

Connecting People, Place and Planet at Old Oak and Park Royal

Sustainability Charter

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON



A WORD FROM OUR CHAIR AND FROM THE MAYOR OF LONDON



DAME
KAREN BUCK
Chair, OPDC

Our commitment to sustainability is at the heart of everything we do at Old Oak and Park Royal Development Corporation (OPDC). As a Mayoral Development Corporation, we have a tangible opportunity to help achieve London's sustainability targets and become a catalyst for positive local action for decades to come. From contributing to net zero to promoting biodiversity to improving air quality and more, we intend to make this a clean, green, and healthy environment in which to live and work.

This Charter sets out the environmental, social and economic sustainability vision for OPDC as an organisation and explains how our pledges translate into the activities we undertake and the places we create. It is also a call to action for local communities, businesses, developers, stakeholders and partners. We invite everyone living, working, investing in, and shaping Old Oak and Park Royal to join us on this journey to create an exemplary, sustainable place.



SADIQ KHAN
Mayor of London

As Mayor, I want London to be both the greatest and the greenest city in the world. That's why I've made promoting sustainability a top priority, as we seek to make London a cleaner, greener and healthier place, not just for all Londoners who live and work in our city today, but for generations to come tomorrow.

Old Oak and Park Royal is central to this vision. Regeneration here can help us to address a range of environmental challenges – from reducing household waste and increasing recycling, to tackling air pollution, which is a public health crisis responsible for making Londoners sick and causing thousands of early deaths in our city every year.

Equally important is creating a fairer and more inclusive city for all Londoners. At Old Oak and Park Royal, this can be achieved, in part, through making new buildings energy-efficient and ensuring at least 30 per cent of all new development is public open space, free for everyone to use.

I'm pleased that OPDC's Sustainability Charter also sets out a clear path to creating a sustainable and inclusive circular economy at Old Oak and Park Royal, which benefits and empowers local communities, as well as protecting our environment.

In partnership with local councils, residents and businesses, OPDC's Sustainability Charter will connect people and planet, ensuring we're working together to maximise opportunities for inclusive and sustainable regeneration in this amazing part of West London.

The Old Oak and Park Royal area includes Park Royal industrial estate, the Old Oak development area around Old Oak Common station and protected land at Wormwood Scrubs.

CONTENTS

INTRODUCTION	04
OUR PLEDGES	05
IMPLEMENTATION	12
NEXT STEPS	14
GLOSSARY & FURTHER INFORMATION	15

650

HECTARES

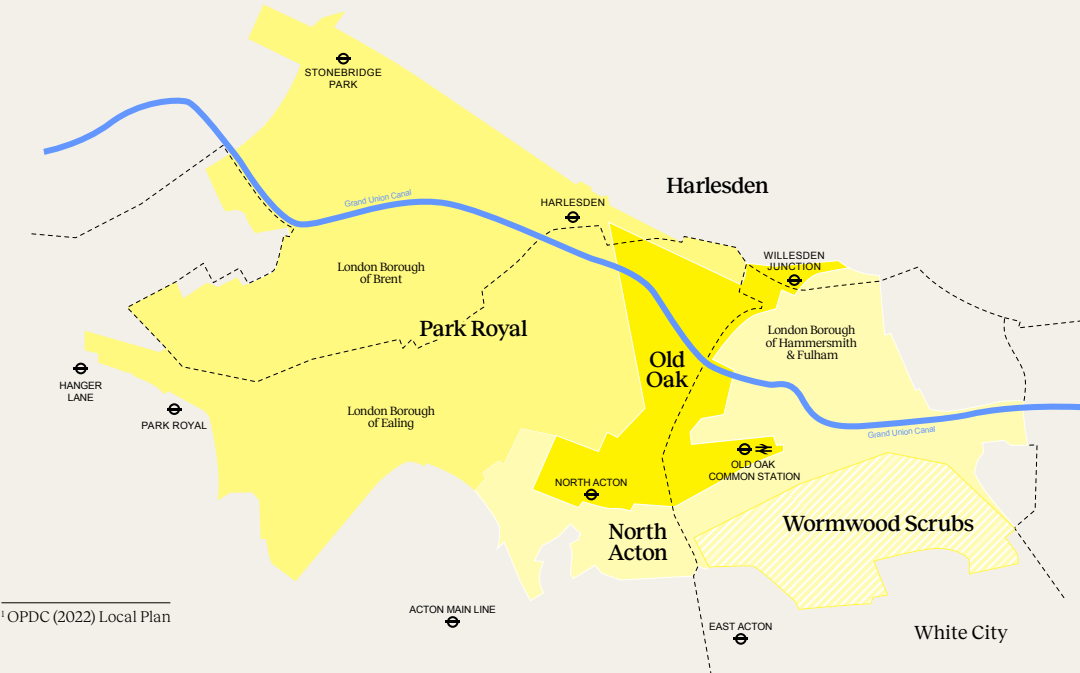
25,000

NEW HOMES¹

OLD OAK
COMMON
STATION

56,000

NEW JOBS¹



¹ OPDC (2022) Local Plan

WHY DO WE NEED A SUSTAINABILITY CHARTER?

Climate change will alter the way in which we all live, work and play. Globally, there will be more frequent and more extreme weather events, such as heatwaves and flooding. Meanwhile, the overuse of resources has removed many of our natural defences, reducing for example the amount of open, green space that is so vital for natural cooling and drainage, wildlife networks and community wellbeing. Without intervention in the OPDC area, this will lead to an increased risk of surface water flooding, have an adverse impact on our local wildlife and cause harm to people's health and wellbeing, including respiratory problems due to poor air quality.

In London communities face widening inequalities, jobs and skills gaps, and challenges around health, wellbeing and connection. Our local communities are within the top 30% of the most deprived areas in the country² with many people struggling with poor mental health, lower household incomes and high housing costs. Cost of living has increased, putting a strain on the finances of the most vulnerable.

WHO IS THIS DOCUMENT FOR?



Local communities and businesses, future residents and occupiers: get involved in shaping the future of your area.



Developers, investors, consultants, stakeholders and OPDC's partners: understand our ambition and join in delivering our vision.



OPDC employees and board members: clarify our goals and guide decision making.

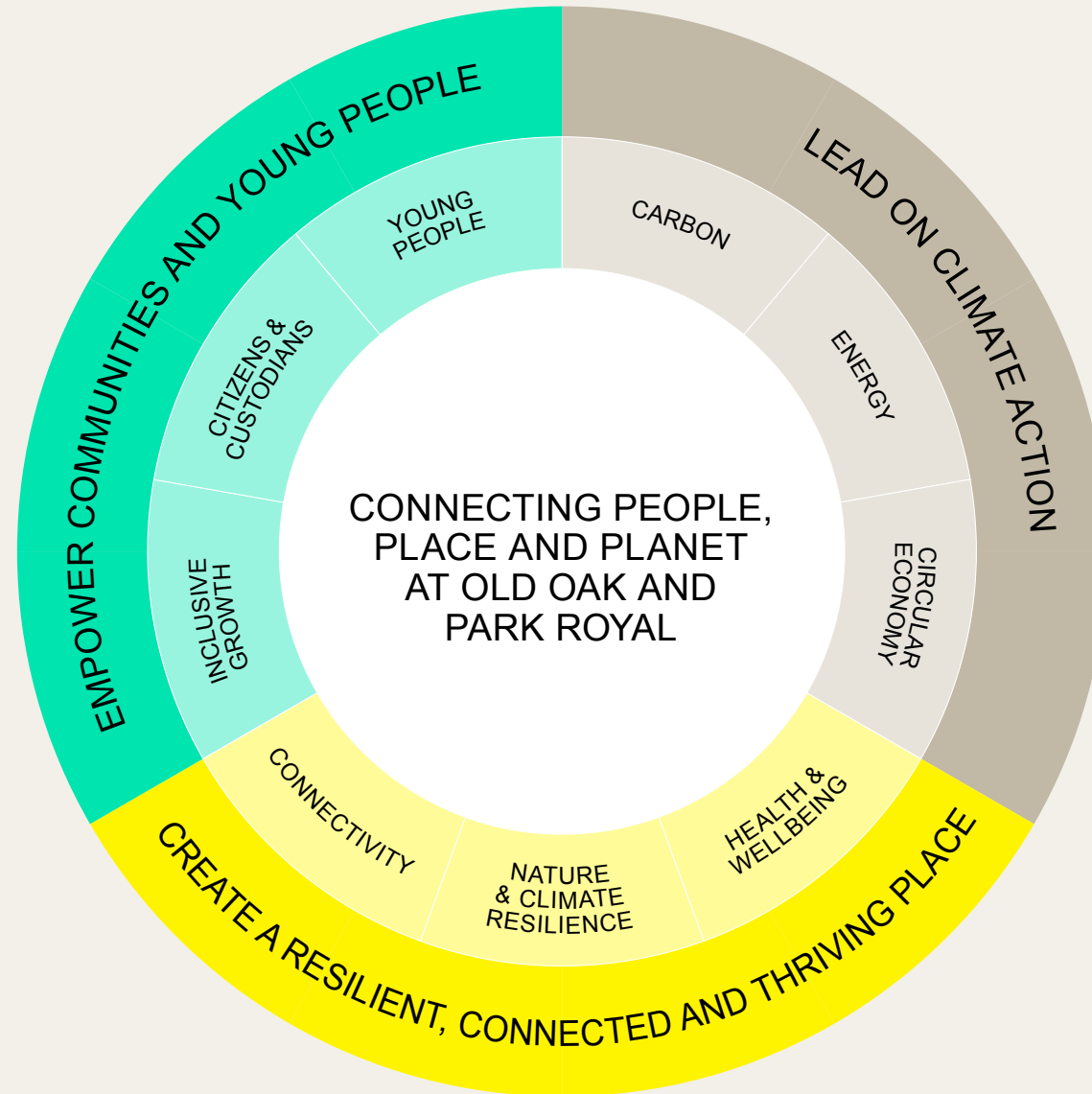
London is taking a leading role in delivering sustainable development and OPDC, through its delivery and planning powers, has a role to play. The Local plan and its associated Supplementary Planning Documents (SPDs) will drive forward this agenda. The Mayor of London has gone above and beyond the UK Government's target of achieving net zero carbon by 2050³, shortening the timeline to 2030 in London, and has brought in more ambitious targets that ensure climate resilience and support the transition to a green and circular economy.

We recognise that this will be a learning and innovation journey that requires working in partnership with stakeholders, supply chains and the community. OPDC is aiming to tackle these environmental and social challenges by promoting a just transition and creating a resilient place that is built for the health and happiness of people and the planet.



² OPDC (2017) Socio Economic Baseline Study

³ Greater London Authority (2022) Pathways to net zero carbon by 2030



EMPOWER COMMUNITIES AND YOUNG PEOPLE

We will be a catalyst for a more equitable, inclusive and vibrant West London.

The Mayor of London has set a target for 80% of journeys in the city to be made by walking, cycling or public transport to reduce air pollution and improve the quality of life of Londoners. As a major player in London's regeneration, OPDC will align with this ambition by delivering new and enhanced connectivity that supports active and public travel.

Old Oak and Park Royal is already home to over 2,000 businesses and 40,000+ employees, composed of a unique mix of industries from food sellers to car manufacturers to data centres with a large proportion of minority-ethnic owned businesses. This density of businesses and employment creates a unique opportunity, and, as OPDC's work further accelerates, this new piece of city will deliver transformational innovation and knowledge-based local benefits for businesses and residents characterised by a diverse range of key growth sectors.

OPDC's planning framework envisages more than 56,000 jobs will be delivered and support will be provided to local businesses alongside secure job opportunities for local people. Communities and young people will be empowered through educational programmes, community projects and leadership opportunities.

As well as being a hub for business and employment, Old Oak and Park Royal will evolve into a network of new neighbourhoods integrated with existing communities. This will bring a mix of housing options that are affordable and accessible.

Objectives

INCLUSIVE GROWTH

Deliver the highest standards of inclusive growth by providing hubs of innovation, entrepreneurship and creativity that drive local job creation across key economic sectors

Be home to a wide-range of small-to-medium enterprises that are supported by and integrated into the local area

Promote circular, sustainable, innovative businesses and networks as well as green jobs across Old Oak and Park Royal

CITIZENS AND CUSTODIANS

Deliver and maintain an affordable and accessible place for new residents and existing communities alike

Take a citizen-led approach in development and operation to prioritise the needs of local communities, with OPDC and other major partners acting as custodians

Reduce deprivation and inequality and improve the quality of life of local people

YOUNG PEOPLE

Give young people opportunities to shape the future of the area

Plan, design and build places that are child-friendly and inclusive for all ages

Focus on under-represented groups, such as teenage girls, and ensure their needs are met



New signage for small businesses in Park Royal

UNLOCKING THE POTENTIAL OF SME AND MINORITY OWNED BUSINESSES

OPDC has been running several schemes that actively support small, local businesses, from business operations support to de-risked loans. The Business Support Programme has been playing a crucial role by offering personalised support specifically tailored to the creative and food manufacturing industries which are dominated by minority-owned small businesses in Park Royal. The programme helps local businesses optimise their operations and adapt to market conditions, which promotes economic resilience and sustainable growth in the area.

80%

TARGET FOR THE PROPORTION OF JOURNEYS IN THE CITY MADE BY WALKING, CYCLING OR PUBLIC TRANSPORT⁴

40,000⁺

2,000

EXISTING BUSINESSES OPERATING LOCALLY⁵

EMPLOYEES WORKING LOCALLY⁵



OPDC Community Review Group

COMMUNITY REVIEW GROUP

OPDC runs a community review group, comprising local people from diverse backgrounds. The group plays a crucial role in reviewing and shaping planning applications. This inclusive approach ensures that a variety of perspectives are considered in the development process, reflecting the community's needs and aspirations.



Local school children at a Young City Makers workshop

YOUNG PEOPLE SHAPING PLACES

We believe the voice of young people is crucial to a more balanced and equitable form of urban development, leading to environments that are not only built sustainably but are also more likely to meet the social and economic needs of the community. We have run design workshops with local primary schools through Open City's Young City Makers programme. The aim of this programme with Year 5 students is to develop collaboration and model-making skills, and to gain the students' input in shaping their city.

⁴ TfL (2018) The Mayor's Transport Strategy

⁵ OPDC (2023) Old Park Royal Business Community Study

CREATE A RESILIENT, CONNECTED AND THRIVING PLACE

We will create an urban ecosystem of people, work and nature that supports health, wealth and resilience.

London needs new, affordable homes. A major aim for OPDC is to enable the delivery of 25,000 new homes for Londoners, creating new neighbourhoods that are integrated into existing communities and networks. We are determined to create a place that is healthy, comfortable, welcoming and inclusive as well as high density. Delivering places that support health and wellbeing and address health inequalities is a critical component of supporting the physical and mental health of people. This aim is supported through our Local Plan and Public Realm and Green Infrastructure Supplementary Planning Document.

Wildlife and nature is under significant pressure through human intervention and the effects of climate change, with UK species declining by 19% since 1970⁶. We are determined to shift this trend in all ways we can: by re-connecting splintered nature networks, integrating blue and green infrastructure and delivering an environmentally resilient place for both people and nature. We will achieve this by working collaboratively with local authorities, communities and partners to ensure a just transition, creating a place that is not only sustainable but that also delivers social and economic benefits for all.

Objectives

NATURE AND CLIMATE RESILIENCE

Deliver an increase in biodiversity and ecosystem connection by revitalising underutilised spaces such as railheads, and re-connecting with nature recovery routes emerging from Wormwood Scrubs

Seek opportunities to maximise green and blue infrastructure that considers the impact of heatwaves and flooding across Old Oak and Park Royal, including celebrating and utilising the Grand Union Canal

Ensure resilience to the changing climate, integrate nature-based solutions and take a long term stewardship approach

HEALTH AND WELLBEING

Deliver healthy, equitably-designed and high density neighbourhoods with exemplary comfort levels

Create public realm that is pollution-free, safe, welcoming, green and accessible to all

Reduce health inequalities and embed inclusive design and operation

CONNECTIVITY

Connect people and place by eliminating barriers to active travel and public transport locally

Capitalise on our role as a national transport hub and unlock opportunities for sustainable servicing and deliveries

Incorporate digital city principles that integrate technologies into infrastructure and connect people through online governance

⁶ State of Nature Partnership (2023) State of Nature

VOLUNTEERS CREATING A BETTER PLACE

The Grand Union Canal has potential to be an exceptional community asset in Old Oak and Park Royal. OPDC has partnered with the Canal & River Trust to activate the canal to improve the environmental conditions and build a legacy of community ownership and volunteering. Over the past two years a total of 271 volunteers have contributed to over 2,744 volunteer hours, and an equivalent of 1,975 bags of rubbish have been cleared from the towpath and 558 square metres of new and improved planting has been instated.



Volunteers cleaning up the Grand Union Canal

271

COMMUNITY VOLUNTEERS
CLEARING RUBBISH TO DATE

1,975

BAGS OF RUBBISH CLEARED
FROM THE TOWPATH BY VOLUNTEERS
OVER THE PAST TWO YEARS



Wesley Playing Fields is being co-designed with the community and young people

CO-DESIGN SHAPING THE PUBLIC REALM

Wesley Playing Fields is a key area of public realm that is under development in Old Oak and Park Royal and OPDC is taking a citizen-led approach. To ensure decisions that are made consider the needs of the community, we have been working closely with local organisations to design a park that works for under-represented groups including teenagers. We have been collaborating with Make Space for Girls and are working with Young Ealing Foundation through its town hall sessions to provide young people with a space to engage with local decision makers and influence change in their community.

2,744

VOLUNTEER HOURS CONTRIBUTED TO CANAL CLEAN UP

LEAD ON CLIMATE ACTION

We will work towards net zero carbon, collaborating with partners to tackle emissions and reduce, share and circulate resources.

The Mayor of London has set an ambitious target for net zero carbon by 2030, which will require changes to our energy systems and economy at unprecedented speed and scale. OPDC faces both challenges and opportunities in pursuing this ambition: we operate within the constraints of the existing energy grid and at the same time have sufficient industrial roof space to support the large-scale installation of solar panels. As one of the largest Opportunity Areas in London, Old Oak and Park Royal is unique in its ability to harness its scale and use OPDC's connections to surrounding education and technology hubs to drive innovation and set a benchmark for sustainable development.

As well as reducing carbon emissions, the Greater London Authority has introduced new processes to encourage a more thoughtful approach to material use and waste, such as Circular Economy Statements.

Old Oak and Park Royal provides an opportunity to catalyse and support London's circular economy, with unbeatable transport and logistics connections, an existing community of innovative makers and businesses, and ample industrial space. OPDC's Local Plan and Industrial Supplementary Planning Document contain guidance for supporting the circular economy and OPDC supports projects that enable the development of a circular economy in Park Royal, with plans to scale up these projects in the future.

Objectives

CIRCULAR ECONOMY

Deliver best practice circular design in new construction and refurbishment by ensuring flexibility, longevity and potential for disassembly

Minimise waste as a priority, manage and connect waste streams effectively, repurpose resources and promote sustainable food practices

Capitalise on the inherent opportunity in Park Royal to be a leader in material optimisation and sharing between local businesses and communities

ENERGY

Play a role in relieving the energy constraints of West London by creating smart and connected networks

Increase the supply of renewable energy in the area

Deliver innovative ways to optimise the use of energy

CARBON

Minimise carbon emissions in construction and operation

Become leaders in delivering, and major advocates for, London's net zero carbon by 2030 target

CIRCULAR ECONOMY IN PARK ROYAL

Park Royal is home to many organisations that are promoting the development of innovative circular systems, as well as artists working exclusively with reclaimed and salvaged materials. OPDC is working with Park Royal Open Workshop and Re-Made, a material exchange hub, on a pilot project to develop solutions to process and monetise waste and surplus materials from the HS2 Old Oak Common station site.



Re-using clay waste from HS2 construction

LOW CARBON APPROACH TO HEATING OUR BUILDINGS

OPDC is pioneering a project to supply both existing and new homes and businesses with low-carbon heat by harnessing waste heat from data centres through a district heat network. The heat network will deliver net zero carbon heating to up to 10,000 new homes, businesses and services. OPDC has secured sponsorship and support from the Department for Energy Security and Net Zero and will be delivering the project in partnership with the private sector.



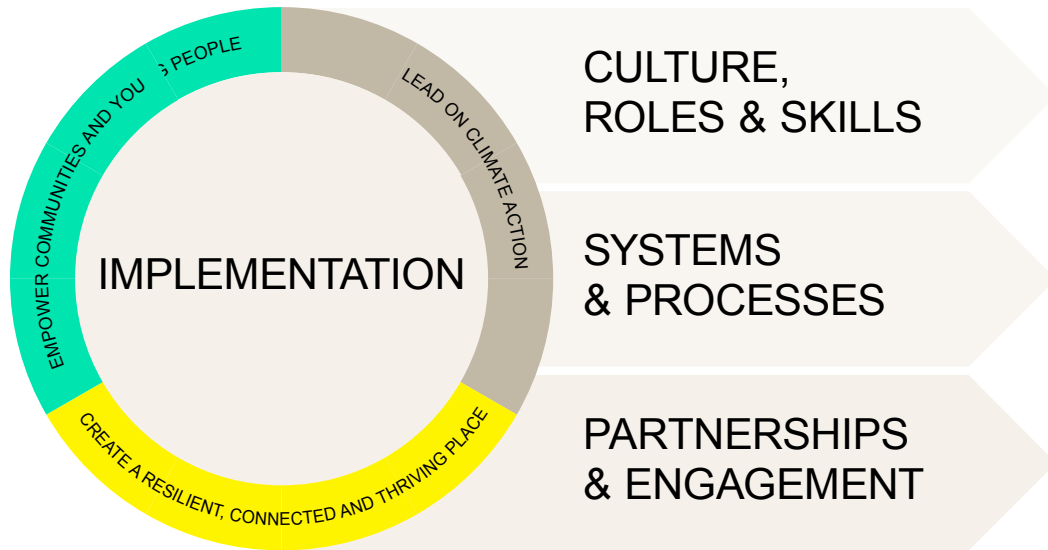
OPDC's provisional Heat Network Route Map

Park Royal Open Workshop provides easy and affordable access to a fully equipped workshop space for the local community.



IMPLEMENTATION

We will deliver on our sustainability vision and pledges through:



The diagram shows our sustainability vision applied across three cross-cutting principles that will guide our approach to implementation at OPDC. These principles will underpin the successful delivery of our sustainability vision.

CULTURE, ROLES & SKILLS

We will adopt a culture of collaboration, long-term thinking and innovation, in which everyone buys into the vision, understands their role and is given the tools to deliver.

- Adopt a culture of collaboration that promotes knowledge sharing, co-creation of approaches and innovation.
- Capitalise on the opportunity to think long-term, by incorporating more ambitious and progressive ideas at each stage.
- Continue to support pilots to drive innovative approaches.
- Clarify every person's role in successfully delivering the sustainability vision and assign responsibility for specific tasks.
- Promote upskilling opportunities to expand employees' understanding of sustainability.
- Encourage individual agency and project ownership, which supports initiatives related to our sustainability vision.
- Ensure that sustainability is considered on an equal footing within the organisation as other priorities.



Local school children develop skills in shaping their city through collaboration and model-making at a workshop organised by Open City and OPDC

SYSTEMS & PROCESSES

We will develop systems and processes that embed sustainability into the organisation, ensure transparent monitoring and enable continuous improvement.

- Embed the sustainability vision and pledges within OPDC's Annual Management Plan.
- Outline sustainability criteria to be included in decision-making mechanisms for all activities.
- Integrate sustainability, including key performance indicators, into our procurement processes.
- Develop a bespoke framework to enable ongoing tracking and ensure transparency.
- Undertake regular measurement and monitoring to inform continuous improvements.
- Instil a consistent reporting and disclosure process.
- Utilise our planning framework, existing and new frameworks and strategies to ensure OPDC's sustainability vision and pledges are implemented.

Biodiversity improvements along the canal



PARTNERSHIP & ENGAGEMENT

We will communicate our sustainability ambitions externally and build partnerships that support their delivery.

- Communicate our sustainability vision externally as a clear priority for OPDC.
- Ask all partners to align with our sustainability vision and the principles in this Charter, both formally through procurement and informally through engagement.
- Seek partnerships that actively drive forward our progress against sustainability goals.
- Establish strong relationships with local partners, including our host boroughs and community groups, to inform our approach.
- Engage with our local community regularly to update on progress against the sustainability vision and related projects.



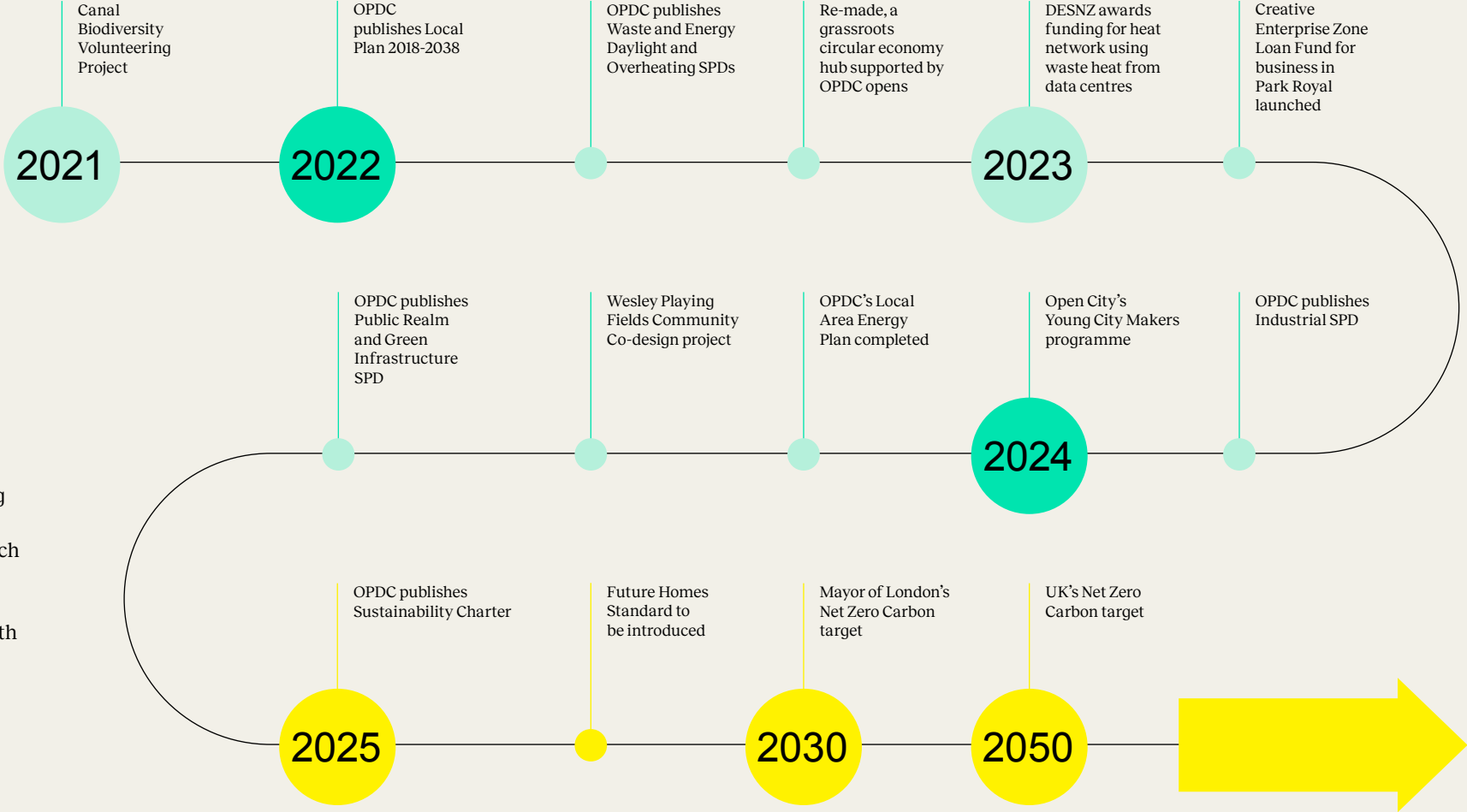
Launch of the Park Royal Design District supported by OPDC at the London Design Festival

NEXT STEPS

This Charter sets our vision and pledges which will be delivered by embedding sustainability into every decision we make, every relationship we foster, every partnership we forge and everything we do.

We are on a journey to drive innovation and collaboration to deliver the Mayor’s net zero carbon target by 2030. Early priorities include understanding our current carbon emissions to set evidence-based targets and strategies for scope 1, 2 and 3. Our approach to achieving net zero carbon will be embedded in a just transition ensuring that the quality of life of communities and businesses is aligned with the health of our planet.

The Charter forms part of the OPDC Sustainability Framework, which also includes Strategies and the Sustainability Implementation Dashboard that will support measurement, monitoring, and reporting to ensure we deliver on our Charter pledges. We invite everyone living, working, investing in, and shaping Old Oak and Park Royal to join us in delivering on our sustainability pledges through connecting people, place and planet.



FURTHER INFORMATION

PLANNING POLICY

A core element in delivering our sustainability pledges is our planning framework. This sets out policy requirements and guidance to deliver best practice in the following documents:

- **OPDC'S LOCAL PLAN, 2022**
Sets our strategic policies for sustainable development and communities, urban greening, accessible and inclusive design and good growth.
- **PASSIVE ENERGY PERFORMANCE, DAYLIGHT AND OVERHEATING IN HIGH DENSITY DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT, 2022**
Ensures new buildings are energy efficient, improve natural daylight levels and manage extremes of temperature.
- **WASTE MANAGEMENT IN HIGH DENSITY DEVELOPMENT, 2022**
Ensures recycling is maximised in high density developments.
- **INDUSTRIAL SUPPLEMENTARY PLANNING DOCUMENT, 2023**
Ensures industrial uses are energy efficient, prioritise sustainable construction and materials, optimise greening, and support local job opportunities and deliver social value.
- **OLD OAK WEST SUPPLEMENTARY PLANNING DOCUMENT, 2024**
Shaped by extensive community co-design activities, ensures new neighbourhoods are green, climate resilient and equitably designed.

- **PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT, 2024**
Secures funding from development to deliver carbon savings, open spaces, play spaces, employment, training and skills and local supply chain initiatives and affordable workspaces.
- **PUBLIC REALM AND GREEN INFRASTRUCTURE SUPPLEMENTARY PLANNING DOCUMENT, 2024**
Public realm and open spaces are climate resilient, green, safe, accessible, inclusive, welcoming, reflect our diverse communities and deliver social value.

FURTHER READING

- **THE LONDON CLIMATE RESILIENCE REVIEW, GLA, 2024**
- **LONDON NET ZERO 2030: AN UPDATED PATHWAY, GLA, 2022**
- **ANALYSIS OF A NET ZERO 2030 TARGET FOR GREATER LONDON, 2022**
- **LONDON SURFACE WATER STRATEGY, INTERIM REPORT, 2024**
- **H&F 2030: CLIMATE AND ECOLOGY STRATEGY, LONDON BOROUGH OF HAMMERSMITH AND FULHAM, 2021**
- **CLIMATE AND ECOLOGICAL EMERGENCY STRATEGY 2021-2030, LONDON BOROUGH OF BRENT, 2020**
- **CLIMATE AND ECOLOGICAL EMERGENCY STRATEGY, EALING LONDON BOROUGH COUNCIL, 2019**

GLOSSARY

BIODIVERSITY: The variety of plants and animals and other living things in a particular area or region. Biodiversity encompasses habitat diversity, species diversity and genetic diversity. Protecting biodiversity is essential for maintaining ecosystem services, resilience, and quality of life.

CIRCULAR DESIGN: The practice of creating durable, reusable, repairable and recyclable products that generate zero waste to support a circular economy. In circular design, designers consider all stages of a product's lifecycle and ensure that it is sustainable from manufacturing to disposal.

CIRCULAR ECONOMY: A system where materials never become waste and nature is regenerated. In a circular economy, products and materials are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling, and composting.

CLIMATE CHANGE: Climate change refers to long-term shifts in temperatures and weather patterns. Such shifts can be natural, due to changes in the sun's activity or large volcanic eruptions. But since the 1800s, human activities have been the main driver of climate change, primarily due to the burning of fossil fuels like coal, oil and gas.

CLIMATE RESILIENCE: The ability to anticipate, prepare for and address hazardous impacts related to the climate (e.g. flooding, drought, heatwaves).

ECOSYSTEM: An ecosystem is a complex network of living organisms, their physical environment, and all their interactions within a specific area.

GREEN AND BLUE INFRASTRUCTURE: A network of natural and designed features, such as parks, woodlands, playing fields, rivers, canals, and wetlands, that provide environmental benefits and health and wellbeing.

INCLUSIVE GROWTH: Economic growth that creates opportunities for all segments of the population and distributes the dividends of increased prosperity, both in monetary and non-monetary terms, fairly across society.

NATURE NETWORKS: A network which connects nature-rich sites, restoration areas, and other environmental projects through a series of areas of suitable habitat, habitat corridors and stepping-stones. It also supports regional and national approaches to protect and restore nature.

NET ZERO CARBON: Reaching net zero carbon means that emissions are decreased to as low a level as is possible and any remaining emissions are then balanced by either removing an equivalent amount of carbon from the atmosphere or offsetting through investment in carbon mitigation outside the region.

RENEWABLE ENERGY: Energy derived from naturally replenishing sources, such as sunlight, wind, water, and geothermal heat. Unlike fossil fuels, renewable energy sources have a reduced environmental impact, and help reduce greenhouse gas emissions.

SUSTAINABILITY: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

SUSTAINABLE DESIGN: Sustainable design is the purposeful design of buildings and places that minimises harmful environmental impacts, drastically reduces carbon emissions, and positively increases health, wellbeing, nature and biodiversity, and social value, throughout their lifecycle.

WELLBEING: A positive state of being where current and future needs are met, such that there is the capacity and opportunity to flourish.

Connecting People, Place and Planet at Old Oak and Park Royal

Sustainability Charter

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

