

Dear Inspector

The Planning Inspectors examining Brent's Local Plan requested that the Mayor of London's Old Oak and Park Royal Development Corporation (OPDC) provide a position statement in relation to the quantum of industrial capacity that could be delivered through intensification of the Park Royal Strategic Industrial Location (SIL) area within the London Borough of Brent.

OPDC submitted its draft Local Plan to the Secretary of State in October 2018 and is currently within its examination in public. OPDC has been developing potential modifications to the draft Local Plan in response to OPDC's Planning Inspector's Interim Findings issued by the Inspector on 10th September 2019. These potential modifications propose an alternative approach to the release and retention of land within the Strategic Industrial Location (SIL) within the London Boroughs of Ealing and Hammersmith and Fulham but do not directly affect land within the London Borough of Brent. The potential modifications were discussed at the OPDC Board meeting on 13th October 2020 and agreed as a basis for the next stage of formal landowner and community engagement. More detailed technical work is underway to support the proposed modifications and engage further with landowners. We are anticipating that the final draft proposed modifications will be submitted to OPDC's Board for approval in March 2021 and submitted to the Planning Inspector for his consideration.

Based on the technical work undertaken to date to support OPDC's Local Plan, in particular, OPDC's Park Royal Intensification Study, we have calculated an indicative figure for how much industrial floorspace capacity could be delivered as a result of the intensification of sites within Brent.

The Park Royal Intensification Study assessed opportunities for industrial intensification across the Park Royal area. A site search was undertaken to identify sites which were suitable for intensification which were assessed against a range of indicators. A short list of suitable sites were developed into 9 case studies. Schematic or concept designs were prepared for each case study site to understand the quantum of industrial floorspace which could be created through intensification across these different sites. The case study sites were subject to viability testing, and the majority of these were viable.

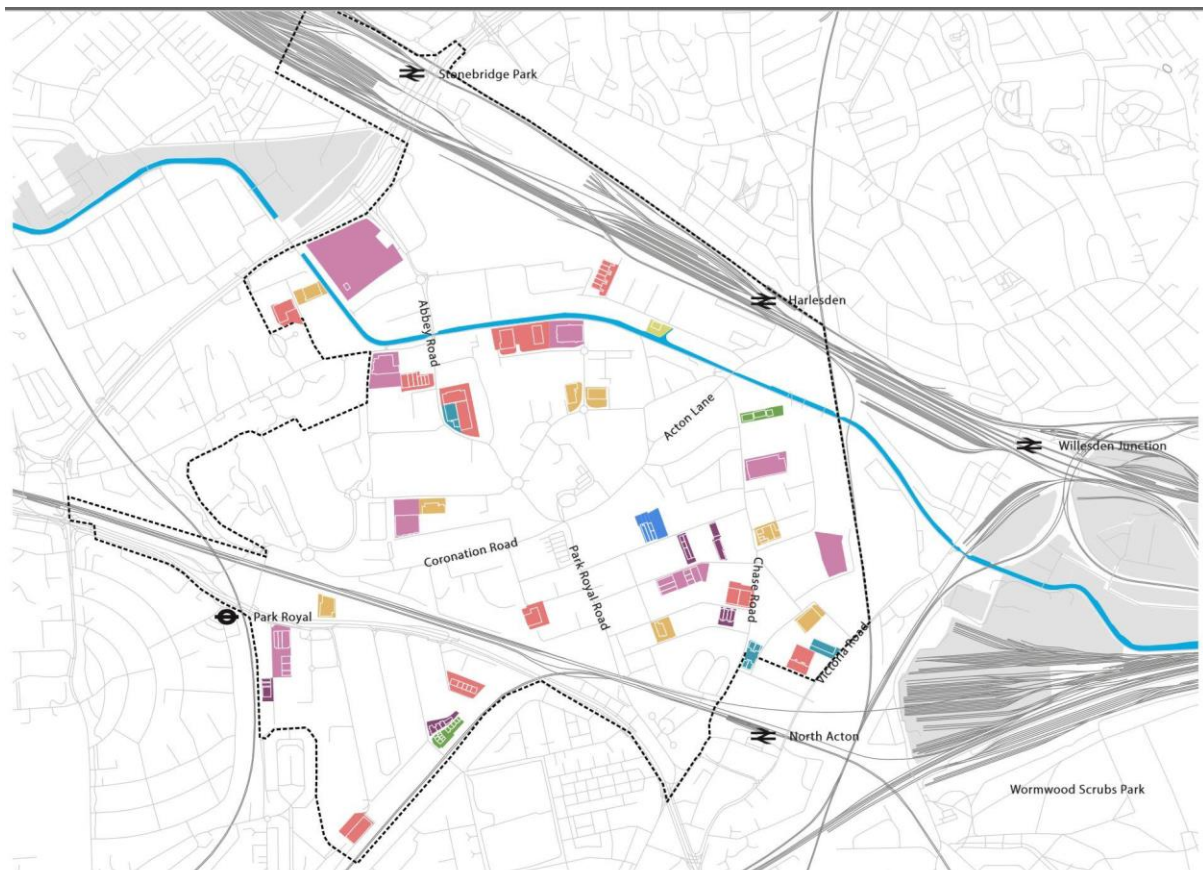


Figure 1. Intensification Site Locations (Park Royal Intensification Study 2018)

The colours/key on the map correspond to case study/profile that the site identified has similarities to. The Study looked at 9 case studies (8 of which were viable so 8 colours are shown). Then the consultants looked at other sites that had similar profile to the 8 viable case studies to locate other sites across the study area. They used all of these sites (case study and other sites) to calculate the potential quantum of industrial floorspace that could be achieved across Park Royal.

Park Royal Intensification Study (PRIS) identified potential for 309,100sqm (GIA). Of this **indicatively** 117,550sqm (GIA) or 111,673sqm (NIA) could be delivered in Brent. Borough figures must be treated as highly indicative and the limitations to the use/accuracy of this data must be taken into account.

	Floorspace (sqm)
Anticipated loss of industrial floorspace in SIL	0
Gain through industrial intensification in SIL	111673
Gain through co-location of industrial activities outside of SIL	1200
NET	112873

As noted above, the proposed modifications to SIL designations within OPDC's Draft Local Plan in response to its' Planning Inspector's Interim Findings are unlikely to affect the industrial capacity figure for the London Borough of Brent. Notwithstanding this, the below is an overview of main steps and timing for finalising the OPDC Local Plan, and any final net position on industrial capacity within the OPDC area.

What	When
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Drafting of modifications and supporting studies	October to December 2020
Landowner engagement and stakeholder discussion	October to December 2020
Board decision to submit the modifications	March 2021
Submission of modifications	March 2021
Potential further hearings, public consultations and drafting of Inspector's Report	Spring and summer 2021
Finalising the Local Plan	Autumn 2021
Adoption	Autumn 2021

OPDC and Brent will continue to work together to assist in providing an increase in industrial floorspace for both local planning authorities.

Yours Sincerely,



Tom Cardis
Head of Planning Policy
Old Oak and Park Royal Development Corporation