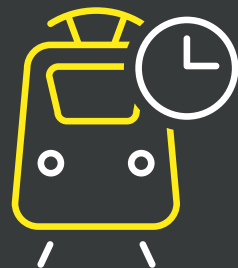
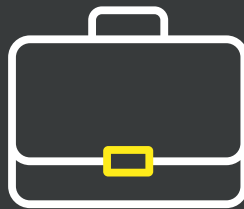


# OPDC's draft Local Plan

**A vision and planning policy framework  
for the Old Oak and Park Royal  
Opportunity Area**



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# We're making some changes to our draft Local Plan

This document explains the proposed changes and now we're asking you to give us your views, before we submit the draft Local Plan to the Planning Inspector and hold a formal public consultation next year.



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# Who is OPDC?

We're developing a new vibrant district for west London. Established by the Mayor of London, we are the Local Planning Authority and regeneration agency for a 650-hectare area spanning the Boroughs of Brent, Ealing and Hammersmith & Fulham, with a mission to capitalise on the HS2 and Crossrail station at Old Oak Common. We aim to create new homes, jobs and opportunities for people and businesses in this dynamic part of London.

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# What is a Local Plan?

Our Local Plan is a planning policy document that will oversee a vision for regeneration. Aligning with the Mayor's London Plan, it will guide good growth for the area over the next 20 years, setting out policies to help create a thriving community of healthy streets, high-quality and affordable homes and connected places to live and work, so it's important we get it right.





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## The story so far...

- Since 2015, we've been progressing our draft Local Plan, supported and shaped by over 30 public consultation events that generated 11,000 responses.
- In 2019, the Plan was examined at Public Hearings by the Planning Inspector. Following his Interim Findings report, which found the majority to be sound but concluded two key sites to be unviable, we need to make a few changes or 'modifications' to the Plan, before it can be adopted.
- The majority of the draft Local Plan will stay the same. The proposed updates identify some new sites for housing development and protect others for employment intensification.
- We want new development to be sustainable and deliver benefits to the local area. To do this, we've been engaging with the three local Boroughs, key landowners and stakeholders, and we'd now like to hear your views.



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## Our vision for Old Oak and Park Royal, set out in the draft Local Plan

*Old Oak and Park Royal will be a highly connected part of London, playing an important role in shaping west London's future and driving national economic growth.*

*It will comprise a network of places including an innovative industrial area in Park Royal and a high-density new vibrant part of London at Old Oak. It will be home to a diverse and intense mix of uses, places and people.*

*Development will pioneer international excellence in sustainability, health and wellbeing and design quality to deliver tangible benefits for both local communities and London.*

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As part of the changes to the Local Plan, we're now proposing an intensification of employment space in Old Oak North, to be home to a variety of places for work and industry to enable the growth of business and jobs.



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# Overview

We believe our changes will improve our Local Plan overall, ensuring that we deliver homes and jobs as set out in the Mayor's London Plan to create a vibrant, successful and truly connected community in the heart of the OPDC area.

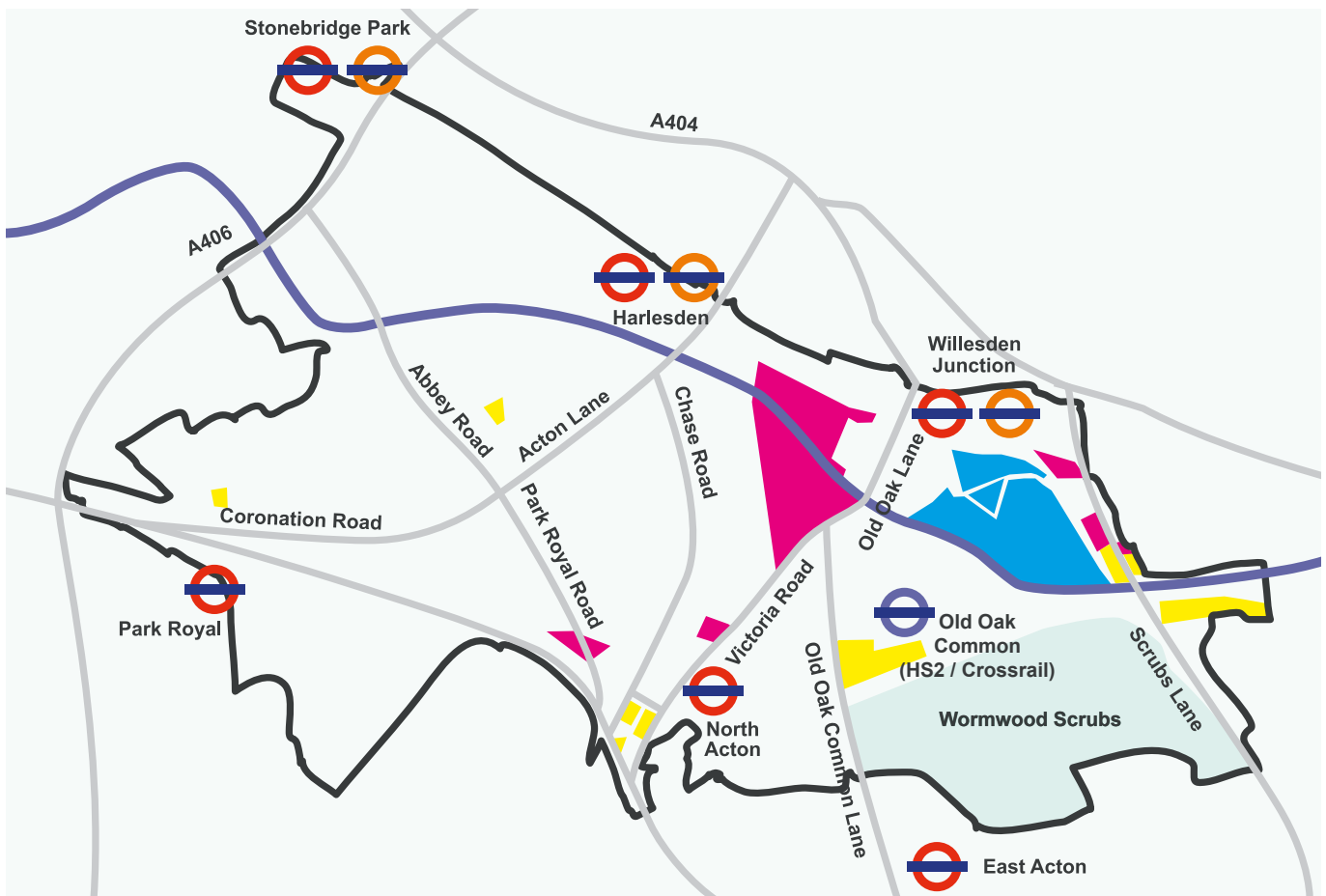
The proposed changes set out a policy framework for development which will be used to assess future planning applications. They include:

- Identifying and releasing new sites for housing-led, mixed-use development, mostly around HS2's Old Oak Common Station and sites near to Harlesden, to create a new 'town centre' with homes, high streets and transport connections.
- Identifying and reinstating sites to be 'Strategic Industrial Locations' to protect them for employment use. These will be in Old Oak North and Park Royal.
- Creating new transport, walking and cycling connections, areas for community facilities and public green space.



# Proposed modifications

- Across the next 10 years, we forecast the delivery of approximately 13,700 new homes in the OPDC area.
- We originally planned these for Old Oak North (the area in blue). However, in order to protect local businesses, we are going to regenerate Old Oak North for employment uses, rather than homes, so keeping it as a Strategic Industrial Location (SIL).
- Instead, we are proposing to shift residential-led mixed use development westwards to create a new 'town centre' of homes, shops and facilities on sites nearer to the Old Oak Common Station (the area in pink).

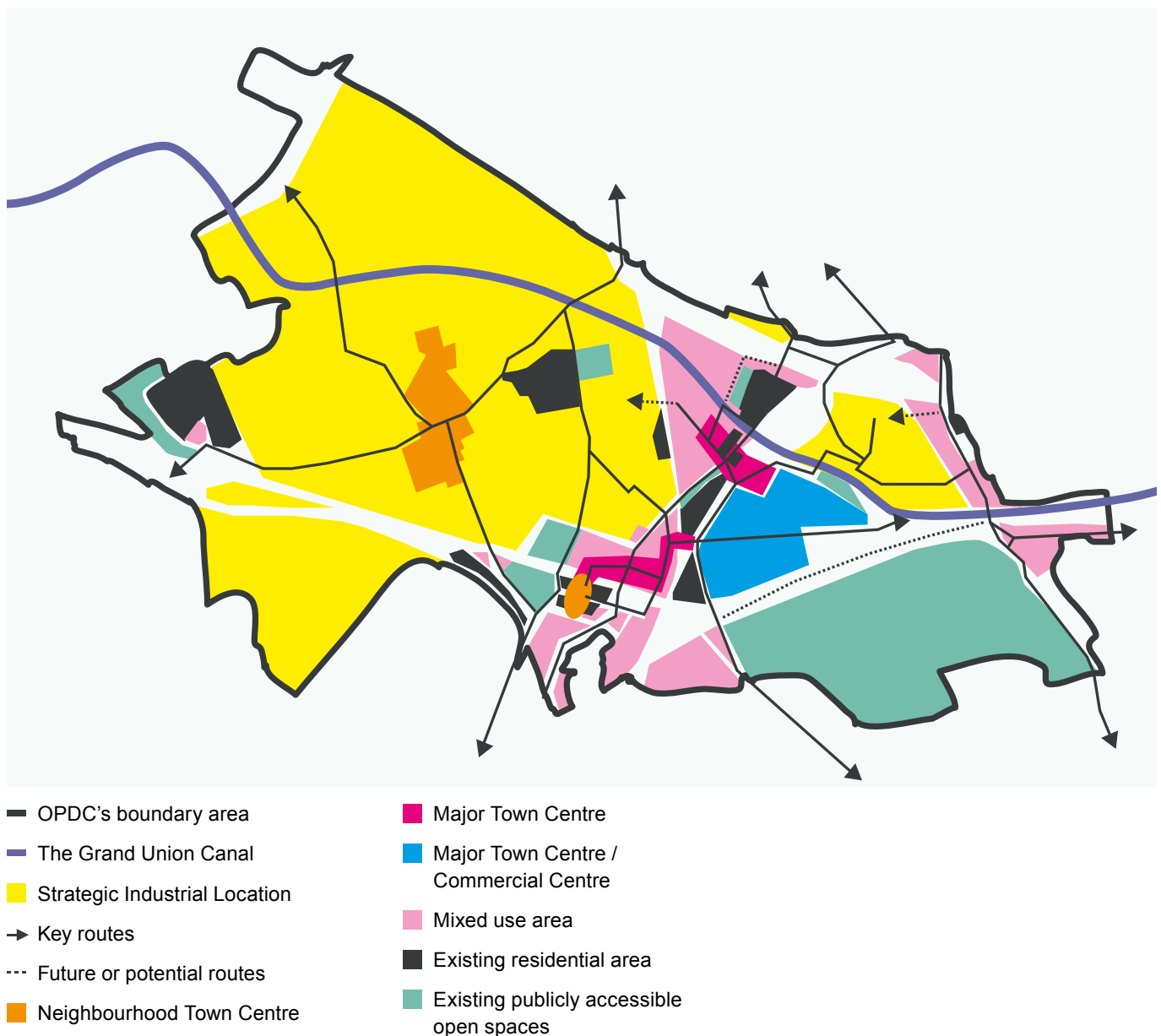


- OPDC's boundary area
- Roads
- The Grand Union Canal
- Protected and intensified as 'Strategic Industrial Location' for employment space
- No longer allocated for employment and industrial use, but released for the development of new homes, jobs and highstreets
- Additional sites to be regenerated as part of the 20-year plan period

# Land uses

This map shows how our proposed changes will create a truly connected and varied place for those who live and work there:

- The new major town centre in Old Oak is nearby to existing residents and major transport hubs, so both new and current residents will be in walking distance of shops, facilities and the train station, as well having new job opportunities on their doorstep.
- The neighbourhood town centre in Park Royal will continue to bring much needed convenience shopping and cafés to this business district, for employees and residents alike.
- There's an overall increase in industrial space, encouraging more businesses to the area and bringing job opportunities.

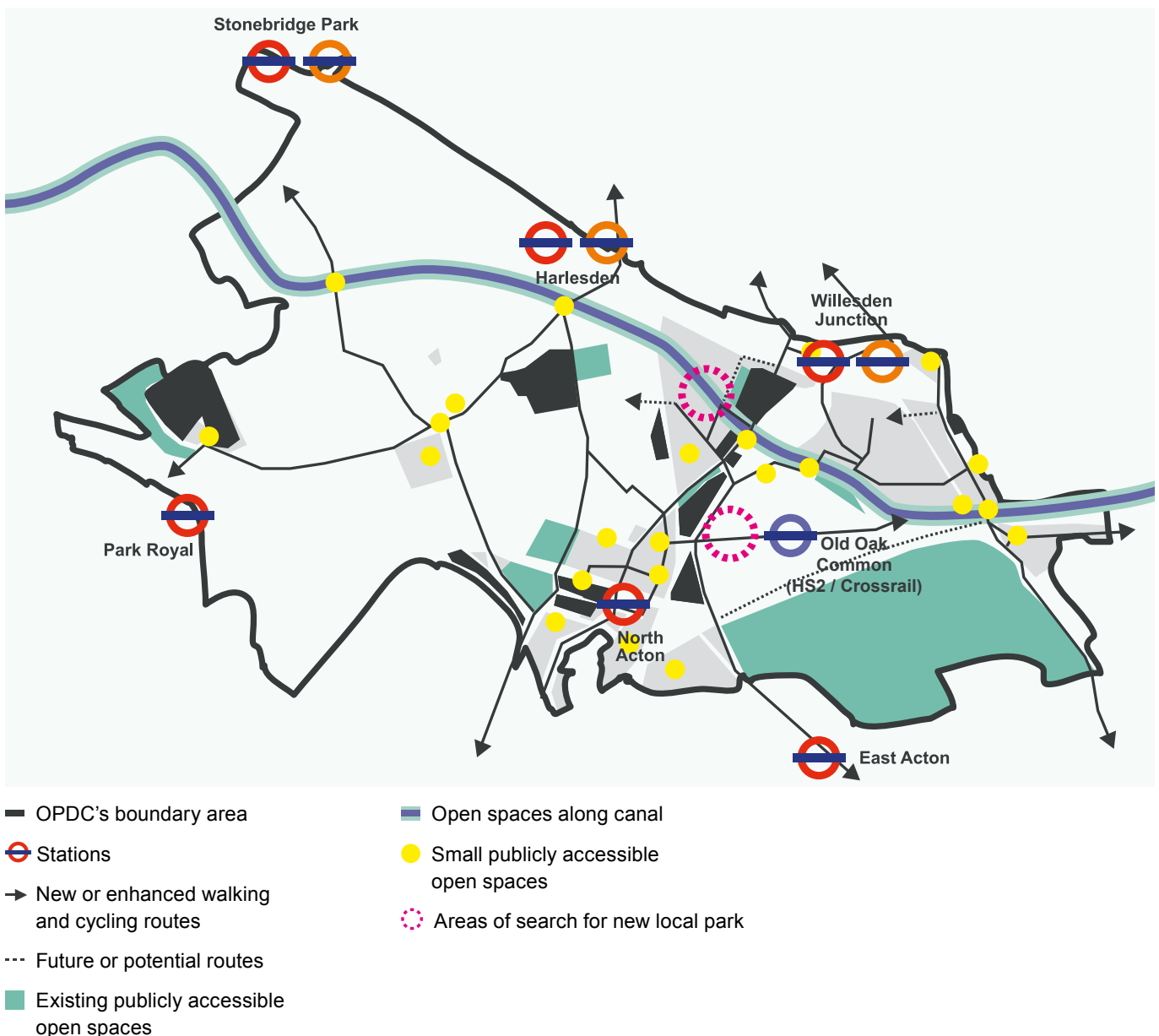




# Connections and open space

It's important that the policies in our Plan, promote a healthy and green place, and so in making the changes, we have been careful not to lose any proposed green space or walking and cycling connections, both within our area and also to other communities and town centres. We're proposing:

- Connections for pedestrians, cyclists and drivers through junction improvements and new cycle lanes and footpaths alongside, updated bus routes.
- Plenty of public outdoor space and greenery, within walking distance for new and future residents. 30% of the total development area will be publicly accessible open space, including play space, parks and public gardens to encourage plants and wildlife.
- A network of walking and cycling connections between town centres, business and residential communities in the OPDC area, and neighbouring places and communities, like Harlesden and Kensal Canalside.



# Placemaking precedents

*Inspiration for mixed-use, residential development and green spaces, taken from developments in Bow, Stratford and Elephant & Castle.*





***Inspiration for employment intensification in areas around London including Walthamstow, Peckham and Hackney, creating a mixture of industrial, offices, workshops and places to eat, drink and relax.***



# Revised evidence base

We've commissioned studies to provide an evidence base to assess and inform the Local Plan. These cover a range of key areas to ensure the Plan is financially, environmentally and socially sustainable, delivering the necessary transport, infrastructure and community facilities.

## Programme and next steps



## How you can get involved

For any questions or to provide your feedback on these proposed changes to the Local Plan, please contact

**PlanningPolicy**  
**@opdc.london.gov.uk**

or call

**020 7983 5732**

Your next formal opportunity to comment on the plans will be during the public consultation in Spring 2021, but in the meantime, if you would like our planning team to attend a community group meeting to explain the proposed changes and answer questions, we'd be happy to do so. Please get in touch.



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