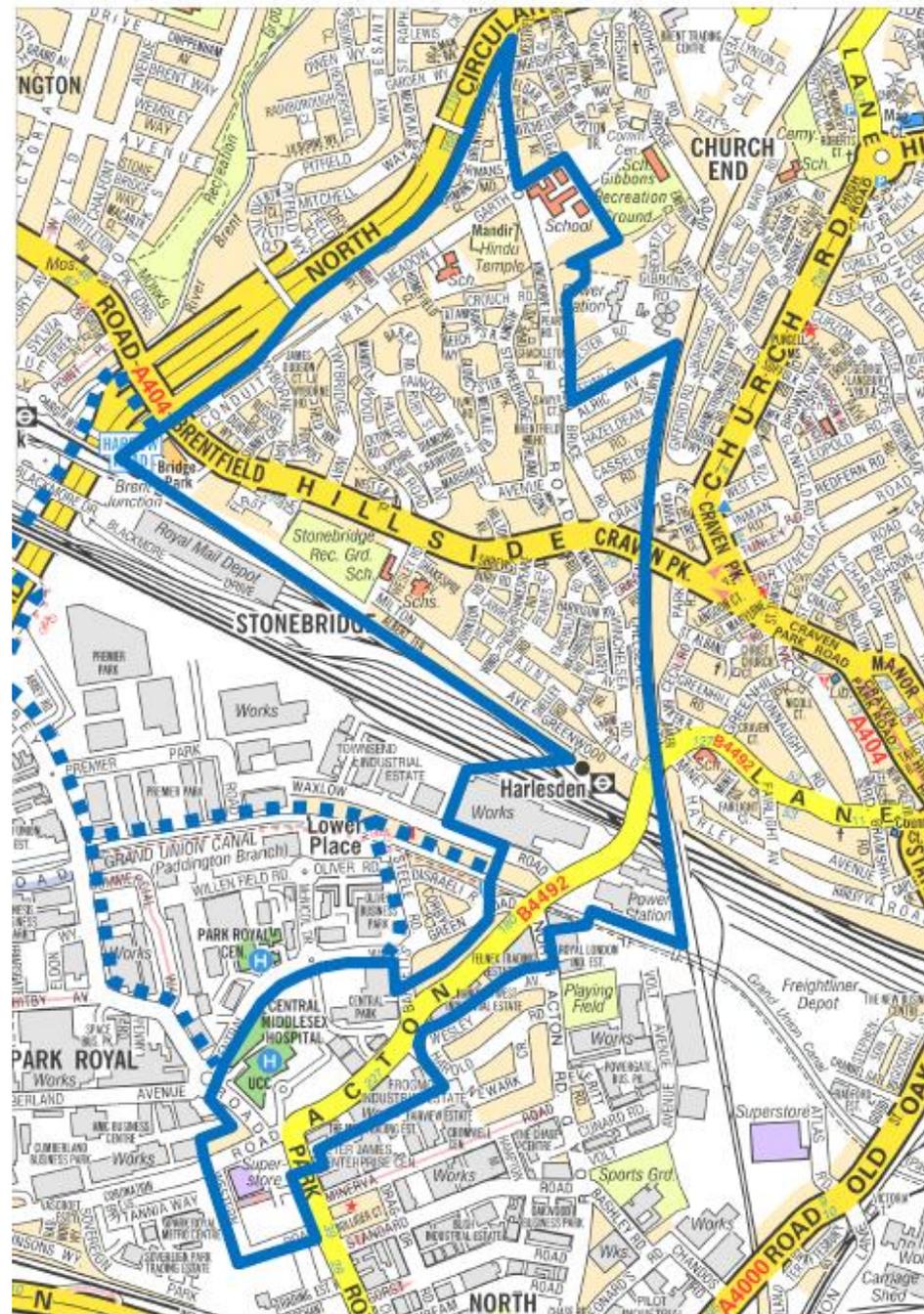
**Old Oak  
Neighbourhood  
Forum** has  
recently applied  
to the OPDC and  
Hammersmith  
& Fulham for  
'designation' of  
their Forum and  
Neighbourhood  
area.



**Harlesden  
Neighbourhood  
Plan area.**  
The Forum has  
just consulted  
on its draft  
Neighbourhood  
Plan



**Stonebridge and Park Royal Centre is a developing Neighbourhood Forum.**



# Why is it important to engage in this consultation?

- With this (regulation 19) Local Plan consultation, responses will first be considered by the OPDC, but, since this is the version the OPDC wants to adopt, it is unlikely that they will make anything but minor alterations as a result.
- However, all the responses to consultation are also considered by an independent planning inspector. Their role is to examine the Local Plan impartially and in public and to ensure that it is 'sound'.
- There are a number of 'tests of soundness' that the inspector will consider.

# Why is it important to engage in this consultation?

- The planning inspector will invite those who have made responses to the consultation to attend a public examination and will seek to resolve issues raised in the consultation responses.
- Hearing sessions are inquiring rather than adversarial.
- Planning inspectors are often very keen to hear from community members and the examination provides a good opportunity to gain amendments to the Local Plan before it is adopted.