

Inspector's Question 28

“Table 11.1 provides a narrative of the phasing of the development of the places within OPDC which makes clear their dependence on the delivery of a number of infrastructure provisions. Where will I find a GANTT chart or equivalent which sets out the chronological relationship between the delivery of infrastructure elements and the delivery of numbers of homes and jobs?”

OPDC Response

- 1.1. The following matrix sets out the chronological relationship between the delivery of infrastructure elements and the delivery of numbers of homes and jobs in the OPDC area for the Local Plan period. The programming of homes, jobs and infrastructure delivery to support the Local Plan has been an iterative process which reflects the complexity of issues involved with unlocking regeneration at Old Oak and Park Royal.
- 1.2. Infrastructure projects are identified based on information collated in OPDC's Infrastructure Delivery Plan (SD58) with delivery periods informed by relevant supporting studies. The trajectory for homes and jobs is based on the programme for delivery set out in OPDC's Development Capacity Study (DCS) (SD56), which accords with the National Planning Practice Guidance for Housing and Economic Land Availability Assessments. The DCS is informed by a range of supporting studies and development management information at time of writing.
- 1.3. OPDC considers that demonstrating the relationship between infrastructure and homes and jobs delivery in five year periods for the first ten years provides an appropriate balance between demonstrating deliverability and retaining flexibility that reflects the complex context of the OPDC area. OPDC also considers that this approach accords with NPPF (2012) paragraph 14. Therefore, the matrix is set out in five year periods from 2018 to 2022, and 2023 to 2027, and in an 11 year period from 2028 to 2038. The specific year for infrastructure delivery has been stated for projects where this is defined in supporting studies. The infrastructure planning of the Local Plan also accords with Draft New London Plan policy D6(B) 1 to 3 which sets out the approach for assessing infrastructure requirements to support new development.
- 1.4. The Development Capacity Study has provided the basis for the range of supporting studies that have been taken to assess the infrastructure needs of the OPDC area. These includes the Old Oak Strategy Transport Study and the Park Royal Transport Strategy that were undertaken to understand the impact of the new homes and jobs on the transport system and to ensure appropriate accessibility exists to support planned development. The transport interventions that have been suggested are a result of the extensive analysis on demand and capacity undertaken as part of these studies.
- 1.5. The single most important piece of transport infrastructure to be delivered in the OPDC area is Old Oak Common Station which will accommodate High Speed 2, the Elizabeth Line and National Rail services. The station, and associated infrastructure including new highway and utilities infrastructure are set for completion in 2026 with works already underway onsite.
- 1.6. In advance of 2026, Willesden Junction Station will be the key transport hub for early development of the Old Oak North, Scrubs Lane and Old Oak Common Lane places, and improvements to the station will be necessary to support this. Willesden Junction station is served by the Bakerloo Line, London Overground and National Rail services and therefore provides a good level of public transport access. A planned bridge over the West Coast Main Line connecting early development of Old Oak North with Willesden Junction is programmed for delivery between 2023-2027 along with important new street infrastructure for the Old

Oak North area. OPDC, outside of its role as a local planning authority, has applied for £250 million from the Government's Housing Infrastructure Fund. Should OPDC be successful in receiving this funding, this will support the delivery of the new street network and bridge to Willesden Junction. This improved access to Willesden Junction station will have significant benefits for public transport access in Old Oak North. In addition, there are plans to upgrade the capacity of Willesden Junction station. The Willesden Junction Station Feasibility Study (SD39) represents a GRIP 2 level analysis, and more advanced analysis and design work is being progressed through a GRIP 3a study. This study is being undertaken by OPDC, Network Rail and TfL in 2019. Timelines for delivery of these upgrades to the station are not yet confirmed, but subject to necessary funding and appraisal it is envisioned that they will be delivered between 2023 to 2027.

- 1.7. Other new infrastructure and improvements will also play a key role in supporting this early growth. The new street network centred on Park Road will be critical to deliver new walking and cycling routes to Willesden Junction Station and expanded bus routes which will significantly improve Public Transport Accessibility Levels (PTAL) in the early years of the Plan period. Wayfinding initiatives will be important in establishing accessibility between new development and the station. TfL has programmed increased frequency on the London Overground services from Willesden Junction to improve capacity in the network.
- 1.8. A significant amount of development is proposed within the North Acton area in the early years of the plan period. The area is served by an existing station on the Central Line and there are plans to upgrade the station with S106 monies already secured from a number of schemes in the area towards its upgrading. The North Acton Station Feasibility Study Summary of Latest Findings summaries outputs of GRIP2 work for the station and includes options and next steps for selecting the preferred option to increase station capacity and improve accessibility. While there isn't certainty over specific timelines for planned upgrades to North Acton Station, this development will be served by Elizabeth Line services from Acton Mainline station. As a result, TfL have forecast a reduction in passenger demand at North Acton station up to 2022.

Infrastructure Phasing and Development Trajectory

All infrastructure delivery is based on development phasing. Any changes to planned delivery will be updated as part of the Infrastructure Delivery Plan.

	2018 to 2022		2023 to 2027		2028 to 2038	
	Homes	Jobs	Homes	Jobs	Homes	Jobs
P1: Old Oak South	-	-	-	-	350	15200
P2: Old Oak North	200	200	2700	2000	6500	3600
P3: Grand Union Canal	<i>No planned housing or jobs delivery within Local Plan period</i>					
P4: Park Royal West	800	950	1200	1900	1200	3600
P5: Old Park Royal	-	-	-	1600	-	1600
P6: Park Royal Centre	0	0	650	1400	650	1400
P7: North Acton and Acton Wells	1150	300	3200	2250	6000	4600
P8: Old Oak Lane and Old Oak Common Lane	1250	600	1250	600	2800	1600
P9: Channel Gate	-	-	-	1150	-	7600
P10: Scrubs Lane	600	200	2000	900	2600	1200
P11: Willesden Junction	<i>No planned housing or jobs delivery within Local Plan period</i>					
P12: Wormwood Scrubs	<i>No planned housing or jobs delivery within Local Plan period</i>					
Overall OPDC Area	4000	2250	11000	11800	20100	40400

Infrastructure Delivery	Infrastructure Operational	Phased/TBC Delivery
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SOCIAL INFRASTRUCTURE

IDP Ref.	Project	Place	2018 to 2022	2023 to 2027	2028 to 2038
SI9	Expansion of Park Royal MP	P6 (PRC)	2018		
SI11	Expansion of Willesden CHC	N/A	2020		
SI12	Expansion of Cloister Road Surgery	N/A	2020		
SI10	Expansion of Hammersmith CFH	N/A	2022		
SI2	Super nursery (NAAW)	P7 (NAAW)	2018 to 2022		
SI18	Drinking fountains	Multiple	<i>To be secured through delivery of development, highways and open spaces</i>		
SI19-21	3 ward offices (Police)	Multiple	<i>Locations to be determined in consultation with Metropolitan Police</i>		
SI22	Intensification of Park Royal Fire Station	P4 (PRW)	<i>To be delivered as part of LFB's estate management programme</i>		
SI5	Primary schools - surplus capacity	N/A	<i>Surplus capacity in existing schools in agreement with LBHF</i>		
SI7	Secondary school capacity	N/A	<i>Demand on existing secondary school capacity to be monitored ongoing basis in early years</i>		
SI13	Health hub (OON)	P2 (OON)	<i>Opening at 1,088 sqm in 2024. Expanding to 1,564 by 2038.</i>		
SI14	Community centre (OON)	P2 (OON)		2026	
SI8	9FE secondary school	P7 (NAAW)		2027	
SI1	Super nursery (OON)	P2 (OON)		2023 to 2027	
SI17	Sports Centre (OON)	P2 (OON)		2023 to 2027	
SI3	Super nursery (OOS)	P1 (OOS)			2028 to 2038
SI4	Super nursery (other)	TBC			2028 to 2038
SI6	4FE primary school	P2 (OON)			2028
SI15	Community centre (OOS)	P1 (OOS)			2028 to 2038
SI16	Sports centre (OOS)	P1 (OOS)			2028 to 2038
SI23	Extension to ambulance station	P4 (PRW)			2028 to 2038

UTILITIES

IDP Ref.	Project	Place	2018 to 2022	2023 to 2027	2028 to 2038
NU15	Upgrade of Atlas Road substation	P9 (CG)	2021		
NU6	Energy centre (Car Giant West)	P2 (OON)	<i>Specific timelines for delivery to be determined</i>		
NU14	Old Oak North Substation	P2 (OON)	<i>Specific timelines for delivery to be determined</i>		
NU1	Broadband infrastructure delivery	Multiple	<i>To be secured through delivery of development and highways infrastructure</i>		
NU2	Strategic telecommunications network	Multiple	<i>To be secured through delivery of development and highways infrastructure</i>		
NU3	Duct infrastructure (OON)	P2 (OON)	<i>To be secured through delivery of development and highways infrastructure</i>		
NU4	Air quality monitoring technology	Multiple	<i>To be secured through delivery of development, highways and open spaces</i>		
NU5	Site specific decentralised energy delivery	Multiple	<i>To be secured through delivery of development</i>		
NU8	Strategic area wide district heat network	Multiple	<i>Subject to further investigation</i>		
NU9	North Acton on site energy solutions	P7 (NAAW)	<i>To be secured through delivery of development</i>		
NU10	Heat extraction from sewer	P2 (OON)	<i>Subject to further investigation as part of area wide district heat network</i>		
NU11	Heat extraction from other sources	Multiple	<i>Subject to further investigation as part of area wide district heat network</i>		
NU12	Maintenance of electricity supply network	Multiple	<i>To be delivered in conjunction with relevant service providers</i>		
NU13	New substations (number/locations tbc)	Multiple	<i>Subject to further investigation and consultation with relevant service providers</i>		
NU16	On-site cooling solutions	Multiple	<i>To be secured through delivery of development</i>		
NU17	Area wide cooling network solutions	Multiple	<i>Subject to further investigation as part of overall energy strategy</i>		
NU18	Maintenance of gas supply network	Multiple	<i>To be delivered in conjunction with relevant service providers</i>		
NU19	Strategic water supply maintenance/upgrades	Multiple	<i>To be delivered in conjunction with relevant service providers</i>		
NU20	Rain/grey water harvesting systems	Multiple	<i>To be secured through delivery of development</i>		
NU21	New/upgraded sewage infrastructure	Multiple	<i>To be delivered in conjunction with relevant service providers</i>		
NU22	On site SuDS	Multiple	<i>To be secured through delivery of development</i>		
NU23	Off-site SuDS	Multiple	<i>To be secured through delivery of development</i>		
NU27	Tokynnton/Stonebridge flood alleviation	N/A	<i>To be delivered in conjunction with relevant service providers</i>		
NU28	Flood risk management - on site solutions	Multiple	<i>To be secured through delivery of development</i>		
NU29	On site waste infrastructure	Multiple	<i>To be secured through delivery of development</i>		
NU30	Strategic waste system	Multiple	<i>Subject to further investigation</i>		
NU7	Energy centre (Scrubs Lane)	P10 (SL)		2023 to 2027	

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NU26	Reroute of Stamford Brook Sewer	P2 (OON)	2023 to 2027
NU24	SuDS connected to the Grand Union Canal	P3 (GUC)	<i>To be delivered through development adjacent to the canal</i>
NU25	New outfalls to Grand Union Canal	P3 (GUC)	<i>To be delivered through development adjacent to the canal</i>

TRANSPORT

IDP Ref.	Project	Place	2018 to 2022	2023 to 2027	2028 to 2038
TR1	Willesden Junction station improvements	P11 (WJ)	<i>Specific timelines for delivery to be determined</i>		
TR7	North Acton Station improvements	P7 (NAAW)	<i>Specific timelines for delivery to be determined</i>		
MULTI	Park Road	P2 (OON)	<i>Delivered in phases from 2020</i>		
TV3	Park Road Bridge	P2 (OON)	<i>Specific timelines for delivery to be determined</i>		
TR8	Improvements to Harlesden Station	P4 (PRW)	<i>Specific timelines for delivery to be determined</i>		
MULTI	Pedestrian and cycle infrastructure	Multiple	<i>To be secured through delivery of development and highways infrastructure</i>		
MULTI	Bus network improvements	Multiple	<i>Bus network improvements to be implemented by TfL in line with OPDC Bus Strategy</i>		
MULTI	Park Royal road improvements	Multiple	<i>Works to be brought forward in conjunction with TfL and local highways authorities</i>		
MULTI	Old Oak Street (Old Oak South)	P1 (OOS)		2026	
TR5	**Old Oak Common Station (HS2)**	P1 (OOS)		2026	
TV15	Old Oak Street Bridge over GUC	Multiple		2023 to 2027	
TP28	Old Oak Street link through OOCL Station	P8 (OOCL)		2023 to 2027	
TR4	Old Oak Common Lane Station	P8 (OOCL)		2023 to 2027	
TR6	Chiltern Line Extension	N/A		2023 to 2027	
TR2	West London Line viaduct	P2 (OON)		2023 to 2027	
TR3	Hythe Road Overground station	P2 (OON)		2023 to 2027	
TV5	Park Road underpass	P2 (OON)		2023 to 2027	
TV9	Laundry Lane bridge	P10 (SL)		2023 to 2027	
TP3	Old Oak Street bridge over WCML	Multiple		2023 to 2027	
TP11	Old Oak Street bridge (to Wormwood Scrubs)	Multiple		2023 to 2027	
MULTI	Hythe Road	P2 (OON)	<i>Delivered through development of Car Giant site allocation</i>		
MULTI	Old Oak Street (Old Oak North)	Multiple	<i>Delivered through development of Car Giant site allocation</i>		
MULTI	Old Oak Street (Acton Wells)	P7 (NAAW)	<i>Delivered through development of Acton Wells</i>		
TR9	West London Orbital Route	P8 (OOCL)			2028 to 2038

GREEN INFRASTRUCTURE

IDP Ref.	Project	Place	2018 to 2022	2023 to 2027	2028 to 2038
GI24	North Acton Station Square (South)	P7 (NAAW)	2019		
GI1	Local Park (GUC)	Multiple	<i>Delivered in phases through early activation and development of site allocations</i>		
MULTI	Smaller open spaces and public realm	Multiple	<i>To be secured through delivery of development and highways infrastructure</i>		
GI9	Enhancements to Wormwood Scrubs	P12 (WS)	<i>Ongoing enhancements over Local Plan period</i>		
MULTI	Urban greening corridors	Multiple	<i>To be secured through delivery of development and highways infrastructure</i>		
GI13	Local Park (OOS)	P1 (OOS)	<i>To be delivered in phases from 2026 to beyond 2038</i>		
GI11	Local Park (OON)	P2 (OON)			2028 to 2038
GI25	North Acton Station Square (North)	P7 (NAAW)			2028 to 2038