



**OPDC**  
OLD OAK AND  
PARK ROYAL  
DEVELOPMENT  
CORPORATION

# **OLD OAK AND PARK ROYAL**

**OPPORTUNITY AREA PLANNING FRAMEWORK ADOPTED NOVEMBER 2015**

**MAYOR OF LONDON**

# INFORMATION

## **Copyright**

Greater London Authority  
November 2015

## **Published by**

Greater London Authority  
City Hall  
The Queens Walk  
More London  
London SE1 2AA

## **Contact**

tel: 020 7983 5552  
email: [info@opdc.london.gov.uk](mailto:info@opdc.london.gov.uk)  
twitter: @OldOakParkRoyal

## **Website**

[www.london.gov.uk/opdc](http://www.london.gov.uk/opdc)

## **Acknowledgements**

### **Greater London Authority & Old Oak and Park Royal Development Corporation**

Ajit Atwal  
Jasper den Boeft  
Tom Cardis  
Peter Farnham  
Rachel Flowers  
Victoria Hills  
Levent Kerimol  
Max Middleweek

Euan Mills  
Ian Moxon  
Michael Mulhern  
Claire O'Brien  
Kim Tagliarini  
Colin Wilson

## **Transport for London**

Richard Carr  
Richard McGreevy

## **Photography**

Tom Simpson  
Peter Farnham  
Andrew Holt  
Franck Allais



Stonebridge Park

LB Brent

Harlesden

Willesden Junction

Hanger Lane

Kensal Green

Park Royal

RBKC

North Acton

LB Ealing

East Acton

LB H&F

Figure 1: Old Oak and Park Royal Opportunity Areas boundary

# MAYOR'S FOREWORD



A handwritten signature of Boris Johnson in black ink.

**Boris Johnson**  
**Mayor of London**

**In February 2015**, London's population reached a new high of 8.6m people, exceeding the previous record set back in 1939. Our city's population is set to continue expand, with current estimates predicting that its population

will reach 11 million by 2050. Housing provision is perhaps the biggest issue that London will face over the coming decades.

London's growing population will need to be supported by an expanded employment offer. London has continued to consolidate and strengthen its position as the globe's leading business centre. In order to retain the capital's position, it is critical that we enable London to grow and expand its employment base and skills and diversify into new growing economic sectors.

Old Oak and Park Royal will play perhaps the most crucial role of any regeneration area in London over the next 20 to 30 years in delivering these much needed new homes and jobs. Thanks to the colossal investment being made in High Speed 2 and Crossrail, the area is set to be transformed through the creation of a transport super-hub at Old Oak Common. The station, which will be the size of London Waterloo, will have unprecedented connections – just 10 minutes from Central London and Heathrow Airport and 38 minutes from Birmingham.

This Opportunity Area Planning Framework sets out a proactive strategy to capitalise on this step change in transport accessibility to redevelop Old Oak and regenerate Park Royal. This is a development opportunity of national importance that could redefine this part of west London. It

is poised to become London's next new major centre, helping to provide much needed new homes and jobs for the capital and helping to facilitate the regeneration of surrounding areas. The Old Oak area could accommodate 24,000 homes and 55,000 jobs while Park Royal, the UK's largest industrial estate and a vital cog in the London economy, will continue to be protected and enhanced to provide an additional 1,500 homes and 10,000 jobs. Development on the scale that we will see at Old Oak and Park Royal will of course have far reaching benefits, providing a major regeneration boost to surrounding communities. The Old Oak and Park Royal Development Corporation (OPDC) will work tirelessly to ensure that the benefits are secured and shared with local residents and business, existing and future. It is essential that we plan sensibly for this growth and that we do it now. There is no time to waste.

I am therefore delighted to introduce this document, which forms an important first step in laying the foundations for OPDC's Local Plan, which will set out the blueprint for years to come. I am hugely excited about the future of this area, which will do so much to address London's growth needs, has enormous potential to implement new state of art and sustainable technologies and will surely be one of London's most exciting areas in which to live, work and play.



Figure 2: Grand Union Canal

# SUPPORTING DOCUMENTS

The OAPF is supported by the following documents. These documents have been used to inform the content of this planning framework:

## **Strategic Environmental Assessment Screening (SEA)**

The SEA fulfils the requirements for a SEA screening in a manner that incorporates the requirements of the European Union's SEA Directive (2001/42/ EU) and the transposing UK Regulations.

## **Integrated Impact Assessment (IIA)**

The IIA fulfils the requirements for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (in a manner that incorporates the requirements of the European Union's SEA Directive (2001/42/ EU) and the transposing UK Regulations). The approach also fulfils the requirements for Health Impact Assessment, Equalities Impact Assessment and Community Safety Impact Assessment. This approach avoids the need to undertake and report on separate assessments, seeks to reduce any duplication of assessment work and benefits from a shared understanding of the policies.

## **Habitats Regulations Assessment Screening (HRA)**

The Conservation of Habitats and Species Regulations 2010 implements the European Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (known as the 'Habitats Directive') in England and Wales. This Directive requires the assessment of plans and projects for their potential to effect sites of European nature conservation importance.

## **Community Charter**

A Community Charter has been developed with local communities groups to demonstrate the Old Oak and Park Royal Development Corporation's (OPDC)'s commitment to meaningful and transparent community engagement that will help to shape the regeneration of Old Oak and enhancement of Park Royal.

The Charter's role is to clearly set out when, how and with whom community engagement will be carried out over the coming years. It is a critical document to help engage with existing and future communities. It aspires to foster a participatory approach to ensure local people are empowered to directly influence the development of planning policy and the future of the area.

## **Old Oak Strategic Transport Study**

The strategic transport study provides a high level evidence base and appraisal of proposed transport measures to support the growth aspirations at Old Oak and Park Royal. Whilst the Study identifies a strategic package of complementary measures, responding to a series of major proposed transport infrastructure schemes, including HS2, Crossrail and Overground, it does not provide detail on specific schemes. This allows flexibility to be incorporated into plans and recognises that the proposals are still in the early stages of development and that they will be refined as the proposals for Old Oak and Park Royal take shape. Additional analysis will be undertaken and more detailed transport measures identified as the Opportunity Area is taken forward.

## **Park Royal Atlas**

The Park Royal Atlas presents a detailed overview of the businesses located IN Park Royal in late 2013 / early 2014. It records the employment activities and analyses business activities in terms of their sector, size, space typologies, clustering and supply chains. The Park Royal Atlas is informing the production of an Employment Land Review, which is currently being undertaken by the GLA. The Park Royal Atlas was nominated for the Royal Town Planning Institute 'Excellence in Planning to Create Economically Successful Places' Award in 2015.

# CONTENTS

1. INTRODUCTION

PAGE  
9

2. VISION &  
OBJECTIVES

PAGE  
21

3. LAND USE  
STRATEGY

PAGE  
27

4. DESIGN  
STRATEGY

PAGE  
35

5. OLD OAK  
STRATEGY

PAGE  
43

6. PARK ROYAL  
STRATEGY

PAGE  
95

7. WORMWOOD  
SCRUBS  
STRATEGY

PAGE  
107

8. TRANSPORT  
STRATEGY

PAGE  
113

9. ENVIRONMENT  
STRATEGY

PAGE  
131

10. DELIVERY  
STRATEGY

PAGE  
143

11. GLOSSARY

PAGE  
163

APPENDIX ONE  
CONTEXTUAL ANALYSIS

Provides a contextual background to the Old Oak  
and Park Royal area.



Figure 3: View of Old Oak & Park Royal looking west