

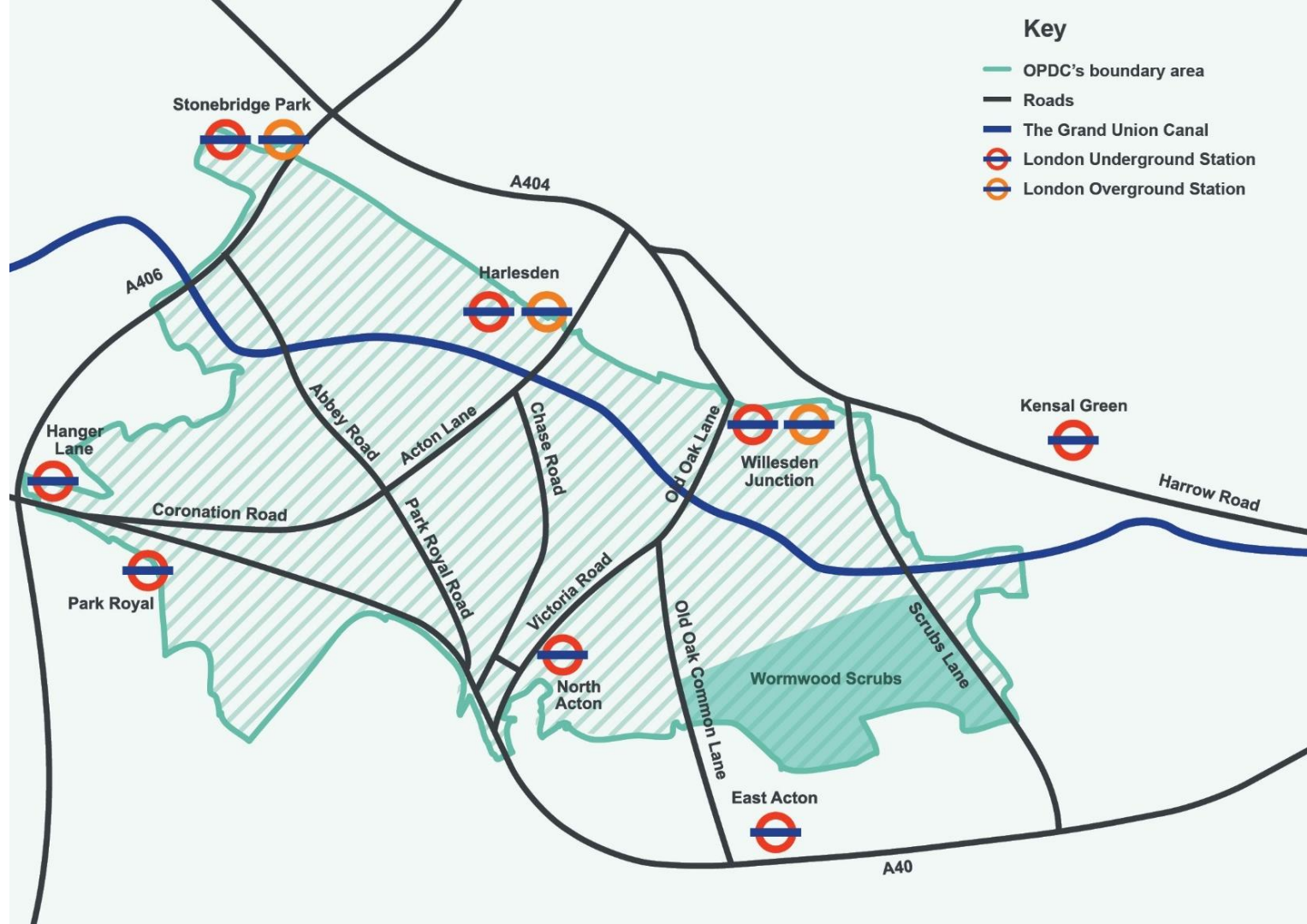
OPDC Local Plan Community Update

30 November 2020

Agenda

- Who we are
- Overview of the Local Plan process
- Overview of proposed changes
 - Development sites
 - Green spaces and connections
 - Land use locations
 - Infrastructure
 - Supporting studies
- Questions and Answers

Who we are



Who we are – local planning authority – a plan maker and decision taker

As a ‘plan making’ authority:

- Producing a Local Plan
- Supporting Neighbourhood Planning
- Protecting heritage
- Producing a Community Infrastructure Levy

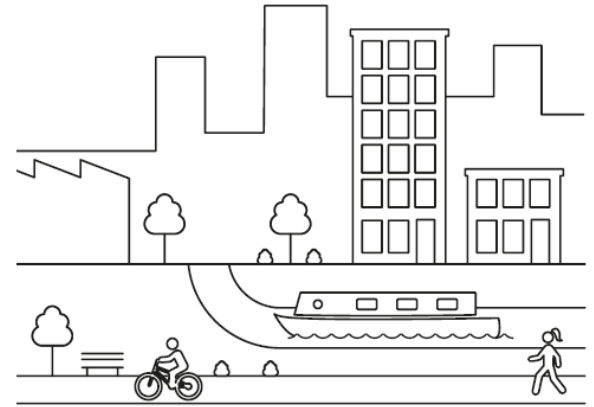
As a ‘decision taking’ authority:

- Determining planning applications
- Determining ‘Section 17’ High Speed 2 planning applications
- Enforcement of planning decisions



What is a Local Plan?

- Every local planning authority has to produce a Local Plan
- Our Local Plan runs for 20 years
- Sets the spatial vision for the area
- Contains a series of policies to assess planning applications
- Shows how homes and jobs targets can be met

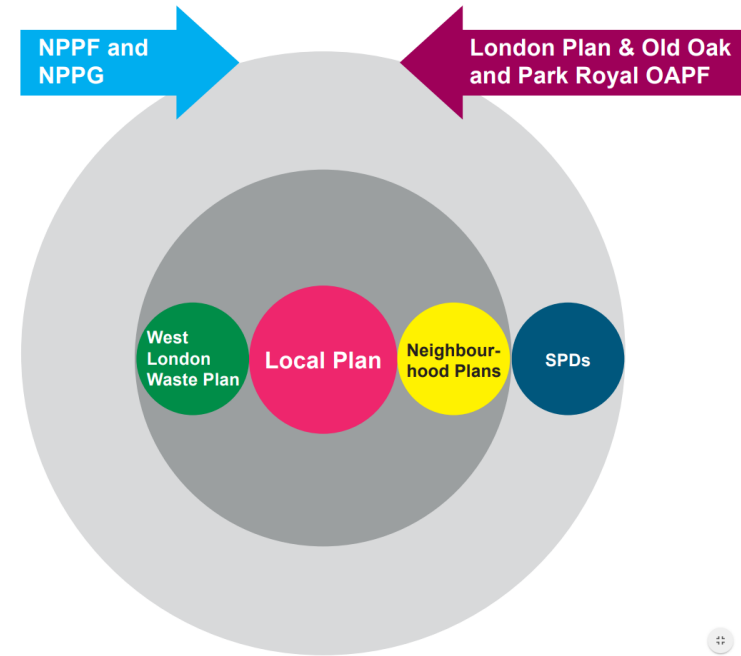


How does a Local Plan relate to the London Plan?

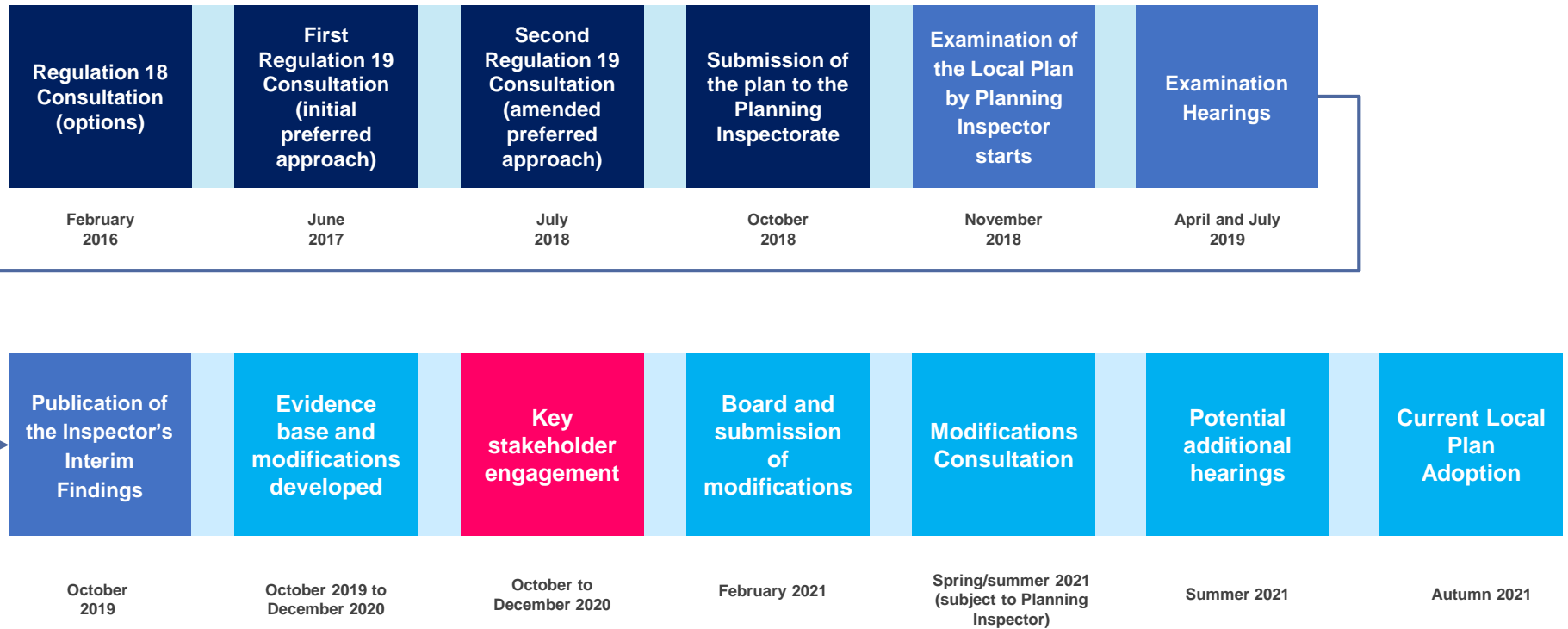
London Plan sets us minimum targets which we must meet

These targets are:

- 13,670 new homes (by 2029)
- 25,500 new homes (overall)
- 65,000 new jobs (overall)
- Increase in industrial floorspace (overall)



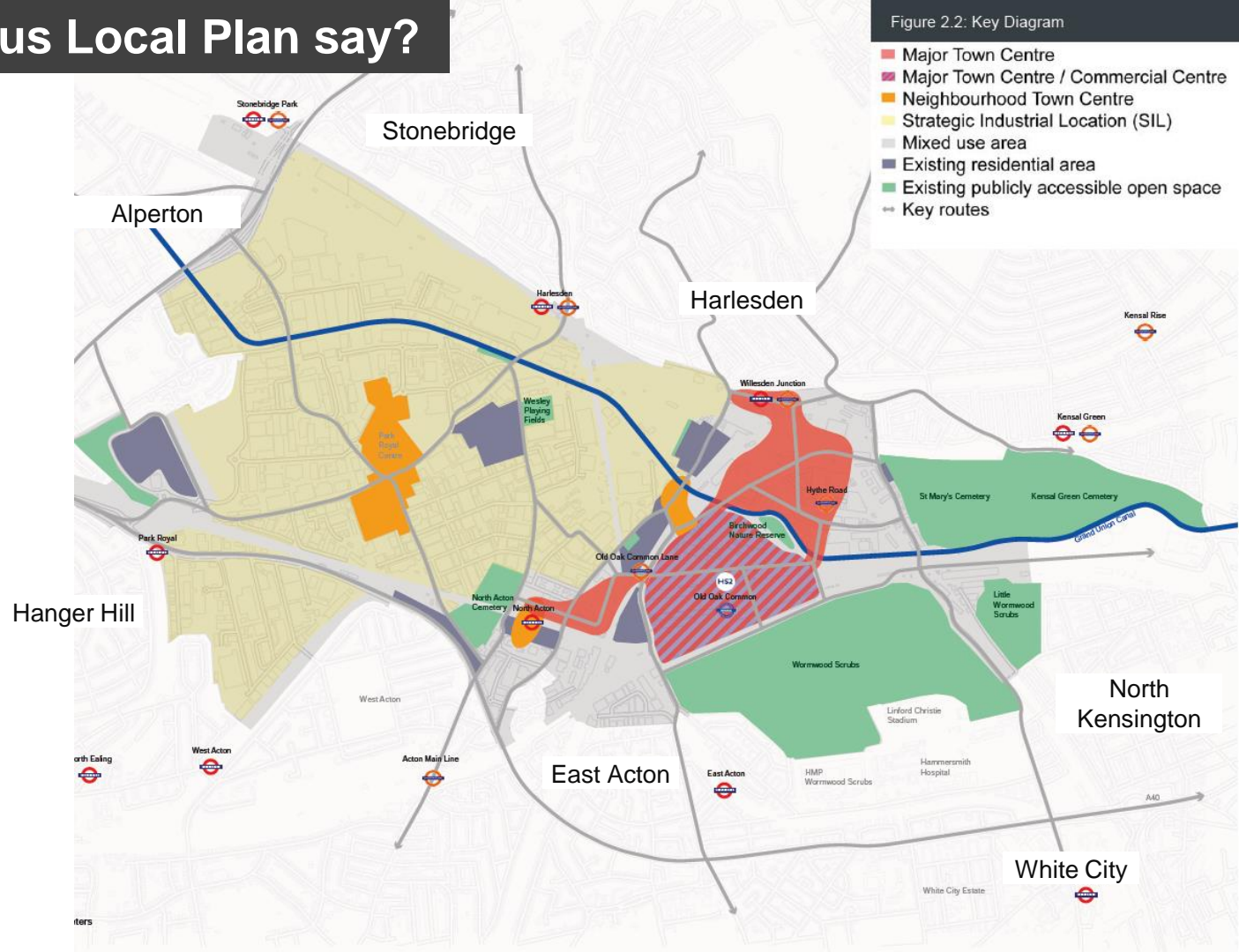
What's the process to date for producing a Local Plan?



What did the previous Local Plan say?

Previously:

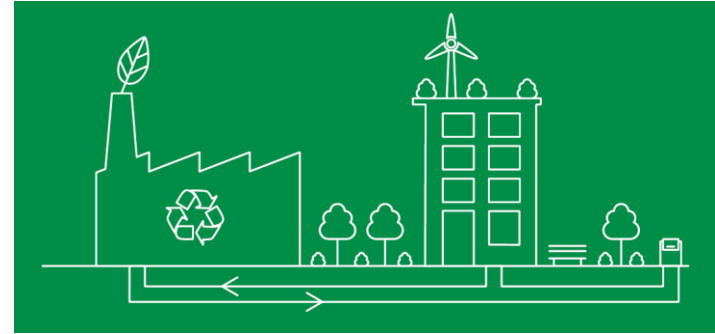
- Old Oak was mixed use with a major town centre
- Areas to the west were largely industrial



What is staying the same?

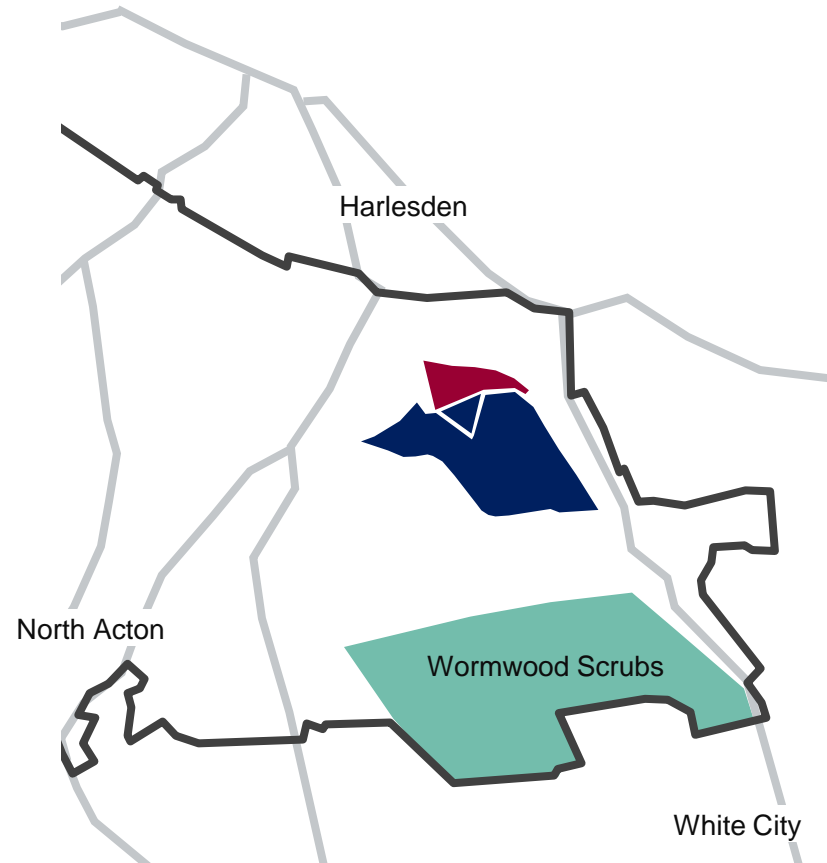
Cross cutting design, environmental, transport, housing, employment and town centre policies to deliver:

- High quality architecture and design
- Zero-carbon new development
- 30% of development as publicly accessible open space
- Overall increase in biodiversity
- 50% affordable housing overall
- Employment and training opportunities for local people
- Support for small businesses and start ups
- New community uses



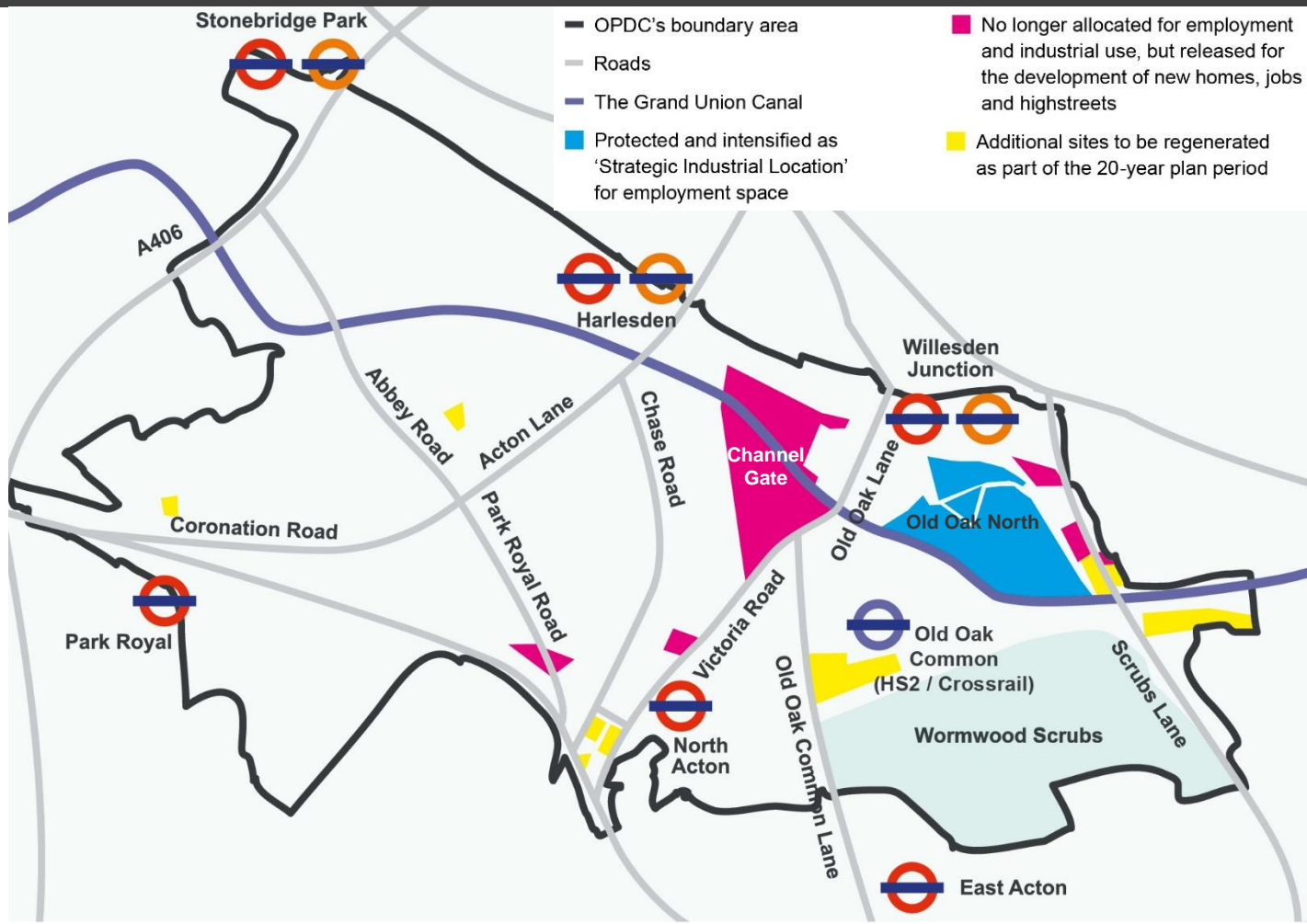
What's changed due to the Interim Findings why?

- The Planning Inspector's Interim Findings found the majority of our Local Plan to be sound, but required that we remove site two allocations **(Cargiant and Triangle Business Estate)**.
- Under our new approach, as a result of needing to remove the Cargiant and Triangle Business Estate sites, we are also keeping **(the EMR site)** as a 'Strategic Industrial Location', not to be developed for housing and instead, protected and enhanced for employment use.
- This will allow Old Oak North to increase industrial floorspace and help meet London's demand for this type of workspace. By doing this, we can also release some industrial land elsewhere to enable us to meet our housing targets and London's housing needs.



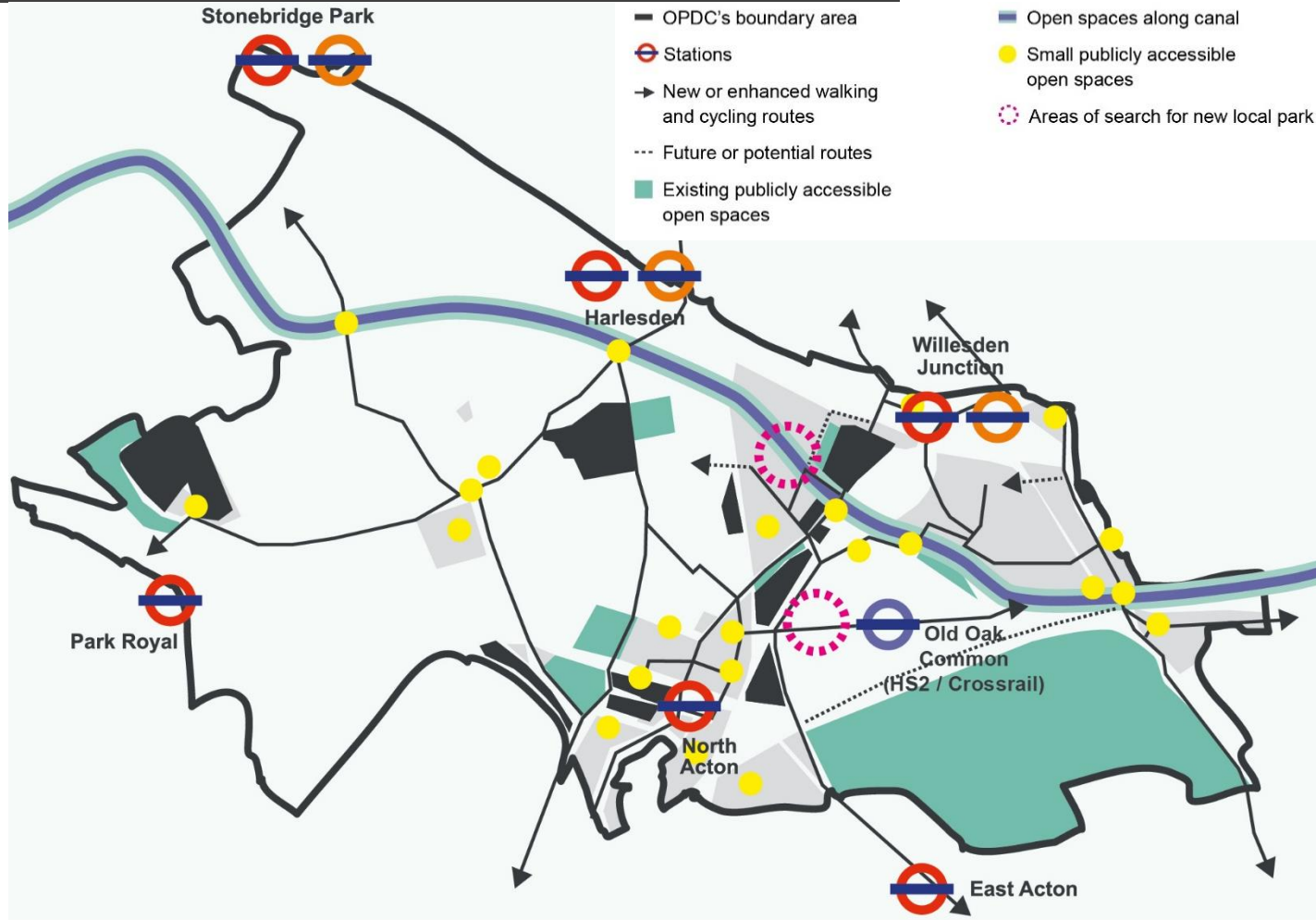
What sites are seeing a change in development capacity and phasing?

- Old Oak North is retained as industrial
- Channel Gate and other industrial sites released for housing
- New sites have been identified or sites have been amended or accelerated
- Other sites remain unchanged



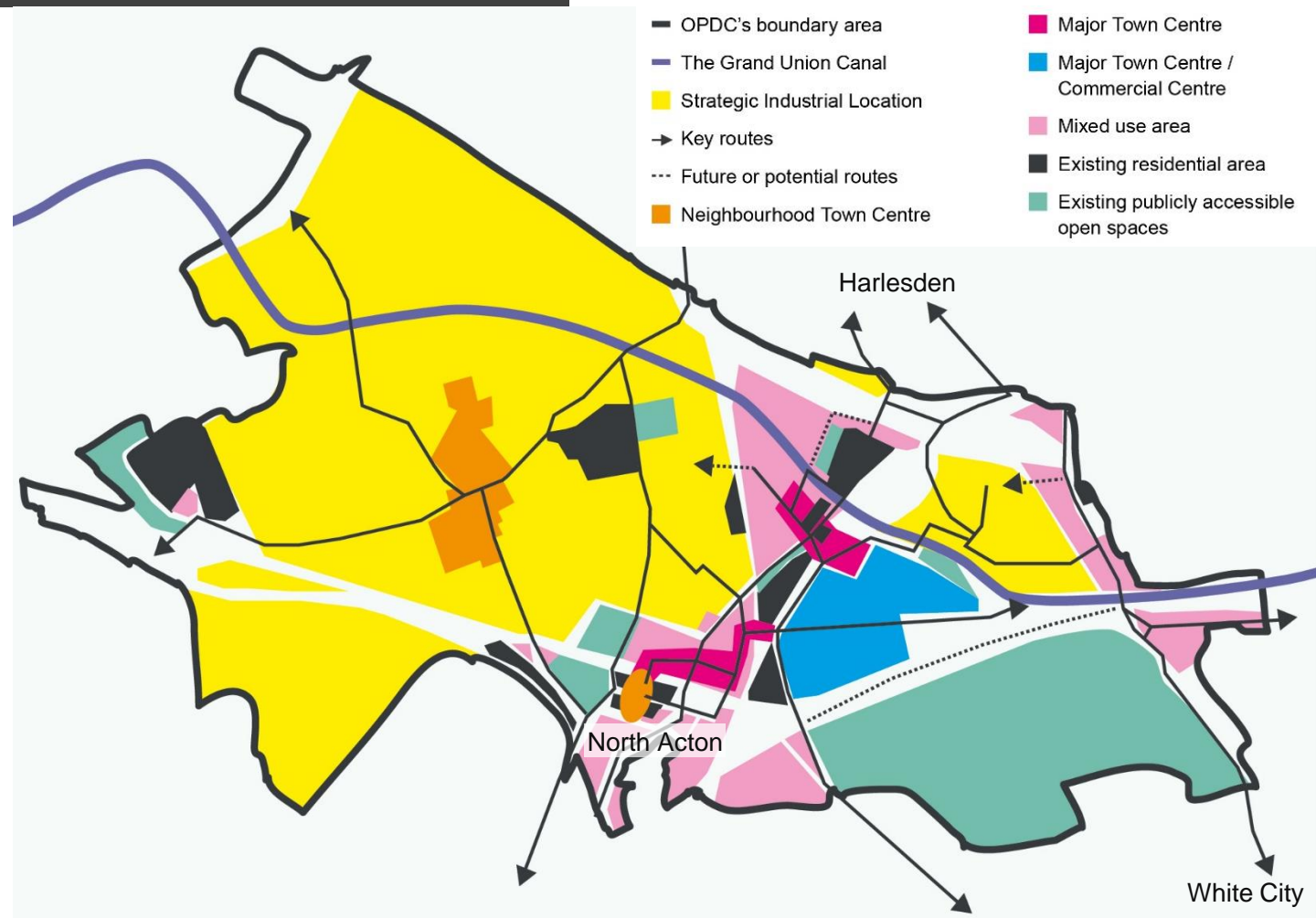
What will the open space and route networks look like?

- A new 2 hectare Local Park will be delivered in Channel Gate
- New canalside open spaces in Old Oak North
- Improved walking and cycling routes in Old Oak North
- New Wormwood Scrubs Street connecting Scrubs Lane to Ladbrooke Grove



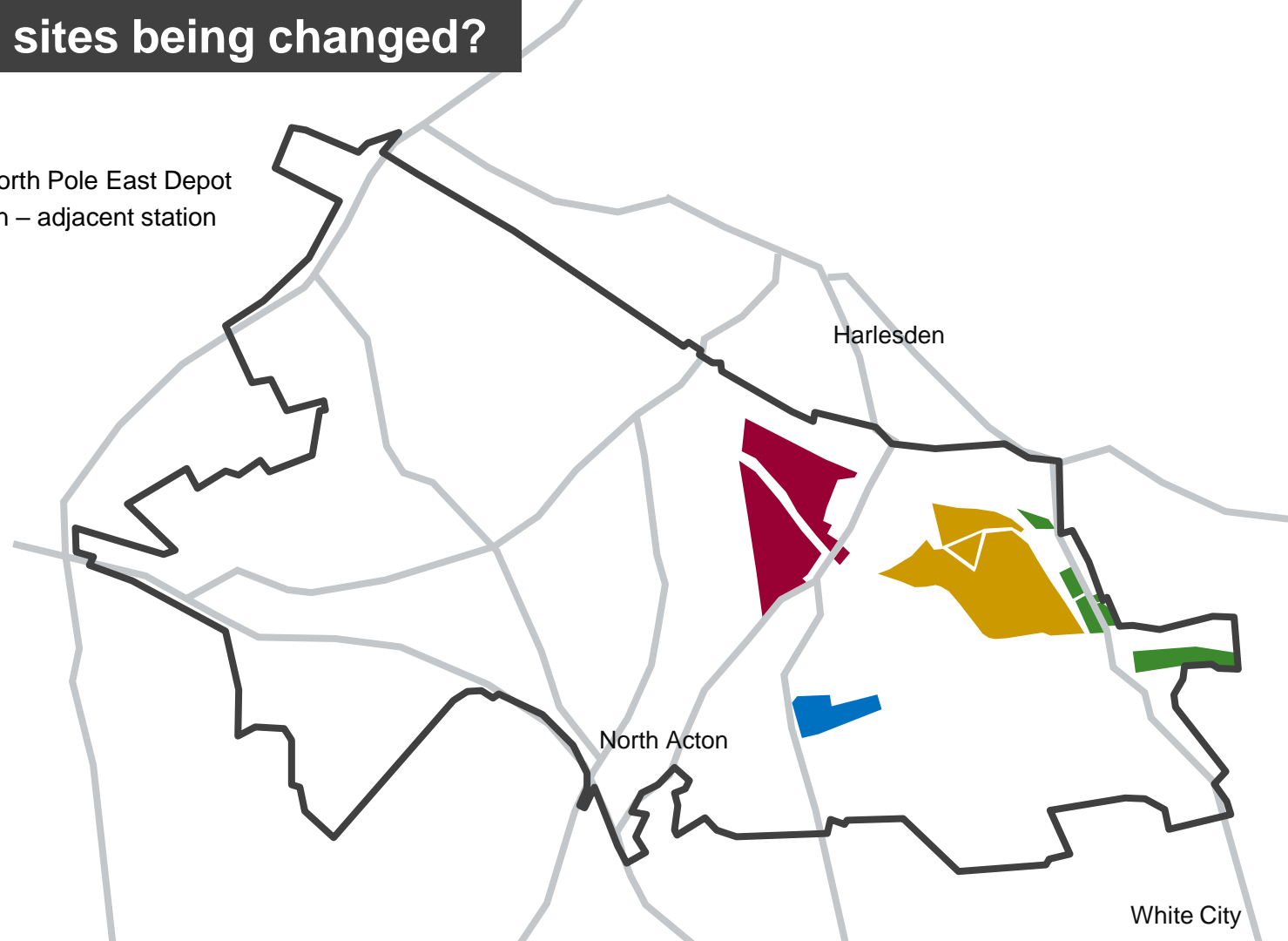
Where will different land uses be located?

- Old Oak North will be industrial with supporting uses (e.g. cafés)
- Channel Gate will be a housing mixed use area
- The northern portion of the new major town centre will now be in Channel Gate and not Old Oak North



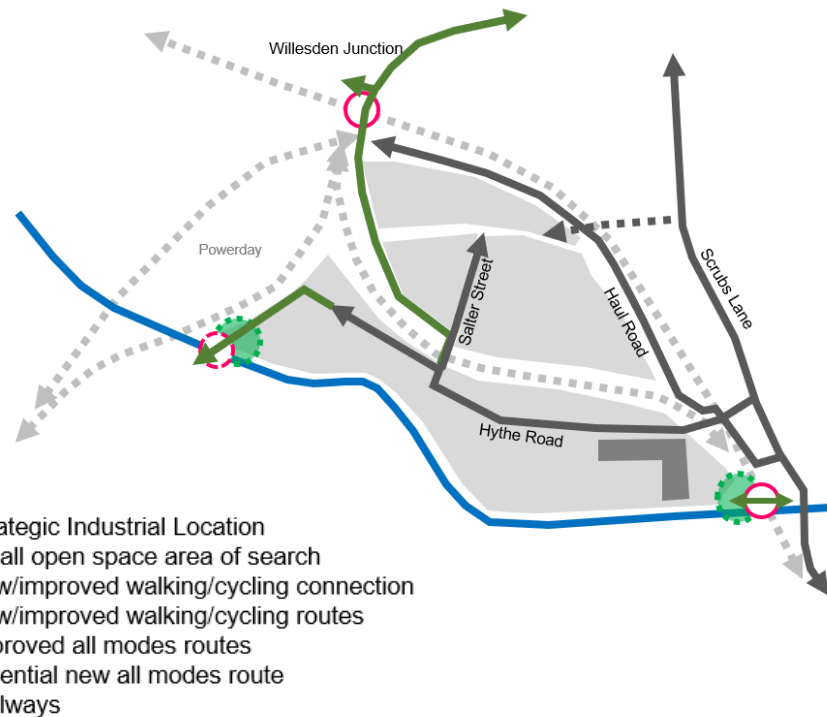
What are the key sites being changed?

- Old Oak North
- Scrubs Lane sites and North Pole East Depot
- Old Oak Common Station – adjacent station development
- Channel Gate



Old Oak North

- Retained as an enhanced industrial area delivering 2,900 jobs
- Delivery of small uses such as cafés, shops linked to the industrial uses and other uses to support employees
- New and improved streets including walking and cycling routes and bridges
- New public open spaces on the canal at crossing points

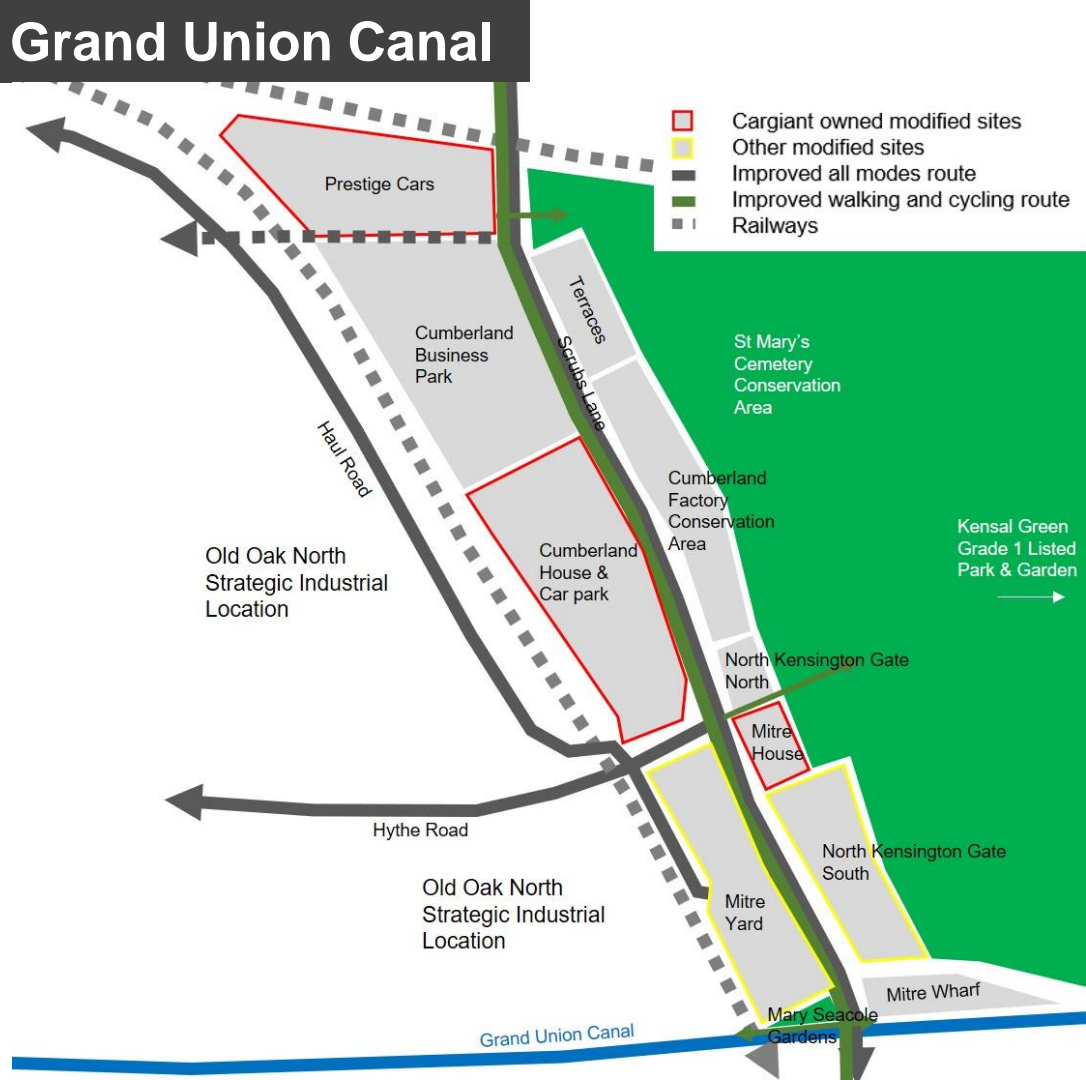


Old Oak North placemaking examples

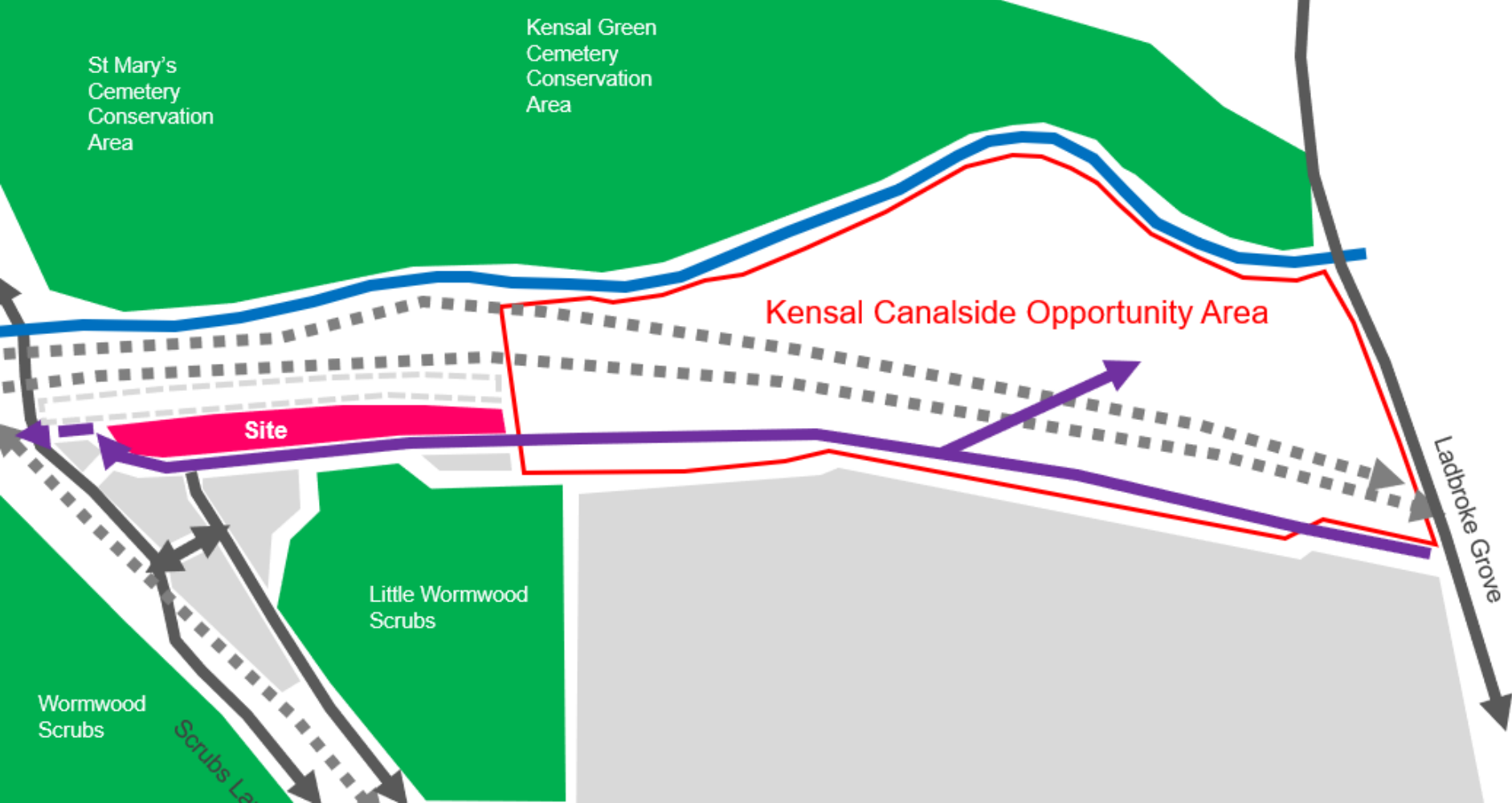


Scrubs Lane – sites north of the Grand Union Canal

- Owned by Cargiant
- Housing led sites with employment and town centre uses on the ground floors delivering 600 homes across the 3 sites
- Contributions to new walking and cycling routes
- Potential delivery of new route to Old Oak North
- Additional single tall building on Cumberland House site
- Contributions to street greening and Mary Seacole Gardens

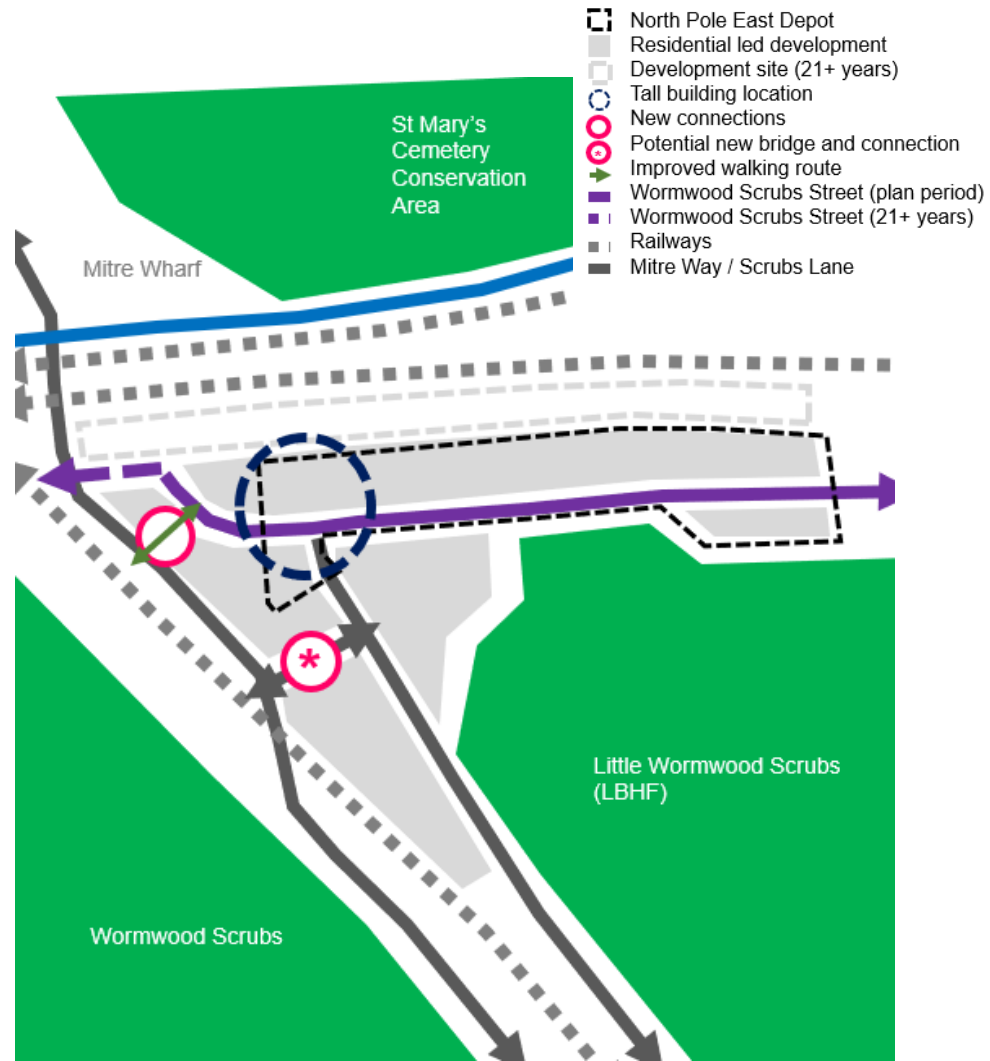


Scrubs Lane – south of the Grand Union Canal – North Pole Depot



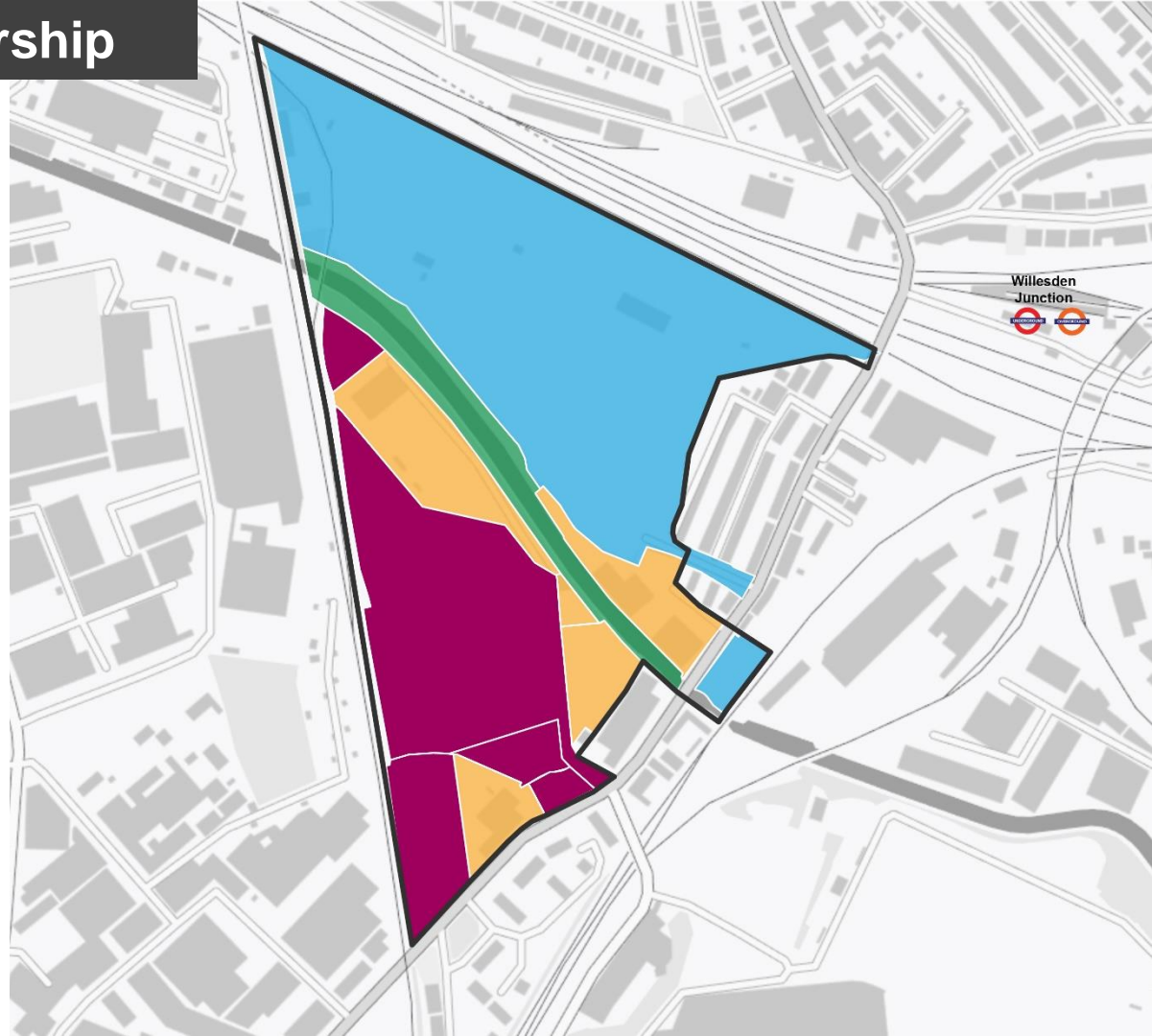
North Pole East Depot

- Owned by Department for Transport
- Housing led site with small amount of employment and town centre uses delivering 650 homes
- Delivery of new walking and cycling access to Scrubs Lane and new Wormwood Scrubs Street
- Single tall building at key movement point
- Contributions to street greening and Little Wormwood Scrubs



Channel Gate – Land Ownership

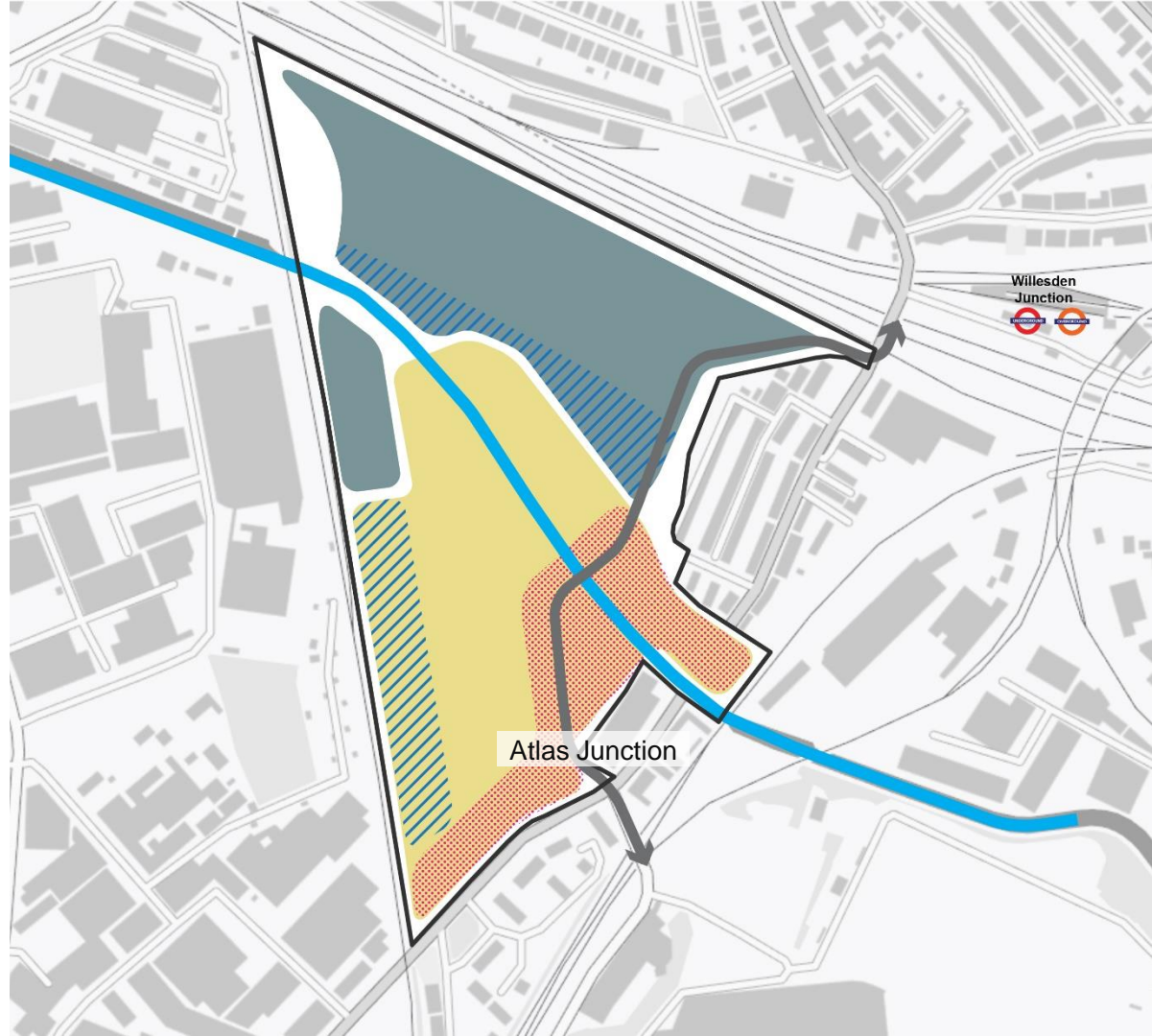
- High Speed 2
- Network Rail
- Private Commercial Freeholders
- Canal and River Trust



Land Uses and Character

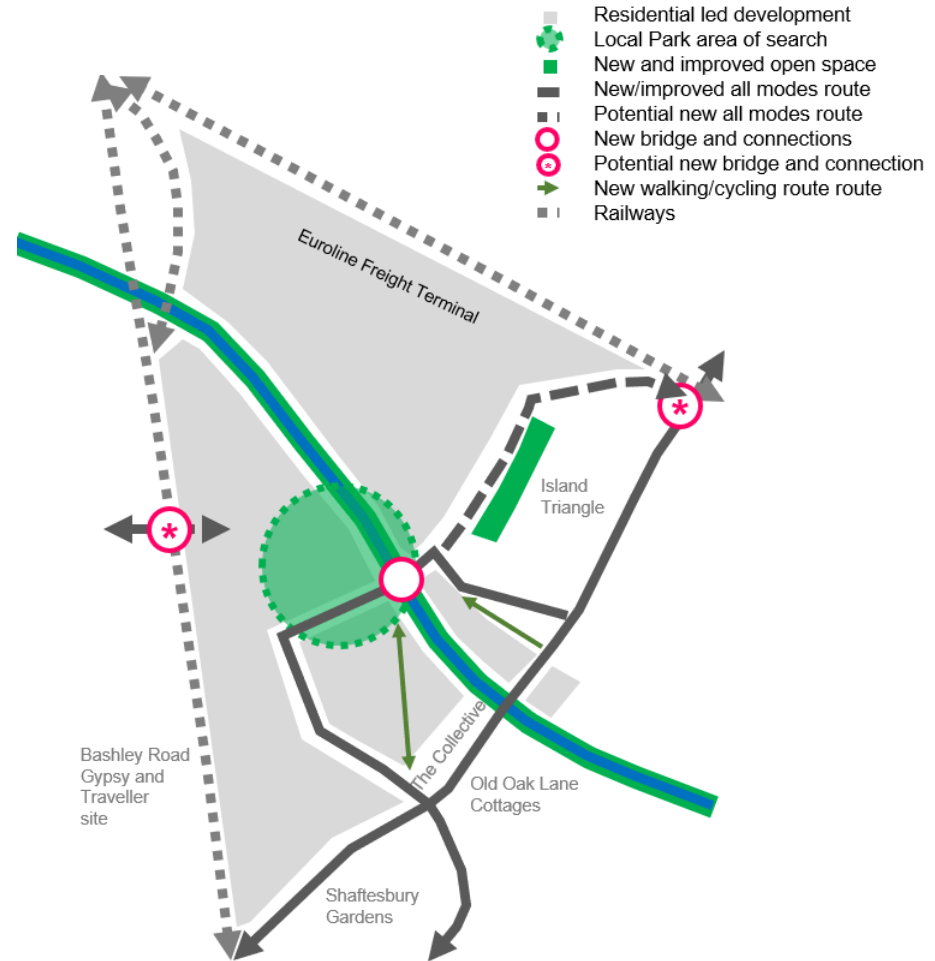
- Residential Led Mixed Use
- Town Centres and Community Uses (GFL)
- Industrial Use
- Appropriate Buffer Uses
- New Key Route
- Canal

Potential need for on-site social infrastructure provision



Channel Gate

- Significant public sector land ownership
- Housing led area with town centre, employment and community uses delivering 3,100 homes and 1,000 jobs
- New streets including walking and cycling routes and new canal bridge
- New 2 hectare Local Park, other open spaces and street greening
- Potential relocation of existing bus depot and waste management uses



Indicative massing/building heights



Old Oak Common Station site

- Housing led development in the west with town centre and office uses in the east delivering 1,000 homes and 7,000 jobs
- Improvements to Old Oak Common Lane
- New 2 hectare Local Park and street greening

Previous draft Local Plan site allocation:

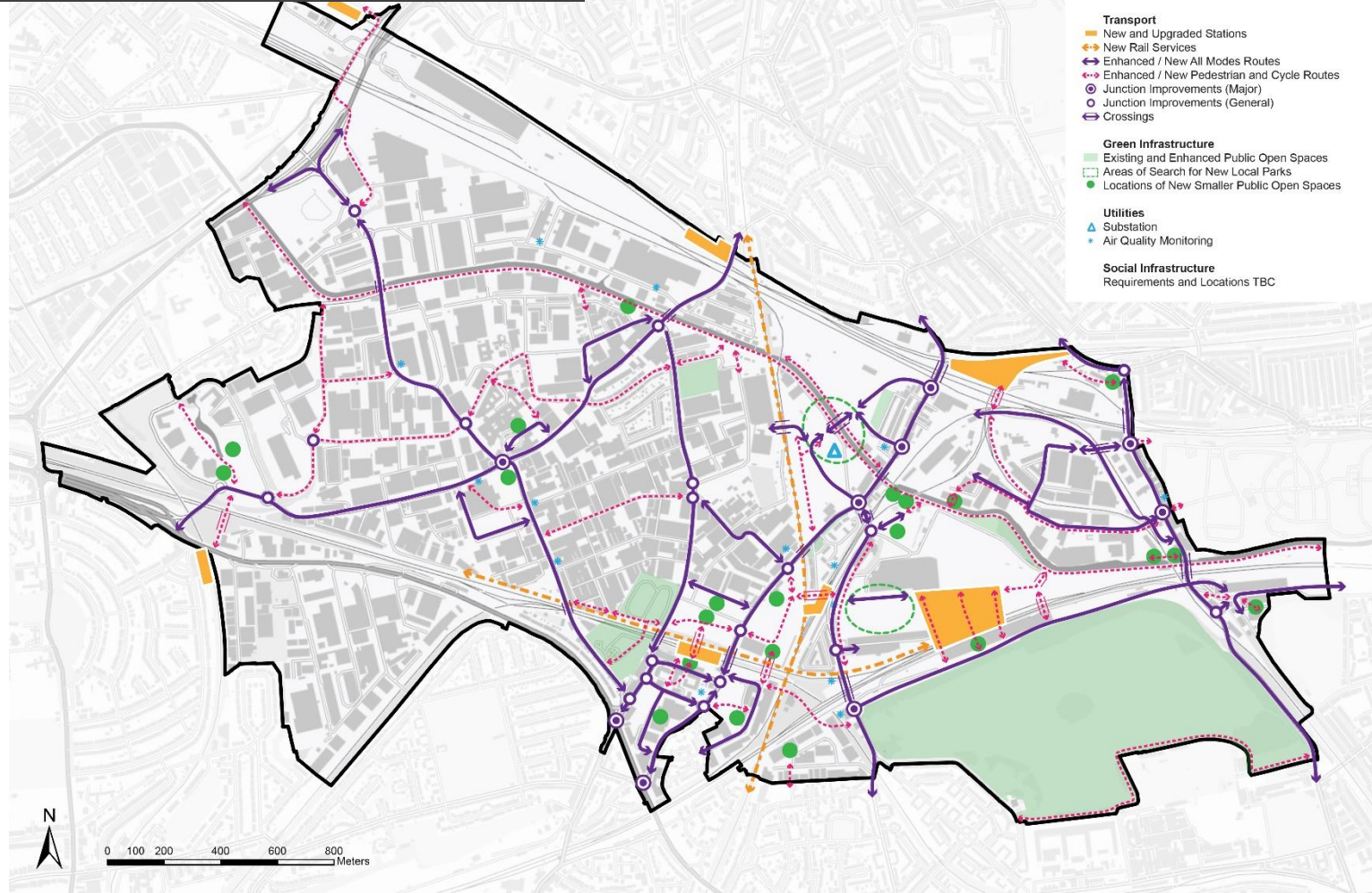
- Home: 350 homes
- Jobs: 15,200







- Adjacent Station Development
- New connections
- ⊛ Potential new connection
- ➔ Walking and cycling route
- ⋯ Railways
- Old Oak Common Lane / Old Oak Street
- Local Park, station public realm and bus interchange

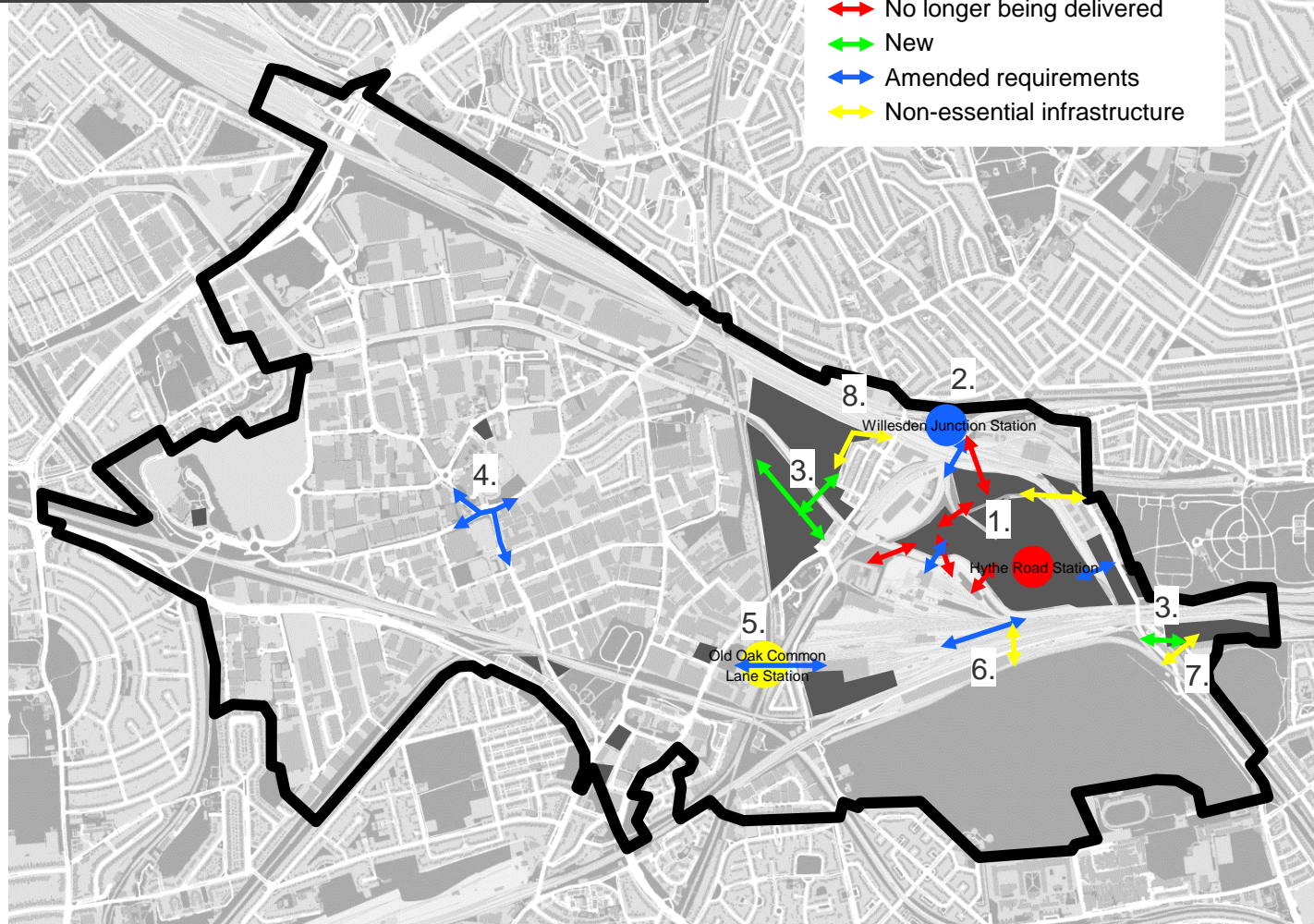
What infrastructure is being delivered?

Infrastructure Delivery Plan Projects 2021 (DRAFT 27/11/2020)



What elements of infrastructure are changing?

-  No longer being delivered
-  New
-  Amended requirements
-  Non-essential infrastructure



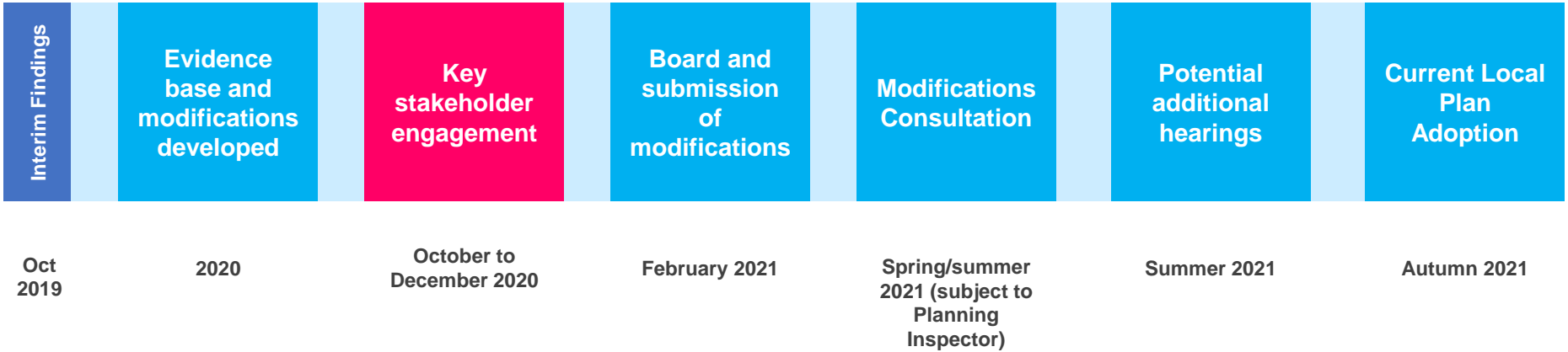
What's being changed in the Local Plan

Local Plan chapter	Summary of modifications being made due to the Interim Findings
Spatial Vision	<ul style="list-style-type: none">• Distinction between Old Oak and Park Royal reduced; maps have been updated reflecting change in location of land uses
Strategic Policies	<ul style="list-style-type: none">• Updated site allocations and maps reflecting change in location of land uses
Places	<ul style="list-style-type: none">• Significant changes: Old Oak North, Channel Gate• Moderate changes: Scrubs Lane, Willesden Junction, OOL & OOCL• Minor changes: Remaining places
Design	<ul style="list-style-type: none">• N/A – requirements for high quality design retained
Environment and utilities	<ul style="list-style-type: none">• N/A – requirements for climate change mitigation and adaptation retained
Transport	<ul style="list-style-type: none">• Key route locations, bus connections and station upgrades
Housing	<ul style="list-style-type: none">• Housing capacity and phasing updated
Employment	<ul style="list-style-type: none">• Jobs and economic floorspace capacity and phasing updated
Town centre and community uses	<ul style="list-style-type: none">• Town centre locations and social infrastructure locations updated
Delivery and implementation	<ul style="list-style-type: none">• Overall capacities and phasing updated

What's being changed in the documents supporting the Local Plan?

1. Industrial Land Review (update)
2. Old Oak North Industrial Intensification Study (new)
3. Viability assessments (update)
4. Channel Gate Development Framework Principles (new)
5. Scrubs Lane Development Framework Principles and Scrubs Lane Strategic Views Assessment (updated)
6. Development Capacity Study (update)
7. Social Infrastructure Needs Study (update)
8. Preliminary Infrastructure Design and Costs Study (new)
9. Infrastructure Delivery Plan (update)
10. Bus Strategy (update)
11. Grand Union Canal Massing and Enclosure Statement (update)
12. Tall Buildings Statement (update)
13. Integrated Impact Assessment (update)

Programme



Questions and Answers session