Chapter 2

SPATIAL VISION
Our Spatial Vision

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.

Thinking Big

1. High quality design will be showcased as part of new development, that will set new international standards in accessible and inclusive high density commercial, industrial and residential development and open space design and management.

2. Old Oak will become a major new London centre providing high-density mixed use development, that will shape west London and support London’s continued growth.

3. The area will become a destination for people from across London and the UK that will be home to a mix of cultural and leisure uses.

4. Old Oak will be the major transport hub for London, providing a gateway to London, the UK and beyond.

5. Wormwood Scrubs will be accessible MOL that will continue to perform its role as a metropolitan park.

6. It will be an exemplar in healthy and sustainable large-scale development.

7. Park Royal will continue to be London’s largest and most successful industrial area reflecting its designation as a Strategic Industrial Location to support London’s economy with opportunities for intensification and innovative growth.
Going Local

8. Local economies will be supported by creating opportunities for local businesses to access new markets and provide a mix of employment space to support new business growth.

9. The areas’ existing rich social, cultural and built environmental and heritage assets such as Wormwood Scrubs, Kensal Green Cemetery the Grand Union Canal and the Rolls Royce Factory will be conserved and enhanced.

10. An attractive built environment will be created comprising a network of new and enhanced places enabling people to enjoy good quality streets, open spaces and well-designed buildings that complement surrounding neighbourhoods.

11. A mix of new homes will be delivered at different prices including affordable housing for local people.

12. Benefits from development will be generated for local people.

13. New development will connect local existing and new communities and neighbourhoods in the surrounding areas through high quality walking, cycling, public transport and vehicular links.

14. Life chances and fairness will be improved for existing and future communities, with new development providing opportunities to enhance health and well-being, access to skills, education and social infrastructure.

15. Day-to-day quality of life will be enhanced for local people by enabling a sense of ownership, empowerment, safety and provision of convenient access to town centre uses, shops, GPs, schools, nature and parks, community facilities, leisure and sports.

Supporting Text

2.1. The Spatial Vision is OPDC’s vision for what the different places of Old Oak, Park Royal and Wormwood Scrubs would be like in twenty years at the end of the ‘plan period’. It both leads and is informed by the policy content of the Local Plan to set out how the OPDC area is intended to benefit people, the economy and the built and natural environment at the local, London and national scale.

2.2. The Spatial Vision is comprised of the overarching Vision Statement and the Vision Narratives - ‘thinking big’ and ‘going local’. The Vision Statement provides an overarching view of the future. The Vision narratives provide further information on the proposed outcomes of this development, ‘thinking big’ at the national and regional scale and ‘going local’, setting out how local people would benefit from change and how neighbourhoods would improve.

2.3. These three elements provide the structure and the key themes for the policies in this Local Plan. The objectives for how the Spatial Vision will be delivered are embedded in the Strategic Policies and Place Policies that, alongside the Development Management Policies will drive and guide future development and Supplementary Planning Documents.
Opportunities and Challenges

2.4. The delivery of the spatial vision is complex and gives rise to a number of opportunities and challenges. The role of the spatial vision and supporting policies is to clearly articulate how OPDC will work with a variety of stakeholders to capitalise on the opportunities, mitigate the challenges and set out the parameters that will create a socially, environmentally and economically sustainable community in Old Oak and Park Royal.

2.5. Figure 2.1 identifies some of these key opportunities and challenges facing the delivery of the spatial vision, which are addressed in the spatial vision itself and policies in this Plan.

Figure 2.1: Opportunities and Challenges

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Transit Oriented Development</th>
<th>Grand Union Canal and Wormwood Scrubs</th>
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<tbody>
<tr>
<td>Innovation</td>
<td>Old Oak and Park Royal can set new standards for creating high quality, high density cities. Fundamental to this will be ensuring innovative solutions are embedded into the design, construction and operation of the buildings, public realm and infrastructure. The development of Old Oak and Park Royal will span many decades, meaning that the area can be at the vanguard of incorporating appropriate technologies that support the creation of sustainable communities by being smart from the start.</td>
<td>The Grand Union Canal is a key historic feature in the area and provides a valuable green and blue link. Development will provide opportunities to consider how the canal can be enhanced as a green link and as an important feature in the approach to place making. Wormwood Scrubs is one of London’s larger open spaces. It acts as an important green lung that provides people and wildlife with the opportunity to enjoy green open space. Development in Old Oak provides opportunities to enhance access to it and to provide sensitive enhancements so that it can be enjoyed by more Londoners and fulfil its role of a metropolitan park.</td>
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Economic Growth

Alongside a protected and strengthened Park Royal, the area has the capacity to deliver 7,600 new jobs over the next 20 years. This development potential could bring enormous rewards for the national, regional and local economy, generating billions in Gross Value Added (GVA) and provide local people with opportunities for lifelong learning and employment across a range of skills and sectors.

Place Making

Regeneration of the area provides significant opportunities to celebrate heritage and enhance existing and create new neighbourhoods, providing locals and Londoners with new places to live, work, visit and play. However, there are also substantial challenges to place making resulting from the area’s topography, severance caused by existing infrastructure, the phased approach to delivery and the scale of development planned that will need to be managed and early development opportunities will need to be carefully integrated within long-term development proposals.

Health and Wellbeing

In recent decades society has become more obese and more stressed and these trends are predicted to continue. It will be important to create places that support active and healthy lifestyles. This can be achieved through the creation of Healthy Streets and a high quality public realm, multi-functional open space and through providing facilities that support social interaction.
### Challenges

#### Park Royal

The Park Royal Industrial Estate is a vital cog in the London economy and OPDC will work to protect, strengthen and intensify the role of Park Royal as a Strategic Industrial Location. However, the nature of industry in London will continue to change and Park Royal needs to be able to continue to respond to these changes to remain competitive. Regeneration in Old Oak presents a dichotomy for the estate. Park Royal can serve to support the needs of development in Old Oak, by providing ancillary services. This includes the potential for a circular economy, looking at ways that things used in Old Oak can be recycled and repurposed by businesses in Park Royal. However, regeneration in Old Oak could result in rent increases and increased pressure on infrastructure which if not managed could undermine what makes Park Royal a success.

#### Higher Density Development

The area’s public transport access will provide significant opportunities to create high density development, which will have benefits in terms of optimising the delivery of homes and jobs. However, if not appropriately designed and managed, high densities can present challenges in terms of its potential impacts on the transport network, townscape, on climate change and the local environment, community services and on health and well-being.

#### Climate Change

Climate change is an issue facing the entire planet and is not confined solely to Old Oak and Park Royal. Addressing climate change is not without its challenges with the density of development being proposed. The ambition should be to place this development project at the vanguard of demonstrating how cities can reduce the effects of climate change through the design of development, the built environment and infrastructure provision.

#### Deliverability

The scale of development and infrastructure required to support this presents significant challenges to the deliverability of development. For the first ten years of the Local Plan, HS2 Ltd will use a number of development plots to construct the HS2 line and station at Old Oak, which could impact on the developability and deliverability of adjacent plots. Further, there are challenging sites such as the Elizabeth Line Depot, which will either require relocation or decking to enable development to be brought forward and other sites which could have significant land contamination, impacting on development viability.

#### Diversity of Housing

The OPDC area is capable of accommodating a minimum 26,500 homes, of which a minimum 20,100 could be delivered in the next 20 years. It is important that these meet the housing needs of locals and Londoners and are provided over a range of tenures and housing types, including much needed affordable housing, private sale, rented, student and extra care housing with some shared living. The scale of this regeneration project provides a substantial opportunity to meet these needs, but the complexity of developing the area also presents significant challenges to the viability of meeting the needs of everyone and particularly those on lower incomes.

#### Competing Demand for Space

By consequence of the high density nature of development, space in the Old Oak and Park Royal area will be at a premium. This will create challenges in terms of securing adequate open space and space for servicing. However, the intensity of use also provides opportunities to capitalise on economies of scale and take innovative approaches to the provision of services and infrastructure. This could include taking a system of systems approach where services are pooled or shared to deliver greater efficiencies.

#### Adaptability

The regeneration of the area will occur over a number of decades. The phased approach to development is likely to mean that the streets and buildings built today might not be fit for purpose 20 years from now. Technological advances such as driverless cars and smart technology are also likely to fundamentally change the way that we plan, design and operate cities in the future. It will therefore be important that the development in Old Oak and Park Royal is designed with flexibility and adaptability in mind.

#### Managing Traffic and Construction

The Old Oak and Park Royal area does suffers from significant congestion. Without appropriate management, this will be further exacerbated during development’s construction and through its operation, having detrimental impacts on the environment and particularly on air quality and noise and vibration. Providing high quality options for sustainable transport and construction and the re-use and repurposing of materials will be critical to mitigating these impacts.