

Planning Authority Monitoring Report

2017/18 Monitoring Period

July 2018



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Contents

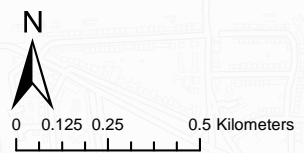
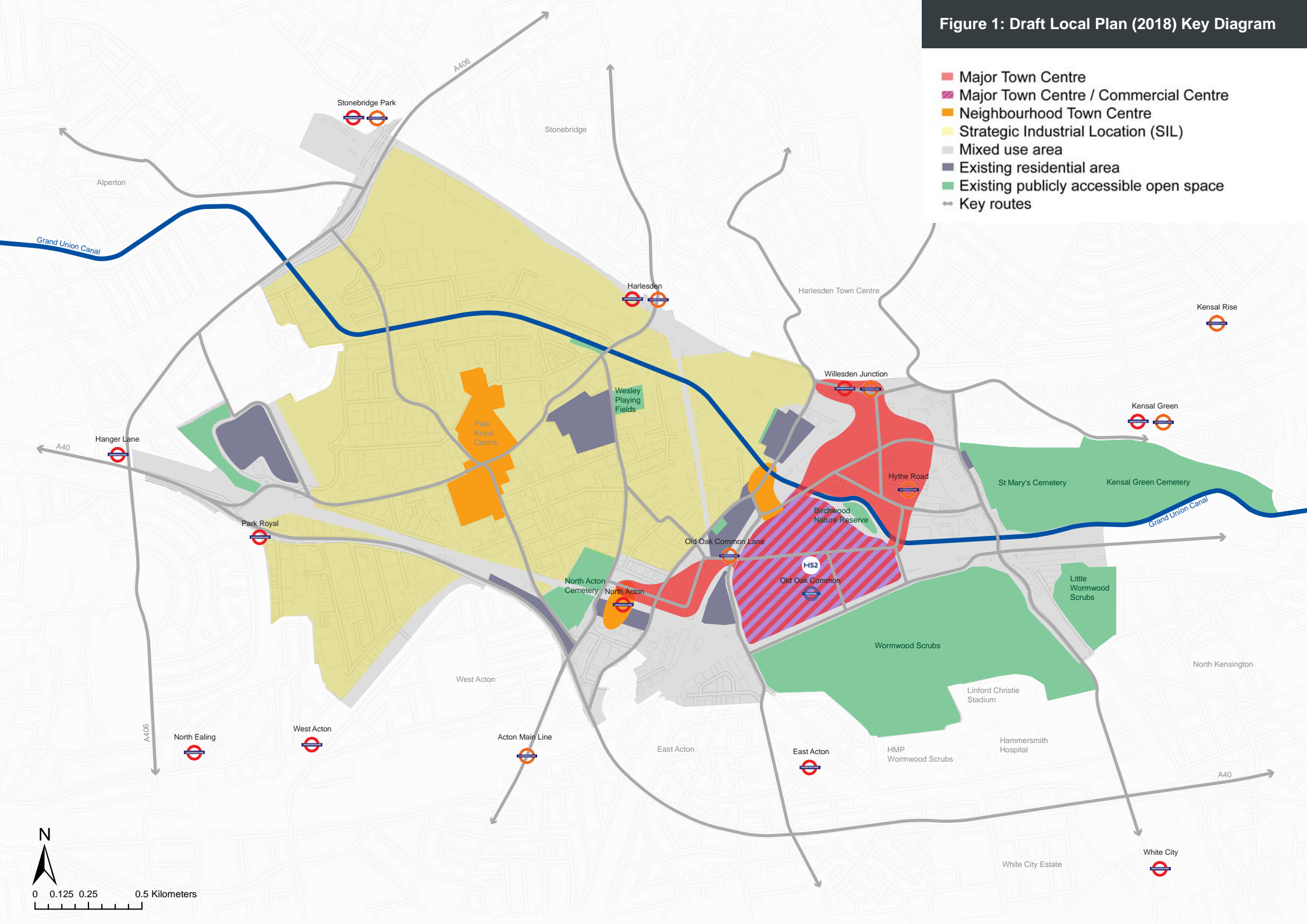
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1 Introduction

- 1.1. The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1st of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 1.2. The OPDC area covers the Old Oak Common and Park Royal Opportunity Areas in the Mayor's London Plan (2016), which identifies the area as having a capacity to deliver a minimum 25,500 homes and 65,000 jobs. The London Plan identifies the Old Oak Common area alone, which will be the location of the new High Speed 2 and Elizabeth Line Station, as having the capacity to deliver a minimum 24,000 new homes and 55,000 jobs, making it one of the largest regeneration projects in the UK. Park Royal is London's largest industrial estate and is a vital cog in the London economy, accommodating over 1,700 businesses employing over 43,000 people. The Mayor's London Plan (2016) identifies that through redevelopment and intensification, it has the potential to deliver an indicative 10,000 additional jobs and a minimum of 1,500 additional homes.
- 1.3. Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).
- 1.4. The Planning and Compulsory Purchase Act (2004) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authority Monitoring Report" annually. This report must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area. Where a Local Plan has been adopted, it must include monitoring information for that plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/ spent within that year.
- 1.5. This Authority Monitoring Report (AMR) is the third that OPDC has prepared in its role as a Local Planning Authority, and relates to the period covering the 1st April 2017 to 31st March 2018. The report outlines the Corporation's progress towards adopting a new Local Plan and CIL Charging Schedule, details of which are included in Sections 2 and 3 of this document. Details are also provided on Development activity within the monitoring period, including housing starts and completions, and net/gain loss of industrial floorspace in the Park Royal SIL.
- 1.6. Once a new Local Plan and CIL Charging Schedule have been adopted by OPDC, future AMRs will report on the performance of the Local Plan against predetermined Key Performance Indicators (KPIs) as well as details on the receipt and expenditure of CIL monies.

Figure 1: Draft Local Plan (2018) Key Diagram

- Major Town Centre
- Major Town Centre / Commercial Centre
- Neighbourhood Town Centre
- Strategic Industrial Location (SIL)
- Mixed use area
- Existing residential area
- Existing publicly accessible open space
- Key routes



2 Progress Towards Adoption of a Local Plan

Local Plan Timetable

- 2.1. OPDC is currently progressing the development of a new Local Plan for its administrative area. Having consulted on a regulation 18 draft Local Plan in February/March 2016, OPDC published a revised draft Local Plan for a regulation 19 consultation in June 2017.
- 2.2. Changes were made to the emerging draft Local Plan in response to issues raised in the 2017 consultation, and to reflect new and updated evidence base studies and the publication of the draft new London Plan in December 2017. In light of these changes, OPDC felt it necessary to undertake an additional round of consultation prior to submitting the Local Plan to the Secretary of State.
- 2.3. The second revised draft Local Plan was published for an additional regulation 19 consultation on the 14th June 2018, with consultation open until the 30th July 2018. Submission to the Secretary of State is expected in October 2018, with Examination in Public (EiP) in winter 2018/19, and final adoption in spring 2019. The timetable for delivery is outlined in Figure 2.

- 2.4. Until OPDC adopts its own Local Plan for the OPDC area, Local Authority Development Plan Documents (DPDs), with the weight of the stage at which they had reached on 1st April 2015, will apply to the areas that they cover. These DPDs are outlined in Table 2.1.

Table 2.1: DPDs in force within OPDC area

Borough	Development Plan Document
London Borough of Brent	Core Strategy; Site Specific Allocation DPD; Draft Development Management Policies DPD; Saved UDP Policies; Policies Map; West London Waste Plan;
London Borough of Ealing	Development (Core Strategy) DPD; Development Management DPD; Development Sites DPD; Draft Planning for Schools DPD; Policies Map; West London Waste Plan;
London Borough of Hammersmith and Fulham	Core Strategy Development Management Local Plan; Proposals Map; Draft Local Plan;

Figure 2: Local Plan Timetable



Regulation 18 Draft Local Plan Consultation

- 2.5. OPDC consulted on a Regulation 18 Draft Local Plan from 4th February to 31st March 2016. The consultation included 11 separate workshops, and comprehensive social media and other online engagements. The consultation resulted in over 7,000 individual responses across 2,300 issues. As part of the [Statement of Consultation](#) for the Regulation 19 Revised Draft Local Plan, OPDC has responded to each of these issues and identified whether or not the issue has resulted in an amendment to the Local Plan. To assist in summarising the consultation response, 28 “Key Issues” were identified, which are outlined in Table 2.2.

Table 2.2: Regulation 18 Consultation – Key Issues Summary

Theme	Issue
Integrating Communities	Recognising existing communities and more clearly referencing the need to integrate existing and new communities in the spatial vision and strategic policies.
Additional Strategic Industrial Land	Proposals to release additional strategic industrial land in Park Royal in order to create more of a buffer to existing residential communities and enable lower densities in Old Oak.
Accessible and Inclusive Neighbourhoods	Ensuring this new part of London is a network of accessible and inclusive neighbourhoods embedding the requirements for accessible and inclusive neighbourhoods throughout the Local Plan.
Densities	Respondents questioned if the homes and jobs targets have been appropriately tested with regards the impact on the quality of place. Concerns were expressed that the overall densities may be too high and may need to be reduced, there was also concerns expressed about how very high density development would manifest in sensitive locations.
Balance between Jobs and Homes	Requests for the jobs target to be lowered and the homes target increased.
Heights	Concerns over the proposed number, height and location of tall buildings and the impact on the surrounding area and ensuring that where tall buildings are acceptable that they achieve a high standard of design and a wider social benefit.
New Places	The boundary of the proposed places should be revised and a series of suggestions were made for new places as well as alterations to proposed Place boundaries.
Neighbourhoods and Strategic Site	The Local Plan needs to be clearer on the relationship between neighbourhoods and strategic sites.
Employment	Need to be clearer about the role, type and location of employment space, the future of park royal and how local people and businesses can access opportunities in the future.
Sports Stadium	Requests for the Local Plan to more explicitly support a sports stadium.
Open Space	Being clearer about the quantum, location and function of open space provision.
Wormwood Scrubs	Concerns about more people using Wormwood Scrubs, what enhancements there might be and the visual impacts of development.
Environmental Sustainability	A need to promote exemplar environmental sustainability policies throughout the Local Plan.
Willesden Junction	The need to connect Willesden Junction station and Harlesden into its surroundings and the potential for over station development in this location.
Artists and SMEs	Support for artists' and creative workspace as well as other forms of SME workspace, particularly in Old Oak North.
Heritage Assets	Suggestions for potential heritage assets that warrant protection and support for OPDC identifying a local heritage list.

Table 2.2: Regulation 18 Consultation – Key Issues Summary (Cont.)

Theme	Issue
Town Centres	Comments on the town centre hierarchy and concerns raised about the designation of a major town centre in Old Oak in particular in relation to the impact on surrounding centres.
North Acton	Concerns about the overconcentration of student housing in North Acton and the general quality of environment in this area.
Affordable Housing and Housing Mix	The importance of delivering much needed new affordable housing that is genuinely affordable, it is also important to ensure an adequate mix of housing types.
Micro-housing	The opportunity to support some level of micro-housing schemes such as the recently completed 'Collective' scheme.
Build-to-Rent	The appropriateness of build-to-rent housing and the approach that should be taken to affordable housing contributions.
Social Infrastructure	The need for appropriate social infrastructure (education, health and community space) to be secured on-site to address the needs of future residents but also existing deficiencies in need, as well as the importance as to the timing of this social infrastructure.
Car Parking	Concerns about the impact on the wider transport network, and therefore requests for more stringent controls of car parking.
Modal Share Targets	The potential need to introduce a transport mode share targets in the next draft Local Plan.
Cycling	The need for more cycle infrastructure and for this to connect into the wider cycle network.
Waste	The need for further clarity on OPDC's approach to waste management.
Air Quality	Further consideration of how OPDC can set exemplary standards for managing air quality issues.
Infrastructure and Phasing	Comments relating to the phasing of sites, infrastructure provision, prioritisation and funding across both Old Oak and Park Royal.

First Regulation 19 Draft Local Plan consultation

2.6. Following the review of consultation responses to the Regulation 18 consultation and completion of further supporting studies, OPDC produced a revised draft Local Plan for the first Regulation 19 consultation, published on June 29th 2017. The consultation period ran until September 11th 2017, and included seven drop-in events in the OPDC area, and two live question and answer sessions via social media. The revised draft Local Plan and all supporting studies were published online at the OPDC website, while hardcopies of the Plan and all supporting studies were also available at various locations in the OPDC area and across the three host boroughs.

2.7. The consultation response resulted in over 2,800 total individual responses. Having assessed each individual response, OPDC has identified 1,754 issue summaries arising from these responses, all of which have been included in OPDC's [Statement of Consultation](#). To assist in summarising these issues, 40 main issues were identified and are outlined in Table 2.3.

Table 2.3: First Regulation 19 Consultation – Main Issues Summary

Theme	Issue
Strategic policies	Disagree that the Local Plan should set out which are and which are not strategic policies. Particularly disagree with the place policies as being strategic policies.
Community-led Vision and Objectives	The alternative Community-led Vision and Objectives suggested by the Hammersmith Society is still relevant.
Improving health and reducing health inequalities	The Local Plan should include further policy detail about the various factors that contribute to good health and what impacts negatively on health.
Densities	The densities proposed in the Local Plan exceed established guidelines. The Plan is therefore unsound.
Building heights	Insufficient justification for tall buildings and demonstration that this will deliver lifetime neighbourhoods has been provided. The Plan does not provide enough clarity on future building heights, locations of tall buildings or definitions of tall buildings. A map of tall building locations should be provided. Indicative building heights of 40 storeys + are not justified. Density information in DCS is not reflected in the Local Plan. This does not conform with London Plan policy 7.7 or NPPF para 58 and 59.
Place policies	The policies are too detailed and should instead be replaced by area action plans and neighbourhood plans.
HS2 Station capacity	Development capacity proposed on the HS2 station and surrounds is not justified. This level of development would not be supported by enabling works currently proposed by HS2. Suggest that policies are drafted more flexibly to allow for a range of development scenarios.
Elizabeth Line Depot	Development of the Elizabeth Line Depot and Train Maintenance Depot should be delayed beyond the plan period.
Old Oak North Densities	Without a commitment to the delivery of Hythe Road Station, the densities in Old Oak North are unjustified resulting in the policy being ineffective.
Elizabeth Line spur	The Elizabeth Line rail spur has not been proved feasible or financially viable, and is not safeguarded by appropriate bodies. Safeguarding of the line has major impacts on the developability of the site, and clarity is required on its feasibility.
Willesden Junction	The proposed links from Willesden Junction Station in the diagram for P11 will not assist in improving connection between Old Oak and Harlesden, and does not reflect Brent's ambition that the Station presents strong frontage to station road.
Wormwood Scrubs	Evidence should be provided for the need for any routes and enhancements to the Scrubs.
Engagement with local people	The policy is not effective. Further clarity required for setting out different options and proactive community engagement. It should refer to the need for engagement with local people, via neighbourhood forums, as early as possible in the design process.
Access to public realm	Need to be clearer about the need for public realm to be genuinely public.
Fire resilience (Tall Buildings)	OPDC needs to reconsider its approach to tall buildings in light of the Grenfell Tower tragedy including considering fire risk and associated costs.
Development capacity and resultant building heights	Heights are driven by untested London Plan development capacities. This is demonstrated by tall buildings planned along Scrubs Lane. Rationale is not justified.
Designated heritage assets	D8 should provide policy for how designated heritage assets will be considered rather than defer to the NPPF and national guidance. This will ensure accordance with NPPF paragraphs 9, 12 and 126.
Air quality	There is a concern that the air quality policy is weak and ineffective. As London Borough of Hammersmith & Fulham is an Air Quality Management Area under the 1995 Environment Act – Part IV, impacts of any development must be agreed with the Council.
Fire Resilience (Sustainable Materials)	Consultees supported policy EU8 (sustainable materials) but were concerned that the impacts of fire safety following the Grenfell tragedy should be reflected in the policy.
Strengthen Green Space Factor	Green Infrastructure and Open Space Strategy and Management Plan should adopt clearer strategy around Green Space Factor and Green Points system implementation.

Table 2.3: First Regulation 19 Consultation – Main Issues Summary (cont.)

Theme	Issue
Light pollution	Policy should consider impact of light pollution.
London Cycle Design Standards	On network planning issues comments were made that there was insufficient explanation of how the LCDS would be applied.
Parking restrictions	There is a need to recognise the parking needs of businesses and industry and parking restrictions may not be appropriate to apply to this activity.
Affordable housing target and tenure	Developers have challenged whether the target is feasible given the need to fund infrastructure and the challenging local constraints on sites (i.e. contamination). The councils and community groups have also challenged the deliverability of the target, but also consider that the tenure split should require a greater proportion of LAR housing, to align with the need identified in OPDC's Strategic Housing Market Assessment for over 80% LAR.
Family housing	Developers suggest the target will be challenging to achieve at high densities. Community groups also recognise the challenge of achieving the target at high densities, but want the target increased to 50% family housing to meet needs identified in OPDC's Strategic Housing Market Assessment.
Gypsy and Traveller Accommodation	OPDC should assess the capacity to provide pitches to meet Gypsy and Traveller Accommodation need.
Industrial intensification:	Requests for OPDC to be clearer about support for industrial intensification to ensure that Park Royal SIL can support the attainment of jobs targets.
Affordable workspace	Requests for Local Plan to make a strong commitment and provide further detail on affordable workspace.
Business relocations	Community groups have expressed concerns about the impacts on jobs and business losses. There are requests for further clarity and detail on how business relocations would be managed and some questioning the requirements for this.
Waste sites	Existing waste facilities, particularly Powerday, negatively impact on residential uses and should not remain in the area.
Further land should be de-designated from Strategic Industrial Location	Request for additional sites/areas to be released from SIL or allowed to be developed for mixed-uses.
Impact Assessment	The threshold of 5,000sqm for Impact Assessments within Old Oak Major town Centre should be reconsidered and revised down to the NPPF 2,500sqm threshold.
Pubs	The policy is overly restrictive and repeats policies covered elsewhere or includes too specific or onerous policy requirements. Conversely, a number of stakeholders supported the current policy and strong protection of pubs.
Social infrastructure	Requests for the policy to be strengthened with regard to protection of existing uses and support for new uses. Comments were also raised on the methodology and assumptions within the Education and Health Needs Study.
Sports facilities and playing fields	Amendments to the policy were suggested to give stronger protection to existing facilities, to align more closely to the NPPF and for playing fields to be appropriately addressed in the policy.
Town centre uses and A-Class uses:	Suggestions that the policies for town centre uses (TCC1) and A-class uses (TCC3) should be amended to ensure strands relating to town centre uses are all covered within TCC1 and that the policy ensures significant adverse impacts to surrounding centres are appropriately mitigated and to ensure that town centre uses within SIL are being appropriately managed.
Cumulative Impacts	The policy should be revised to state that development proposals should not have an unacceptable impact, either by themselves or cumulatively with other developments, upon existing town centres.
Balancing priorities	Need to recognise site specific constraints and constraints affecting development feasibility and viability and other 'non infrastructure' planning obligations when considering the implementation of the Local Plan.
Viability	There is no clear approach to addressing the funding gap and the implementation of the Local Plan is therefore compromised. Concerns have also been raised about the viability of delivering the affordable housing and employment policies.
Community Engagement	Policy DI3 is not sound because OPDC has not upheld its Statement of Community Involvement (SCI), appropriately engaged with community groups and did not designate the Old Oak Neighbourhood Area as submitted.

Second Regulation 19 Local Plan consultation

- 2.8. Following the 2017 consultation, OPDC made changes to the emerging draft Local Plan in response to the issues raised throughout that consultation, to reflect new and updated evidence base studies and the Draft New London Plan published in December 2017. In light of these changes, OPDC felt it necessary to undertake an additional round of consultation prior to submitting the Local Plan to the Secretary of State.
- 2.9. The second revised draft Local Plan was published for a second round of Regulation 19 consultation on the 14th June 2018. The consultation ran until the 30th July 2018, and included four consultation presentation events held in the local area to help inform the public of why a second regulation 19 consultation is being undertaken, and providing an overview of the changes made.

Local Plan supporting studies

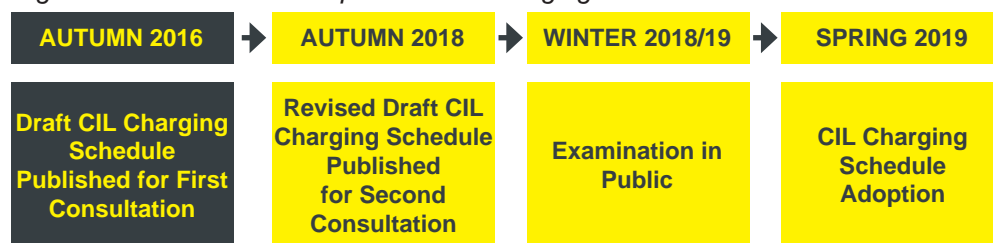
- 2.10. A number of studies have been undertaken by the OPDC to inform and support the emerging Local Plan. All studies were published alongside the second revised draft Local Plan for Consultation in June 2018, as were earlier iteration for previous Local Plan consultations. While all versions of these studies are considered final, revisions may be undertaken in advance of submitting the Local Plan to the Secretary of State. Details of all studies which will support the Local Plan are outlined in Appendix A.

3 Progress and Status of Other Planning Policy Documents

Community Infrastructure Levy

- 3.1. The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) provide local planning authorities with the power to prepare and adopt a Community Infrastructure Levy (CIL) for their areas.
- 3.2. The adoption of a CIL allows local authorities in England and Wales to raise funds from developers undertaking new build projects in their area. The money can then be used to help fund a wide range of infrastructure that is needed as a result of development including road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.
- 3.3. Although not formally part of the Development Plan for the area, CIL will be a key delivery mechanism, by helping to ensure that new infrastructure is provided in a timely way in order to support the level of growth that is being planned for. OPDC’s [Infrastructure Delivery Plan](#), published as a supporting study to the draft Local Plan, will also form part of the evidence base for CIL.
- 3.4. In London, the Mayor has already introduced a CIL which came into force on 1 April 2012, which will be used to provide finance towards the delivery of Crossrail. Once a CIL Charging Schedule has been adopted, OPDC CIL will be collected in addition to the Mayoral CIL.
- 3.5. The OPDC consulted on a Preliminary Draft Charging Schedule (PDCS) from the 3rd October to the 25th November 2016. Feedback from this consultation is being considered in an updated Charging Schedule, which OPDC plan to undertake public consultation on in spring 2018. OPDC’s programme for preparation of the CIL Charging Schedule is outlined in Figure 3.

Figure 3: Timescale for Adoption of CIL Charging Schedule



Supplementary Planning Documents

- 3.6. OPDC may prepare Supplementary Planning Documents (SPDs) to support the implementation of Local Plan policies. OPDC is currently proposing to produce six SPDs, details of which are outlined in Table 3.1.
- 3.7. OPDC is also liaising with other boroughs to explore the development of an affordable workspace SPD. When further details have been confirmed the Local Development Scheme will be updated accordingly.

Table 3.1: Details of Proposed Supplementary Planning Documents

SPD Title	Purpose	Stage	Date
Planning Obligations SPD	Provide guidance and a point of reference for negotiations of section 106 agreements relating to planning applications within the OPDC area.	Public Consultation	November-December 2018
		Adoption	April 2019
Old Oak North and Scrubs Lane SPD	The document will be based on the Old Oak North and Scrubs Lane development frameworks. It will set principles and guidance for built form, public realm, publicly accessible open spaces, land uses and transport within the Old Oak North and Scrubs Lane places	Public Consultation	November-December 2018
		Adoption	June 2019
Park Royal SPD	This document will provide more detailed principles and guidance for development in Park Royal.	Public Consultation	March-April 2019
		Adoption	September 2019
Waste Management in Tall Buildings SPD	This will provide guidance on how to waste management in tall buildings in order to meet Mayoral municipal waste recycling targets	Public Consultation	November-December 2018
		Adoption	June 2019
Energy, Daylight and Overheating in Tall Buildings SPD	This will provide guidance on how to meet energy, daylight and overheating standards in tall buildings to conform with Mayoral requirements	Public Consultation	November-December 2018
		Adoption	June 2019
Post Occupancy Evaluation SPD	This document will provide guidance on post occupancy monitoring and reporting standards	Public Consultation	November-December 2018
		Adoption	June 2019

Statement of Community Involvement

- 3.8. The Statement of Community Involvement (SCI) sets out how stakeholders and the community, as a whole, will be involved in the process of preparing the Local Plan, Supplementary Planning Documents, Neighbourhood Planning as well as outlining how they will be consulted on planning applications. The SCI has the status of a special (Non Development Plan) Local Development Document. In February 2017, OPDC Board agreed to the publication of a [revised version of the OPDC SCI](#).

Neighbourhood Planning

- 3.9. The Localism Act 2011 amended the Town and Country Planning Act to make provisions for the preparation of Neighbourhood Plans by Neighbourhood Forums. These Plans can set planning policies to guide future development in a defined Neighbourhood Area and must be in general conformity with national policy as well as the strategic policies in the Mayor's London Plan and the OPDC's Local Plan. A Local Planning Authority must adopt a Neighbourhood Plan as part of its development plan if it passes with a majority vote in a local referendum.

Harlesden Neighbourhood Plan

- 3.10. In September 2015, OPDC designated the Harlesden Neighbourhood Area and Forum covering part of the OPDC area, with the remainder within the London Borough of Brent. Following consultation on a pre-submission draft Neighbourhood Plan in April 2017, the Neighbourhood Forum published a submission version of the Plan for consultation in May 2018. An indicative timetable for delivery of the Neighbourhood Plan is outlined in Table 3.2.

Table 3.2: Harlesden Neighbourhood Plan Indicative Timetable

Stage	Indicative dates
Consultation on Submission Version	July to September 2018
Submission	Autumn 2018
Independent Examination	Winter 2018/2019
Referendum	2019

Old Oak Neighbourhood Area and Forum

- 3.11. In April 2017, OPDC and the London Borough of Hammersmith and Fulham received a joint application to designate the Old Oak Neighbourhood Planning Forum and Old Oak Neighbourhood Area. The two authorities undertook a joint public consultation on the appropriateness of the proposed Neighbourhood Forum and Area from 3rd May to 15th June 2017, receiving over 200 responses. The OPDC Board designated the area shown in Figure 4, which included 98% of the residential properties within the originally submitted area. The Neighbourhood Forum application had to be refused by consequence of their being insufficient members within the designated Neighbourhood Area.
- 3.12. Following the refusal of the Neighbourhood Forum application, OPDC received a second application in October 2017 to designate the Interim Old Oak Neighbourhood Forum as the Neighbourhood Forum for the Old Oak Neighbourhood Area. Public consultation on the application took place between 22nd November 2017 and 18th January 2018. OPDC formally designated the Forum on the 9th February, and the Forum is currently progressing the development a Neighbourhood Plan for the area.

Heritage

- 3.13. OPDC published a draft Local Heritage Listings for public consultation between 8 February and 22 March. The consultation sought comments on the list of assets proposed to be included in the listings, the selection criteria used to identify the proposed assets, and nominations for any additional assets which may be suitable for inclusion in the listings. Following review of the consultation submissions, designation of the Local Heritage Listings is envisaged to take place towards the end of 2018.
- 3.14. The designation of new conservation areas and the refreshing of existing conservation areas will continue to be progressed throughout the 18/19 monitoring period.

Figure 4: Designated Neighbourhood Areas and Conservation Areas

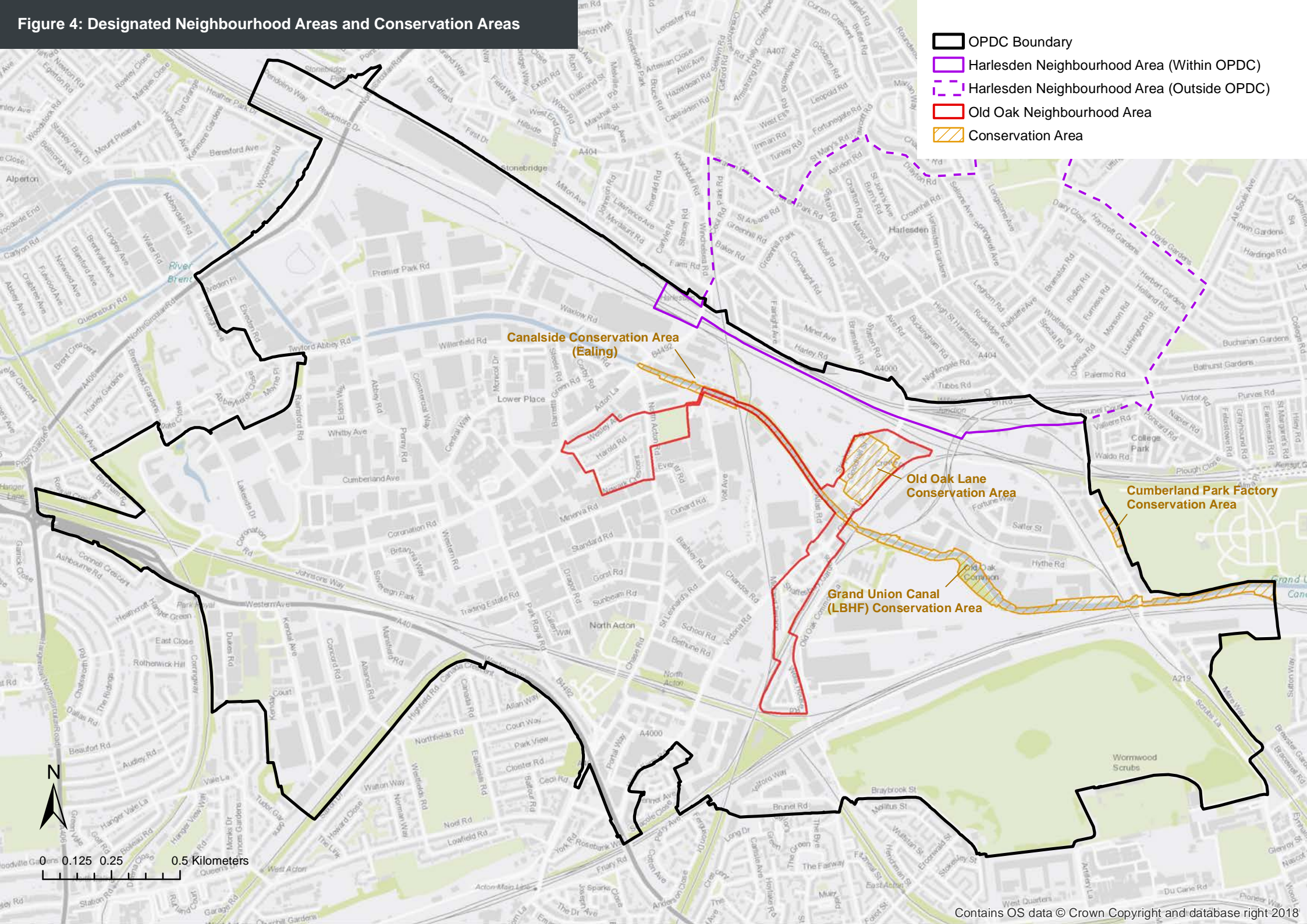
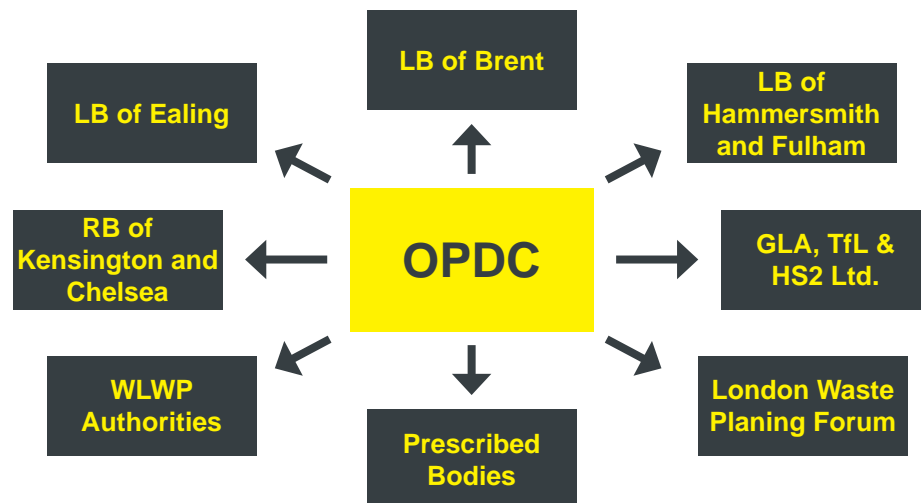


Figure 5: OPDC and Duty to Cooperate Bodies



Duty to Cooperate

3.15. The Duty to Cooperate (DtC) is a legal requirement set out in the Localism Act (2011). It requires local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. In accordance with the Duty to Cooperate, OPDC has been working closely with these authorities and bodies in the production of this draft Local Plan and in the preparation of other planning policy and development management and infrastructure delivery matters.

3.16. The OPDC holds a regular series of Project Team meetings to provide updates on emerging planning matters within the OPDC area. The meetings are attended by planning officers from the OPDC, the London Boroughs of Hammersmith and Fulham, Ealing, Brent (whose boundaries falls within the OPDC area) and Kensington and Chelsea (boundary adjacent to OPDC Area), the Greater London Authority (GLA) and Transport for London (TfL). In addition to this, the OPDC Planning Committee is comprised of four local councillors, each of whom has been recommended by the three boroughs whose boundaries fall within the OPDC area.

3.17. Waste is a particularly key aspect of OPDC's duty to cooperate. OPDC works with the West London Waste Plan (WLWP) Authorities, which includes Brent and Ealing, and the Western Riverside Waste Authority, which covers the area of Hammersmith and Fulham.

3.18. In addition to regular Duty to Cooperate meetings and waste matters, the OPDC pro actively consults with prescribed bodies and wider stakeholders on planning matters relevant to their policy areas. Prescribed bodies include:

- » Environment Agency
- » Historic England
- » Natural England
- » Mayor of London
- » Civil Aviation Authority
- » Homes and Communities Agency (covered by GLA)
- » NHS Brent CCG
- » NHS Ealing CCG
- » NHS West London (incl. RBKC) CCG
- » NHS England
- » Transport for London
- » Highways England
- » The Marine Management Organisation
- » The Office of Rail Regulation
- » London LEP

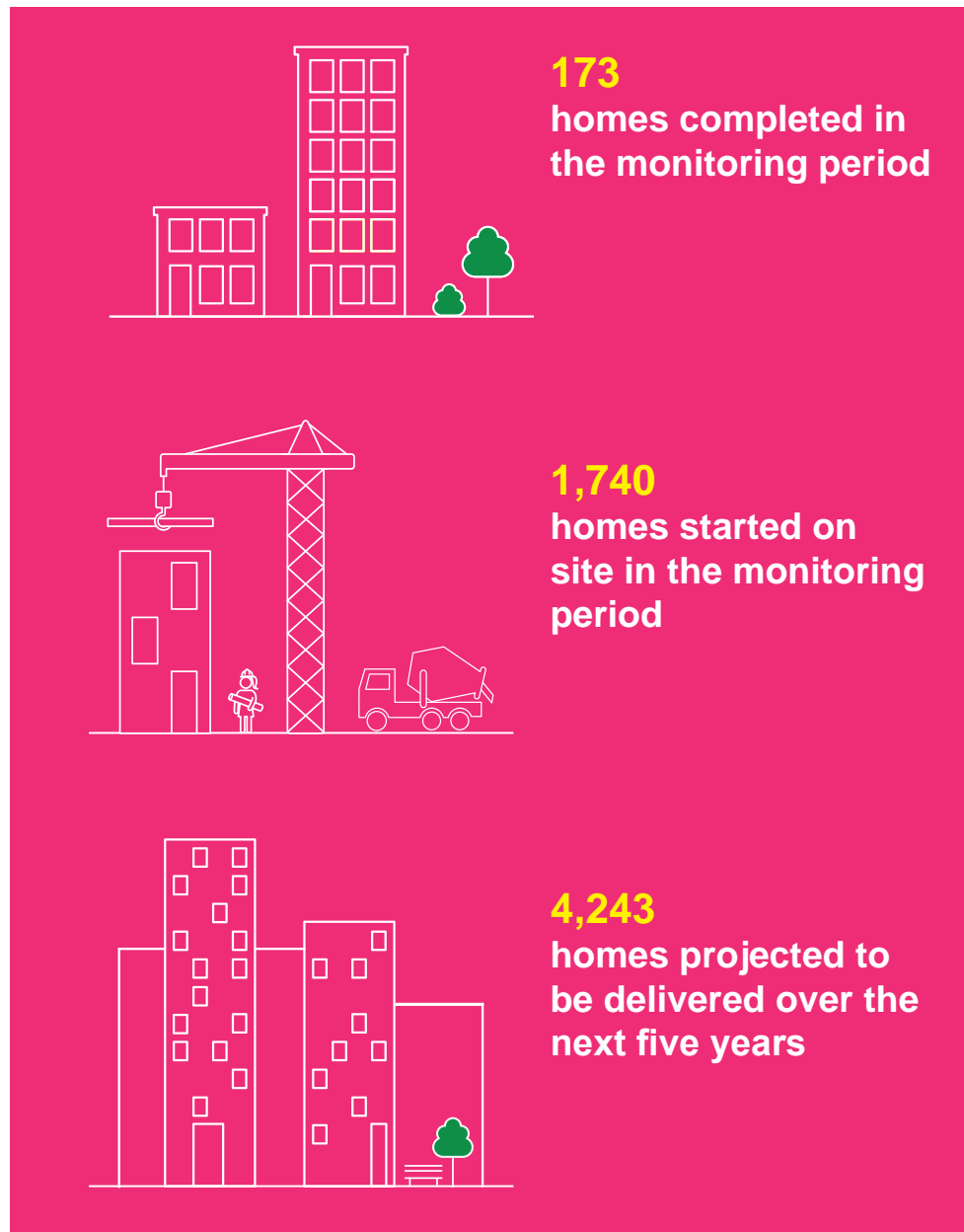
3.19. OPDC has published a [Duty to Cooperate Statement](#) alongside the second revised Draft Local Plan, which sets out further details on how OPDC has worked proactively with proscribed bodies in the formulation of planning policies in the second revised draft Local Plan

3.20. OPDC also consult with wider stakeholders on the formulation of planning policy. These include:

- » Harlesden Neighbourhood Forum
- » Old Oak Neighbourhood Forum
- » Canal and River Trust
- » High Speed Two Ltd.
- » Department for Transport
- » Park Royal Business Group
- » Grand Union Alliance
- » Local resident associations
- » Local land owners
- » Utility providers
- » Wormwood Scrubs Charitable Trust
- » Friends of Wormwood Scrubs
- » Sport England

4 Development Activity

Figure 6: Development Statistics Headlines



- 4.1. OPDC was established in April 2015 to drive the delivery of 25,500 new homes and 65,000 new jobs in Old Oak and Park Royal. While progress on the ground in the initial years has been slow, the number of starts within the monitoring period together with the pipeline of planning approvals, clearly indicate that development of this key opportunity area is now gathering pace. Large sites, primarily at Old Oak North, and in the longer term at Old Oak South, are essential in delivering the overall capacity of the area, and OPDC is working closely with partners to overcome the challenges faced in their delivery. Smaller sites in areas such as North Acton and Scrubs Lane are also making a significant contribution to the early delivery of homes and jobs across the area. Completions, starts and schemes with planning consent in the OPDC area within the monitoring period are identified on Figure 7.
- 4.2. OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. OPDC has full responsibilities for plan making but in respect of decision taking, a Scheme of Delegation has been agreed with the London Boroughs of [Ealing](#) and [Brent](#), where some applications within the OPDC area are delegated to the Borough to determine on behalf of OPDC. In the North Acton area, all schemes regardless of scale are delegated to the London Borough of Ealing to determine, on behalf of OPDC.

Housing Completions

- 4.3. Within the monitoring period, 173 new housing units were completed in the OPDC area. All but one of these completions were delivered as part of the Rehearsal Rooms scheme at Victoria Road in North Acton. These schemes were determined by the London Borough of Ealing.
- 4.4. Of these completions, 30 (17%) are being provided as new affordable homes, all which have been delivered as a Discounted Market Rent (DMR) product.
- 4.5. While this number of completions is significantly lower than the annual housing target of 1,005 as set out in the second revised draft Local Plan, housing starts and the housing trajectory indicate a significant uplift in housing delivery will be achieved in future years as development across Old Oak and in areas outside of Strategic Industrial Locations in Park Royal progresses.
- 4.6. Full details of schemes completed within the monitoring period are outlined in Table 4.2.
- 4.7. As shown in Table 4.1, the cumulative total of residential unit completions in the OPDC area since the Corporation was established in April 2015 is 1,728.

Table 4.1: Total Net Residential Unit Completions since April 1st 2015

2015/16	2016/17	2017/18	Total since April 1st 2015
938	617	173	1,728

Housing Starts

- 4.8. Within the monitoring period, construction commenced on 1,740 new housing units in the OPDC area across six schemes. The majority of these starts are being delivered by the first two major schemes granted planning permission by OPDC which are Oaklands at Old Oak Common Lane (605 units) and First Central at Lakeside Drive (807 units).
- 4.9. 280 of the housing starts are being delivered as student housing, and have been measured using the 3:1 room:unit ratio required in the Draft New London Plan for non-self contained housing. A total of 498 student bed units are being delivered, 50 of which (10%) are being provided as affordable student accommodation.
- 4.10. 505 of the starts within the monitoring period were for affordable homes. This equates to 29% of overall housing starts, and 36% when student housing and schemes not eligible for affordable housing provision are excluded. Of these:
- » 331 (66%) are intermediate products, including Shared Ownership or London Living Rent.
 - » 174 (34%) are Affordable Rent or Social Rent products.
- 4.11. 41 of the starts within the monitoring period are from prior approval schemes for the conversion of office to residential uses. These schemes were granted prior approval before OPDC adopted an Article 4 Direction removing permitted development rights for this type of development in Strategic Industrial Locations. Considering the Article 4 direction is now adopted, it is not anticipated that Prior Approvals for residential conversions will form a significant part of future housing delivery.
- 4.12. Full details of schemes started within the monitoring period are outlined in Table 4.3.

Table 4.2: Schemes Completed within Monitoring Period

Map Ref.	Planning Reference	Scheme	Borough	Completion Date	Units (Gross)	Units (Net)	Market Units	Market Tenure	Affordable Units	Affordable Tenure Split
C1	PP/2011/4250	The Rehearsal Rooms, Victoria Road, North Acton W3 6AD	Ealing	May-17	172	172	142	Private Rent	30	30 Discount Market Rent (100%)
C2	162700OPDFUL	89 Wells House Road	Ealing	Nov-17	2	1	1	Unknown	0	N/A

Table 4.3: Schemes Started within Monitoring Period

Map Ref.	Planning Reference	Scheme	Borough	Start Date	Units (Gross)	Units (Net)	Market Units	Market Tenure	Affordable Units	Affordable Tenure Split
S1	16/0082/PRNOPDC	Power House, Old Oak Lane		May-17	21	21	21	Unknown	0	N/A (Prior Approval)
S2	165533PAOR	112-114 North Acton Road	Ealing	Apr-17	20	20	20	Unknown	0	N/A (Prior Approval)
S3	PP/2014/4427	400 Western Avenue	Ealing	Oct-17	7	7	7	Unknown	0	N/A
S4	161133OPDS	Holbrook House, North Acton	Ealing	May-17	280*	269	243	Student Housing*	27 (10%)	27 Affordable Student Accommodation (100%)
S5	15/0091/FULOPDC	Oaklands, Old Oak Common Lane		Aug-17	605	605	363	Private Rent	242 (40%)	136 Shared ownership (56%) 45 Affordable Rent (19%) 61 Social Rent (25%)
S6	17/0076/FUMOPDC	First Central, Lakeside Drive	Brent	Nov-17	807	807	544	Private Sale	263 (33%)	117 Shared ownership (44%) 78 London Living Rent (30%) 68 London Affordable Rent (26%)

*Calculation of unit numbers for non self-enclosed units reflects the Draft London Plan (2017) methodology of counting 3 bedrooms as 1 housing unit. In Holbrook House, some of the student units are being provide as self enclosed studio flats and so have been counted as individual units.

Housing Trajectory

- 4.13. The London Plan identifies that the Old Oak and Park Royal Opportunity Areas have the capacity to deliver at least 25,500 new homes. OPDC's [Development Capacity Study \(DCS\)](#) is a supporting study to the Local Plan which identifies indicative phasing for development. This has identified that over the next 20 years of the Local Plan (2018-2038) 20,100 homes can be delivered in the OPDC area. Table 4.4 outlines the indicative supply of housing over the 20 period as per the DCS.

Table 4.4: Indicative Housing Supply for Local Plan Period (as per DCS)

0 to 5 years	6 to 10 years	11 to 20 years	21+ years
4,000	7,000	9,100	6,400

- 4.14. Table 4.5 outlines OPDC's five year trajectory of projected housing delivery. The trajectory is informed by starts on site, schemes granted planning permission or with a resolution to grant planning permission, or sites otherwise identified based on the guidance for identifying phasing and capacity set out in the National Planning Practice Guidance for Housing and Economic Land Availability Assessments. A detailed breakdown of the sites which make up the five year trajectory are outlined in Appendix B. These sites are based on information available at the time of writing of the AMR and may be subject to change. Any changes will be set out in future AMRs.
- 4.15. The trajectory demonstrates that OPDC is set to deliver 4,243 new homes over the five year period, which exceeds the indicative target for housing delivery of 4,000 units for this period in the DCS. This moderate uplift of projected delivery is primarily a result of prior approval schemes which were not captured in the study, and an increase in actual homes permitted through recent planning permissions in comparison to the indicative figures in the DCS.

Table 4.5: Projected Five Year Housing Trajectory

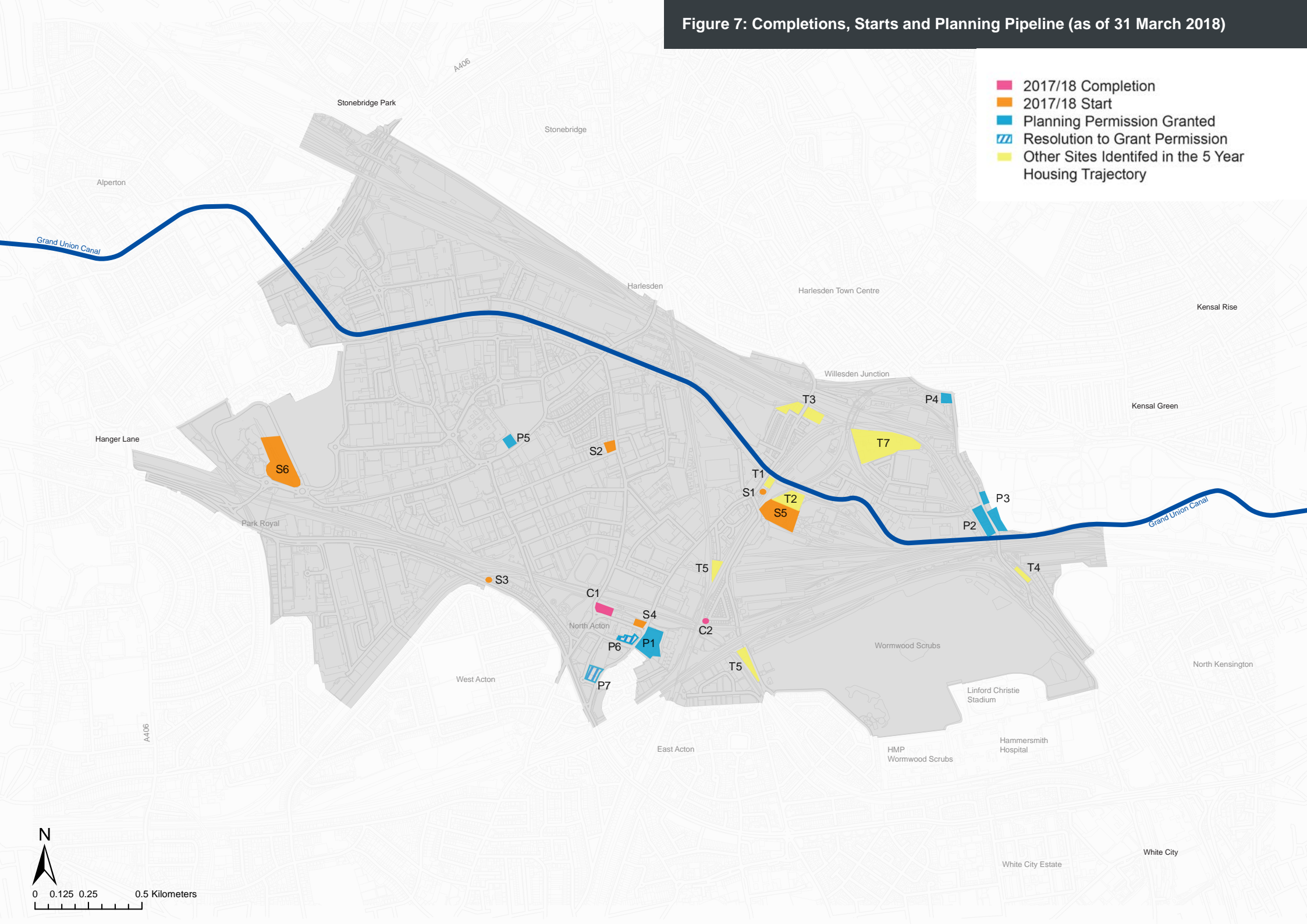
2018	2019	2020	2021	2022	Total
321	407	1,131	1,297	1,087	4,243

- 4.16. The trajectory demonstrates a significant uplift in housing delivery in year 3, 4 and 5. This reflects the fact that the first major schemes in the OPDC area have only just started on site, gained planning approval or are still in the planning process.

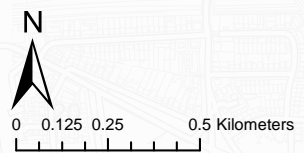
Protection of SIL Industrial Floorspace

- 4.17. The majority of the OPDC area is designated as Strategic Industrial Land (SIL). While industrial land in Old Oak has been identified for release from SIL to unlock the potential for new homes and jobs, the majority of the SIL designation in Park Royal is being protected to ensure that the area continues to thrive as London's largest industrial estate.
- 4.18. Within the monitoring period, planning decisions by, and on behalf of, OPDC allow for a net loss of 1,714 sqm of industrial (B1c, B2 and B8) floorspace on sites designated as SIL within both Old Oak and Park Royal. 1,558 sqm of this net loss is on sites within Old Oak identified for release from SIL as part of the emerging Local Plan. The vast majority of the lost floorspace is as a result of two planning permissions for major residential led schemes at Scrubs Lane. Planning decisions on sites located within the Park Royal SIL result in a 156 sqm net loss of industrial floorspace.
- 4.19. While the above figures represent a negative trend, OPDC is confident that policies in the draft Local Plan will deliver significant intensification of Park Royal industrial sites and help to achieve the overall goal of no net loss of industrial floorspace across the area and offset the loss of industrial floorspace in Old Oak. This includes allocating specific sites for industrial intensification within the Local Plan, and working pro-actively with landowners and developers to bring forward intensification projects on these sites. Progress towards the delivery of these projects will be reported on in future AMRs.

Figure 7: Completions, Starts and Planning Pipeline (as of 31 March 2018)



- 2017/18 Completion
- 2017/18 Start
- Planning Permission Granted
- Resolution to Grant Permission
- Other Sites Identified in the 5 Year Housing Trajectory



5 Section 106 and CIL

Section 106 Agreements

- 5.1. Within the monitoring period, five schemes, delivering 1,800 new homes, were granted planning permission by OPDC with a Section 106 agreement.

Table 5.1: Schemes granted permission by OPDC with a Section 106 Agreement

Application No.	Type	Location	Development Description	S106 Date
15/0091/FULOPDC	Full	Oaklands, Old Oak Common Lane	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle spaces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017
17-0076-FUMOPDC	Full	First Central, Lakeside Drive	Residential-led, mixed use redevelopment of the site to provide three new courtyard blocks, ranging from 5 storeys to 27 storeys in height comprising 807 residential units (Use Class C3), a 377sqm (GIA) children's nursery (Use Class D1), 977sqm (GIA) of flexible retail/employment floor space (Use Classes A1, A2, and B1) with publicly accessible open space, private and shared amenity space; hard and soft landscaping; alterations to existing, and creation of new, vehicular accesses and pedestrian routes; substation; servicing bay on Lakeside Drive, car and cycle parking and associated works	14/11/2017
17/0055/FUMOPDC	Full	104-108 Scrubs Lane	Demolition of existing buildings and structures and redevelopment of the site to provide two new buildings ranging from 6 storeys (24 metres above ground level) to 19 storeys (71.8 metres above ground level) in height, comprising 746 sqm (GIA) of ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/A4/B1/D1/D2), 377 sqm (GIA) ground floor workspace (Use Class B1/Artist Studios) and 200 residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works.	01/02/2018
16/0118/FULOPDC	Full	93-97a Scrubs Lane (North Kensington Gate North)	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 4 to 11 storeys in height, comprising 165 sqm (GIA) of ground floor commercial floorspace (Use Class A1/A2.A3) and 48 residential units (Use Class C3) with basement plant room, landscaping and associated works	31/01/2018
17/0017/FULOPDC	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of part four (13.2m above ground level), five, six and nine (28.7m above ground level) storey building comprising 141 self-contained extra care units (Use Class C2) with associated communal facilities, hard and soft landscaping, parking and ancillary works.	21/03/2018
15/0091/FULOPDC	Full	Oaklands, Old Oak Common Lane	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle spaces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017

- 5.2. The London Borough of Ealing are responsible for negotiating Section 106 agreements for schemes delegated to them for determination under the Scheme of Delegation, including for all major schemes in North Acton. Within the monitoring period, one scheme delivering 85 new homes and 736 student beds was granted planning permission by Ealing in North Acton with a Section 106 agreement.

Table 5.2. Schemes granted permission by Ealing in the OPDC Area with a Section 106 agreement

Application No.	Type	Location	Development Description	S106 Date
172682FUL	Full	Perfume Factory, 140 Wales Farm Road, Acton	Demolition of all existing buildings and the redevelopment of the site to provide five buildings of 5, 7, 10, 11 and 31 storeys comprising 736 student bed spaces (603 rooms), 85 residential flats, 6214sqm (GIA) of Office (B1) floor space with associated access from Wales Farm Road, amenity space, cycle parking, four disabled car parking spaces, servicing, public realm improvements and landscaping	27/07/2017

Affordable Housing Secured through Section 106

- 5.3. OPDC has secured agreement towards the delivery of affordable housing through each Section 106 agreement. Across all schemes delivering 1,800 new homes, 636 affordable homes have been secured, which equates to 37% when measured by habitable room. OPDC’s overarching target is for 50% affordable housing, and the Corporation will continue to work achieving this target. However, the level of affordable housing secured is consistent with the 35% threshold and viability approach as set out in Mayor of London’s Housing Supplementary Planning Guidance.
- 5.4. The tenure split of the affordable housing secured is outlined in Table 5.3. This demonstrates that OPDC is securing the target ratio of 30% London Affordable Rent and 70% intermediate products as set out in Policy H2 of the second revised draft Local Plan. On-site delivery of affordable housing in these schemes will be reported on in future AMRs as projects are carried through to completion.

Table 5.3:

Tenure split of affordable housing secured by OPDC through S106 Agreements

Affordable Tenure	Units	% by Habitable Room
Affordable Rent / Social Rent (including LAR)	223	36%
London Living Rent	79	14%
Intermediate Products (including Shared Ownership or Discount Market Rent)	334	50%

Collection and Spending of Section 106 Monies

- 5.5. Details of Section 106 monies collected within the monitoring period are outlined in Table 5.4. As OPDC entered into its first Section 106 agreement in August 2017, these are the first such sums collected by the organisation since its establishment in April 2015. No Section 106 monies were spent by the end of the monitoring period, though OPDC is working with stakeholders to bring forward projects identified for spending
- 5.6. Under the scheme of delegation to the London Borough of Ealing, the Borough is responsible for agreeing Section 106 agreements, and the collection/ spending of Section 106 monies in the North Acton area. Details of these Section 106 agreements are not included in OPDC's AMR.
- 5.7. OPDC Board has recently approved the creation of a Planning Contributions Working Group, which will steer prioritisation of Section 106 projects and make recommendations in respect of Section 106 spend. The Group is expected to be convened during the second half of 2018.

Table 5.4: Section 106 monies collected within the monitoring period

Section 106 Agreement	Description of Contribution	Date	Amount Received	Amount Spent	Progress Notes
Oaklands	Education: Improvement works to any primary or secondary school located in a 2 km radius of the site.	04/12/2017	£339,420.00	0	OPDC is working with partners to identify appropriate projects for funding.
Oaklands	Environmental Improvements: Improvements to local transport in the vicinity of the Site: (a) improved wayfinding at Atlas Road roundabout; and (b) improved security on the bridge between the Site and the Atlas Road roundabout including lower level lighting, public art and painting.	04/12/2017	£56,570.00	0	OPDC is working with the GLA, TfL and local Boroughs to bring forward the specified projects.

Mayoral CIL

- 5.8. While OPDC has not yet adopted its own CIL charging schedule, it is a collecting authority for Mayoral CIL. Table 5.5 summarises the Mayoral CIL monies collected by OPDC within the monitoring period. This includes monies collected by host boroughs related to developments within the OPDC. These figures are provided for information only. The Mayor of London, as the charging authority, prepares a report for Mayoral CIL detailing the monies collected on their behalf.

Table 5.5: Mayoral CIL Collection

Quarter	Sum Received	Sum paid to TfL	4% Admin Retained
Q1	£199,003.29	£191,043.16	£7,960.13
Q2	£0	£0	£0
Q3	£1,370,442.61	£1,315,624.91	£54,817.70
Q4	£2,697,782.77	£2,589,871.46	£107,911.31
Total	£4,267,228.67	£4,096,539.52	£170,689.15

Appendix A: Summary of Local Plan Supporting Studies

Supporting Study	Description/Purpose
A40 Study	To identify the key challenges associated with the A40 and study investigated potential long-term investment options with the aims to deliver key outcomes.
Absorption Rate Study	To assess typical residential and office accommodation delivery rates across London over recent years, including delivery rates in other large regeneration schemes.
Affordable Housing Viability Assessment	To provide an affordable housing economic viability appraisal as set by National Planning Policy Framework and Guidance. The appraisal will evidence the economic viability and deliverability of different affordable housing types and mixes on 5 notional sites in Old Oak and Park Royal.
Air Quality Study	To review existing and anticipated air quality issues across the construction, build-out and occupation phases of development and set out recommendations for mitigation and measures to ensure the highest possible air quality is achieved for future residents and workers.
Bus Strategy	To identify the indicative bus network and capacity requirements over the course of the development of the Old Oak and Park Royal Opportunity Area
Car Parking Study	To provide a critical review of the proposed parking policy in the Local Plan from a market and viability perspective.
Catalyst Uses Study	To identify uses which could be a catalyst for the regeneration of the area and to inform appropriate planning policy criteria to assess applications for catalyst uses.
Character Areas Study	Identifies character areas within and around Old Oak and Park Royal, identifies the existing physical character of each area
Circular and Sharing Economy Study	To develop the understanding and planned approach to adoption of circular and sharing economy (CSE) principles as they apply to the development of Old Oak and regeneration proposals for Park Royal.
Construction and Logistics Strategy	To understand and mitigate the impact of construction activity on the road network in Old Oak and Park Royal and the surrounding area. To help inform discussions with developers to help better plan and co-ordinate construction activity reducing its impacts and test the most effective solutions for minimising the impact.
Cultural Principles	To identify how the OPDC area can contribute to the local area's and to London's cultural offer and position as the world's preeminent tourist destination.
Decontamination Study	Defines the approach to, and guidance for developers on, dealing with land contamination and remediation.
Development Capacity Study	"To identify indicative development capacity and phasing for housing and commercial uses across the area and for each place. This fulfils requirement to carry Housing and Economic Land Availability Assessment.
Development Infrastructure Funding Study	To identify the infrastructure requirements of growth at Old Oak, when demands for infrastructure arise, how much those infrastructure requirements cost and how they might be paid for.
Duty to Cooperate Statement	A statement which demonstrates how OPDC has engaged constructively, actively and on an ongoing basis to develop effective planning policy documents.
Energy, Overheating and Daylight in Tall Buildings Study	"To understand the viability and technical feasibility of meeting and surpassing the draft new London Plan aspirational targets for passive energy performance in tall developments and high density areas, and to understand the trade-offs between meeting passive carbon targets, good daylight and overheating standards in tall buildings.
Environmental Modelling Framework Study	To establish a suite of environmental metrics and assessment tools to be used to assess development proposals including daylight levels in buildings, sunlight levels in areas of open space, wind analysis, and solar gain and overheating of buildings.
Environmental Standards Study	To establish a comprehensive set of targets to cover both environmental quality standards and resource issues.

Supporting Study	Description/Purpose
Future Employment Growth Sectors Study	The assessment of trends in employment growth and sectors across the London, West London and local area and recommendations of which sectors are already performing well or growing and those which may wish to move into OPDC area in the future
Grand Union Canal Massing and Enclosure Statement	To establish indicative heights/massing of development facing on to the Grand Union Canal within Old Oak.
Gypsy and Traveller Accommodation Needs Assessment	Identifies the future accommodation needs of the existing Gypsy and Travellers community.
Healthy Town Centres Study	Identify approaches to control and assess the impacts of hot food takeaways and betting shops, pawnbrokers, payday loan stores and games arcades
Heritage Strategy	"Provide a deeper understanding of the historical development and significance of the Old Oak and Park Royal Area.
Housing Evidence Statement	To pull together OPDC's housing policy evidence into one statement to support the housing chapter of the Local Plan
Industrial Estates Study	Research into industrial estates to understand their characteristics, success factors and how the Park Royal industrial area is performing against these.
Industrial Land Review	Assesses the current and future supply and demand for industrial land within Old Oak and Park Royal.
Infrastructure Delivery Plan (IDP)	To identify the infrastructure required to support the regeneration of the area, including social, transport, utility and green infrastructure.
Integrated Impact Assessment and Habitats Regulation Assessment	Integrates the following impact assessments of the Local Plan to meet European and national requirements and best practise approaches: Sustainability Appraisal and Strategic Environmental Assessment; Health Impact Assessment; Equalities Impact Assessment; Habitats Regulations Assessment.
Integrated Water Management Strategy	To establish a framework that will define how water and wastewater should be managed in a sustainable manner within the Old Oak and Park Royal area.
North Acton District Energy Network Study	The report presents the outputs, findings and recommendations of a study into the potential for a low carbon decentralised energy (DE) network in the North Acton area in the London Borough of Ealing.
North Acton Station Feasibility Study	This report provides a summary of the latest findings from a feasibility study which is underway to examine options for enhancing the accessibility and capacity of North Acton Underground station and improving of the permeability of the site.
Old Oak North Development Framework Principles	To provide a local vision and detailed guidance specific to the Old Oak North place.
Old Oak Outline Historic Area Assessment	Inform the development of planning policy for Old Oak and the designation of local heritage assets.
Old Oak Strategic Transport Study	Provides a strategic assessment of the existing transport provision in Old Oak, the impact of the planned future growth and identification of the transport interventions required to mitigate those impacts.
Park Royal Atlas	Reveals the diversity of business activities in Park Royal, providing detailed information of the local economy and employment activities, and of the types and sizes of businesses area.
Park Royal Intensification Study	Study explores opportunities as well as deliverable and commercially viable strategies to intensify industrial land.
Park Royal Development Framework Principles	To provide detailed guidance specific to the Park Royal Centre place and key routes in Park Royal.
Park Royal Transport Strategy	Strategic assessment of the existing transport provision in Park Royal, the impact of the planned future growth and identification of the transport interventions required to mitigate those impacts.

Supporting Study	Description/Purpose
Post Occupancy Evaluation Study	To develop evidence to support the post occupancy evaluations as required in Local Plan Policy DI3, set out guidance and templates for post occupancy evaluations for OPDC and provide recommendations for data collection and sharing of findings from the evaluation with stakeholders.
Precedents Study	Provides a database of local and international schemes relevant to the type of development envisioned within the OPDC area. The study is intended to support Local Plan policies by citing examples of projects where similar polices have worked in practice
Public Realm, Walking and Cycling Strategy	Provides a framework for delivering an exemplar sustainable, accessible urban environment for Old Oak and Park Royal with high quality public realm and where walking and cycling are comfortable, convenient, safe and efficient choices for people to move around the local area.
Quantitative tracking survey	To track the perceptions of the development of the OPDC area over the next 20/30 years of both the resident and business community.
Retail and Leisure Needs Study	To identify the quantitative need for retail and leisure uses in the OPDC area and make recommendations for qualitative measures
Scrubs Lane Development Framework Principles	To provide a local vision and detailed guidance specific to the Scrubs Lane place.
Sites of Importance for Nature Conservation Statement	A summary of the evidence and approach used in designating Sites of Importance for Nature Conservation (SINC) as part of the OPDC Local Plan.
Smart Strategy	Review of how contemporary and emerging technologies can shape the Local Plan and the development of Old Oak and Park Royal in relation to transport, public realm, utilities and climate change mitigation/adaptation.
Social Infrastructure Needs Study	To update and refine information held within the DIFS and Education and Health Needs Study (2017) to identify the infrastructure requirements for education, health, community and emergency services and the demands on delivery of social infrastructure across the area.
Socio-Economic Baseline Study	To provide a baseline of socio-economic and demographic indicators against which to measure the impacts of the Old Oak and Park Royal regeneration project over time.
Sports Courts and Swimming Pools Study	Provide an overview of the current public access sports halls and swimming pools provision within and around the London Borough of Hammersmith and Fulham (LBHF) and the likely need arising from future growth.
Statement of Community Involvement	Explains how OPDC involves the community in deciding planning applications and preparing planning policy for the area
Strategic Housing Market Assessment	To assess the current and future housing requirements across the relevant housing market area.
Tall Buildings Statement	To provide a definition for a tall building and appropriate locations for tall buildings in principle to meet the requirements of the Draft New London Plan.
The Land at Abbey Road Development Options Appraisal Report	To review the likely cost of remediating the contamination on site by building on previous High-Level Liabilities Assessment by Arcadis and to assess the viability of developing the site for a variety of SIL and non-SIL uses
Utilities Study	To investigate options for delivering utilities in the core development area in Old Oak and identify potential preferred solutions.
Victoria Road and Old Oak Lane Development Framework Principles	To provide a local vision and detailed guidance specific to the Old Oak Lane and Old Oak Common Lane and North Acton and Acton Wells places.
Views Study	This views study provides a baseline study of views within and surrounding the Old Oak and Park Royal regeneration area. This study seeks to identify important views and provides recommendations and guidelines in terms of future development. Five types of views have been identified, panoramic, kinetic, heritage/local and linear views from the surrounding streets.
Waste Apportionment Study	To demonstrate how OPDC can help the three host local authorities meet their waste apportionment targets, in accordance with paragraph 5.80 of the Mayor's London Plan.

Supporting Study	Description/Purpose
Waste in Tall Buildings Study	To identify the issues and challenges of meeting the Mayor's waste recycling standards in dense urban development and to provide guidance on the best approach to meet these standards in tall buildings/high density development
Waste Management Strategy	To develop the understanding of a planned approach to resource and waste management in Old Oak and Park Royal by identifying the likely quantities and composition of waste to be generated in the development area.
Waste Technical Paper	To provide an up-to-date waste evidence base for the Western Riverside Waste Planning Authorities (RB Kensington and Chelsea, Hammersmith and Fulham/OPDC, Wandsworth and Lambeth) and to support meeting waste apportionment targets, as required in paragraph 5.80 of the Mayor's London Plan (2015), and the management of other arisings, as required by the National Planning Policy for Waste (NPPW).
Whole Plan Viability Study	To assess and test the policies contained within the Local Plan to consider whether the plan's policies maintain the viability of development.
Willesden Junction Station Feasibility Study	To produce a feasibility study into Willesden Junction Station and Interchange to GRIP 2 level
Wormwood Scrubs Survey	To survey nearby residents and users of the park to gain a better insight into local people's views on the Scrubs and its potential for enhancements
A40 Study	To identify the key challenges associated with the A40 and study investigated potential long-term investment options with the aims to deliver key outcomes.
Absorption Rate Study	To assess typical residential and office accommodation delivery rates across London over recent years, including delivery rates in other large regeneration schemes.
Affordable Housing Viability Assessment	To provide an affordable housing economic viability appraisal as set by National Planning Policy Framework and Guidance. The appraisal will evidence the economic viability and deliverability of different affordable housing types and mixes on 5 notional sites in Old Oak and Park Royal.

Appendix B: Details of OPDC's Five Year Housing Trajectory

Map Ref.	Site	2018	2019	2020	2021	2022	Comments
S1	Power House, Old Oak Lane	21					"Prior approval (16/0082/PRNOPDC). Started May 2017."
S2	112-114 North Acton Road	20					"Prior approval (165533PAOR). Started April 2017."
S3	400 Western Avenue		7				"Planning permission granted (PP/2014/4427). Started October 2017."
S4	Holbrook House	280					"Local Plan site allocation. Planning permission granted (161133OPDS). Started on site May 2017."
S5	Oaklands		200	200	205		"Local Plan site allocation. Planning permission granted (15/0091/FULOPDC). Started on site August 2017."
S6	First Central, Lakeside Drive		200	200	200	207	"Local Plan site allocation. Planning permission granted (17/0076/FUMOPDC). Started on site November 2017."
P1	Perfume Factory South			331			"Local Plan site allocation. Planning permission granted (172682FUL). Started on site May 2018."
P2	Mitre Yard			200			"Local Plan site allocation. Planning permission granted (17/0055/FUMOPDC)."
P3	North Kensington Gate				211		"Local Plan site allocation. Planning permissions granted for 2 schemes (16/0118/FULOPDC and 16/0119/FULOPDC)."
P4	2 Scrubs Lane				85		"Local Plan site allocation. Planning permission granted (17/0091/FUMOPDC)."
P5	Land East of Victoria Centre				141		"Local Plan site allocation. Planning permission granted (XXX)"
P6	The Portal			200	155		"Local plan site allocation. Resolution to grant planning permission (165514OPDFUL)."
P7	2 Portal Way					200	"Local plan site allocation. Resolution to grant planning permission (177810OPDFUL)."

Map Ref.	Site	2018	2019	2020	2021	2022	Comments
T1	Willesden Junction Maintenance Depot				100		Local plan site allocation. Phasing based on the guidance for identifying phasing and capacity set out in the National Planning Practice Guidance for Housing and Economic Land Availability Assessments.
T2	Land North of Oaklands				200		Local plan site allocation. Phasing based on the guidance for identifying phasing and capacity set out in the National Planning Practice Guidance for Housing and Economic Land Availability Assessments.
T3	Goodhall Street Industrial Estate and site to west					80	Informed by development management process.
T4	Big Yellow Storage (Scrubs Lane)					150	Local Plan site allocation and phasing informed by development management process.
T5	Old Oak Common Lane sites					200	Local Plan site allocation and phasing informed by development management process.
T6	Midland Gate					50	Informed by development management process.
T7	EMR					200	Local plan site allocation. Phasing based on the guidance for identifying phasing and capacity set out in the National Planning Practice Guidance for Housing and Economic Land Availability Assessments.

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