



Old Oak and Park Royal
Development Corporation

Housing Delivery Test Action Plan

July 2025

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1.0 Introduction

- 1.1 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the areas of plan-making authorities introduced by the Government in 2018.
- 1.2 The result of the HDT is a percentage measurement of the number of net homes delivered within a Local Planning Authority (LPA) area against the number of homes required (the 'housing target') over a rolling three-year period.
- 1.3 From the day following publication of the HDT, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework (NPPF) apply. These policies require:
- publication of an action plan if housing delivery falls below 95%;
 - a 20% buffer on the Local Planning authority's 5 year land supply if housing delivery falls below 85% (in effect this requires an authority to find sites for an additional 20% of the adopted housing requirement) in addition to an action plan; and
 - application of the 'Presumption in Favour of Sustainable Development' if housing delivery falls below 75% in addition to an action plan and 20% buffer.
- 1.4 OPDC received its second HDT measurement in December 2024 covering the period from 2020/21 to 2022/23, known as the 2023 measurement. Between 2020/21 and 2022/23, OPDC had a target of 2,646 new homes to be built. 1,892 new homes were delivered. Therefore, the HDT measurement for the period of 2020/21 to 2022/23 was 72%, as set out in Figure 1.4 below. This was a slight improvement of 9% from the 2022 measurement (covering 2019-20 to 2021-22). However, OPDC must produce an action plan and include a buffer of 20% in the housing land supply and the 'Presumption in Favour of Sustainable Development' applies.

Figure 1.4: Housing Delivery Test Measurement 2023

| 2020-21 | 2021-22 | 2022-23 | Total number of homes required | 2020-21 | 2021-22 | 2022-23 | Total number of homes delivered | Housing Delivery Test 2023 measurement |
|---------|---------|---------|--------------------------------|---------|---------|---------|---------------------------------|----------------------------------------|
| 661 | 993 | 993 | 2,646 | 567 | 1,078 | 247 | 1,892 | 72% |

- 1.5 Other London LPAs¹ have seen housing delivery fall below the housing requirement in the 2024 Housing Delivery Test publication. As can be seen in Figure 1.5 below, 63% of London planning authorities are now required to publish an action plan and/or apply a buffer and/or are required to apply the 'Presumption in Favour of Sustainable Development'.

Figure 1.5: Housing Delivery Test results within London LPAs

| HDT result and consequence | Number of LPAs | % of LPAs |
|------------------------------------------------------|----------------|-----------|
| Delivery above 95%- no consequence | 13 | 37.14% |
| Delivery below 95%- action plan | 5 | 14.29% |
| Delivery below 85%- action plan, buffer | 4 | 11.43% |
| Delivery below 75%- action plan, buffer, presumption | 13 | 37.14% |

- 1.6 The HDT applies to OPDC even though the Old Oak and Park Royal area is defined in the London Plan 2021 as being an Opportunity Area with a long-term regeneration programme to deliver a minimum of 25,500 homes through significant infrastructure investment.
- 1.7 The HDT is an assessment of recent housing delivery against targets. It does not consider how an Opportunity Area will deliver thousands of new homes and meet housing targets through long-term regeneration and investment in significant infrastructure. OPDC is unlike many other local planning authorities which have a far wider range of sites from which to deliver housing over the short-term and without significant infrastructure investment.
- 1.8 Many of OPDC's development sites are linked to the construction of the Old Oak Common HS2, Elizabeth Line and National Rail Station. These sites will only come forward for housing when they are no longer needed for station construction purposes.
- 1.9 This action plan identifies the main issues that have affected delivery rates in OPDC and sets out a series of actions that the planning authority is, or will be, undertaking to try to address them and boost housing delivery and meet housing delivery targets, including the required 20% buffer, over the medium term.

2.0 About OPDC

- 2.1 The Old Oak and Park Royal Development Corporation (OPDC) is a Mayoral Development Corporation (MDC), established by the Mayor of London in 2015

¹ London Borough councils, City of London Corporation, London Legacy Development Corporation and OPDC

to secure the regeneration of the Old Oak Opportunity area, spanning land in three London boroughs – Ealing, Brent and Hammersmith and Fulham.

- 2.2 The area includes the Park Royal industrial estate, the Old Oak development area around the new High Speed 2 Old Oak Common Station and protected land at Wormwood Scrubs.
- 2.3 The OPDC has a number of key aims, including:
 - transforming one of London’s most inaccessible areas into a well-connected, world-class transport interchange;
 - enabling delivery of new housing and commercial development, surrounded by sustainable and thriving neighbourhoods and valued open space;
 - protecting, strengthening and intensifying Park Royal and Old Oak; and
 - protecting and improving Wormwood Scrubs.
- 2.4 The OPDC area is set to be transformed with the opening of Old Oak Common Station, which will connect Elizabeth Line and National Rail services to the newly built High Speed 2 (HS2) line. The station will be nearly the size of Waterloo, accommodating approximately 250,000 passengers a day and putting Old Oak within 10 minutes journey time of London Heathrow, the City and the West End and 38 minutes of Birmingham.
- 2.5 Catalysed by this new station, the OPDC area can play a significant role in supporting good growth in London through the delivery of a new commercial centre, a new major town centre, new high density residential neighbourhoods, protecting and enhancing the Park Royal and Old Oak North Strategic Industrial Location and providing a full range of supporting ancillary uses.
- 2.6 As a new planning authority OPDC has made a good start in delivering much needed new homes for London. Figure 2.6 provides a snapshot of development activity in the OPDC area since inception. More than 5,000 homes have been delivered in the OPDC area since OPDC’s inception in 2015. However, the HDT has only accounted for housing delivery since 2019/20 when OPDC’s Local Plan and housing targets were adopted.

Figure 2.6: Development activity at 31 March 2025

| | |
|--------------------------------------------|-------|
| All homes completed since OPDC’s inception | 5,022 |
|--------------------------------------------|-------|

| | |
|---------------------------------------------------|--------------|
| Homes started on-site | 815 |
| Permission granted (not started) | 2,706 |
| Resolution to grant permission | 669 |
| Submitted Apps, Pre-Apps or Developer Discussions | 2,744 |
| Total | 6,934 |

- 2.7 Many of OPDC's development sites are linked to the construction of the Old Oak Common HS2 Station and will only come forward for housing when they are no longer needed for station construction purposes. However, OPDC has a significant number homes started on sites, planning permissions in the system and active discussions with developers to show that if developments are implemented, OPDC would be able to meet its housing targets over the next five years. Further details are contained in section 8.

3.0 OPDC Local Plan

- 3.1 The scale of development envisaged represents one of the UK's largest regeneration projects, the Old Oak and Park Royal Opportunity Area is identified in the London Plan 2021 as being capable of delivering a minimum 25,500 homes and 65,000 jobs and with the potential for development to generate an additional £7.6 billion per annum of gross value added to the UK economy.
- 3.2 OPDC's Local Plan was adopted in June 2022. The Local Plan focuses development around the planned Old Oak Common Station to create a lively and inclusive urban district with thousands of new and affordable homes, a wide range of job opportunities for local people, new public green space and community facilities.
- 3.3 The Plan sets out how the Mayor of London and OPDC will maximise the benefits of the unrivalled connectivity created by the Oak Common Station, the only place where High Speed 2, Great Western mainline services and the newly opened Elizabeth Line will connect.
- 3.4 It supports the Mayor of London's commitments to net zero, healthy living and inclusivity for Londoners, with a wide range of policies to guide new development, including exemplary standards of environmental and social sustainability.
- 3.5 Policies include a strategic target for 50 per cent of all new homes to be affordable, 30 per cent of the area to be public open space and new, high-quality jobs to be created across a range of sectors.
- 3.6 There is a legal requirement for all policies in local plans and spatial development strategies to be reviewed at least once every five years to assess whether they need updating, and to then update them as necessary. The assessment should include consideration of changes to local circumstances and national policy.
- 3.7 A Local Development Scheme (LDS) has been published outlining the interim programme for the development of the New Local Plan, in accordance with the Government's announcement in summer 2024 that it would introduce legislation for the new plan-making system in summer 2025 as was set out in

the Levelling Up and Regeneration Act 2023. The timetable for the New Local Plan, subject to confirmation of the new system, is set out in Figure 3.7.

Figure 3.7: Programme for New Local Plan

| | |
|--------------------------------------|---------------------------|
| Notification of start of plan making | January 2026 |
| First consultation | September to October 2026 |
| Second consultation | July to September 2027 |
| Submission | February 2028 |
| Examination | April to September 2028 |
| Adoption | October 2028 |

3.8 In addition to the Local Plan, OPDC has adopted six Supplementary Planning Documents (SPD) to guide development. These are set out in Figure 3.8.

Figure 3.8: Supplementary Planning Documents

| SPD Title | Purpose | Adoption date |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Waste Management in High Density Development SPD | Guidance on how to manage waste in tall buildings to meet Mayoral municipal waste recycling targets | June 2022 |
| Passive Energy Performance, Daylight and Overheating in High Density Development SPD | Guidance on how to meet energy, daylight, and overheating standards in tall buildings to conform with Mayoral requirements. | June 2022 |
| Industrial SPD | Guidance on how deliver best practice industrial developments from a design, placemaking and sustainability perspective. | November 2023 |
| Old Oak West SPD | Guidance to shape the future of Old Oak West reflecting Local Plan policies and community aspirations. | February 2024 |
| Revised Planning Obligations SPD | Guidance on negotiating section 106 agreements relating to planning applications within the OPDC area. | February 2024. This document is currently under review and is envisaged to be re-adopted in September 2025. |
| Public Realm and Green Infrastructure SPD | Guidance on how to deliver high quality public realm and green infrastructure. | June 2024 |

4.0 OPDC Regeneration Strategy

- 4.1 OPDC has published a [Regeneration Strategy](#) 2025 to 2050 which outlines the six priorities that underpin the actions OPDC will take to deliver the comprehensive redevelopment of Old Oak. It explains how these, together with powerful public-private partnerships, provide a strategic framework that can unlock the potential for transformational economic growth, physical development and social well-being, now and in the years ahead.
- 4.2 The six regeneration objectives are to:
- Build a place to call home.
 - Make a place to be proud of.
 - Drive inclusive economic growth.
 - Create a thriving environment.
 - Deliver at pace.
 - Ensure value.
- 4.3 OPDC has developed action plans for each of the six regeneration objectives. Under the deliver at pace objective, OPDC has set the following key actions that will capitalise on the opportunity of HS2, support the development of new and existing communities and provide opportunities for early activation and delivery:
- Ensure effective governance to bring forward public and private land parcels and appoint delivery partners;
 - Work with HS2 to ensure that early works to integrate the new station with the surrounding area are addressed in the future Old Oak scheme and that significant development is underway when the station opens;
 - Develop a strategy and delivery plans for early activation projects in Old Oak. These will celebrate the area's distinctive qualities, support local social and economic networks, and sow the seeds for Old Oak's evolution.
- 4.4 OPDC's Management Plan 2025/26 sets out the milestones that progress on the regeneration objectives will be monitored over the coming year, including developing the masterplan for Old Oak, launching the procurement process to appoint investment and delivery partners and the implementation of an early activation strategy. Achievement towards these milestones will be reported to OPDC's Board on a quarterly basis.

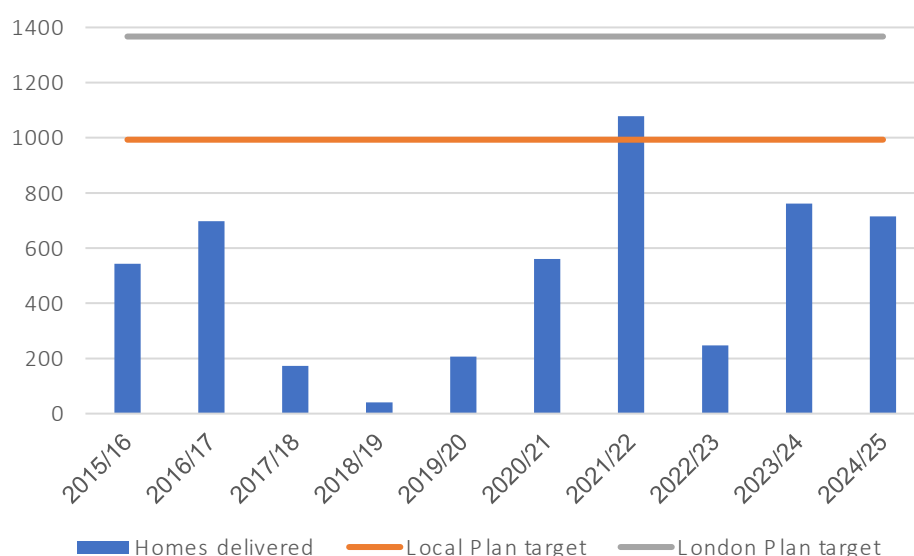
5.0 Housing delivery in Old Oak and Park Royal

- 5.1 Policy H1 in OPDC's Local Plan 2022 sets out that OPDC will support the delivery of 19,850 new homes during the Plan period (2018 to 2038) and a minimum annual housing target of 993 homes. This figure is used as the adopted housing requirement determinant for the purposes of establishing the

HDT result. Additionally, the London Plan 2021 sets OPDC a 10-year target to deliver 13,670 homes between 2019 and 2019, equating to 1,367 homes per year.

- 5.2 The Figure 5.2 shows housing delivery within the OPDC area since inception against the annual Local Plan target of 993 homes and the London Plan target of 1,367 homes. In 2021/22 OPDC exceeded its Local Plan annual target but in all other years housing delivery has remained below annual housing targets. OPDC has not met its London Plan target in any year so far. This action plan analyses the reasons behind under-delivery and sets out how over the medium term OPDC can meet its overall housing targets.

Figure 5.2: Housing delivery since 2015



- 5.3 However, as set out in Figure 5.3 below, OPDC has approved or resolved to approve 7,763 homes since inception in 2015. This demonstrates a healthy pipeline of homes that can be delivered over the medium term and meet OPDC's overall housing targets, subject to private developers bringing forward their sites.

Figure 5.3: Overall development activity since 2015

| | |
|-------------------------------------|-------|
| Homes approved | 7,094 |
| Homes resolution | 669 |
| Total homes approved and resolution | 7,763 |
| Homed Completed | 5,022 |
| Homes Started | 815 |

- 5.4 The Figure 5.4 shows the homes that have been delivered on sites through planning applications determined since OPDC's inception in 2015. It also sets out the percentage of affordable homes delivered on each site by habitable room.

Figure 5.4: Homes delivered on schemes determined since 2015

| Scheme | Determination date | Completion date | Number of homes | % affordable housing |
|-------------------------------------------------|--------------------|-----------------|-----------------|----------------------|
| Oaklands | 27/07/2017 | 01/09/2021 | 605 | 40% |
| First Central | 14/11/2017 | 31/03/2023 | 807 | 40% |
| Holbrook House | 14/02/2017 | 01/09/2019 | 199 | n/a |
| 6 Portal Way | 05/06/2020 | 31/03/2023 | 604 | 35% |
| 140 Wales Farm Road | 07/12/2017 | 01/09/2020 | 326 | 35% |
| Land East of Victoria Centre | 23/07/2019 | 01/08/2021 | 105 | 100% |
| 6 Portal Way | 09/12/2020 | 31/03/2023 | 97 | 35% |
| 80 Goodhall Street | 09/09/2020 | 01/04/2023 | 38 | 35% |
| Perfume Factory North (Part) | 10/08/2021 | 31/02/2024 | 60 | 100% |
| The Perfume Factory (North) (part) | 10/08/2021 | 30/04/2024 | 316 | 35% |
| Mitre Yard, 104-108 Scrubs Lane | 30/01/2020 | 31/08/2024 | 241 | 35% |
| Land to the North of Central Middlesex Hospital | 22/12/2021 | 31/10/2024 | 158 | 100% |
| Total | | | 3,356 | |

5.5 It is useful to understand the common themes that have ensured that these homes have been built out in a timely manner. All but one scheme (Holbrook House, a student housing scheme) were for mixed-use conventional residential redevelopment with policy compliant levels of affordable housing. All the schemes were delivered by willing private developers and in some cases in partnership with registered providers of social housing. All the schemes were on brownfield sites that could be developed independently and were not reliant on major infrastructure delivery before the homes could be built out.

5.6 Housing starts have been delayed for a number of reasons, including:

- a break in the development pipeline as a result of multiple Covid-19 lockdowns,
 - continuing economic uncertainty and fire safety issues around single staircases in tall buildings, and
 - rising inflation, particularly in construction costs.
- 5.7 The outbreak of Covid-19 in 2020 saw a sharp shock to the housing market and had a significant initial impact on construction leading to delays in the delivery of new build homes. However, the housebuilding industry picked up towards the end of 2020 as housebuilders showed resilience and adaptability in response to the challenges of the pandemic.
- 5.8 The Department for Levelling Up, Housing and Communities (DLUHC) confirmed in July 2023 that all new buildings over 18 metres will need to have a second staircase, for two means of escape and access in the event of an emergency. This has resulted in developers having to amend their schemes which has delayed schemes from getting planning approval, Section 106 agreements signed and starting delivery on site.
- 5.9 There have been significant economic challenges that have impacted on the housebuilding industry. The war in Ukraine, rising energy costs, uncertainty created by changes in the government's economic policy and economic instability caused UK inflation which reached 11% in October 2022. This resulted in increased construction and labour costs impacting on the deliverability of schemes in the pipeline.
- 5.10 Despite these challenging circumstances, 715 homes were completed in 2024/25 and there are 815 new homes currently under construction in the OPDC area. As set out in Figure 5.10 these homes are expected to complete in 2025/26.

Figure 5.10: homes currently under construction

| Scheme | Determination date | Number of homes | % Affordable housing | Expected completion year |
|---------------------------------------------|--------------------|-----------------|------------------------------------|------------------------------------------------------|
| North Kensington Gate, 115-129a Scrubs Lane | 01/07/2021 | 208 | 35% | On site. On target to complete first quarter 2025/26 |
| The Castle Hotel | 03/05/2023 | 257 | Payment in lieu (Co-living scheme) | On site. Due to complete 2025/26 |
| The Portal at Wales Farm Road & Portal Way | 20/10/2023 | 350 | 35% | On site. Due to complete 2025/26 |
| Total | | 815 | | |

5.11 There are currently 3,375 homes with planning approvals or resolutions to approve that have not yet started on site. Figure 5.11 provides a progress update on these planning approvals.

Table 5.11: homes with planning permission or resolution not yet started

| Scheme | Determination date | Number of homes approved | % Affordable housing | Progress update |
|-------------------------------|--------------------|------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 Portal Way, North Acton | 13/08/2021 | New resolution for 669 homes (superseding previous permission for 702 homes) | 35% | Planning committee resolved to approve revised scheme on 10/10/2024 (24/0051/FUMOPDC). The s106 agreement is due to be signed later in Summer 2025. |
| 1 Portal Way | 28/03/2024 | 1,538 | 35% | Awaiting lease break from current occupiers before commencing development. Potential meanwhile use being considered |
| Land at Atlas Wharf | 21/12/2023 | 457 | 36% | Developer sold the site with planning permission to OPDC. Revised scheme coming forward as part of Old Oak Project |
| Mitre Wharf, 131, Scrubs Lane | 15/03/2023 | 147 | 28% | 24/0020/NMAOPDC approved 13/12/2024 principal reason for NMA: requirements for additional staircase to address fire safety requirements |
| 3 School Road | 28/03/2024 | 176 | 35% | Site advertised for sale with the planning permission. Pre-apps taking place on a revised scheme to enable this to come forward |
| 5-7 Park Royal Road | 27/03/2025 | 387 | 35% | New approval. 23/0014/FUMOPDC |

| Scheme | Determination date | Number of homes approved | % Affordable housing | Progress update |
|--------|--------------------|--------------------------|----------------------|-----------------|
| Total | | 3,375 | | |

5.10 The progress update identifies the following issues as to why the schemes have not yet started and what actions OPDC is proactively undertaking to enable their delivery:

- Some schemes (1 Portal Way) have extended implementation periods to facilitate the termination of existing land uses and occupiers and meanwhile uses are being considered;
- OPDC is working with landowners and developers to enable homes to be built in a timely manner by approving revised schemes to improve their viability and deliverability (4 Portal Way) and or address the new fire safety requirements for additional staircases (Mitre Wharf);
- OPDC is acquiring key development sites for its Old Oak scheme (Atlas Wharf). This will support their implementation and enable comprehensive regeneration of the area and the delivery of more than 9,000 new homes and associated infrastructure over the next 20 years as outlined in OPDC's Regeneration Strategy.

6.0 OPDC Planning Service

6.1 OPDC's Development Management service is a high performing service and works positively with planning applicants and developers to secure high quality development that meets the aims and ambitions of the development plan and improves the economic, social and environmental conditions of the area.

6.2 The service offers professional pre-application advice to applicants to help to speed up the process of getting planning permission and improve the likelihood of applications being approved by identifying any changes necessary to ensure compliance with relevant planning policies.

6.3 When planning permissions are determined the service works efficiently to ensure that pre-commencement conditions are discharged so that work can start on site.

7.0 Key issues and challenges

7.1 The London Plan sets ambitious housing targets for OPDC. Whilst OPDC's evidence indicates that there are sufficient sites available to achieve the targets, the achievement of the targets will still be a significant challenge. The amount and rate of housebuilding needs to substantially increase. It is

therefore important to be proactive in and thinking about, understanding and managing potential risks to future housing supply.

- 7.2 The vast majority of new development in OPDC's area takes place on large-scale brownfield sites that are already in some form of use. Developing a brownfield site generally means that the initial site preparation stage of a development will take longer as existing uses may need to be moved to an alternative site/or a different part of the site to enable preparation works including partial/full demolition of buildings to take place before the new homes can be delivered.
- 7.3 There are also issues where larger development sites are in multiple ownerships or there are small pieces of land blocking a larger comprehensive development proposal from coming forward. OPDC adopted the Old Oak West Supplementary Planning Document (SPD) in 2023 to support the comprehensive and coordinated redevelopment of large public sector owned development sites that are currently in use as HS2 construction sites for the new Old Oak Common Station together with several adjacent privately owned sites. Comprehensive redevelopment of these sites will deliver over 6,900 new homes and make a significant contribution to meeting OPDC's housing targets.
- 7.4 Furthermore, there are significant strategic infrastructure requirements to support the comprehensive redevelopment and development capacity of the OPDC area. Current estimates set out in OPDC's Infrastructure Delivery Plan (2021) are that the unfunded infrastructure costs are £347m. OPDC has adopted a Community Infrastructure Levy (CIL) Charging Schedule to partially fund these costs but there will also be a requirement for external funding sources. Timely delivery of infrastructure will help to unlock housing delivery.
- 7.5 These and other challenges to housing delivery in the OPDC area are highlighted in Figure 7.5.

Figure 7.5: challenges to housing delivery in OPDC

| Issue | Challenge |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land supply | <ul style="list-style-type: none"> • The majority of OPDC's housing land supply comes from large brownfield sites with multiple private sector and public sector land ownerships. • Some sites are being used as HS2 construction sites and will be released until HS2 construction is completed. • There are limited opportunities for small sites which could potentially be built out more quickly. • Large parts of OPDC's area are Strategic Industrial Location and Metropolitan Open Land constraining wider land supply beyond the sites allocated for housing in the local Plan 2022. |
| Site specific issues | <p>There are a variety of issues that affect build out rates such as:</p> <ul style="list-style-type: none"> • High construction costs • Legal issues (e.g.: lease issues, covenants) • Complex land ownerships • Land contamination • Heritage constraints • Reliance on other developments to come forward • Infrastructure requirements. |
| Landowner/developer circumstances | <p>Issues that can affect the build out rate of homes include:</p> <ul style="list-style-type: none"> • Access to finance and cost of interest payments • Extent of motivation for landowner to develop their land • Market absorption rates. |
| Stalled sites | <p>Stalled sites can be caused by client side, contractor side, or third party (such as a local authority) issues and delays. By far the largest cause is financial, where either the client or contractor is unable to secure sufficient finance at the right time.</p> |
| Macro-economics | <p>Costs of construction have increased and there are shortages of labour and materials causing delays to housing development.</p> |

| Issue | Challenge |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Delivering affordable housing | Private developers can have difficulty finding housing associations to work with. |
| Viability and deliverability | The viability of residential development is currently challenging and on certain types of development. This is primarily a function of development values and the housing market rather than being a result of policy burdens or developer contributions required. |
| Housing types and meeting housing need | Anecdotally the most viable housing types currently are student housing and co-living. While these might be build out more quickly and help to meet London-wide needs they are less likely to meet locally identified need for genuinely affordable homes and family housing. |
| Community perceptions | Residents are concerned about building height and in some cases reluctant to accept buildings any taller than the existing built form. |
| Political | National planning and Building Regulations reforms causing uncertainty. |

8.0 Action Plan

8.1 OPDC is committed to maximising the delivery of housing and meeting its housing targets. Having had regard to the challenges highlighted in section 7 the following actions were set out in OPDC's first Housing Delivery Test Action Plan 2024. These actions have been reviewed and it is considered that they remain appropriate. Figure 8.1 provides an update on progress on each of these actions so far.

Figure 8.1: Action Plan- progress

| | Action | Challenge addressed | Method of monitoring | Timescale | Progress to date |
|---|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Delivery of new OPDC Local Plan | Land supply, delivering affordable housing, Site specific issues, landowner/developer circumstances, viability, and deliverability | Authority Monitoring Report, Local Development Scheme | 0 to 5 years | OPDC has started to work on the evidence base for a review of the Local Plan, including looking at land supply and development capacities and working with the Greater London Authority on a new Strategic Housing Land Availability Assessment for the new London Plan which will determine OPDC's new housing capacity and new London Plan targets. |

| | Action | Challenge addressed | Method of monitoring | Timescale | Progress to date |
|---|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Support delivery of key sites by proactive engagement with developers and landowners | Site specific issues, landowner/developer circumstances, stalled sites, macro-economics, viability, and deliverability | Authority Monitoring Report, site delivery | On-going | OPDC is in proactive pre application discussions on several sites. |
| 3 | Implement planning permissions | Site specific issues, landowner/developer circumstances, stalled sites, macro-economics, viability, and deliverability | Authority Monitoring Report, site delivery | On-going | OPDC has taken a proactive approach on non-implemented planning permissions by contacting applicants. Pre-commencement conditions can result in the delay to implementation, and the reduction or simplification could potentially speed up the delivery of new homes. Another issue for some schemes is the time taken to discharge planning conditions. However, there are not considered to be significant planning barriers to the overall delivery of development. |

| | Action | Challenge addressed | Method of monitoring | Timescale | Progress to date |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | Support the delivery of new homes on small sites | Land supply, site specific issues, landowner/developer circumstances | Authority Monitoring Report, site delivery | On-going | OPDC is reviewing its land supply and development capacities as set out in Action 1. |
| 5 | Investigate the barriers and constraints to housing delivery by engaging with developers/ agents of sites where it appears that construction activity has not started | Site specific issues, landowner/developer circumstances, stalled sites, macro-economics, viability, and deliverability | Authority Monitoring Report, site delivery | On-going | OPDC continues to work with developers to investigate barriers and constraints. In the past 12 months two schemes with extant planning permission have received approvals for scheme amendments to enable them to come forward. |
| 6 | Monitor housing delivery and maintain a strong housing-related evidence base to assist in the early detection of housing delivery issues and timely interventions | Land supply, delivering affordable housing, housing supply and meeting housing need | Authority Monitoring Report, site delivery | On-going | OPDC monitors applications for new homes as part of the Authority Monitoring Report. There is a detailed database where information about each application and its delivery is maintained. |
| 7 | Deliver Old Oak West scheme | Site specific issues, landowner/developer circumstances, macro-economics, | Authority Monitoring Report, OPDC Delivery Strategy, site delivery | 0 to 20 years | OPDC has been assembling land for the comprehensive regeneration of Old |

| | Action | Challenge addressed | Method of monitoring | Timescale | Progress to date |
|---|--------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | viability, and deliverability | | | Oak. Key public sector sites are currently used for HS2 construction. This means that housing delivery on some sites might be delayed in the short term. |
| 8 | Stakeholder engagement | Land supply, landowner/developer circumstances, viability and deliverability | Developer Forums' to promote opportunities. | On-going | OPDC will Utilise 'Agents and Developer Forums' to promote opportunities. |
| 9 | Update and review Brownfield Land Register | Land supply, landowner/developer circumstances, macro-economics, viability, and deliverability | Updated Brownfield Land Register | 0 to 2 years | OPDC last updated the Brownfield Land Register in 2019 and it will be reviewed when the site allocations for the new Local Plan are finalised. |

9.0 Projecting housing delivery

9.1 OPDC can meet its housing targets over the next five years as set out in Figure 9.1.

Figure 9.1: OPDC housing supply

| Site | Status | Homes | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
|------------------------------------------------------|------------------------------|--------------|------------|-------------|-------------|-------------|------------|
| 5 to 7 Park Royal Road | Permitted | 388 | - | - | 388 | - | - |
| 4 Portal Way | Resolution to Grant | 669 | - | - | 669 | - | - |
| North Kensington Gate | Started | 208 | 208 | - | - | - | - |
| The Portal, North Acton | Started | 350 | - | 350 | - | - | - |
| Atlas Wharf | Permitted | 457 | - | - | - | 457 | - |
| Castle Pub | Started | 257 | 257 | - | - | - | - |
| Mitre Wharf | Permitted | 147 | - | - | - | 147 | - |
| 3 School Road | Permitted | 176 | - | 176 | - | - | - |
| 1 Portal Way (assuming Co-living element in phase 1) | Permitted | 1538 | - | - | 674 | 432 | 432 |
| Submitted Apps, Pre-Apps or Developer Discussions | Not Yet Permitted | 2744 | 200 | 624 | 930 | 690 | 300 |
| | Total Supply of Homes | 6,934 | 665 | 1150 | 2661 | 1726 | 732 |

Local Plan
target *
5 years
supply
With 20%
buffer

993

4965

5958

116%

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