

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

DEVELOPMENT CAPACITY STUDY

LOCAL PLAN SUPPORTING STUDY

Draft for Regulation 18 Consultation
4 February 2016



MAYOR OF LONDON

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EXECUTIVE SUMMARY

This draft development capacity study (DCS) provides early indicative capacity information and phasing for new homes and employment workspace within Old Oak and Park Royal. It seeks to demonstrate how the draft Local Plan will deliver the London Plan minimum housing targets and indicative employment capacity for the area. As part of this it provides information for the overall development period (envisaged to be in the 2040s) and the Local Plan 'plan period' (up to 2037). It also sets out the Old Oak & Park Royal Development Corporation's (OPDC) draft five-year housing trajectory.

The draft DCS accords with the national Planning Practice Guidance (PPG) for and the National Planning Policy Framework (NPPF). It has been developed to an appropriate level of detail to support the draft Local Plan and will be updated following the Call for Sites consultation and forthcoming evidence base to ensure full compliance with national guidance.

The area assessed is the OPDC area, comprises Old Oak, Park Royal and Wormwood Scrubs.

Housing capacity and density

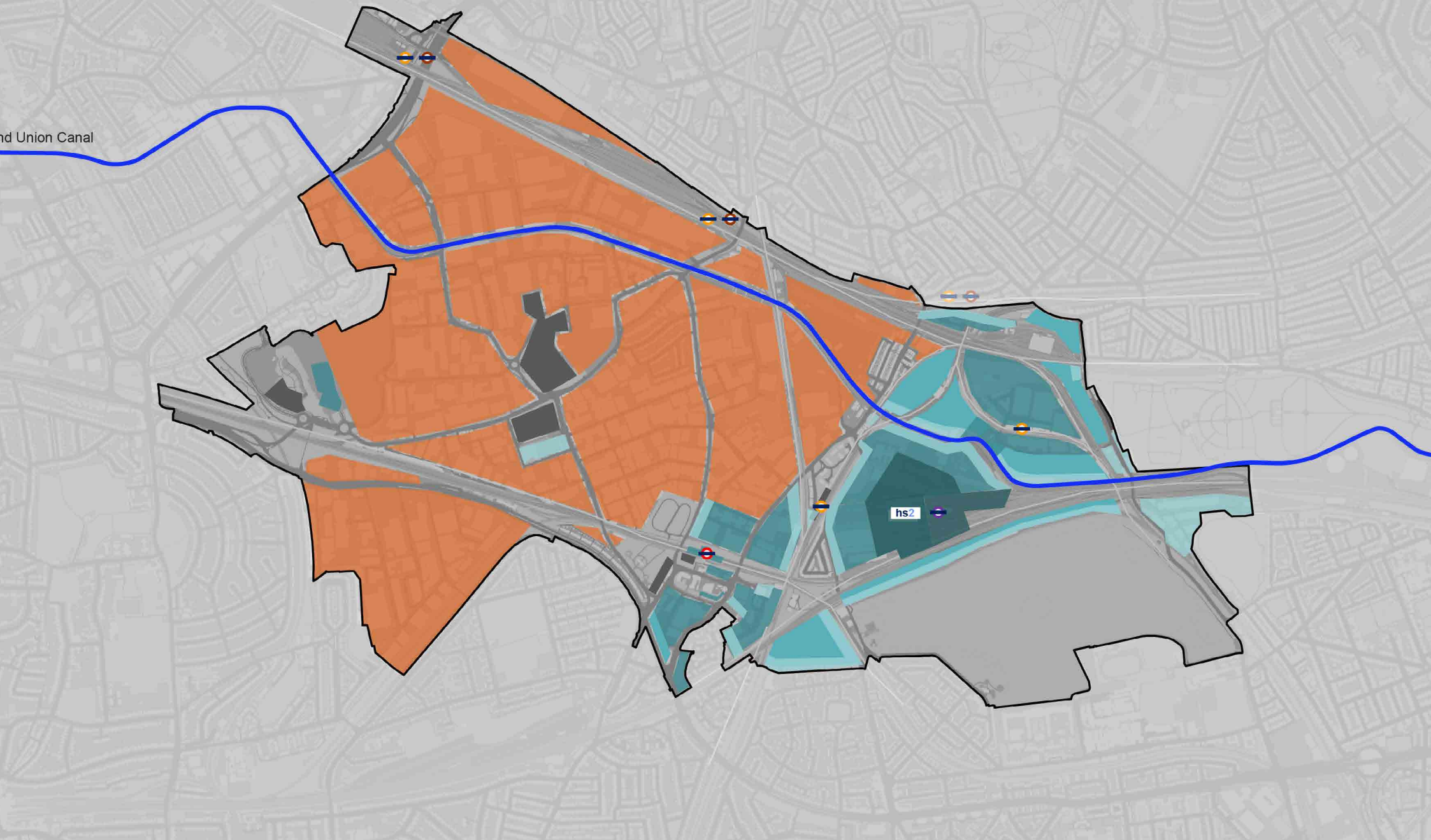
The approximate provision of new homes is:

- 26,000 new homes for the total development period
- 22,000 new homes for the Local Plan plan period to 2037

The following map sets out the indicative distribution of densities:

Potential for taller buildings increases

- Highest density
- High density
- Medium density
- Lower density
- Industrial intensification
- Development complete and / or restricted
- Sensitive locations (existing residential areas and public open spaces)



Union Canal

hs2

EMPLOYMENT CAPACITY (APPROXIMATE) AND LOCATION

Old Oak

- 3108 new retail jobs for total development period and plan period
- 56,000 new office jobs for total development period and plan period

Park Royal

- 300 new retail jobs for total development period and plan period
- 11,800 new industrial jobs for total development period and plan period

Total jobs

71,100 new industrial jobs for total development period and plan period

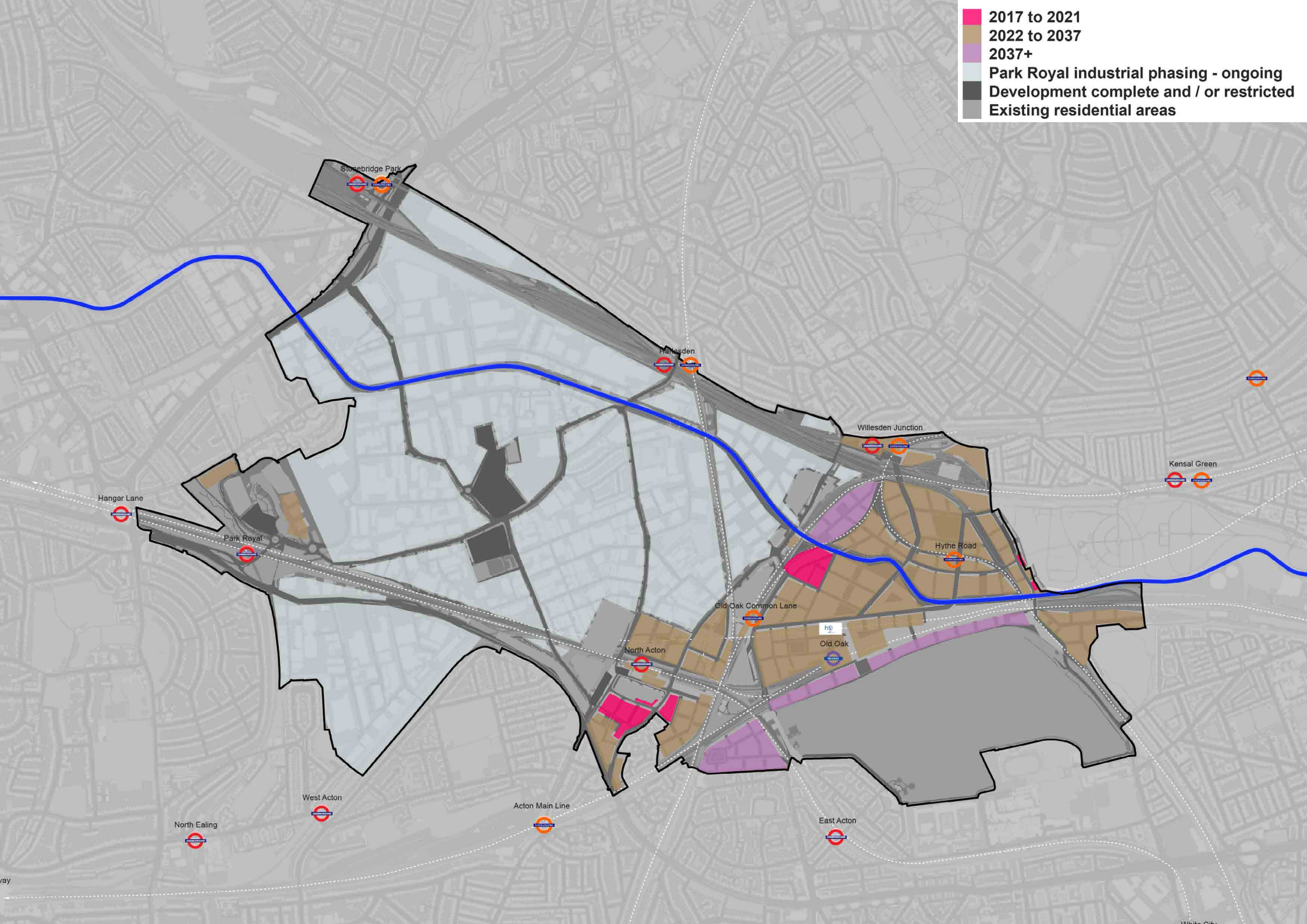
PHASING

Phasing is set out in the following three phases:

Phase			New homes	New jobs
Phase 1	1 to 5 years	2017 to 2021	2,200	1,500
Phase 2	6 to 20 years	2022 to 2037	19,800	59,500
Phase 3	20+	2037 +	4,000	Marginal

The following map sets out the phasing:

- 2017 to 2021
- 2022 to 2037
- 2037+
- Park Royal industrial phasing - ongoing
- Development complete and / or restricted
- Existing residential areas



1. INTRODUCTION

ROLE

1.1. This draft development capacity study (DCS) provides early indicative capacity information and phasing for new homes and employment workspace within Old Oak and Park Royal. It seeks to demonstrate how the draft Local Plan will deliver the London Plan minimum housing targets and indicative employment capacity for the area. As part of this it provides information for the overall development period (envisaged to be in the 2040s) and the Local Plan ‘plan period’ (up to 2037). It also sets out the Old Oak & Park Royal Development Corporation’s (OPDC) draft five-year housing trajectory.

1.2. The draft DCS accords with the national Planning Practice Guidance (PPG) for housing and economic land availability assessments and the National Planning Policy Framework (NPPF) for Strategic Housing Land Availability Assessments. It has been developed to an appropriate level of detail to support the draft Local Plan and will be updated following the Call for Sites consultation and forthcoming evidence base to ensure full compliance with national guidance.

1.3. The area assessed is the OPDC area, comprises Old Oak, Park Royal and Wormwood Scrubs. The study considers all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500 square metres of floorspace) and above.

1.4. As part of assessment, the draft DCS provides information to supplement and update the OPDC Development Infrastructure Funding Study (DIFS) indicative development trajectory map (figure 4.3 of the DIFS) and figure 91 in the Old Oak and Park Royal Opportunity Area Planning Framework. The DIFS is a supporting study to the draft Local Plan.

1.5. Comments are sought on the draft DCS’s content as part

of the concurrent Local Plan Regulation 18 and the Call for Sites consultations.

GUIDANCE FOR THE DCS

1.6 Table 1 sets out the relevant policy guidance for assessing development capacity and phasing for Local Plans.

Policy/ guidance	Relevant information
NPPF	<p>Paragraph 21 requires local planning authorities to:</p> <ul style="list-style-type: none"> ■ identify strategic sites to match their economic vision and strategy. ■ Paragraph 47 requires local planning authorities to: ■ identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land; ■ identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; ■ illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and ■ set out their own approach to housing density to reflect local circumstances. <p>Paragraph 157 requires Local Plans to allocate sites to promote development and flexible use of land.</p> <p>Paragraph 159 requires local planning authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.</p> <p>Paragraph 161 requires local planning authorities to assess the existing and future supply of land available for economic development.</p>
PPG	<p>Guidance is provided for housing and economic land availability assessments to enable local planning authorities to meet development needs.</p> <p>This sets out a methodology to assess the development potential, suitability and availability for individual sites and broad locations.</p>

Table 1. Relevant national guidance for carrying out development capacity assessments

2. DEVELOPMENT POTENTIAL AND SUITABILITY

2.1. The development potential and suitability of locations within the OPDC area has been informed by the London Plan, the Old Oak and Park Royal Opportunity Area Planning Framework (OAPF), emerging OPDC Local Plan evidence base (such as the Industrial Land Review and Retail and Leisure Needs Study) and pre-application discussions with landowners and/or applicants. Table 2 sets out the guidance for the area stated within the London Plan and Old Oak and Park Royal OAPF which recognises the area's development potential and suitability.

London Plan	<p>Annex One identifies that the Old Oak Common and Park Royal Opportunity Areas should deliver a minimum of 25,500 new homes and deliver indicative employment capacity of 65,000.</p> <p>Policy 2.13 requires development proposals within Opportunity Areas to:</p> <ul style="list-style-type: none">■ seek to optimise residential and non-residential output and densities;■ contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1;■ realize scope for intensification associated with existing or proposed improvements in public transport accessibility; and■ integrate development proposals to the surrounding areas.
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Old Oak and Park Royal OAPF

The Old Oak and Park Royal OAPF supplements the London Plan and sets out principles for the development of Old Oak and Park Royal. Specific principles relevant to informing development capacities are:

Principle D3 requires that development should deliver:

- greater heights and densities than the surrounding existing context to optimise the use of land;
- taller buildings and higher densities at stations and other key destinations with opportunities elsewhere if they support placemaking;
- lower densities to respond to sensitive locations.

Principle OO4 provides an indicative density arrangement reflecting London Plan policy to optimise the use of land and respond to sensitive locations.

Figure 91 provides an indicative phasing plan within Old Oak, based on the 21 areas identified within the DIFS, for the period before and after the opening of Old Oak Common Station in 2026.

Table 2: London Plan and Old Oak and Park Royal OAPF guidance

2.2 In light of the policy guidance set out in the London Plan and the principles in the Old Oak and Park Royal OAPF for the regeneration of the OPDC area, Old Oak is considered suitable for large scale development and Park Royal is considered suitable for development which supports and enhances the industrial area.

SUGGESTED DENSITY RANGES AND DEVELOPMENT CAPACITY

2.3 This section sets out the approach taken in assessing the OPDC area's development potential and suitability for development. It suggests density ranges and early indicative development capacity reflecting constraints and opportunities.

Methodology

Assumptions

2.4 Table 3 below sets out the relevant evidence base recommendations and assumptions used for defining housing, employment and retail job densities.

Unit	Assumption	Source
Housing unit	Units per hectare based on constraints and opportunities identified in this section.	<ul style="list-style-type: none"> GLA London Plan table 3.2 Sustainable residential quality density matrix draft GLA draft Housing SPG (2015)
Office job	11.5 square metres per full time employee	<ul style="list-style-type: none"> HCA Employment Densities Guide (2010)
Industrial job	<ul style="list-style-type: none"> 43 square metres per full time employee (SIL Preferred Industrial Location) 20 square metres per full time employee (SIL Industrial Business Park) 	<ul style="list-style-type: none"> OPDC draft Industrial Land Review
Retail / leisure job	18.5 square metres per full time employee (based on HCA Employment Densities Guide (2010))	<ul style="list-style-type: none"> HCA Employment Densities Guide (2010)

Table 3: Targets, evidence recommendations and density assumptions

Defining housing density

2.5 A three stage process has been undertaken to define the appropriate range of densities required to deliver the minimum housing targets set out in the London Plan.

a) Stage 1 – Modelling densities to deliver 25,500 new homes

2.6 Based on the emerging illustrative masterplan for Old Oak set out in the Old Oak and Park Royal OAPF, approximately 54 hectares are available for residential-led development. Within Park Royal, the locations outside of Strategic Industrial Locations are identified to provide approximately 3 hectares for residential-led development. This provides a total of 57 hectares available for residential-led development.

2.7 To identify the minimum residential density required to deliver 25,500 new homes across the available area for residential-led development, the following calculation has been carried out:

Housing target / available land for development = Average housing density across all available land	25,500 units / 57 hectares = 447 units per hectare
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2.8 This would require a density of 447 units per hectare to be delivered across all areas identified suitable for housing.

2.9 However, this approach would not be compliant with London Plan policy 2.13 which seeks development to respond to opportunities presented by public transport access improvements and constraints generated by sensitive locations within the local context.

b) Stage 2 – refining distribution of densities

2.10 To ensure the approach accords with London Plan policy, this stages sets out how residential density could be distributed to meet London Plan targets while responding to:

- sensitive locations;
- public transport improvements;
- other key destinations; and
- new residential areas.

2.11 The average of 447 units per hectare, as outlined above, has been used as a starting point to test a range of densities in response to the above four elements while still delivering 25,500 units. In doing so, relevant massing, height and density examples were reviewed to identify comparable developments to inform the final recommended density range and provide indications of building heights. This process also considered the scale, massing and potential impacts on building user amenity and liveability. It should be noted that the comparisons selected are to inform the density ranges and not to recommend or suggest architectural style.

2.12 Table 4 below sets out the process undertaken to define the recommended approximate density range and the specific density locations. It sets out the justification for the recommended density response alongside the relevant development comparisons and indicative building heights. The terminology used to describe density ranges relates to an Old Oak and Park Royal context.

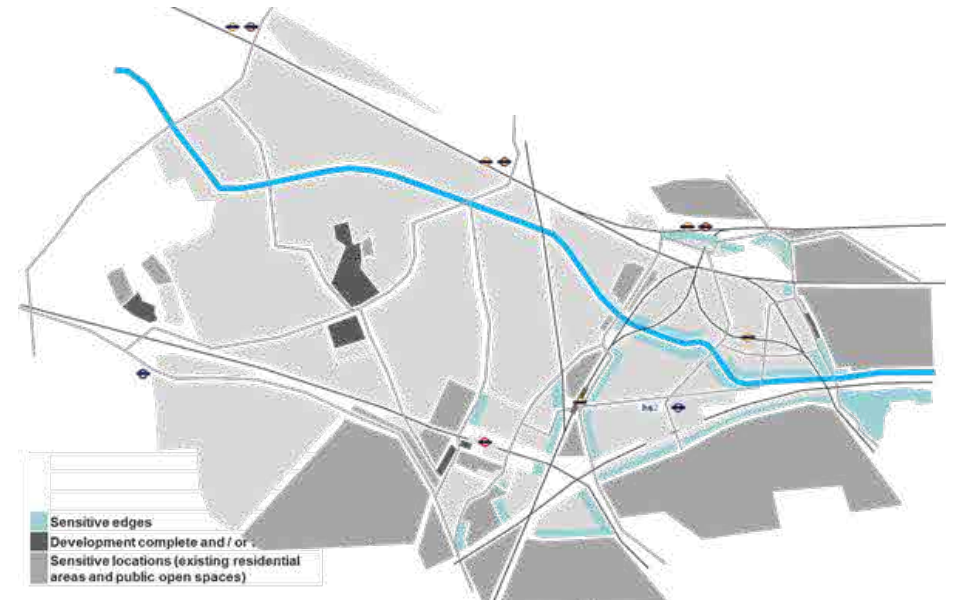
	Stage	Identification of specific locations	Density response justification	Development comparisons	Approximate density	Indicative height
1	Defining sensitive locations	<p>Sensitive locations are considered to be:</p> <ul style="list-style-type: none"> existing residential neighbourhoods (such as Wells House Road, Midland Terrace and the Island Triangle) existing public open spaces (such as Wormwood Scrubs) heritage assets (such as the Grand Union Canal Conservation Area) <p>They can be within and adjacent to the OPDC area.</p>	<p>Densities in locations adjacent to sensitive locations – identified as ‘sensitive edges’ – should respond to these areas’ local character, relevant designations and exiting densities.</p> <p>In relation to designated heritage assets, development should protect and / or enhance the heritage asset and its setting.</p> <p>To help in this response, densities in sensitive edges should generally be lower than other development areas. However there may be opportunities for higher densities where it contributes to placemaking.</p>	<p>Barking Creative Industries Quarter. Arundel Square, Islington Adelaide Wharf, Hackney Zenith House, Colindale Vivo & SO Stepney, Stepney</p>	<p>Lower: In the range of 300 units per hectare</p>	7 – 8 storeys
2	Identifying locations for public transport improvements	<p>Public transport improvements in Old Oak and Park Royal are represented by the delivery of new stations and public transport interchanges at:</p> <ul style="list-style-type: none"> Old Oak Common (High Speed 2, Crossrail & Great West Coast Main Line) Old Oak Common Lane (London Overground) Hythe Road (London Overground) <p>And improvements to existing stations including:</p> <ul style="list-style-type: none"> North Acton (London Underground) Willesden Junction (London Underground & Overground) 	<p>Densities in locations at and around new and improved stations should respond to the higher public transport accessibility and seek to optimise densities in accordance with London Plan policies 2.13 and 7.7.</p> <p>Specifically, densities around Old Oak Common Station should reflect this nationally significant transport interchange and extensive regional public transport connectivity. As such, the highest residential densities should be delivered at this station and to the adjacent areas to the east, west and north.</p>	<p>Highest: Dollar Bay Keybridge House, Vauxhall South Gardens, Elephant Park (Elephant and Castle) Baltimore Tower, Isle of Dogs</p> <p>High: Dalston Square, Hackney London Dock, Wapping Rathbone Market, Canning Town Barking Town Square</p>	<p>Highest: In the range of 600 units per hectare</p> <p>High: In the range of 550 units per hectare</p>	<p>Highest: A range of heights including over 20 storeys</p> <p>High: A range of heights including over 20 storeys</p>

3	Identifying other key destinations	<p>Key destinations are considered to be:</p> <ul style="list-style-type: none"> • Town centres (including Old Oak High Street, North Acton and Park Royal Centre) • Catalyst uses (including culture, sports and leisure uses, education and health institutions) 	To support access and navigation to these key destinations alongside the vitality and vibrancy of surrounding areas, development in and around these locations should respond in delivering high density development.	Dalston Square, Hackney London Dock, Wapping Rathbone Market, Canning Town Barking Town Square	High: In the range of 550 units per hectare	High: A range of heights including over 20 storeys
4	Defining residential-led areas	Outside of sensitive edges, public transport interchanges and key destinations these locations provide the opportunity to deliver residential areas.	To contribute to meeting housing targets and provide a high quality residential environment, these locations should respond in delivering medium densities.	Grosvenor Waterside Phase 2 Tabard Square, Southwark St. Andrews, Bow. Bermondsey Spa, Southwark East Village, Stratford	Medium: In the range of 405 units per hectare	Medium: 10 – 12 storeys

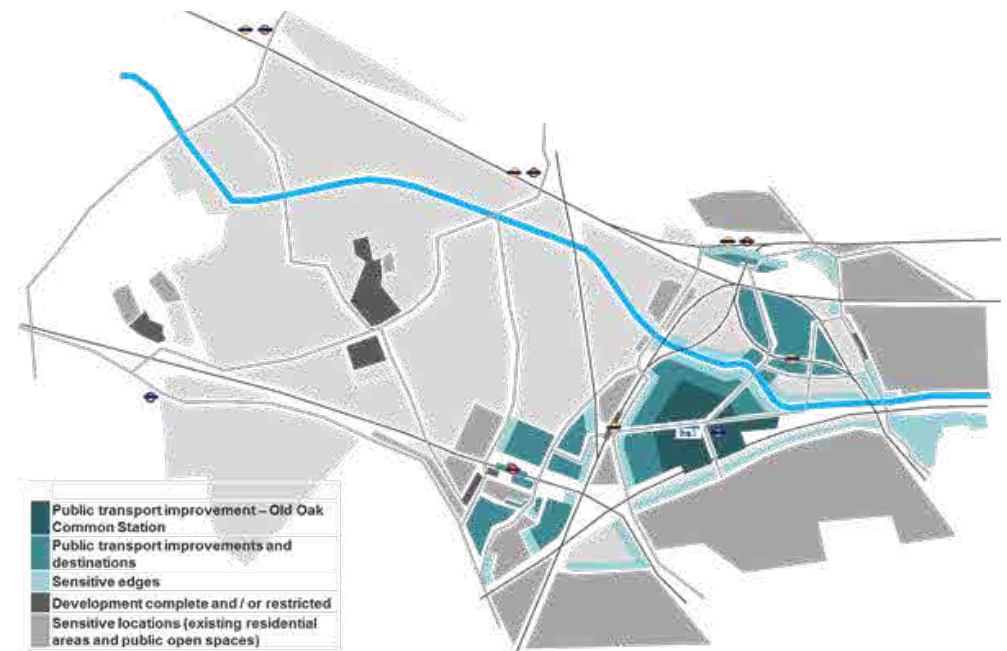
2.13 The high and highest densities identified in table 4 are likely to exceed the London Plan's density matrix. However, the London Plan does note that it is not appropriate to apply the density matrix mechanistically and that other factors should be taken into account such as local context, design and transport capacity.

2.14 The recommended density ranges are not predetermined densities. These will be used to guide development proposals and demonstrate how the total quantum of development as required by London Plan targets could be arranged on site. It is recognised that development may be carried out in a number of different ways and alternative proposals could be considered appropriate if they accord with relevant policy and guidance.

1. Sensitive edges



2. & 3. Sensitive edges, public transport improvements and destinations

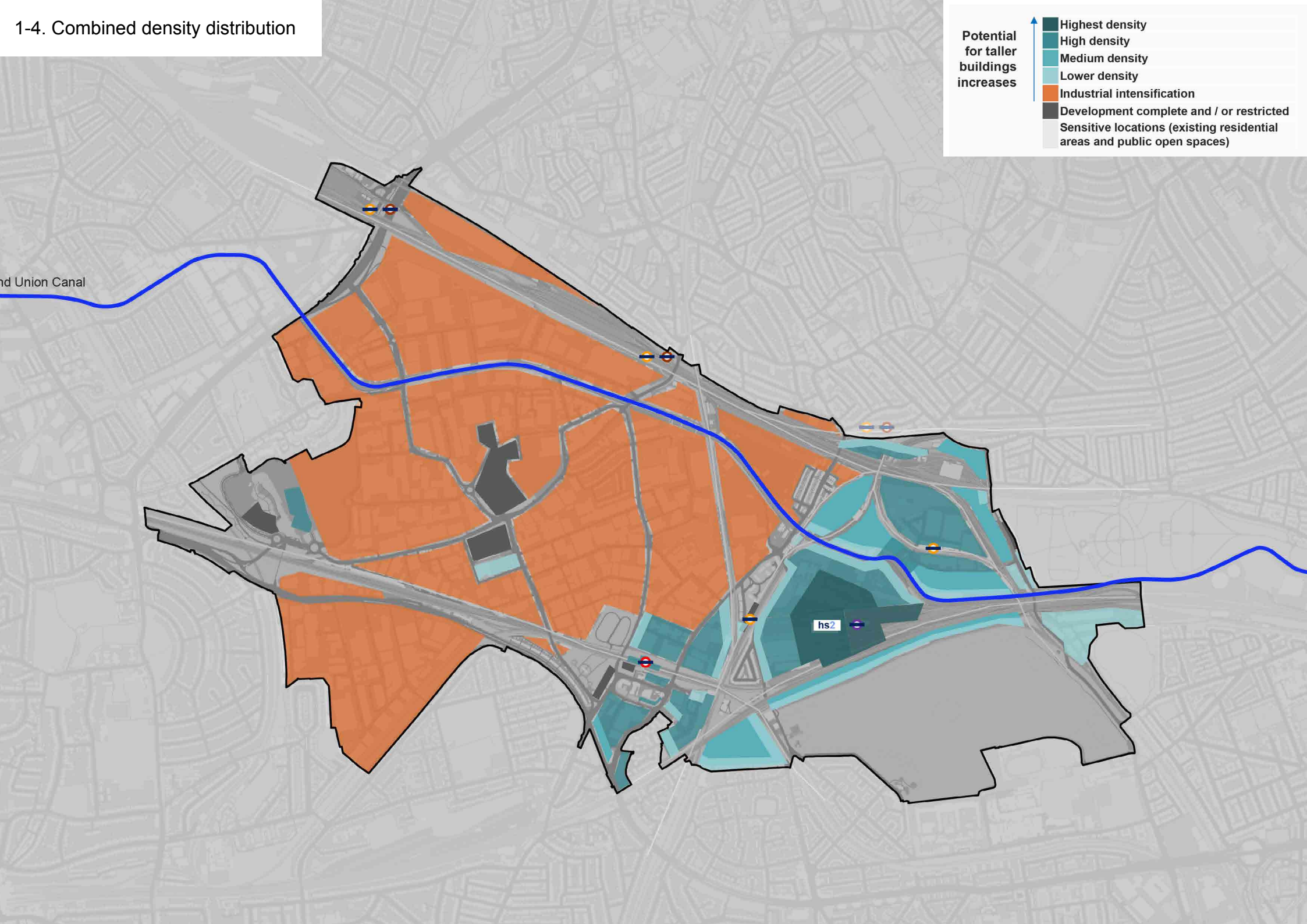


1-4. Combined density distribution

Potential for taller buildings increases

- Highest density
- High density
- Medium density
- Lower density
- Industrial intensification
- Development complete and / or restricted
- Sensitive locations (existing residential areas and public open spaces)

nd Union Canal



c) Approximate housing capacity

2.15 In refining the density ranges and locations set out in table 4, the following approximate provision of new homes is provided:

*26,000 new homes for the total development period
22,000 new homes for the Local Plan plan period to 2037*

2.16 Section 3 below provides phasing information for when these new homes are envisaged to be delivered. A detailed breakdown for housing capacity figures for each place and each site identified in the DIFS is located in section 4 below.

New jobs capacity and distribution

a) Old Oak

2.17 The London Plan identifies Old Oak as being able to accommodate approximately 55,000 new jobs.

Retail jobs

2.18 The draft Retail and Leisure Needs Study identifies that the proposed major centre at Old Oak High Street (including Old Oak Common Station and along adjacent areas of the Grand Union Canal) and the proposed neighbourhood centre at North Acton could deliver the following approximate floorspace and new jobs within Old Oak:

Town centre	A class uses floorspace Square metres (gross)	New jobs (based on assumptions in table 1)
Old Oak High Street	52,500	2,838
North Acton	5,000	270
Total	57,500	3,108

Table 5: RLNS recommendations

2.19 Based on the above, the following approximate amount of retail jobs will be provided:

3108 new retail jobs for total development period and plan period.

2.20 The figures are the same for both periods reflecting the envisaged residential-led nature of development beyond the plan period. The above figure leaves approximately 51,892 office jobs to be delivered to align with the London Plan indicative employment capacity figure.

Office jobs

2.21 The Old Oak and Park Royal OAPF identifies that a large proportion of jobs to be delivered will be office based alongside opportunities for smaller 'open workspaces' (defined by the London Enterprise Panel here) to support micro businesses and SMEs. It is assumed that open workspaces will be largely office based for the purposes of this draft DCS. A Future Employment Growth Sectors Study will be developed to understand the design and spatial requirements of these sectors to inform the next version of the Local Plan. The outputs of this forthcoming study may alter this assumption and outputs of the final DCS.

■ Quantifying the amount of office floorspace

2.22 The following approach has been undertaken to identify the office floorspace required to align with the London Plan indicative employment capacity figure and where this is proposed to be located.

2.23 11.5 square metres per full time employee has been utilised to reflect the HCA Employment Densities Guide. To deliver the square metres of office floorspace required for each full time employee for each of the 51,892 jobs, the following calculation has been carried out:

Jobs x net internal area sqm per full time employee = total floorspace required	51,892 x 11.5 = 596,758 sqm (NIA)
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2.24 As such approximately 596,800 square metres (NIA) of floorspace is required across Old Oak to contribute to aligning with London Plan indicative capacity figures.

2.25 This figure has been used to inform the distribution and capacity for office development as set out below.

- Distributing office floorspace

2.26 The Old Oak OAPF states that the majority of the office floorspace should be located within walking distance of the Old Oak Common Station with other accessible areas also being appropriate. Specifically it identifies that Scrubs Lane could accommodate commercial uses, including employment floorspace, to support an improved street environment and OPDC regeneration aspirations.

2.27 As such, office floorspace, including open workspace typologies, are suggested to be focused at and around Old Oak Common Station and other locations adjacent to North Acton Station, Willesden Junction Station, Hythe Road Station and along Old Oak High Street and Scrubs Lane.

- Defining office job capacity

2.28 Defining office job capacity is based on the appropriate locations for office floorspace, the available amount of floorspace available for offices (approximately 645,000 square metres (NIA)) and the office job density assumptions in table 3. This delivers capacity for approximately:

56,000 new office jobs for total development period and plan period.

2.29 The figures are the same for both periods reflecting the envisaged residential-led nature of development beyond the plan period.

2.30 Further work will be carried out in refining this figure to inform the final DCS and the next version of the draft Local Plan.

- Old Oak total jobs capacity

2.31 In combining the above retail and office jobs capacity, the total approximate capacity for Old Oak is:

59,000 new jobs

b) Park Royal

2.32 The London Plan identifies that Park Royal can accommodate approximately 10,000 new jobs.

Industrial jobs

2.33 The draft Industrial Land Review (ILR) includes information for how development can provide employment floorspace to accommodate this capacity through:

- protecting Strategic Industrial Location (SIL) designations in Park Royal;
- expanding SIL designation onto new sites; and
- intensifying industrial activities.

The ILR identifies that approximately 11,800 new jobs can be delivered in Park Royal for total development period and plan period.

2.34 This is based on industrial job density assumptions which are also stated in table 3 of this document. These are distributed across the SIL designation with a concentration on the High Speed 2 Construction sites north and south of the canal in Old Oak West reflecting its potential development as a SIL Industrial Business Park.

Retail jobs

2.35 The draft Retail and Leisure Needs Study identifies that the Park

Royal Centre could accommodate approximately 5000 square metres (gross) of A class uses as a neighbourhood centre.

This delivers approximately 300 jobs for total development period and plan period.

■ Park Royal total jobs capacity

2.36 In combining the above retail and office jobs capacity, the total approximate capacity for Park Royal is:

12,100 new jobs

c) Total new jobs

The approximate total of new jobs able to be accommodated across Old Oak and Park Royal for the total development period is 71,100.

2.37 This is comprised of 59,000 new jobs in Old Oak and 12,100 new jobs in Park Royal. The approximate total for the plan period is expected to be marginally lower reflecting the residential-led nature of development identified to be delivered beyond the plan period.

2.38 These totals may change subject to updated and new evidence base.

Place based development capacity

2.39 The following table sets out development capacity for each place for the total development period and the plan period. For the linear places of Old Oak High Street and Grand Union Canal, information for these have been provided within information for Old Oak North and Old Oak South.

Place	New homes (Plan period)	New homes (total)	New jobs (Plan period)	New jobs (total)
Old Oak South	6,300	9,300	44,000	
Old Oak North	7,250	8,250	6,500	
Park Royal & Park Royal Centre	1,500		4,500	
North Acton	4,300		4,000	
Scrubs Lane	2,600		2,000	
Old Oak West (including HS2 constructions sites within the Park Royal Opportunity Area)	50		7,500	
Wormwood Scrubs	0		0	
Totals	22,000	26,000	71,100	

Table 6: Development capacity for the places

3. DEVELOPMENT AVAILABILITY

INDICATIVE PHASING OF DEVELOPMENT

3.1 For the purposes of this draft Development Capacity Study, three development phases (including a draft five-year housing supply) have been used to inform the draft Local Plan:

Phase 1	1 to 5 years	2017 to 2021
Phase 2	6 to 20 years	2022 to 2037
Phase 3	20+	2037 +

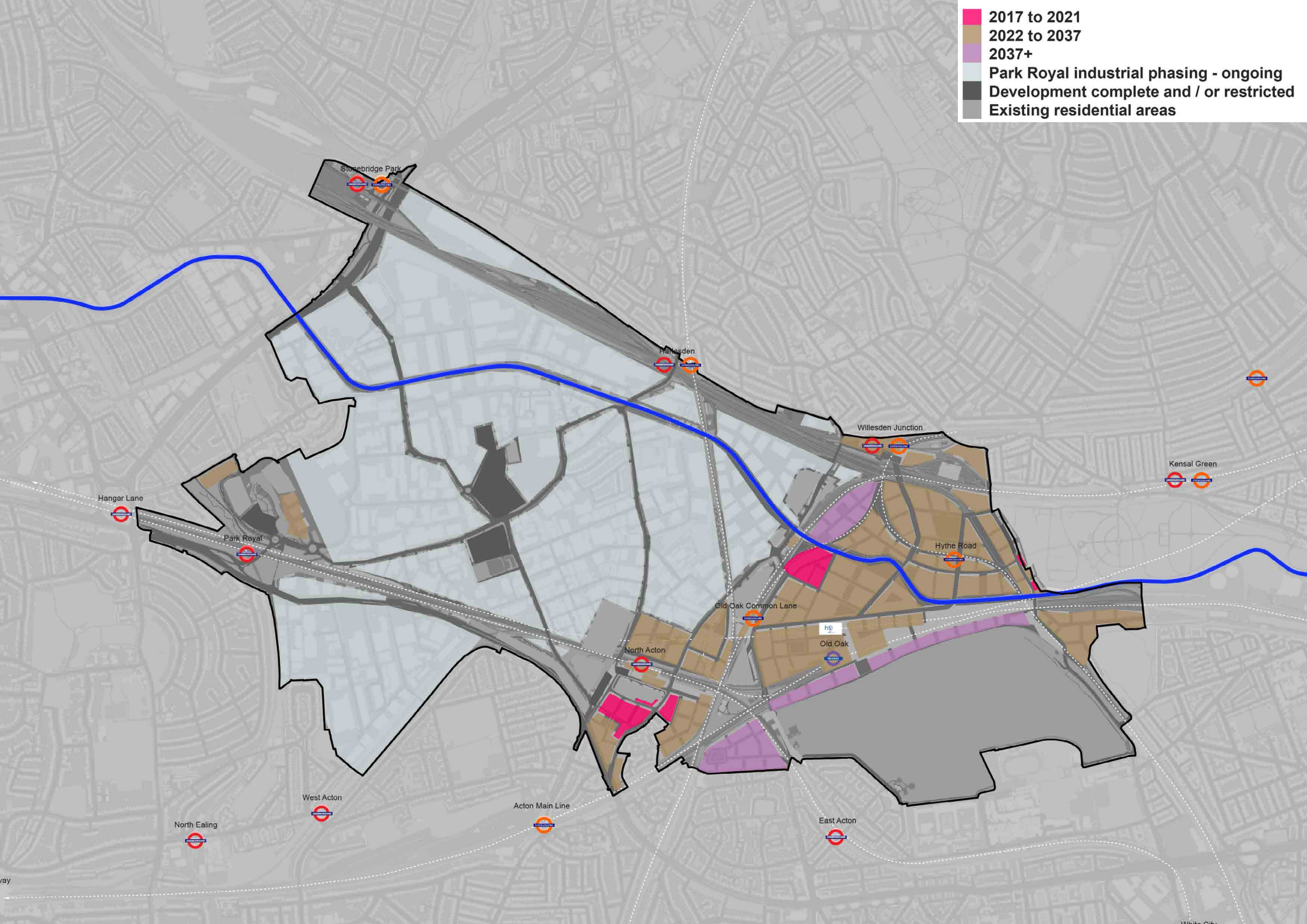
3.2 These phases reflect the most up to date information available at December 2015. To support the regulation 19 version of the Local Plan, these phases will be amended to align fully with NPPF (footnotes 11 & 12) and PPG requirements to identify deliverable (1-5 years) and developable (6-15 years) sites. The Call for Sites consultation and the development of new, and updates to, evidence base for the Local Plan and other OPDC strategies will inform this process. Table 7 sets out capacity information for the three phases with the map overleaf depicting the phasing.

3.3 With regard to the delivery of industrial jobs within Park Royal Strategic Industrial Locations, as set out in the Industrial Land Review, these are envisaged to be delivered across phases 1 and 2 within the plan period.

	New homes	New jobs (office & retail)	Broad location	Information source	NPPF definition
Phase 1 Draft five-year housing supply	2,200	1,500	<ul style="list-style-type: none"> • Oaklands • Scrubs Lane • North Acton 	Pre-application discussions & planning applications	Deliverable
Phase 2	19,800	59,500	Majority of Old Oak and Park Royal excluding locations in phase 3	<ul style="list-style-type: none"> • London Plan Annex One • Old Oak & Park Royal OAPF • Pre-application discussion • High Speed 2 construction programme 	Developable
Phase 3	4,000	Marginal	<ul style="list-style-type: none"> • Brunel Industrial Estate • Land north of Wormwood Scrubs • <u>Powerday</u> 	<ul style="list-style-type: none"> • OPDC infrastructure planning 	Developable

Table 7: Phasing of development delivery

- 2017 to 2021
- 2022 to 2037
- 2037+
- Park Royal industrial phasing - ongoing
- Development complete and / or restricted
- Existing residential areas

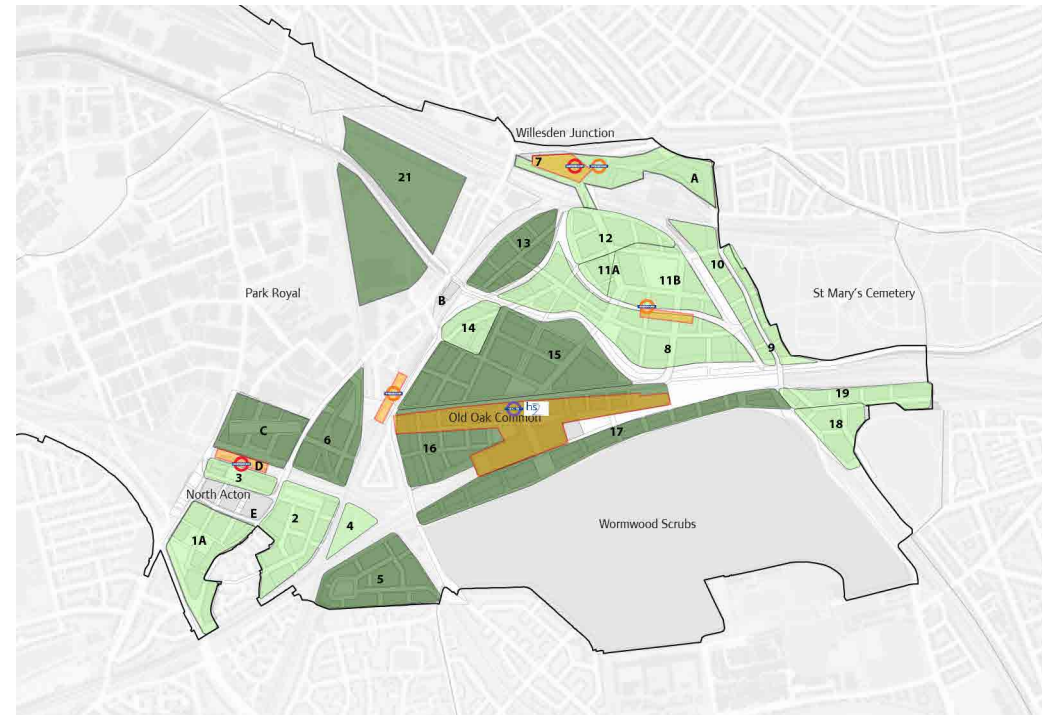


4. DIFS SITES CAPACITY & PHASING

4.1 The Development Infrastructure Funding Study provides information for delivering infrastructure to support growth within Old Oak and inform the draft Local Plan. In developing its recommendations, 21 sites were identified (depicted to the right) and are continuing to be used to information infrastructure planning and delivery.

Phase 1	1 to 5 years	2017 to 2021
Phase 2	6 to 20 years	2022 to 2037
Phase 3	20+	2037 +

4.2 This section updates and supplements the DIFS capacity information. Table 8 below sets out the development capacity for new homes and jobs, indicative phasing (as set out in section 3) and envisaged challenges to delivering each of the 21 sites and additional sites (sites A-E) where relevant. Information is provided for the total development period.



#	Name	Size (ha)	Capacity	Phase(s)	Challenges for delivery
1a	Portal Way (a)	37	Homes: 1,300 Jobs: 1,000	1 & 2	<ul style="list-style-type: none"> • Accessibility – restricted pedestrian accessibility across the A40 • Environment – air quality issues created by A40 • Land contamination – land remediation likely to be required
1b	Portal Way (b)	6	Homes: 200 Jobs: 200	2	<ul style="list-style-type: none"> • Accessibility – restricted pedestrian accessibility across the A40 • Environment – air quality issues created by A40 • Local context – adjacent to residential area • Land contamination – land remediation likely to be required
2	Perfume Factory	51	Homes: 1,100 Jobs: 1,000	1 & 2	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the north and east • Land use – existing employment uses • Local context – adjacent residential area • Landownership – multiple land ownership • Land contamination – land remediation likely to be required
3	North Acton Station	13	Homes: 100 Jobs: 400	2	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the north • Land contamination – land remediation likely to be required
4	Island	20	Homes: 0 Jobs: 0	N/A	<ul style="list-style-type: none"> • Accessibility – restricted access • Land contamination – land remediation likely to be required
5	Brunel Road	59	Homes: 1,200 Jobs: 0	3	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the north and east • Land use – existing employment uses • Local context – adjacent to residential area • Land contamination – land remediation likely to be required
6	Shield (HS2)	49	Homes: 1,200 Jobs: 100	2	<ul style="list-style-type: none"> • Infrastructure - GWML & WCML connection requires land • Infrastructure – land required for HS2 construction works • Accessibility – railway lines restrict accessibility to the south and east • Land contamination – land remediation likely to be required
7	Willesden Junction Station	47	Homes: 1,000 Jobs: 2,000	2	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the north and east • Local context – adjacent to residential area • Infrastructure – decking required to enable continued railway operations • Land contamination – land remediation likely to be required
8	Car Giant E&W	100	Homes: 2,200 Jobs: 1,200	2	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the north and west and the Grand Union Canal restricts accessibility to the south • Land contamination – land remediation likely to be required
9	Scrubs Lane E	12	Homes: 200	1 & 2	<ul style="list-style-type: none"> • Local context – adjacent to and includes heritage assets

			Jobs: 300		<ul style="list-style-type: none"> Local context – adjacent to residential area Landownership – multiple land ownership Land contamination – land remediation likely to be required
10	Scrubs Lane W	30	Homes: 1,000 Jobs: 1,000	2	<ul style="list-style-type: none"> Accessibility – railway lines restrict accessibility to the west Landownership – multiple land ownership Land contamination – land remediation likely to be required
11a	LBHF owned site	6.6	Homes: 400 Jobs: 600	2	<ul style="list-style-type: none"> Environment – air quality issues created by EMR waste management activities Landownership – leasehold complexities Land contamination – land remediation likely to be required
11b	Car Giant North	59	Homes: 2,200 Jobs: 1,200	2	<ul style="list-style-type: none"> Accessibility – railway lines restrict accessibility to the south, north and east Environment – air quality issues created by EMR waste management activities Land contamination – land remediation likely to be required
12	EMR	33	Homes: 1,400 Jobs: 3,100	2	<ul style="list-style-type: none"> Accessibility – railway lines restrict accessibility to the west and north Landownership – leasehold complexities Land contamination – land remediation likely to be required
13	Powerday	42	Homes: 1,000 Jobs: 0	3	<ul style="list-style-type: none"> Access – railway lines heavily restrict access to the north, west and east with the Grand Union Canal restricting access to the south. Infrastructure – required to be safeguarded to support LBHF in delivering their waste apportionment targets Land contamination – land remediation likely to be required
14	Genesis (Oaklands)	24	Homes: 800 Jobs: 0	1	<ul style="list-style-type: none"> Accessibility – railway lines restrict accessibility to the north Environment – land gradient requires accessibility considerations Landownership – leasehold complexities in the north of the site Land contamination – land remediation likely to be required
15	Depot	140	Homes: 2,600 Jobs: 20,000	2	<ul style="list-style-type: none"> Infrastructure – relocation or reconfiguration with decking required to support the operation of railway infrastructure Infrastructure – land required for HS2 construction works Access – railway lines restrict access to the south with the Grand Union Canal restricting access to the north Land contamination – land remediation likely to be required

16	HS2 Station Site	129	Homes: 1,500 Jobs: 26,000	2	<ul style="list-style-type: none"> • Infrastructure – delivery of Old Oak Common Station and associated infrastructure • Infrastructure – land required for HS2 construction works • Infrastructure over station development and decking required to optimise development capacity • Accessibility – railway lines restrict accessibility to the south • Local context – adjacent residential area
17	IEP Depot	72	Homes: 1,700 Jobs: 0	3	<ul style="list-style-type: none"> • Infrastructure – relocation of IEP Depot unlikely to take place until beyond 2037 • Accessibility – railway lines restrict accessibility to the north • Local context – adjacent to Wormwood Scrubs • Land contamination – land remediation likely to be required
18	Mitre Bridge	37	Homes: 500 Jobs: 0	2	<ul style="list-style-type: none"> • Land use – existing employment uses • Accessibility – railway lines restrict accessibility to the west • Local context – adjacent to Wormwood Scrubs and Little Wormwood Scrubs • Land contamination – land remediation likely to be required
19	North pole east	24	Homes: 500 Jobs: 0	2	<ul style="list-style-type: none"> • Infrastructure – relocation of the North Pole Depot will be required • Accessibility – railway lines restrict accessibility to the north • Local context – adjacent to heritage assets in the north • Land contamination – land remediation likely to be required
A	Harrow Road	13	Homes: 500 Jobs: 600	2	<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility to the south • Local context – adjacent to residential area • Land contamination – land remediation likely to be required
B	Old Oak Common Lane canal site	0.8	Homes: 50 Jobs: 0	2	<ul style="list-style-type: none"> • Accessibility – Grand Union Canal restricts accessibility to the south and railway lines restrict accessibility to the west • Land contamination – land remediation likely to be required
C	Sword Site	25	Homes: 1,400 Jobs: 700	2	<ul style="list-style-type: none"> • Infrastructure – HS2 box requires land • Infrastructure – land required for HS2 construction works • Adjacent to Strategic Industrial Location • Local context – adjacent to Acton Cemetery • Land contamination – land remediation likely to be required
D	North Acton	5	Homes: 300	2	<ul style="list-style-type: none"> • Infrastructure – decking required to enable continued railway operations
	Station OSD		Jobs: 300		<ul style="list-style-type: none"> • Accessibility – railway lines restrict accessibility with gradient changes needing to be addressed • Land contamination – land remediation likely to be required
E	Portal Way east	0.2	Homes: 200 Jobs: 10	1	<ul style="list-style-type: none"> • Local context – adjacent to residential development • Accessibility – gyratory restricts access • Land contamination – land remediation likely to be required

Table 8: DIFS sites development capacity and phasing

5. NEXT STEPS

5.1 Following the close of the concurrent draft Local Plan Regulation 18 and Call for Sites consultations, further work will be undertaken in amending the draft DCS in response to consultation comments and to ensure the DCS and Local Plan fully meet the requirements of National Planning Policy Framework and the relevant guidance within the Planning Practice guidance for housing and economic land availability assessment (including Strategic Housing Land Availability Assessment).

5.2 Alongside the draft Local Plan, the amended DCS will be subject to a second stage of consultation in autumn 2016.