

# Appendix 01: Policy Alignment

Old Oak West OBC | Version 2: Revised December 2023

**OPDC**  
OLD OAK AND  
PARK ROYAL  
DEVELOPMENT  
CORPORATION



Homes  
England



Department  
for Transport



Department for Levelling Up,  
Housing & Communities



# Appendix 01: Policy Alignment

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## 1. National Policy Context

**Table 1 National policy alignment**

Policy themes	Old Oak West alignment
<p><b>Levelling up</b>  Levelling up 'means giving everyone the opportunity to flourish' (as set out in the Levelling Up White Paper). In London in particular, levelling up is about addressing the quality and availability of housing; boosting pride in place by engaging communities; and raising living standards through increased pay and productivity. Additionally, levelling up policy follows the government's BIDEN principles: making sure new development is <b>B</b>eautiful; supported by the right <b>I</b>nfrastructure; with a more <b>D</b>emocratic system where communities have their say; enhances the <b>E</b>nvironment; and creating better <b>N</b>eighbourhoods shaped by the people who live in them.</p>	<ul style="list-style-type: none"> <li>• Old Oak West will provide 11,100 gross jobs across ca. 2.8m sq. ft of new commercial space that brings with it the opportunity to develop economic clusters of global significance that complement and build on the strengths of key districts such as White City and key corridors like Heathrow and prioritise the employment of local people to support around £910 million of GVA.</li> <li>• Comprehensive regeneration will create a distinct place with resilient town centres, c. 9 ha of quality public realm that reflects local heritage, and 180,000 sq ft of social infrastructure that meets the community's needs – thereby, supporting the Levelling Up objective of 'Restoring a sense of Community'.</li> <li>• Old Oak West will be an exemplar of how national, regional and local Government collaborate and pool resources to deliver benefits for the taxpayer. It will showcase local leadership by empowering the local development corporation, OPDC, to drive regeneration at Old Oak West.</li> </ul>
<p><b>Investment in transport connectivity to unlock growth</b>  As set out across DfT policy papers, including the HS2 Phase One Full Business Case and DfT's Union Connectivity review, there is a focus on strengthening connectivity between transport investment, industrial areas, and existing communities to drive regional and national growth. This includes aspirations to encourage balanced and sustained economic growth across the UK, be a good neighbour to local communities, and create opportunities for skills and employment. Old Oak is a critical element of delivering on the promise of HS2, driving economic growth for both London and the Midlands. There is also a need to realise a financial return that supports delivery of HS2 as a whole.</p>	<ul style="list-style-type: none"> <li>• Investment will create an attractive destination around the new OOC Station, which cements the legacy of Government investment in HS2 and delivers the housing, jobs, and infrastructure that residents and communities need to thrive.</li> <li>• Old Oak West will deliver dramatic improvements to pedestrian, cycle, and public transport modes to connect local communities with HS2.</li> <li>• Longevity of the Old Oak West development programme and commitment to the principles of fair employment and social value will enable the OPDC to set commitments related to investment in training, apprenticeships up to and including Level 7.</li> <li>• Investment in Old Oak West will demonstrate confidence in the area and showcase local leadership, therefore increasing the willingness of businesses to commit to the area and support long-term sustainable growth.</li> </ul>
<p><b>Climate Crisis, Net Zero, and Modal Shift</b>  A key focus of national, regional, and transport policy is protecting and enhancing the existing environment and biodiversity, enabling health and sustainable lifestyles, and decarbonising the economy. This includes DfT policies that focus on Modal Shift to low-carbon transport solutions for both freight, and passenger transport.</p>	<ul style="list-style-type: none"> <li>• Investment will dramatically improve public transport models, interconnections, and travel times, thereby supporting a modal shift away from private road transport and encourage low-carbon travel</li> <li>• Investment in c.2.5ha of new parks and green corridors, and enhancements to 1 km of Canal frontage will encourage active travel and improve health and wellbeing, in addition to contributing to modal shift</li> <li>• The development will embed considerations of ecological wellbeing within the heart of Old Oak West</li> <li>• This OBC also presents an enhanced sustainability scenario which surpasses today's sustainability planning policy and regulatory requirements and further aligns to the GLAs ambitions regarding environmental sustainability. This is summarised in Appendix 10.</li> </ul>



## 2. Regional Policy Context

**Table 2 Regional policy alignment**

Policy objectives and themes	Old Oak West alignment
<p><b>Good growth across London</b> As noted in the GLA London Plan, ‘good growth’ focuses on ensuring that development reduces inequalities and makes the city a better place to live, work, and visit.</p>	<ul style="list-style-type: none"> <li>• The approach to comprehensive regeneration at Old Oak West is informed by the Inclusive Economy Strategy, recognising that not all communities have access to the same levels of opportunity, and growth alone is not enough to tackle systemic defining challenges.</li> <li>• Intervention at Old Oak West will focus on enhancing the prosperity of adjacent communities as well as new residents – providing the social and environmental infrastructure to ensure long-term communities are the primary beneficiaries of development, supporting the GLA’s objective to build strong and inclusive communities.</li> <li>• The scheme will deliver 3,900 affordable homes, built to a high standard of design and construction that are compliant against London Plan requirements.</li> <li>• Investment will provide of 180,000 sq ft social infrastructure and amenities (including a new primary school, and a sports/leisure centre with swimming pool).</li> </ul>
<p><b>Delivery of affordable housing across London</b> GLA has made a commitment to deliver 50% affordably housing on GLA Group land released for residential development and to support the Mayor’s aim to make London a net zero-carbon city by 2030.</p>	<ul style="list-style-type: none"> <li>• Old Oak West will deliver the circa 9,000 new high-quality homes, of which 3,900 (approximately 46%) will be affordable homes. This will contribute to easing overcrowding and homelessness across the OPDC boroughs.</li> <li>• The development will catalyse a further 15,000 homes in the OPDC area over the longer term, to help meet the GLA housing commitments. This will unlock additional health and well-being benefits for local residents and communities.</li> </ul>

### 3. Local Policy Context

**Table 3 Local policy alignment**

Policy objectives and themes	Old Oak West alignment
<p><b>Strategic infrastructure in west London</b>  Business plans and proposals from TfL, including the Willesden Junction Feasibility Study and the North Acton Station Upgrade SOBC, seek to upgrade strategic transport infrastructure. In both instances, current infrastructure feels disengaged from adjacent communities and is unable to keep pace with growing passenger demand during peak times. Local transport infrastructure requires strategic investment to be fit for purpose as a transport hub and a gateway serving the existing and future communities.</p>	<ul style="list-style-type: none"> <li>• Comprehensive regeneration as Old Oak West will support station upgrades at North Acton and Willesden Junction, thereby increasing their capacity and accessibility, and ameliorating their amenity value.</li> <li>• Investment will provide new connecting infrastructure that will allow locals to easily access HS2 connectivity.</li> <li>• Old Oak West will become 'the middle of everywhere', connecting with other local strategic infrastructure in a way that ensures growth and benefits are enjoyed by local residents.</li> <li>• Comprehensive regeneration at Old Oak West will be generation-shaping, enhancing the prosperity of communities in Harlesden, North Acton and Park Royal.</li> </ul>
<p><b>Inclusive local growth</b>  Across the OPDC Boroughs (London Boroughs Ealing, Brent, and Hammersmith and Fulham), there is an increasing focus on ensuring that growth, investment, and regeneration delivers 'inclusive' benefits for local communities. Key themes which are clear across all three Boroughs are 1) bespoke support to help residents access future opportunities; 2) better quality, better paid employment, activities to support enterprise (particularly via the delivery of affordable workspace) and; 3) more diverse and resilient places which respond to the culture and heritage of local communities</p>	<ul style="list-style-type: none"> <li>• OPDC is working with London Boroughs Ealing, Brent, and Hammersmith and Fulham to maximise the effectiveness and sustainability of engagement and community benefits.</li> <li>• The key themes and threads of these local strategies are woven together in the Old Oak West Inclusive Economy Strategy, such that priorities of the host boroughs are embedded in the heart of the delivery strategy for Old Oak West.</li> <li>• Old Oak West will drive economic growth and invest in the local workforce, aligning closely to local strategic themes of Good and Inclusive Growth.</li> <li>• As well as high quality homes, the scheme will also deliver quality public realm and social infrastructure that reflects the local community's needs and culture.</li> <li>• Additionally, the pace and scale of housing delivery (and the proportion of affordable housing) will make key contributions towards the significant housing need across west London as population grows over the next 25 years.</li> <li>• Continued engagement with the boroughs on local priorities is critical, and the strategy for this engagement is detailed in the Management Case.</li> </ul>