OPDC Regulation 19(2) Second Revised Draft Local Plan

Draft Policy Formulation Reports

Place Policies

Planning Committee Version

June 2018

Overview

Policy Formulation Reports are being produced to help demonstrate how individual policies have been developed.

These reports continue to be developed. Further updates will be made to them ready for the second Regulation 19 and to support the submission of the Local Plan.

As Place Policies, these policies provide guidance specific to its place. To avoid unnecessary repetition, these Policy Formulation Reports only set out information specific to the individual place.

P1. Old Oak South

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

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7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

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SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak South Vision	The new HS2 station presents a significant regenerative catalyst and a huge opportunity to support proposals for high density development. Old Oak South will be a focal point for a mix of uses that optimise the proximity of Old Oak Common Station. This area will become a new commercial centre and will include a significant proportion of Old Oak's new office, commercial and retail space. Old Oak South is edged by the Grand Union Canal, an existing nature reserve to the north, and by Wormwood Scrubs to the south. Both of these features will be important place-making elements and buildings alongside them should support place-making aspirations through the highest quality design. Old Oak South will become a hub of activity where people will live, work and shop, with office, retail and leisure uses focussed around the new HS2 station and Old Oak High Street. Old Oak South will be integrated into its surroundings and this will require a series of bridges over the canal, new and/or improved access to Old Oak Lane, North Acton and Wormwood Scrubs.
Old Oak	1. Be mixed use and make a significant contribution to the overall

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North Key Objectives	housing target of 24,000 homes and additional 55,000 new jobs in the Opportunity Area; 2. Deliver a large quantum of new commercial space, including office, retail, hotel and leisure focussed around the new Old Oak Common station; 3. Facilitate delivery of a new High Speed 2, Crossrail and Great West Main Line interchange station (Old Oak Common station), a new London Overground station at Old Oak Common Lane and provision of new bus, taxi and cycle services; 4. Facilitate delivery of a new connection from the Crossrail line to the West Coast Main Line, should this prove necessary; 5. Locate town centre uses around the new stations and along Old Oak High Street; 6. Deliver a new and improved network of streets including; □ a new north-south Old Oak High Street; □ a new east-west Grand Union Street; □ new and improved access onto Old Oak Common Lane and an improved Old Oak Common Lane; □ a new street through the 'Shield' site connecting Old Oak Common station to North Acton; □ a new pedestrian/cycle connection (at a minimum) to the north side of Wormwood Scrubs; □ an improved accessible edge to the Grand Union Canal, □ new bridges over the Grand Union Canal connecting Old Oak South and North and □ better connections to Kensal Canalside Opportunity Area to the east. 7. Relocate, or significantly reconfigure the Crossrail depot and sidings to bring forward development on this land in a timely manner 8. Work with central Government on opportunities to release the IEP depot site for redevelopment in the future, where this proves to be feasible; 9. Encourage early delivery of areas such as the Oakland's House, North Pole East depot, North Acton and land along Scrubs Lane, where these sites support the comprehensive regeneration of the wider area; 10. Development should be mindful of existing residential communities at Wells House Road, Midland Terrace/ Shaftsbury Avenue, and the areas proximity to Wormwood Scrubs; 11. Development should provide an edge and new access points into Wormwood Scrubs whilst respecting its character and ecological value; 12.Provide a network of well-connected public spaces around Old Oak; Common station, and at Old Oak Lane station as well as a series of smaller scale amenity spaces for local needs throughout the development area; 13.Work with the public sector on a strategy to decontaminate the land; 14.Protect, enhance and connect to the Grand Union Canal and the existing nature reserve adjacent to it; and

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	15. The Brunel Road industrial estate should be retained as a Strategic Industrial Location while recognising the potential for development given its proximity to Old Oak Common Station.
Old Oak High Street Vision	Old Oak High Street will be one of the main attractions in the core development area. It will provide a key north-south route connecting Harlesden to Wormwood Scrubs and further south. It will provide direct access to Willesden Junction station, Hythe Road station and Old Oak Common station. There will be a hub of Town Centre activities along its length with a mix of amenity spaces. The canal and its surrounding amenity spaces will become a focal point for this new street. There will be a need for new infrastructure to ensure the street is fully connected into its surroundings that must achieve the highest standards for public transport, social interaction and walking and cycling.
Old Oak High Street Key Objectives	Development should: 1. Provide a legible connection between Wormwood Scrubs and Old Oak Common station with Willesden Junction station and Harlesden Town Centre 2. Provide a street environment that is attractive for pedestrians and cyclists along its entire length. There may also be a need for vehicle movement, along either part of the street, or its full length, and these activities will need to be carefully integrated; 3. Provide clear and direct access into Old Oak Common station, Hythe Road Overground station and Willesden Junction station; 4. Deliver a mix of town centre uses typical of a busy London high street; 5. Seek to incorporate active uses (including residential entrances) along its full length of the street (where feasible); 6. Include public green spaces and public squares along its length. It should celebrate the canal as a focal point and include built in Sustainable Urban Drainage and greening measures to address drainage issues in the area; and 7. Explore opportunities for increases in building heights along the street, in recognition of its role and function as a mixed use high street.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

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To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 350 in Old Oak South. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 15,200 in Old Oak South. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of

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	schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years). • A new town centre hierarchy is identified: - A new major town centre at in Old Oak; - A new neighbourhood town centre at North Acton; - A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.
Old Oak North Development Framework Principles	Provide a walking and cycling connection from Old Oak Street to Wormwood Scrubs via a high quality bridge.

Rationale for any non-implemented recommendations

Supporting Study	**Recommendations**	**Rationale for not including**
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles.

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Other evidence base

Supporting Study	Recommendations
	• None

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P1C1. Old Oak Common Station

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Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak Common Station Vision	Old Oak Common Station will be a new state of the art public transport interchange that will serve communities at Old Oak, Park Royal, London and the wider UK. It will incorporate the highest standards of architecture and will be designed to connect seamlessly into its surroundings with the station and track potentially accommodating over station development. It will become a beating heart with the opportunity to perform a comparable regenerative impetus to that of the recently improved Kings Cross station.
Old Oak Common Station Key Objectives	1. Create a destination of exceptional quality and form an integral part of the public realm, connecting into its surroundings in all directions; 2. Be of outstanding architectural quality, rivalling the finest stations in the world such as the redeveloped Kings Cross and St. Pancras stations; 3. Secure connections to Wormwood Scrubs including a legible and direct ungated access through the station in order that people can move seamlessly through the station, as well as exploring other opportunities for connections to the Scrubs from Old Oak South;

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	4. Provide a variety of active town centre uses that caters for residents, employees, and passengers; 5. Provide new public arrival spaces that will act as a focal point for the entire area; 6. Be supported by a mixed development including commercial, retail and residential uses; 7. Support over station, and over track, development, where feasible, to optimise development capacity preferably in the form of new development or new decked amenity space; and 8. Provide a state of the art public transport interchange, which would easily facilitate the movement of pedestrian, cyclists and passengers from buses, taxis and (a small number of) cars into and from the station and be well integrated into the public realm.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 350 in Old Oak South. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 15,200 in Old Oak South. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type

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	activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years). • A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street; - A new neighbourhood town centre at North Acton; - A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and

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	3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes providing access to the station in accordance with the HS2 London-West Midlands Act scheme and aspirational connections to the east and west.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

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PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak North Vision	Development will be residential-led creating a new Lifetime Neighbourhood. The area will also need to include a level of commercial space focussed around activating Old Oak High Street, Willesden Junction and the Grand Union Canal as key destinations. This area will accommodate a much smaller number of jobs than Old Oak South, which will be the focus for new commercial space. The area requires significant new transport and utility infrastructure to ensure that it is both accessible and operational. Old Oak North will need to include a network of new streets and amenity spaces that meet the needs of all residents along with the provision of a sufficient level of new social infrastructure. Allongside the delivery of a new Hythe Road station, this area presents a fantastic opportunity for early delivery of homes and jobs. As part of this there could be a role for small and large scale catalyst uses to help create a destination and a place.
Old Oak North Key Objectives	1. Early delivery of new homes and infrastructure to encourage the regeneration of the wider area; 2. Development will be residential-led and will make a significant contribution to the overall housing target for the area; 3. Potential for small and large-scale catalyst uses such as a new

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	educational facility, sports stadium, sports complex, health, arts, leisure and or cultural centre; 4. New and improved public transport connections, including a new Overground station at Hythe Road and improvements to Willesden Junction station; 5. A new and improved street network, permeable and attractive for social interaction, walking and cycling, providing better connections to the surrounding area including; an accessible bridge of at least 12 metres wide over the West Coast Mainline connecting the EMR site to Willesden Junction, new and improved connections to Scrubs Lane, and new connections over the Grand Union Canal; and 6. Significant provision of new amenity and leisure spaces, connected by a legible and coherent street network: 7. Development should be mindful of existing residential communities in Harlesden, Island Triangle and along Scrubs Lane: and 8. Work with the public sector on a strategy to decontaminate the land.
Old Oak High Street Vision	Old Oak High Street will be one of the main attractions in the core development area. It will provide a key north-south route connecting Harlesden to Wormwood Scrubs and further south. It will provide direct access to Willesden Junction station, Hythe Road station and Old Oak Common station. There will be a hub of Town Centre activities along its length with a mix of amenity spaces. The canal and its surrounding amenity spaces will become a focal point for this new street. There will be a need for new infrastructure to ensure the street is fully connected into its surroundings that must achieve the highest standards for public transport, social interaction and walking and cycling.
Old Oak High Street Key Objectives	Development should: 1. Provide a legible connection between Wormwood Scrubs and Old Oak Common station with Willesden Junction station and Harlesden Town Centre 2. Provide a street environment that is attractive for pedestrians and cyclists along its entire length. There may also be a need for vehicle movement, along either part of the street, or its full length, and these activities will need to be carefully integrated; 3. Provide clear and direct access into Old Oak Common station, Hythe Road Overground station and Willesden Junction station; 4. Deliver a mix of town centre uses typical of a busy London high street; 5. Seek to incorporate active uses (including residential entrances) along its full length of the street (where feasible); 6. Include public green spaces and public squares along its length. It should celebrate the canal as a focal point and include built in Sustainable Urban Drainage and greening measures to address drainage issues in the area; and 7. Explore opportunities for increases in building heights along the street, in recognition of its role and function as a mixed use high street.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

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Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Old Oak North Development Framework Principles	• Deliver a viaduct for the West London Line to generate wider benefits. • Delivery of 6,500 new homes and 3,600 new jobs within the Plan Period. • Delivery and phasing of development to reflect updated location of key routes of Park Road and Old Oak Street. • Provide connections to Scrubs Lane that should be located at Park Road and Hythe Road. • Provide connections to Old Oak South via Park Road and Old Oak Street. • Delivery connections infrastructure to enable access. • Delivery of a two-way cycle lane to the west of Scrubs Lane is no longer likely to be deliverable. • Within the place of Willesden Junction, Old Oak Street will continue as a walking and cycling route connecting to Station Approach in the west. To the east a new walking and cycling link will also be delivered to Harrow Road. • Defines locations for town centre uses aligned to reflect new street hierarchy. • Deliver decreased amounts of employment floorspace reflecting demand and viability considerations. • Defines new locations and format of publicly accessible open space. • Deliver a new utilities network. • Defines 8-12 storey shoulder heights for development, tall buildings to be appropriate across the area (subject to other development plan policies and material considerations) and preferred locations for tall buildings to reflect location of active land uses and to support legibility.
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period.

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	• Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Retail and Leisure Needs Study (and addendums)	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years).

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	• A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street; - A new neighbourhood town centre at North Acton; - A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles.
Retail and Leisure Needs Study (and addendums)	• A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street;	A major town centre continues to be recommended within Old Oak. However, the changes to the key routes and phasing means Old Oak High Street has been replaced with Old Oak Street with town centre uses distributed across Old Oak North.

Other evidence base

Supporting Study	Recommendations
	• None

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P3. Grand Union Canal

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	**Policy and paragraph text**
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	**Policy and paragraph text**
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the

	Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.
PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Grand Union Canal Vision	Within Old Oak the Grand Union Canal will be central to creating a new place. It will be a diverse and well used space. The built environment created along the canal should look to other regeneration schemes examples such as Battlebridge Basin near King's Cross for guidance. Development should enable easy east-west movement on both sides of the canal and should also allow views, and access, to the canal from land to the north and south. To achieve this there will need to be close working with the Canal and River Trust. This should include preparation of a deliverable bridge crossing strategy in discussion with landowners. The canal should become a place of interest for residents and visitors. It should be fronted by high quality buildings, with some opportunities at key destinations for higher densities and active uses. The canal edge should include a series of connected open spaces that allow people the opportunity to enjoy this

	place. Within Old Oak it is also important that development enables the easy use of the canal for movement of people and freight. Within Park Royal the canal should play an important commercial role for business. There are opportunities to use the canal for transport and freight. The Mayor and OPDC will work to encourage this. There may also be a need for additional crossings along with ecological enhancements. The southern canal side tow path should be maintained and continued for use as an important east-west route for pedestrians and cyclists. Access to both sides of the canal edge should be promoted. However, it is unlikely that a new fully accessible tow path would be deliverable on the northern side of the canal.
Grand Union Canal Key Objective	Within Old Oak 1. New development along the canal should be mixed use including residential, with some opportunities for retail and leisure uses located near to main streets and other key destinations; 2. New development should recognise the canal's conservation area designation and its sensitive and historic character; 3. In general new buildings should be more restrained in height then at transport nodes, but there will be opportunities for some high quality, high density development at key destinations along the canal; 4. There is an opportunity to bring additional water into the core development area, and new water spaces, such as basins, should be explored where feasible; 5. Opportunities for new residential and visitor moorings would be supported in appropriate locations that do not adversely impact on the delivery of the core regeneration area around Old Oak or the navigational function of the canal; 6. New development should support the delivery of new bridges over the canal to improve connectivity and to achieve this a bridge a strategy will need to be prepared and agreed with the Canals and River Trust and landowners; and 7. The tow path on the southern side of the canal should be retained and improved, whilst on the northern side new access, and views, to the canal should be secured to allow east-west movement within the core development area. Within Park Royal 8. New development should seek to activate the canal edge where appropriate and viable; 9. New connections to the canal should be provided to improve access; 10. The southern canal side tow path should be retained and improved and should help deliver the requirements of a cycle Quiet Way. 11. New and improved lighting and signage should be delivered and balanced with biodiversity aspirations; 12. New development should provide an appropriate sense of enclosure to the canal and explore the potential for buildings to be set

	back from the canal edge; 13.Biodiversity and flood mitigation improvements will be supported where these do not have an adverse effect on navigation. Opportunities to use canal water for the heating and cool of buildings will be explored within major developments situated adjacent to the canal. 14. New and improved accessible local public amenity spaces should be provided; 15. Development of new passenger and freight transport facilities will be supported in appropriate locations, where it can be demonstrated that such facilities are viable. Opportunities for temporary wharves during the demolition and construction should be explored

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Grand Union Canal Massing and Enclosure Statement	• Generally, 6-8 storeys for mixed-use development is suitable to provide an appropriate sense of enclosure to the canal and canalside spaces. • Taller heights may be appropriate at crossings of key routes subject to site specific considerations.
Old Oak North Development Framework Principles	• Deliver the Grand Union Canal Local Park comprising Canal Park and an enhanced Birchwood Nature Reserve. • Deliver a continuous walking/cycling route to the north of the canal integrated with the Local Park. • Deliver building shoulder heights of 6-8 storeys. Taller heights may be appropriate at crossings of key routes subject to site specific considerations.

Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Integrated Water Management Strategy and Utilities Study	• Surface water should be discharged to the Grand Union Canal, where possible, in order to reduce the risk of sewer flooding and minimise the volume of surface water that is treated at the Beckton Sewage Treatment Works.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal including the delivery of improvements to the two path and a continuous walking/cycling to the north of the canal.
Environmental Standards Study	Deliver the Grand Union Canal Local Park along both sides of the Grand Union Canal at two hectares in size.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

PARK ROYAL WEST

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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London Plan (2016) Policies

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7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban

	greening to create attractive resilient places that can also help the management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph	**Policy and paragraph text**

reference	
Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places.

	The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place. Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate. This SPG contains further information on defining the extent of a place and dealing with boundaries and edges in chapters 5 and 6.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE L2: PARK ROYAL	Park Royal performs a vital role in supporting the London economy. Building on the area's existing success there is a fantastic opportunity for Park Royal to become the UK's leading industrial location. Park Royal could establish itself as a globally recognised centre for developing innovations such as smart and clean-tech industries. There are also opportunities to attract growing businesses from Imperial College Campus into Park Royal. This can be achieved by; continuing to protect Park Royal as a Strategic Industrial Location (SIL); identifying interventions to improve transport and utility (including connectivity) infrastructure; managing impacts generated during and after the redevelopment of Old Oak; and developing planning and design policies that encourage development that makes more efficient use of land and that works to attract different sectors to the area through the OPDC Local Plan. Today Park Royal houses approximately 1,200 workspaces, employing over 30,000 people in over 2.3 million square metres of gross floor area. The area's historical development has seen changes in the types and form of businesses. During the life of this plan there is a need to improve the operation of the estate and where possible to intensify uses to cater for up to 10,000 new jobs. Given the timescales involved what is most important now is the development of a place that functions well, and which is an attractive business location. Whilst there may be opportunities to support and promote the location of specific business sectors, it is important to retain flexibility to ensure Park Royal can evolve to changing market demands in a timely

	manner. Park Royal could also play a valuable role in accommodating displaced employment floorspace and businesses from Old Oak. Outside of SIL, development should be more mixed use, and should look to deliver a minimum of 1,500 homes. In the centre of Park Royal, the existing retail centre should be enhanced and expanded so that it can become a local hub for residents and businesses in Park Royal to include business support services and uses such as meeting spaces and business hotels. The existing character of the Wesley Estate and the nearby playing fields should be enhanced with the Heart of Park Royal reinvigorated to provide a range of services for local communities.
PR1: Land Use	a. The GLA will continue to support Park Royal as London's leading industrial area by: • protecting existing Strategic Industrial Locations (SIL); and • promoting development and intensification on SIL land. b. New employment proposals in Strategic Industrial Locations should: • deliver new workspace that maximises and intensifies the use of the site to support delivery of 10,000 new jobs in Park Royal and where possible accommodate business relocations from elsewhere in the OAPF area. • deliver new employment workspace that meets identified needs for micro, small and medium enterprises and studios with higher employment densities in locations within easy walking distance to public transport services and/or town centres and elsewhere for larger enterprises with lower employment densities. c. support the delivery of nationally significant railway infrastructure. d. New residential uses should be directed to non SIL, including the First Central site where they can be delivered so as not to impact on the functioning of surrounding SIL; e. Within the Heart of Park Royal, development should deliver a range of services and amenities to support the local business, residential and medical communities; f. Within the First Central site, proposals for office and residential floorspace and ancillary retail, health and leisure facilities will be supported where they: • improve walking, cycling and public transport access to Park Royal London Underground Station; • improve walking and cycling to the existing residential areas to the north; and • enhance the adjacent wildlife corridor to the south-west. g. Within the existing residential area of the Wesley Estate and the adjacent Wesley Playing Fields, proposals which support the existing residential character, improve the quality of the public realm and Wesley Playing Fields and improve walking and cycling routes to and from these locations and the Grand Union Canal will be supported.
PR2: Infrastructure	a. Proposals should seek to improve transport and utilities infrastructure. b. Improvements to:

<table>
<tr><td></td><td>

the road network should be undertaken across Park Royal, OPDC is currently progressing a Park Royal Transport Study with TfL and the Park Royal Business Group. This work should identify recommendations for improvements to the transport network. This may recommend improvements along the four main roads of Abbey Road, Acton Lane, Park Royal Road and Coronation Road and at junctions with the North Circular Road (A406), Western Avenue (A40) and Old Oak Lane (A4000); and
the walking and cycling network should be focussed along the routes shown in figure 72.

c. Proposals for employment floorspace should demonstrate how they will maximise the use of sustainable transport modes and facilities for freight movement.
</td></tr>
<tr><td>PR3: Streets & Public Realm</td><td>
Proposals should:
a. deliver a safe, permeable and legible movement network in accordance with figure 72;
b. Improve streets and create a public realm that enhances local connectivity across Park Royal and to surrounding neighbourhoods;
c. encourage the location of offices and smaller business spaces along the street front to deliver activity along the ground floor and above across Park Royal including the Grand Union Canal, where feasible;
d. utilise a coordinated palette of high quality durable materials and street furniture to support Park Royal's role and reflect and improve its local character; and
e. support the coordinated management of the public realm.
</td></tr>
<tr><td>PR4: Public Amenity Space</td><td>
Proposals should accord with Principle D1 and London Plan Policy 7.18 to deliver:
<table>
<tr><th>Name</th><th colspan="2">Location</th><th>Guidance</th></tr>
<tr><td>a.</td><td>Heart of Park Royal small amenity spaces</td><td>Located within the Heart of Park Royal.</td><td>These new public amenity spaces should be delivered on, or coordinated between individual sites with typologies which reflect the nearby employment and housing uses. The Mayor will work with stakeholders to explore how these spaces will be delivered.</td></tr>
<tr><td>b.</td><td>Other small amenity spaces</td><td>Located across Park Royal</td><td>These new public amenity spaces should be delivered with stakeholders to deliver a high quality working environment.</td></tr>
<tr><td>c.</td><td colspan="3">Improvements to existing public amenity spaces such as Wesley Playing Fields and canal side spaces would be encouraged and supported.</td></tr>
</table>
</td></tr>
<tr><td>PR5: Building Height & Density</td><td>
New building heights should accord with the guidance set out in the table below and depicted in figure 45:
<table>
<tr><th colspan="2">Location</th><th colspan="2">Guidance</th></tr>
<tr><td>a.</td><td>Heart of Park Royal.</td><td>Higher</td><td>A taller building could be located on the existing Asda site. Any tall building would need to respond to the functioning of the surrounding SIL designation and would need to accord with London Plan policies</td></tr>
</table>
</td></tr>
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				7.6 and 7.7.
	b.	First Central	Highest	A taller building could be located closest to Park Royal tube station and the A40. Any tall building proposals would be subject to a detailed design analysis, would need to accord with London Plan policies 7.6 and 7.7. and would need to be enable delivery of a fully accessible public space and route through the site.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type

	activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Industrial Estates Study	Recommendations for how Park Royal can improve its competitive position, including: • protecting industrial land; • ensuring a greater diversity of unit sizes; • addressing infrastructure issues; and • improving access to amenities.
Industrial Land Review	**Protect** • Protect industrial uses in Park Royal SIL • Reduce non-conforming uses in Park Royal SIL • Return Park Royal HS2 construction sites to SIL • Development adjacent to Park Royal SIL

	Intensify • Efficient use of industrial land • Reduce road congestion • Intensification pilot projects **Expand** • Adjust Park Royal SIL boundary • Light industrial floor space in Old Oak • Manage industrial floorspace within the region • Industrial space design and planning guidance **Support** • Business relocation • Low carbon transition • Local procurement • Business listing and online forum
Land at Abbey Road Development Options Appraisal Report	That the Land at Abbey Road site should be retained as SIL as industrial use is likely to be the most deliverable end use.
Park Royal Atlas	• There are a diverse range of businesses in the area • At the time of the survey, 19,934 active workspaces were identified. • A broad range of business sectors were identified, including breweries, bakeries, metal workshops, storage, contractors, joiners, hospitals, schools, publishers, film studios, software developers, garages, car sales, pubs, hotels, jewellers, cobblers, lawyers, accountants, spice merchants, medical suppliers, churches and artist studios. • 30% of workplaces are small office type spaces, though workplaces in large warehouses make up 63% of the total floor area. • The central areas of Park Royal stand out for having the greatest diversity of buildings and space types. Many of these are used by micro businesses which count for 75% of workplaces
Park Royal Development Framework Principles	• Park Royal Centre has the capacity to deliver 650 homes, 1,400 jobs and 3,000sqm of A-class uses but through an optimised approach, these targets could be significantly exceeded. • The town centre boundary requires revisions to accommodate required town centre use needs and support place-making. • The junction within the heart of Park Royal Centre should be re-aligned to optimise transport movement • The routes into Park Royal Centre require improvement for walking and cycling. The delivery of an alternative cycling route off the key routes should be explored. • There is an opportunity to deliver significantly enhanced public open space provision in the centre, particularly on the Central Middlesex Hospital site if existing bus routes can be rationalised.
Park Royal Intensification	There are a number of sites and locations across Park Royal where there may be opportunities for intensification, including through:

Study	• Vertical extension • Horizontal extension • Infill • Internal subdivision • New provision on vacant land • Comprehensive redevelopment
Park Royal Transport Study	Emerging recommendations include providing transport networks that enhance the communities they serve and help local business to operate and grow sustainably, both now and in the future.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

Other evidence base

Supporting Study	**Recommendations**
LLDC Employment Space Study	Providing a framework and examples of how employment provision can be designed.
Industrial Intensification Primer	Summarises the main forms intensification can take, with case study examples. While some of the options presented are fairly straight forward, and some are possible with greater attention to detail, others will be more challenging, in terms of economic viability and deliverability, as well as ensuring the quality of industrial and residential space. In many cases intensification will have to be considered at the masterplan level as well as the level of individual developments. The document also suggests some typical basic specifications for large and small industrial units to ensure that any intensified or mixed space is suitable for industrial occupiers.

OLD PARK ROYAL

Legislation, Policy and Guidance Context

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Draft London Plan (2017) Policies

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7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

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SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners 3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives

	thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	Policy and paragraph text
Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment.

	For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place. Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE L2: PARK ROYAL	Park Royal performs a vital role in supporting the London economy. Building on the area's existing success there is a fantastic opportunity for Park Royal to become the UK's leading industrial location. Park Royal could establish itself as a globally recognised centre for developing innovations such as smart and clean-tech industries. There are also opportunities to attract growing businesses from Imperial College Campus into Park Royal. This can be achieved by; continuing to protect Park Royal as a Strategic Industrial Location (SIL); identifying interventions to improve transport and utility (including connectivity) infrastructure; managing impacts generated during and after the redevelopment of Old Oak; and developing planning and design policies that encourage development that makes more efficient use of land and that works to attract different sectors to the area through the OPDC Local Plan. Today Park Royal houses approximately 1,200 workspaces, employing over 30,000 people in over 2.3 million square metres of gross floor area. The area's historical development has seen changes in the types and form of businesses. During the life of this plan there is a need to improve the operation of the estate and where possible to intensify uses to cater for up to

	10,000 new jobs. Given the timescales involved what is most important now is the development of a place that functions well, and which is an attractive business location. Whilst there may be opportunities to support and promote the location of specific business sectors, it is important to retain flexibility to ensure Park Royal can evolve to changing market demands in a timely manner. Park Royal could also play a valuable role in accommodating displaced employment floorspace and businesses from Old Oak.
PR1: Land Use	a. The GLA will continue to support Park Royal as London's leading industrial area by: • protecting existing Strategic Industrial Locations (SIL); and • promoting development and intensification on SIL land. b. New employment proposals in Strategic Industrial Locations should: • deliver new workspace that maximises and intensifies the use of the site to support delivery of 10,000 new jobs in Park Royal and where possible accommodate business relocations from elsewhere in the OAPF area. • deliver new employment workspace that meets identified needs for micro, small and medium enterprises and studios with higher employment densities in locations within easy walking distance to public transport services and/or town centres and elsewhere for larger enterprises with lower employment densities. c. support the delivery of nationally significant railway infrastructure.
PR2: Infrastructure	a. Proposals should seek to improve transport and utilities infrastructure. b. Improvements to: • the road network should be undertaken across Park Royal, OPDC is currently progressing a Park Royal Transport Study with TfL and the Park Royal Business Group. This work should identify recommendations for improvements to the transport network. This may recommend improvements along the four main roads of Abbey Road, Acton Lane, Park Royal Road and Coronation Road and at junctions with the North Circular Road (A406), Western Avenue (A40) and Old Oak Lane (A4000); and • the walking and cycling network should be focussed along the routes shown in figure 72. c. Proposals for employment floorspace should demonstrate how they will maximise the use of sustainable transport modes and facilities for freight movement.
PR3: Streets & Public Realm	Proposals should: a. deliver a safe, permeable and legible movement network in accordance with figure 72; b. Improve streets and create a public realm that enhances local connectivity across Park Royal and to surrounding neighbourhoods; c. encourage the location of offices and smaller business spaces along the street front to deliver activity along the ground floor and above across Park Royal including the Grand Union Canal, where feasible; d. utilise a coordinated palette of high quality durable materials and street

<table>
<tr><td></td><td>furniture to support Park Royal's role and reflect and improve its local character; and
e. support the coordinated management of the public realm.</td></tr>
<tr><td>PR4: Public Amenity Space</td><td>Proposals should accord with Principle D1 and London Plan Policy 7.18 to deliver:
<table>
<tr><th>Name</th><th colspan="2">Location</th><th>Guidance</th></tr>
<tr><td>b.</td><td>Other small amenity spaces</td><td>Located across Park Royal</td><td>These new public amenity spaces should be delivered with stakeholders to deliver a high quality working environment.</td></tr>
</table></td></tr>
</table>

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science

	activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Industrial Estates Study	Recommendations for how Park Royal can improve its competitive position, including: • protecting industrial land; • ensuring a greater diversity of unit sizes; • addressing infrastructure issues; and • improving access to amenities.
Industrial Land Review	**Protect** • Protect industrial uses in Park Royal SIL • Reduce non-conforming uses in Park Royal SIL • Return Park Royal HS2 construction sites to SIL • Development adjacent to Park Royal SIL **Intensify** • Efficient use of industrial land • Reduce road congestion • Intensification pilot projects **Expand** • Adjust Park Royal SIL boundary • Light industrial floor space in Old Oak • Manage industrial floorspace within the region • Industrial space design and planning guidance

	Support • Business relocation • Low carbon transition • Local procurement • Business listing and online forum
Park Royal Atlas	• There are a diverse range of businesses in the area • At the time of the survey, 19,934 active workspaces were identified. • A broad range of business sectors were identified, including breweries, bakeries, metal workshops, storage, contractors, joiners, hospitals, schools, publishers, film studios, software developers, garages, car sales, pubs, hotels, jewellers, cobblers, lawyers, accountants, spice merchants, medical suppliers, churches and artist studios. • 30% of workplaces are small office type spaces, though workplaces in large warehouses make up 63% of the total floor area. • The central areas of Park Royal stand out for having the greatest diversity of buildings and space types. Many of these are used by micro businesses which count for 75% of workplaces
Park Royal Development Framework Principles	• Park Royal Centre has the capacity to deliver 650 homes, 1,400 jobs and 3,000sqm of A-class uses but through an optimised approach, these targets could be significantly exceeded. • The town centre boundary requires revisions to accommodate required town centre use needs and support place-making. • The junction within the heart of Park Royal Centre should be re-aligned to optimise transport movement • The routes into Park Royal Centre require improvement for walking and cycling. The delivery of an alternative cycling route off the key routes should be explored. • There is an opportunity to deliver significantly enhanced public open space provision in the centre, particularly on the Central Middlesex Hospital site if existing bus routes can be rationalised.
Park Royal Intensification Study	There are a number of sites and locations across Park Royal where there may be opportunities for intensification, including through: • Vertical extension • Horizontal extension • Infill • Internal subdivision • New provision on vacant land • Comprehensive redevelopment
Park Royal Transport Study	Emerging recommendations include providing transport networks that enhance the communities they serve and help local business to operate and grow sustainably, both now and in the future.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Industrial Land Review	Adjust Park Royal SIL boundary around Park Royal Centre	OPDC commissioned a Park Royal Development Framework Principles supporting study in February 2018. This has sought to reconcile issues or recommendations related to Park Royal Centre that are currently spread across a number of the Local Plan supporting studies, including the Industrial Land Review and Retail and Leisure Needs Study. The outputs from this work include an assessment of suitable sites for expansion of the town centre and, as a result, a revised town centre/SIL boundary. The Development Framework Principles also reflects the need to reprovide/intensify industrial floorspace and to manage the impacts on SIL. Potential locations for intensification are also proposed.

Other evidence base

Supporting Study	Recommendations
LLDC Employment Space Study	Providing a framework and examples of how employment provision can be designed.
Industrial Intensification Primer	Summarises the main forms intensification can take, with case study examples. While some of the options presented are fairly straight forward, and some are possible with greater attention to detail, others will be more challenging, in terms of economic viability and deliverability, as well as ensuring the quality of industrial and residential space. In many cases intensification will have to be considered at the masterplan level as well as the level of individual developments. The document also suggests some typical basic specifications for large and small industrial units to ensure that any intensified or mixed space is suitable for industrial occupiers.

PARK ROYAL CENTRE

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

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Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE L2: PARK ROYAL	Park Royal performs a vital role in supporting the London economy. Building on the area's existing success there is a fantastic opportunity for Park Royal to become the UK's leading industrial location. Park Royal could establish itself as a globally recognised centre for developing innovations such as smart and clean-tech industries. There are also opportunities to attract growing businesses from Imperial College Campus into Park Royal. This can be achieved by; continuing to protect Park Royal as a Strategic Industrial Location (SIL); identifying interventions to improve transport and utility (including connectivity) infrastructure; managing impacts generated during and after the redevelopment of Old Oak; and developing planning and design policies that encourage development that makes more efficient use of land and that works to attract different sectors to the area through the OPDC Local Plan. Today Park Royal houses approximately 1,200 workspaces, employing over 30,000 people in over 2.3 million square metres of gross floor area. The area's historical development has seen changes in the types and form of businesses. During the life of this plan there is a need to improve the operation of the estate and where possible to intensify uses to cater for up to 10,000 new jobs. Given the timescales involved what is most important now is the development of a place that functions well, and which is an attractive business location. Whilst there may be opportunities to support and promote the location of specific business sectors, it is important to retain flexibility to ensure Park Royal can evolve to changing market demands in a timely manner. Park Royal could also play a valuable role in accommodating displaced employment floorspace and businesses from Old Oak. Outside of SIL, development should be more mixed use, and should look to deliver a minimum of 1,500 homes. In the centre of Park Royal, the existing retail centre should be enhanced and expanded so that it can become a local

	hub for residents and businesses in Park Royal to include business support services and uses such as meeting spaces and business hotels. The existing character of the Wesley Estate and the nearby playing fields should be enhanced with the Heart of Park Royal reinvigorated to provide a range of services for local communities.
PR1: Land Use	a. The GLA will continue to support Park Royal as London's leading industrial area by: • protecting existing Strategic Industrial Locations (SIL); and • promoting development and intensification on SIL land. b. New employment proposals in Strategic Industrial Locations should: • deliver new workspace that maximises and intensifies the use of the site to support delivery of 10,000 new jobs in Park Royal and where possible accommodate business relocations from elsewhere in the OAPF area. • deliver new employment workspace that meets identified needs for micro, small and medium enterprises and studios with higher employment densities in locations within easy walking distance to public transport services and/or town centres and elsewhere for larger enterprises with lower employment densities. c. support the delivery of nationally significant railway infrastructure. d. New residential uses should be directed to non SIL, including the First Central site where they can be delivered so as not to impact on the functioning of surrounding SIL; e. Within the Heart of Park Royal, development should deliver a range of services and amenities to support the local business, residential and medical communities; f. Within the First Central site, proposals for office and residential floorspace and ancillary retail, health and leisure facilities will be supported where they: • improve walking, cycling and public transport access to Park Royal London Underground Station; • improve walking and cycling to the existing residential areas to the north; and • enhance the adjacent wildlife corridor to the south-west. g. Within the existing residential area of the Wesley Estate and the adjacent Wesley Playing Fields, proposals which support the existing residential character, improve the quality of the public realm and Wesley Playing Fields and improve walking and cycling routes to and from these locations and the Grand Union Canal will be supported.
PR2: Infrastructure	a. Proposals should seek to improve transport and utilities infrastructure. b. Improvements to: • the road network should be undertaken across Park Royal, OPDC is currently progressing a Park Royal Transport Study with TfL and the Park Royal Business Group. This work should identify recommendations for improvements to the transport network. This may recommend improvements along the four main roads of Abbey Road, Acton Lane,

<table>
<tr><td></td><td>Park Royal Road and Coronation Road and at junctions with the North Circular Road (A406), Western Avenue (A40) and Old Oak Lane (A4000); and
• the walking and cycling network should be focussed along the routes shown in figure 72.
c. Proposals for employment floorspace should demonstrate how they will maximise the use of sustainable transport modes and facilities for freight movement.</td></tr>
<tr><td>PR3: Streets & Public Realm</td><td>Proposals should:
a. deliver a safe, permeable and legible movement network in accordance with figure 72;
b. Improve streets and create a public realm that enhances local connectivity across Park Royal and to surrounding neighbourhoods;
c. encourage the location of offices and smaller business spaces along the street front to deliver activity along the ground floor and above across Park Royal including the Grand Union Canal, where feasible;
d. utilise a coordinated palette of high quality durable materials and street furniture to support Park Royal's role and reflect and improve its local character; and
e. support the coordinated management of the public realm.</td></tr>
<tr><td>PR4: Public Amenity Space</td><td>Proposals should accord with Principle D1 and London Plan Policy 7.18 to deliver:
<table>
<tr><th>Name</th><th colspan="2">Location</th><th>Guidance</th></tr>
<tr><td>a.</td><td>Heart of Park Royal small amenity spaces</td><td>Located within the Heart of Park Royal.</td><td>These new public amenity spaces should be delivered on, or coordinated between individual sites with typologies which reflect the nearby employment and housing uses. The Mayor will work with stakeholders to explore how these spaces will be delivered.</td></tr>
<tr><td>b.</td><td>Other small amenity spaces</td><td>Located across Park Royal</td><td>These new public amenity spaces should be delivered with stakeholders to deliver a high quality working environment.</td></tr>
<tr><td>c.</td><td colspan="3">Improvements to existing public amenity spaces such as Wesley Playing Fields and canal side spaces would be encouraged and supported.</td></tr>
</table></td></tr>
<tr><td>PR5: Building Height & Density</td><td>New building heights should accord with the guidance set out in the table below and depicted in figure 45:
<table>
<tr><th colspan="2">Location</th><th colspan="2">Guidance</th></tr>
<tr><td>a.</td><td>Heart of Park Royal.</td><td>Higher</td><td>A taller building could be located on the existing Asda site. Any tall building would need to respond to the functioning of the surrounding SIL designation and would need to accord with London Plan policies 7.6 and 7.7.</td></tr>
<tr><td>b.</td><td>First Central</td><td>Highest</td><td>A taller building could be located closest to Park Royal tube station and the A40. Any tall building proposals would be subject to a detailed design analysis, would need to</td></tr>
</table></td></tr>
</table>

					accord with London Plan policies 7.6 and 7.7. and would need to be enable delivery of a fully accessible public space and route through the site.
Heart of Park Royal: Vision	The Heart of Park Royal will be enhanced as a local town centre, providing a range of services and amenities to support the local business, residential and medical communities.				
Heart of Park Royal: Key Objectives	1. Create a sense of place with improved walking and cycling usage with well-defined streets and spaces; 2. Support the intensification of sites including in the delivery of flexible and affordable workspace for smaller and micro businesses; 3. Support a range of uses that support local business operations, this could include local levels of retail, leisure and business services (including meeting spaces and appropriate business hotel accommodation) on the main roads of Abbey Road, Acton Lane, Park Royal Road and Coronation Road and within the Asda site to create active frontages and a sense of place; 4. Explore the potential for delivering a mix of uses on the Asda site and other suitable locations including on land off of Acton Lane which could provide a suitable transition from SIL uses; 5. Support appropriate taller buildings in accordance with Principle PR5; 6. Improve legibility to the surrounding businesses and destinations including local stations, the Grand Union Canal and public open spaces; 7. Deliver new public green spaces near to the junction of the four main streets; 8. Safeguard existing Strategic Industrial Locations (SIL) and ensure that new development continues to support and respond to the important role of the surrounding SIL designation; 9. Secure improvements to transport infrastructure including walking and cycling routes, improvements to the road capacity and layout (as shown in figure 73) and increases in frequency, capacity and connectivity in the local bus network.				

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19 (1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?

To be included. Please refer to the Statement of Consultation in the meantime.

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage;

	o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Industrial Estates Study	Recommendations for how Park Royal can improve its competitive position, including: • protecting industrial land; • ensuring a greater diversity of unit sizes; • addressing infrastructure issues; and • improving access to amenities.
Industrial Land Review	**Protect** • Protect industrial uses in Park Royal SIL • Reduce non-conforming uses in Park Royal SIL • Return Park Royal HS2 construction sites to SIL • Development adjacent to Park Royal SIL **Intensify** • Efficient use of industrial land • Reduce road congestion • Intensification pilot projects **Expand** • Adjust Park Royal SIL boundary • Light industrial floor space in Old Oak • Manage industrial floorspace within the region • Industrial space design and planning guidance **Support** • Business relocation • Low carbon transition • Local procurement • Business listing and online forum
Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years). • A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street; - A new neighbourhood town centre at North Acton; - A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.

Park Royal Atlas	• There are a diverse range of businesses in the area • At the time of the survey, 19,934 active workspaces were identified. • A broad range of business sectors were identified, including breweries, bakeries, metal workshops, storage, contractors, joiners, hospitals, schools, publishers, film studios, software developers, garages, car sales, pubs, hotels, jewellers, cobblers, lawyers, accountants, spice merchants, medical suppliers, churches and artist studios. • 30% of workplaces are small office type spaces, though workplaces in large warehouses make up 63% of the total floor area. • The central areas of Park Royal stand out for having the greatest diversity of buildings and space types. Many of these are used by micro businesses which count for 75% of workplaces
Park Royal Development Framework Principles	• Park Royal Centre has the capacity to deliver 650 homes, 1,400 jobs and 3,000sqm of A-class uses but through an optimised approach, these targets could be significantly exceeded. • The town centre boundary requires revisions to accommodate required town centre use needs and support place-making. • The junction within the heart of Park Royal Centre should be re-aligned to optimise transport movement • The routes into Park Royal Centre require improvement for walking and cycling. The delivery of an alternative cycling route off the key routes should be explored. • There is an opportunity to deliver significantly enhanced public open space provision in the centre, particularly on the Central Middlesex Hospital site if existing bus routes can be rationalised.
Park Royal Intensification Study	There are a number of sites and locations across Park Royal where there may be opportunities for intensification, including through: • Vertical extension • Horizontal extension • Infill • Internal subdivision • New provision on vacant land • Comprehensive redevelopment
Park Royal Transport Study	Emerging recommendations include providing transport networks that enhance the communities they serve and help local business to operate and grow sustainably, both now and in the future.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Industrial Land Review	• Adjust Park Royal SIL boundary around Park Royal Centre	OPDC commissioned a Park Royal Development Framework Principles supporting study in February 2018. This has sought to reconcile issues or

		recommendations related to Park Royal Centre that are currently spread across a number of the Local Plan supporting studies, including the Industrial Land Review and Retail and Leisure Needs Study. The outputs from this work include an assessment of suitable sites for expansion of the town centre and, as a result, a revised town centre/SIL boundary. The Development Framework Principles also reflects the need to reprovide/intensify industrial floorspace and to manage the impacts on SIL. Potential locations for intensification are also proposed.

Other evidence base

Supporting Study	Recommendations
LLDC Employment Space Study	Providing a framework and examples of how employment provision can be designed.
Industrial Intensification Primer	Summarises the main forms intensification can take, with case study examples. While some of the options presented are fairly straight forward, and some are possible with greater attention to detail, others will be more challenging, in terms of economic viability and deliverability, as well as ensuring the quality of industrial and residential space. In many cases intensification will have to be considered at the masterplan level as well as the level of individual developments. The document also suggests some typical basic specifications for large and small industrial units to ensure that any intensified or mixed space is suitable for industrial occupiers.

P7. North Acton and Acton Wells

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
North Acton Vision	Future development at North Acton will continue to progress along the same lines as the recent successfully completed regeneration in this area. New and improved connections to Old Oak Common Station and the core development area will be important to ensure North Acton is integrated into the wider regeneration. New development in the area will need to deliver a mixture of new public and private amenity spaces. North Acton station will likely require improvements to increase its capacity and access arrangements.
North Acton Key objectives	Support mixed use intensification, including residential, student housing, offices, light industrial, educational uses and potential for retail, leisure and hotel uses closer to North Acton Underground station; 2. should seek to provide flexible space for SME businesses; 3. Be high density in the vicinity of North Acton station; 4. Achieve the highest standards of design when in close to surrounding sensitive locations including existing residential premises and North Acton Cemetery; 5. Improve pedestrian and cycle connections between North Acton, Old Oak and Wormwood Scrubs and provide improved connections to communities

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	south of the A40; 6. Improve the road network within North Acton to provide better facilities for pedestrians, cyclists and bus users. Ealing Council are currently assessing the potential to improve the Gyratory system; 7. Secure wholesale improvements to the public realm across North Acton and in particular on the one-way system along Victoria Road and Wales Farm Road; 8. Provide a mix of public and private amenity spaces 9. Support new access and new amenity space at the entrance to North Acton Underground station; and 10. Explore the opportunity to upgrade North Acton station to provide additional capacity and improved access to accommodate increased passenger numbers

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

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Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 6,000 new homes within North Acton and Acton Wells. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 4,600 new jobs in North Acton and Acton Wells. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including:

	• Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
North Acton District Energy Network Study	• The assessment concludes that it is not commercially or economically viable to deliver a strategic heat network • The review concludes that providing a network using gas fired CHP would be problematic as fossil fuel based systems are less carbon efficient than conventional grid electricity supply and high efficiency boilers. • To deliver carbon savings and meet Mayoral objectives, new development will have to use heat pumps and low carbon heat sources. This is more technically challenging and riskier commercially.

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	• It may be possible for a small heat network to provide 2 or 3 new developments with low carbon heat and hot water. It may be possible to use a local aquifer to support this and to locate the energy centre in the basement of one of the developments. • Further work is required to test the flow rate and temperature of any aquifer. • The developers need to be approached to secure their support for a shared small scale local network and to agree where to cite a small energy centre. • Funding will need to be secured to develop a scheme. • An alternative zero carbon pathway for North Acton will be needed if a low carbon heat network cannot be provided.

Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years).
	• A new town centre hierarchy is identified:
	  - A new major town centre at Old Oak High Street;
	  - A new neighbourhood town centre at North Acton;
	  - A new neighbourhood town centre at Atlas Junction; and
	  - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre.
	• Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre
	• A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.

Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.
Victoria Road and Old Oak Lane Development Framework Principles	• Manage the transition between Old Oak and Park Royal by coordinating the mix of uses, built form and different character of the two areas. • Support the functioning of Strategic Industrial Locations (SIL). • Deliver mixed-use development in areas outside of SIL to support the local economy and deliver housing. • Focus active retail, social infrastructure, community and leisure uses in clusters around stations and town centres. • Retain and enhance existing residential areas. • Working positively and proactively with High Speed 2 Limited to address impacts on the public realm, open spaces, movement and residential amenity. • Support north-south movement along Victoria Road and Old Oak Lane through improvements to walking and cycling routes and the carriageway that mitigate impacts during the construction of High Speed 2 and in the longer-term. • Deliver a well-defined street with generous footpaths, segregated cycle lanes on main routes and positive and active frontages across the area. • Coordinate public realm enhancements to North Acton;

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	• Deliver new walking and cycling focused streets in new neighbourhoods. • Deliver a network of multifunctional green infrastructure comprising of new publicly accessible open and street greening. • Conserve and enhance the local character, specifically Old Park Royal, the residential, industrial and canalside character and the Grand Union Canal Conservation Area. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o Increased height, including tall buildings, around stations, in town centres and along railways in appropriate locations; o lower heights adjacent to sensitive locations of existing residential neighbourhoods and publicly accessible open spaces.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles.

Other evidence base

Supporting Study	Recommendations
	• None

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P7C1. North Acton Town Centre

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
North Acton Vision	Future development at North Acton will continue to progress along the same lines as the recent successfully completed regeneration in this area. New and improved connections to Old Oak Common Station and the core development area will be important to ensure North Acton is integrated into the wider regeneration. New development in the area will need to deliver a mixture of new public and private amenity spaces. North Acton station will likely require improvements to increase its capacity and access arrangements.
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Future Employment	There are a number of growth sectors which could be supported in

Growth Sectors Study	Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
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North Acton Station Feasibility Study	• North Acton station is expected to be subject to significant additional demand due to the large-scale development that will surround the station. • The existing station is already straining under current demand and the current structures are ageing and in need of replacement/renewal; • As such reconfiguration to provide both additional capacity and step free access is key. • Providing access to the station from the north is fundamental as development comes forward. • Explore commercial opportunities • Ensuring DDA compliant access is provided • Increasing the capacity of the station

Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years).
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Victoria Road and Old Oak Lane Development Framework Principles	• Manage the transition between Old Oak and Park Royal by coordinating the mix of uses, built form and different character of the two areas. • Support the functioning of Strategic Industrial Locations (SIL). • Deliver mixed-use development in areas outside of SIL to support the local economy and deliver housing.

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	• Focus active retail, social infrastructure, community and leisure uses in clusters around stations and town centres. • Retain and enhance existing residential areas. • Working positively and proactively with High Speed 2 Limited to address impacts on the public realm, open spaces, movement and residential amenity. • Support north-south movement along Victoria Road and Old Oak Lane through improvements to walking and cycling routes and the carriageway that mitigate impacts during the construction of High Speed 2 and in the longer-term. • Deliver a well-defined street with generous footpaths, segregated cycle lanes on main routes and positive and active frontages across the area. • Coordinate public realm enhancements to North Acton; • Deliver new walking and cycling focused streets in new neighbourhoods. • Deliver a network of multifunctional green infrastructure comprising of new publicly accessible open and street greening. • Conserve and enhance the local character, specifically Old Park Royal, the residential, industrial and canalside character and the Grand Union Canal Conservation Area. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o Increased height, including tall buildings, around stations, in town centres and along railways in appropriate locations; o lower heights adjacent to sensitive locations of existing residential neighbourhoods and publicly accessible open spaces.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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P7C2. Old Oak Common Lane Station

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

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National Planning Practice Guidance (NPPG)

Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access

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Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

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	housing choice for Londoners 3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban

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	greening to create attractive resilient places that can also help the management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph	**Policy and paragraph text**

reference	
Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important

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	and need to be considered in their own right and not just as edges of a place. Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: • a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; • 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; • a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; • a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; • town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; • a highly integrated transport network; and • a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in

	the first instance, within the OAPF area, then the West London sub-region.
PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
North Acton Vision	Future development at North Acton will continue to progress along the same lines as the recent successfully completed regeneration in this area. New and improved connections to Old Oak Common Station and the core development area will be important to ensure North Acton is integrated into the wider regeneration. New development in the area will need to deliver a mixture of new public and private amenity spaces. North Acton station will likely require improvements to increase its capacity and access arrangements.
North Acton Key objectives	Support mixed use intensification, including residential, student housing, offices, light industrial, educational uses and potential for retail, leisure and hotel uses closer to North Acton Underground station; 2. should seek to provide flexible space for SME businesses; 3. Be high density in the vicinity of North Acton station; 4. Achieve the highest standards of design when in close to surrounding sensitive locations including existing residential premises and North Acton Cemetery;

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	5. Improve pedestrian and cycle connections between North Acton, Old Oak and Wormwood Scrubs and provide improved connections to communities south of the A40; 6. Improve the road network within North Acton to provide better facilities for pedestrians, cyclists and bus users. Ealing Council are currently assessing the potential to improve the Gyratory system; 7. Secure wholesale improvements to the public realm across North Acton and in particular on the one-way system along Victoria Road and Wales Farm Road; 8. Provide a mix of public and private amenity spaces 9. Support new access and new amenity space at the entrance to North Acton Underground station; and 10. Explore the opportunity to upgrade North Acton station to provide additional capacity and improved access to accommodate increased passenger numbers

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 6,000 new homes within North Acton and Acton Wells. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 4,600 new jobs in North Acton and Acton Wells. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment	There are a number of growth sectors which could be supported in

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Growth Sectors Study	Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Old Oak Strategic Transport Study	• New London Overground Stations at Hythe Road and Old Oak Common Lane required.
Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years). • A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street; - A new neighbourhood town centre at North Acton;

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	- A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.
Victoria Road and Old Oak Lane Development Framework Principles	• Manage the transition between Old Oak and Park Royal by coordinating the mix of uses, built form and different character of the two areas. • Support the functioning of Strategic Industrial Locations (SIL). • Deliver mixed-use development in areas outside of SIL to support the local economy and deliver housing. • Focus active retail, social infrastructure, community and leisure uses in clusters around stations and town centres. • Retain and enhance existing residential areas. • Working positively and proactively with High Speed 2 Limited to address impacts on the public realm, open spaces, movement and residential amenity. • Support north-south movement along Victoria Road and Old Oak Lane through improvements to walking and cycling routes and the carriageway that mitigate impacts during the construction of High Speed 2 and in the longer-term. • Deliver a well-defined street with generous footpaths, segregated cycle lanes on main routes and positive and active frontages across the area. • Coordinate public realm enhancements to North Acton; • Deliver new walking and cycling focused streets in new neighbourhoods. • Deliver a network of multifunctional green infrastructure comprising of new publicly accessible open and street greening. • Conserve and enhance the local character, specifically Old Park Royal, the residential, industrial and canalside character and the Grand Union Canal Conservation Area. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o Increased height, including tall buildings, around stations, in town centres and along railways in appropriate locations; o lower heights adjacent to sensitive locations of existing residential neighbourhoods and publicly accessible open spaces.
Supporting Study	**Recommendations**

Rationale for any non-implemented recommendations

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Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
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P8. Old Oak Lane and Old Oak Common Lane

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	housing choice for Londoners 3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban

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	greening to create attractive resilient places that can also help the management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph	**Policy and paragraph text**

reference	
Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
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	and need to be considered in their own right and not just as edges of a place. Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: • a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; • 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; • a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; • a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; • town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; • a highly integrated transport network; and • a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in

	the first instance, within the OAPF area, then the West London sub-region.
PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak Lane Vision	Old Oak Lane will be a line of transition between the protected Strategic Industrial Location (SIL) of Park Royal and the mixed use regeneration area of Old Oak. The street will continue to be a busy connecting street between the A40 and Harlesden Town Centre. Immediately west of Old Oak Lane there are two large sites set to be used as HS2 work sites. Once HS2 has finished work, there is an opportunity to encourage the design and development of SIL appropriate uses here that help to buffer the existing Park Royal industrial area from existing and future mixed-use development to the east. Whilst Preferred Industrial Locations would still be supported, the delivery of Industrial Business Park uses along Old Oak Lane would help improve the character and types of use along this street. These two sites should be joined by a new bridge over the canal to allow better movement between both sites. Where the fronts of these sites meet Victoria Road there is an opportunity for uses that help to

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	activate and define the street and improve the street environment. There should be new and enhanced access to the core Old Oak regeneration area from Old Oak Lane. This should be coupled with physical improvements to the street to better manage vehicle, pedestrian and cycle movements. There is a need to work with HS2 to mitigate construction logistics, where possible, impacts along this route.
Old Oak Lane Key Objectives	1. Continue to function as an important north-south connection road 2. Industrial land to the west of Old Oak Lane will continue to be protected as a Strategic Industrial Location (SIL); 3. Development brought forward on the HS2 works sites after their requirement for HS2 construction ceases should comply with the SIL land use policy requirements. There may be an opportunity to encourage the use of these sites as Industrial Business Park uses in the east of the sites, which could help act as a buffer between Old Oak and the wider Park Royal area such. The sites could form a location for research and development, high tech and/or clean tech uses. The redevelopment of these sites should investigate the potential for an alternative vehicular connection to the west of Old Oak Lane, to minimise traffic impact on the Old Oak Lane Conservation Area; 4. Enhanced access routes should be provided from Old Oak Lane to the Old Oak development area; 5. Improvements to the street may be required to mitigate increased transport use; 6. Proposals should be sensitive in scale to existing residential premises and Conservation Areas; 7. Enhancements should be made to the public realm on Old Oak Lane; and 8. Development should intensify employment uses along Old Oak Lane. There is an opportunity to secure active frontages as part of new development fronting onto Old Oak Lane

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?

To be included. Please refer to the Statement of Consultation in the meantime.

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,800 new homes in Old Oak Lane and Old Oak Common Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,600 new jobs in Old Oak Lane and Old Oak Common Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including:

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	• 5 broad historic themes:
	  o Grand Union Canal;
	  o Rail heritage;
	  o Industrial heritage;
	  o Residential enclaves; and
	  o Scrubland and open space.
	• a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets.
	• heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.

Industrial Land Review (and addendums)	• Protect SIL designation at the Willesden Junction Bus Depot • Release SIL designation at Goodhall Street Industrial Estate and Ursula Lapp Industrial Estate and require no-net loss of industrial floorspace.

Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years).
	• A new town centre hierarchy is identified:
	  - A new major town centre at Old Oak High Street;
	  - A new neighbourhood town centre at North Acton;
	  - A new neighbourhood town centre at Atlas Junction; and
	  - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre.
	• Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre
	• A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.

Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.
Victoria Road and Old Oak Lane Development Framework Principles	• Manage the transition between Old Oak and Park Royal by coordinating the mix of uses, built form and different character of the two areas. • Support the functioning of Strategic Industrial Locations (SIL). • Deliver mixed-use development in areas outside of SIL to support the local economy and deliver housing. • Focus active retail, social infrastructure, community and leisure uses in clusters around stations and town centres. • Retain and enhance existing residential areas. • Working positively and proactively with High Speed 2 Limited to address impacts on the public realm, open spaces, movement and residential amenity. • Support north-south movement along Victoria Road and Old Oak Lane through improvements to walking and cycling routes and the carriageway that mitigate impacts during the construction of High Speed 2 and in the longer-term. • Deliver a well-defined street with generous footpaths, segregated cycle lanes on main routes and positive and active frontages

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	across the area. • Coordinate public realm enhancements to North Acton; • Deliver new walking and cycling focused streets in new neighbourhoods. • Deliver a network of multifunctional green infrastructure comprising of new publicly accessible open and street greening. • Conserve and enhance the local character, specifically Old Park Royal, the residential, industrial and canalside character and the Grand Union Canal Conservation Area. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o Increased height, including tall buildings, around stations, in town centres and along railways in appropriate locations; o lower heights adjacent to sensitive locations of existing residential neighbourhoods and publicly accessible open spaces.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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P8C1. Atlas Junction town centre

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
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Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak Lane Vision	Old Oak Lane will be a line of transition between the protected Strategic Industrial Location (SIL) of Park Royal and the mixed use regeneration area of Old Oak. The street will continue to be a busy connecting street between the A40 and Harlesden Town Centre. Immediately west of Old Oak Lane there are two large sites set to be used as HS2 work sites. Once HS2 has finished work, there is an opportunity to encourage the design and development of SIL appropriate uses here that help to buffer the existing Park Royal industrial area from existing and future mixed-use development to the east. Whilst Preferred Industrial Locations would still be supported, the delivery of Industrial Business Park uses along Old Oak Lane would help improve the character and types of use along this street. These two sites should be joined by a new bridge over the canal to allow better movement between both sites. Where the fronts of these sites meet Victoria Road there is an opportunity for uses that help to activate and define the street and improve the street environment.

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	There should be new and enhanced access to the core Old Oak regeneration area from Old Oak Lane. This should be coupled with physical improvements to the street to better manage vehicle, pedestrian and cycle movements. There is a need to work with HS2 to mitigate construction logistics, where possible, impacts along this route.
Old Oak Lane Key Objectives	1. Continue to function as an important north-south connection road 2. Industrial land to the west of Old Oak Lane will continue to be protected as a Strategic Industrial Location (SIL); 3. Development brought forward on the HS2 works sites after their requirement for HS2 construction ceases should comply with the SIL land use policy requirements. There may be an opportunity to encourage the use of these sites as Industrial Business Park uses in the east of the sites, which could help act as a buffer between Old Oak and the wider Park Royal area such. The sites could form a location for research and development, high tech and/or clean tech uses. The redevelopment of these sites should investigate the potential for an alternative vehicular connection to the west of Old Oak Lane, to minimise traffic impact on the Old Oak Lane Conservation Area; 4. Enhanced access routes should be provided from Old Oak Lane to the Old Oak development area; 5. Improvements to the street may be required to mitigate increased transport use; 6. Proposals should be sensitive in scale to existing residential premises and Conservation Areas; 7. Enhancements should be made to the public realm on Old Oak Lane; and 8. Development should intensify employment uses along Old Oak Lane. There is an opportunity to secure active frontages as part of new development fronting onto Old Oak Lane

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

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Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,800 new homes in Old Oak Lane and Old Oak Common Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,600 new jobs in Old Oak Lane and Old Oak Common Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal;

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	o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Retail and Leisure Needs Study	• There is a quantitative need for approximately 68,500sqm of A-class uses in the OPDC area in the Local Plan period (the next 20 years). • A new town centre hierarchy is identified: - A new major town centre at Old Oak High Street; - A new neighbourhood town centre at North Acton; - A new neighbourhood town centre at Atlas Junction; and - Consolidating and expanding the existing neighbourhood town centre at Park Royal Centre. • Within the plan period, 57,250sqm of A-class uses should be provided in the new Old Oak High Street Major Town Centre, with 4,750sqm in North Acton, 3,500sqm in Atlas Junction and 3,000sqm in Park Royal Centre • A series of policies should be put in place to ensure a high quality of retail that supports placemaking, including the support for independent retailers, measures to mitigate impacts on existing town centres and support for meanwhile uses.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.
Victoria Road and Old Oak Lane Development Framework Principles	• Manage the transition between Old Oak and Park Royal by coordinating the mix of uses, built form and different character of the two areas. • Support the functioning of Strategic Industrial Locations (SIL). • Deliver mixed-use development in areas outside of SIL to support the local economy and deliver housing. • Focus active retail, social infrastructure, community and leisure uses in clusters around stations and town centres. • Retain and enhance existing residential areas. • Working positively and proactively with High Speed 2 Limited to address impacts on the public realm, open spaces, movement and residential amenity. • Support north-south movement along Victoria Road and Old Oak Lane through improvements to walking and cycling routes and the carriageway that mitigate impacts during the construction of High Speed 2 and in the longer-term. • Deliver a well-defined street with generous footpaths, segregated cycle lanes on main routes and positive and active frontages across the area. • Coordinate public realm enhancements to North Acton; • Deliver new walking and cycling focused streets in new neighbourhoods. • Deliver a network of multifunctional green infrastructure comprising of new publicly accessible open and street greening.

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	• Conserve and enhance the local character, specifically Old Park Royal, the residential, industrial and canalside character and the Grand Union Canal Conservation Area. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o Increased height, including tall buildings, around stations, in town centres and along railways in appropriate locations; o lower heights adjacent to sensitive locations of existing residential neighbourhoods and publicly accessible open spaces.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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P9. Channel Gate

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

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Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period with 7,600 new industrial jobs provided within Channel Gate after 2026. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space.

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	• a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Industrial Land Review (and addendums)	• Protect SIL designation within Channel Gate.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes a long-term aspirational crossing over to Park Royal West.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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P10. Scrubs Lane

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Scrubs Lane Vision	Scrubs Lane is an important road connecting Harlesden, Old Oak, and White City which is well used and will continue to be well used. It also provides access to the A40. There is an opportunity to improve the physical environment of this street through robust building, traffic management, new access routes to Old Oak and existing amenity spaces, and the provision of quality public realm for pedestrians and cyclists. Along Scrubs Lane there may be opportunities for early development so long as these developments complement the aspirations of the wider masterplan and support the comprehensive regeneration of the area whilst also achieving suitably high design standards. To the north of the Grand Union Canal this should include new and improved connections from Scrubs Lane into Old Oak North, a significantly improved public realm, access to the canal, and there may also be opportunities to provide new access into the Cemetery.

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	To the south of the Grand Union Canal this should include new and improved access to North Pole Depot East that would enable improved connections on to Kensal Canal side Opportunity Area. There should also be opportunities to improve pedestrian and cycle access to both Wormwood Scrubs and Little Wormwood Scrubs which would provide better opportunities for local people to access these important amenity and ecological spaces. Kensal Cemetery and the Grand Union Canal Conservation Areas sit to the east and south of Scrubs Lane. New development will need to be sensitive to these existing heritage assets. To create an attractive place the environment of Scrubs Lane will need to be significantly enhanced, through new high quality development and public realm improvements. These should also create a generous walking and cycle environment along its entire length. Uses in this area will be residential-led with opportunities for a mix of uses at lower levels. At ground level buildings will need to be predominantly either active, or have a mixture of residential entrances with front doors on street. The scale and massing of development along Scrubs Lane will need to be coordinated with that of nearby Opportunity Areas, specifically along the Grand Union Canal to the Kensal Opportunity Area
Scrubs Lane Key Objectives	1. Early regeneration along Scrubs Lane will be encouraged where it complements the aspirations of this planning framework and OPDC's energy policy plans. It will be important that early development achieves the highest quality design and architectural standards to set the right tone for the wider area 2. To the north of the Grand Union Canal new and improved access points should be provided into Old Oak North from Scrubs Lane; 3. To the south of the Grand Union Canal new and improved access to North Pole Depot East should be provided, along with opportunities for pedestrian and cycle access to Wormwood Scrubs and Little Wormwood Scrubs 4. Transport improvements are likely to be required along Scrubs Lane; 5. Public realm improvements including wider footways and high quality cycle infrastructure will be needed linking Scrubs Lane to Wood Lane and further south to White City; 6. Environmental and street greening will be required, including the potential for Sustainable Urban Drainage Systems (SUDS); 7. New development should create a coherent built form onto the street: Scrubs Lane should be a transition area between the surrounding area and the core development area; Along the eastern side of the street, development should sensitively respond to adjacent buildings (including the Former Cumberland Park Factory) and to St. Mary's Cemetery; Along the western side (behind the street front) there will be opportunities for increased massing and taller elements that respond

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	to the scale of new development within the core development area. 8. New development to the south of Scrubs Lane will need to respect the existing Grand Union Canal conservation area; 9. There is also an opportunity to investigate the potential for a safe and secure access to the Cemetery; and 10. Development should be predominantly residential led with opportunities for other uses on the lower levels. New development should include a mix of active commercial uses and residential front doors on street. Where early development is proposed, lower level uses will need to be flexible to respond to a changing environment.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Scrubs Lane Development Framework Principles	• Deliver mixed-use development across the area to support the local economy and deliver housing. This should generally comprise employment floorspace on ground floors fronting onto Scrubs Lane and railways with housing above. • Focusing active retail, social infrastructure, community and leisure uses in clusters around each of the four new and improved east-west routes into Old Oak North. • Support north-south movement along the street through improvements to walking and cycling routes and the carriageway. • Deliver new and improved east to west routes to Old Oak North and potentially St. Mary's Cemetery • Deliver a well-defined street with generous footpaths, a segregated cycle lane on the western side and positive and active frontages along its length

	• Deliver multifunctional green infrastructure comprising of new publicly accessible open spaces in each cluster and street greening along the length of Scrubs Lane. • Conserve and enhance the local character, specifically St. Mary's Cemetery, Cumberland Park Factory and the Grand Union Canal conservation areas as well as Kensal Green Cemetery Grade 1 Listed Registered Park/Garden. • Deliver a high quality built environment that responds to the surrounding sensitive locations and supports local legibility by delivering a range of building heights to provide: o north of the Grand Union Canal, generally 6-8 storey heights onto Scrubs Lane; o south of the Grand Union Canal, generally 8-10 storey heights onto Scrubs Lane with lower heights adjacent to Little Wormwood Scrubs; o generally lower heights opposite the Cumberland Park Factory; o generally 6 to 8 storey heights fronting onto the Grand Union Canal; o increased heights of 8-10 storeys adjacent to the railway; o a single tall building in each cluster; and o visual permeability between taller buildings. •
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,600 new homes within Scrubs Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,200 new jobs within Scrubs Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy

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	Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Old Oak North Development Framework Principles	• Delivery and phasing of development to reflect updated location of key routes of Park Road and Old Oak Street. • Provide connections to Scrubs Lane that should be located at Park Road and Hythe Road. • Delivery of a two-way cycle lane to the west of Scrubs Lane is no longer likely to be deliverable. • Within the place of Willesden Junction, Old Oak Street will continue as a walking and cycling route connecting to Station Approach in the west. To the east a new walking and cycling link will also be delivered to Harrow Road.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles.
Scrubs Lane Development	Deliver a segregated cycle lane on the western side	This recommendation has been superseded by the Old Oak North

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Framework Principles	and positive and active frontages along its length	Development Framework Principles which recommends a flexible approach is taken to delivering segregated cycles lanes potentially on either side of the street. The width requirement for the street is consistent with that defined in the Scrubs Lane Development Framework Principles.

Other evidence base

Supporting Study	Recommendations
	• None

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P10C1. Harrow Road

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
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Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Scrubs Lane Vision	Scrubs Lane is an important road connecting Harlesden, Old Oak, and White City which is well used and will continue to be well used. It also provides access to the A40. There is an opportunity to improve the physical environment of this street through robust building, traffic management, new access routes to Old Oak and existing amenity spaces, and the provision of quality public realm for pedestrians and cyclists. Along Scrubs Lane there may be opportunities for early development so long as these developments complement the aspirations of the wider masterplan and support the comprehensive regeneration of the area whilst also achieving suitably high design standards. To the north of the Grand Union Canal this should include new and improved connections from Scrubs Lane into Old Oak North, a significantly improved public realm, access to the canal, and there may also be opportunities to provide new access into the Cemetery.

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	To the south of the Grand Union Canal this should include new and improved access to North Pole Depot East that would enable improved connections on to Kensal Canal side Opportunity Area. There should also be opportunities to improve pedestrian and cycle access to both Wormwood Scrubs and Little Wormwood Scrubs which would provide better opportunities for local people to access these important amenity and ecological spaces. Kensal Cemetery and the Grand Union Canal Conservation Areas sit to the east and south of Scrubs Lane. New development will need to be sensitive to these existing heritage assets. To create an attractive place the environment of Scrubs Lane will need to be significantly enhanced, through new high quality development and public realm improvements. These should also create a generous walking and cycle environment along its entire length. Uses in this area will be residential-led with opportunities for a mix of uses at lower levels. At ground level buildings will need to be predominantly either active, or have a mixture of residential entrances with front doors on street. The scale and massing of development along Scrubs Lane will need to be coordinated with that of nearby Opportunity Areas, specifically along the Grand Union Canal to the Kensal Opportunity Area
Scrubs Lane Key Objectives	1. Early regeneration along Scrubs Lane will be encouraged where it complements the aspirations of this planning framework and OPDC's energy policy plans. It will be important that early development achieves the highest quality design and architectural standards to set the right tone for the wider area 2. To the north of the Grand Union Canal new and improved access points should be provided into Old Oak North from Scrubs Lane; 3. To the south of the Grand Union Canal new and improved access to North Pole Depot East should be provided, along with opportunities for pedestrian and cycle access to Wormwood Scrubs and Little Wormwood Scrubs 4. Transport improvements are likely to be required along Scrubs Lane; 5. Public realm improvements including wider footways and high quality cycle infrastructure will be needed linking Scrubs Lane to Wood Lane and further south to White City; 6. Environmental and street greening will be required, including the potential for Sustainable Urban Drainage Systems (SUDS); 7. New development should create a coherent built form onto the street: Scrubs Lane should be a transition area between the surrounding area and the core development area; Along the eastern side of the street, development should sensitively respond to adjacent buildings (including the Former Cumberland Park Factory) and to St. Mary's Cemetery; Along the western side (behind the street front) there will be opportunities for increased massing and taller elements that respond

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	to the scale of new development within the core development area. 8. New development to the south of Scrubs Lane will need to respect the existing Grand Union Canal conservation area; 9. There is also an opportunity to investigate the potential for a safe and secure access to the Cemetery; and 10. Development should be predominantly residential led with opportunities for other uses on the lower levels. New development should include a mix of active commercial uses and residential front doors on street. Where early development is proposed, lower level uses will need to be flexible to respond to a changing environment.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Scrubs Lane Development Framework Principles	Vision A community and employment focused location framed by prominent corner of Harrow Road and Scrubs Lane and a new Old Oak High Street connecting to Willesden Junction.
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,600 new homes within Scrubs Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,200 new jobs within Scrubs Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment	There are a number of growth sectors which could be supported in

Growth Sectors Study	Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Old Oak North Development Framework Principles	• Within the place of Willesden Junction, Old Oak Street will continue as a walking and cycling route connecting to Station Approach in the west. To the east a new walking and cycling link will also be delivered to Harrow Road.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

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Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes four key routes in Old Oak. These are: Old Oak High Street, Grand Union Street, Park Road and Wormwood Scrubs Street.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles. Following additional feasibility analysis, Old Oak Street is recommended to be delivered as a walking and cycling route to Station Approach, west of Willesden Junction Station. A walking a cycling route is proposed to be delivered connecting to Harrow Road.

Other evidence base

Supporting Study	Recommendations
	• None

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P10C2. Laundry

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
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Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

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PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Scrubs Lane Vision	Scrubs Lane is an important road connecting Harlesden, Old Oak, and White City which is well used and will continue to be well used. It also provides access to the A40. There is an opportunity to improve the physical environment of this street through robust building, traffic management, new access routes to Old Oak and existing amenity spaces, and the provision of quality public realm for pedestrians and cyclists. Along Scrubs Lane there may be opportunities for early development so long as these developments complement the aspirations of the wider masterplan and support the comprehensive regeneration of the area whilst also achieving suitably high design standards. To the north of the Grand Union Canal this should include new and improved connections from Scrubs Lane into Old Oak North, a significantly improved public realm, access to the canal, and there may also be opportunities to provide new access into the Cemetery.

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	To the south of the Grand Union Canal this should include new and improved access to North Pole Depot East that would enable improved connections on to Kensal Canal side Opportunity Area. There should also be opportunities to improve pedestrian and cycle access to both Wormwood Scrubs and Little Wormwood Scrubs which would provide better opportunities for local people to access these important amenity and ecological spaces. Kensal Cemetery and the Grand Union Canal Conservation Areas sit to the east and south of Scrubs Lane. New development will need to be sensitive to these existing heritage assets. To create an attractive place the environment of Scrubs Lane will need to be significantly enhanced, through new high quality development and public realm improvements. These should also create a generous walking and cycle environment along its entire length. Uses in this area will be residential-led with opportunities for a mix of uses at lower levels. At ground level buildings will need to be predominantly either active, or have a mixture of residential entrances with front doors on street. The scale and massing of development along Scrubs Lane will need to be coordinated with that of nearby Opportunity Areas, specifically along the Grand Union Canal to the Kensal Opportunity Area
Scrubs Lane Key Objectives	1. Early regeneration along Scrubs Lane will be encouraged where it complements the aspirations of this planning framework and OPDC's energy policy plans. It will be important that early development achieves the highest quality design and architectural standards to set the right tone for the wider area 2. To the north of the Grand Union Canal new and improved access points should be provided into Old Oak North from Scrubs Lane; 3. To the south of the Grand Union Canal new and improved access to North Pole Depot East should be provided, along with opportunities for pedestrian and cycle access to Wormwood Scrubs and Little Wormwood Scrubs 4. Transport improvements are likely to be required along Scrubs Lane; 5. Public realm improvements including wider footways and high quality cycle infrastructure will be needed linking Scrubs Lane to Wood Lane and further south to White City; 6. Environmental and street greening will be required, including the potential for Sustainable Urban Drainage Systems (SUDS); 7. New development should create a coherent built form onto the street: Scrubs Lane should be a transition area between the surrounding area and the core development area; Along the eastern side of the street, development should sensitively respond to adjacent buildings (including the Former Cumberland Park Factory) and to St. Mary's Cemetery; Along the western side (behind the street front) there will be opportunities for increased massing and taller elements that respond

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	to the scale of new development within the core development area. 8. New development to the south of Scrubs Lane will need to respect the existing Grand Union Canal conservation area; 9. There is also an opportunity to investigate the potential for a safe and secure access to the Cemetery; and 10. Development should be predominantly residential led with opportunities for other uses on the lower levels. New development should include a mix of active commercial uses and residential front doors on street. Where early development is proposed, lower level uses will need to be flexible to respond to a changing environment.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Scrubs Lane Development Framework Principles	Vision A community focused green landscaped route fronted by housing and community uses linking Old Oak Gardens, Scrubs Lane and St. Mary's Cemetery.
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,600 new homes within Scrubs Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,200 new jobs within Scrubs Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment Growth Sectors	There are a number of growth sectors which could be supported in Old Oak and Park Royal including:

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Study	• Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Old Oak North Development Framework Principles	• Park Road will be an all modes route connecting to Scrubs Lane in the former location of Laundry Lane.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.
Supporting Study	**Recommendations**

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Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Scrubs Lane Development Framework Principles	A community focused green landscaped route fronted by housing and community uses linking Old Oak Gardens, Scrubs Lane and St. Mary's Cemetery.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles. Laundry Lane as a walking and cycling route is recommended to be replaced with Park Road as an all modes route. The Cluster policy now seeks to deliver a range of uses along this all modes street.

Other evidence base

Supporting Study	Recommendations
	• None

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P10C3. Hythe Road

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Scrubs Lane Key Objectives	1. Early regeneration along Scrubs Lane will be encouraged where it complements the aspirations of this planning framework and OPDC's energy policy plans. It will be important that early development achieves the highest quality design and architectural standards to set the right tone for the wider area 2. To the north of the Grand Union Canal new and improved access points should be provided into Old Oak North from Scrubs Lane; 3. To the south of the Grand Union Canal new and improved access to North Pole Depot East should be provided, along with opportunities for pedestrian and cycle access to Wormwood Scrubs and Little Wormwood Scrubs 4. Transport improvements are likely to be required along Scrubs Lane; 5. Public realm improvements including wider footways and high quality cycle infrastructure will be needed linking Scrubs Lane to Wood Lane and further south to White City; 6. Environmental and street greening will be required, including the potential for Sustainable Urban Drainage Systems (SUDS); 7. New development should create a coherent built form onto the street: Scrubs Lane should be a transition area between the surrounding area and the core development area; Along the eastern side of the street, development should sensitively respond to adjacent buildings (including the Former Cumberland Park Factory) and to St. Mary's Cemetery; Along the western side (behind the street front) there will be opportunities for increased massing and taller elements that respond

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	to the scale of new development within the core development area. 8. New development to the south of Scrubs Lane will need to respect the existing Grand Union Canal conservation area; 9. There is also an opportunity to investigate the potential for a safe and secure access to the Cemetery; and 10. Development should be predominantly residential led with opportunities for other uses on the lower levels. New development should include a mix of active commercial uses and residential front doors on street. Where early development is proposed, lower level uses will need to be flexible to respond to a changing environment.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
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Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Scrubs Lane Development Framework Principles	Vision A retail, leisure and community focused cluster framed by railway and industrial heritage that connects Old Oak North, to Scrubs Lane and on to St. Mary's Cemetery. This cluster will provide new and improved walking, cycling and vehicular access into Old Oak North.
Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,600 new homes within Scrubs Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,200 new jobs within Scrubs Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.

Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Old Oak North Development Framework Principles	• The delivery of the West London Line and potential Hythe Road Station on a viaduct within Old Oak North is supported. This requires Hythe Road to be enhanced as a high quality all modes link to Scrubs Lane and the previous proposed additional southern access to be removed.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal.

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Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	Delivery of a new vehicular connection into Old Oak North, north of Hythe Road.	The delivery of the West London Line and potential Hythe Road Station on a viaduct within Old Oak North is supported. This requires Hythe Road to be enhanced as a high quality all modes link to Scrubs Lane and the previous proposed additional southern access to be removed.

Other evidence base

Supporting Study	Recommendations
	• None

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P10C4. Mitre Canalside

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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Policy / paragraph reference	Policy and paragraph text
Title: Why does good design matter? Paragraph: 001 Reference ID: 26-001-20140306 Revision date: 06 03 2014	Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.
Title: Why does good design achieve? Paragraph: 002 Reference ID: 26-002-20140306 Revision date: 06 03 2014	Good design should: • ensure that development can deliver a wide range of planning objectives • enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being • address the need for different uses sympathetically.
Title: Planning should promote cohesive and vibrant neighbourhoods Paragraph: 014 Reference ID: 26-014-20140306 Revision date: 06 03 2014	Cohesion relies on a neighbourhood having a robust structure and identity. Local and neighbourhood plans can set aspirations for areas considering what is already successful about them and how they could be improved. This might include movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, wellbeing and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area. Interesting and safe neighbourhoods often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in various parts of a building or space at the same time. Neighbourhoods should also cater for a range of demographic groups especially families and older people. A mix of uses will be successful when they are compatible one with another and interact with each other positively avoiding opportunities for conflict. To encourage a mix of uses that are both vibrant and safe buildings can be designed so as to facilitate different access arrangements at different times.

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Title: What is a well designed place? Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014	Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places should: • be functional; • support mixed uses and tenures; • include successful public spaces; • be adaptable and resilient; • have a distinctive character; • be attractive; and • encourage ease of movement.
Title: Which planning processes and tools can we use to help achieve good design? Paragraph: 029 Reference ID: 26-029-20140306 Revision date: 06 03 2014	**In development plans:** The promotion of good design should be sought at all stages in the planning process. At the development plan stage this will be carried out through: • careful plan and policy formulation • the use of proper consultative and participatory techniques • where appropriate the preparation of masterplans, briefs and site specific policies

London Plan (2016) Policies

Policy / paragraph reference	Policy and paragraph text
7.1	F Boroughs should plan across services to ensure the nature and mix of existing and planned infrastructure and services are complementary and meet the needs of existing and new communities. Cross-borough and/or sub-regional working is encouraged, where appropriate.
7.4	C Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change. Characterisation studies can help in this process.

Draft London Plan (2017) Policies

Policy / paragraph reference	Policy and paragraph text
SD1	Boroughs, through Development Plans and decisions, should: 1) Clearly set out how they will encourage and deliver the growth potential of Opportunity Areas 2) Support development which creates employment opportunities and housing choice for Londoners

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	3) plan for and provide the necessary social and other infrastructure to sustain growth, working with infrastructure providers where necessary 4) recognise that larger areas can define their own character and density 5) support and sustain Strategic Industrial Locations (SIL) and other industrial capacity by considering opportunities to intensify and make more efficient use of land in SIL, in accordance with Policy E4 Land for industry, logistics and services to support London's economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 Intensification, colocation and substitution of land for industry, logistics and services to support London's economic function 6) meet or, where appropriate, exceed the indicative guidelines for housing and/or indicative estimates for employment capacity set out in Figures 2.4 to 2.12 7) include ambitious transport mode share targets 8) support wider regeneration and ensure that development proposals integrate into the surrounding areas, in accordance with Policy SD10 Strategic and local regeneration 9) ensure planning frameworks are subject to public and stakeholder Consultation
D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Scrubs Lane Vision	Scrubs Lane is an important road connecting Harlesden, Old Oak, and White City which is well used and will continue to be well used. It also provides access to the A40. There is an opportunity to improve the physical environment of this street through robust building, traffic management, new access routes to Old Oak and existing amenity spaces, and the provision of quality public realm for pedestrians and cyclists. Along Scrubs Lane there may be opportunities for early development so long as these developments complement the aspirations of the wider masterplan and support the comprehensive regeneration of the area whilst also achieving suitably high design standards. To the north of the Grand Union Canal this should include new and improved connections from Scrubs Lane into Old Oak North, a significantly improved public realm, access to the canal, and there may also be opportunities to provide new access into the Cemetery.

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	To the south of the Grand Union Canal this should include new and improved access to North Pole Depot East that would enable improved connections on to Kensal Canal side Opportunity Area. There should also be opportunities to improve pedestrian and cycle access to both Wormwood Scrubs and Little Wormwood Scrubs which would provide better opportunities for local people to access these important amenity and ecological spaces. Kensal Cemetery and the Grand Union Canal Conservation Areas sit to the east and south of Scrubs Lane. New development will need to be sensitive to these existing heritage assets. To create an attractive place the environment of Scrubs Lane will need to be significantly enhanced, through new high quality development and public realm improvements. These should also create a generous walking and cycle environment along its entire length. Uses in this area will be residential-led with opportunities for a mix of uses at lower levels. At ground level buildings will need to be predominantly either active, or have a mixture of residential entrances with front doors on street. The scale and massing of development along Scrubs Lane will need to be coordinated with that of nearby Opportunity Areas, specifically along the Grand Union Canal to the Kensal Opportunity Area
Scrubs Lane Key Objectives	1. Early regeneration along Scrubs Lane will be encouraged where it complements the aspirations of this planning framework and OPDC's energy policy plans. It will be important that early development achieves the highest quality design and architectural standards to set the right tone for the wider area 2. To the north of the Grand Union Canal new and improved access points should be provided into Old Oak North from Scrubs Lane; 3. To the south of the Grand Union Canal new and improved access to North Pole Depot East should be provided, along with opportunities for pedestrian and cycle access to Wormwood Scrubs and Little Wormwood Scrubs 4. Transport improvements are likely to be required along Scrubs Lane; 5. Public realm improvements including wider footways and high quality cycle infrastructure will be needed linking Scrubs Lane to Wood Lane and further south to White City; 6. Environmental and street greening will be required, including the potential for Sustainable Urban Drainage Systems (SUDS); 7. New development should create a coherent built form onto the street: Scrubs Lane should be a transition area between the surrounding area and the core development area; Along the eastern side of the street, development should sensitively respond to adjacent buildings (including the Former Cumberland Park Factory) and to St. Mary's Cemetery; Along the western side (behind the street front) there will be opportunities for increased massing and taller elements that respond

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Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
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To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
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Development Capacity Study	• Approximately 20,100 new homes can be delivered during the 20 year plan period including 2,600 new homes within Scrubs Lane. • Floorspace for approximately 40,400 new jobs can be provided during the 20 year plan period including 1,200 new jobs within Scrubs Lane. • Phasing of development will likely begin in North Acton, Scrubs Lane and non-SIL locations within Park Royal. Development in Old Oak will take place throughout the plan period and beyond.
Future Employment	There are a number of growth sectors which could be supported in

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Growth Sectors Study	Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area. Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations
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Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

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Supporting Study	Recommendations
	• None

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P11. Willesden Junction

Legislation, Policy and Guidance Context

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D1	Development Plans, area-based strategies and development proposals should address the following: A The form and layout of a place should: 1) use land efficiently by optimising density, connectivity and land use patterns 2) facilitate an inclusive environment 3) be street-based with clearly defined public and private environments 4) deliver appropriate outlook, privacy and amenity 5) achieve safe and secure environments 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest 7) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity 8) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area 9) help prevent or mitigate the impacts of noise and poor air quality 10) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users. B Development design should: 1) respond to local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including to existing and emerging street hierarchy, building types, forms and proportions 2) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well 3) aim for high sustainability standards 4) respect, enhance and utilise the heritage assets and architectural features that make up the local character 5) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	**Policy and paragraph text**
PRINCIPLE OO1	a. In conformity with the London Plan, proposals should contribute towards the comprehensive regeneration of the Old Oak area to help deliver: □ a minimum of 24,000 new homes including affordable homes with a mix of tenures and typologies; □ 55,000 jobs with a significant provision of this provided as new commercial space focussed around a new hub at the High Speed 2 station. Opportunities should be taken to diversify into new growth sectors and provision should be made for SMEs, micro businesses and affordable workspace; □ a full mix of town centre uses which could include the following; retail, leisure, community, health, cultural, entertainment, night-time economy uses, sports facilities, educational, arts, hotels, places of worship, commercial and offices; □ a level of new retail that caters for the needs of the development and that complements and enhances nearby centres, while recognising the role retail can play in the shaping of place; □ town centre uses should be focussed around public transport hubs, along the new Old Oak High Street and along other major thoroughfares where there are high flows of people; □ a highly integrated transport network; and □ a new well connected network of streets and amenity spaces that meet the principles of Lifetime Neighbourhoods. b. Proposals should explore the opportunity to attract a variety of catalyst uses, from the small to the large scale, which could help play a role in attracting people to the area and creating a destination. c. Proposals seeking to displace existing employment floorspace from the Strategic Industrial Location (SIL) within Old Oak should demonstrate how they have worked to find suitable relocation sites or replacement premises, in the first instance, within the OAPF area, then the West London sub-region.

PRINCIPLE OO2	Proposals should deliver the following movement hierarchy: a. Old Oak High Street and Old Oak Common Station b. Grand Union Street c. Secondary streets (including Grand Union Canal tow parth).
PRINCIPLE OO3	Proposals should deliver the following public amenity spaces in accordance with London Plan table 7.2, the All London Green Grid SPG and the indicative green grid locations outlined in Figure 34: a. Grand Union Square b. Old Oak Square c. Station squares d. Small open spaces
PRINCIPLE OO4	Building heights and densities should: a. accord with London Plan Policy 7.7 and the guidance set out in Principle D3; b. accord with the guidance set out in the table below and depicted in figure 45: i. Sensitive edges ii. Residential led areas iii. Old Oak High Street and at other key destinations iv. Underground and Overground Stations and local vicinity v. Old Oak Common Station and local vicinity c. demonstrate how they provide a transition in scale between adjacent building height and density locations; d. make a positive contribution to the local townscape, the setting of heritage assets and long distance views; e. deliver visual permeability and legibility; f. explore the use of orientation and position of massing elements to deliver a positive relationship to street enclosure and ground level activities taking into account daylight, sunlight and overshadowing issues; and g. take account through their arrangement, of their environmental impacts, in particular on micro-climate, daylight and sunlight and overshadowing of amenity spaces. Further environmental modelling work will be done through the OPDC Local Plan process to consider this in more detail.
PRINCIPLE OO5	Proposals should be informed by local views as shown in figure 29 to assist in shaping the built form, delivering variation in the skyline, conserving heritage assets and their setting and enhancing local legibility.
Old Oak North Vision	Development will be residential-led creating a new Lifetime Neighbourhood. The area will also need to include a level of commercial space focussed around activating Old Oak High Street, Willesden Junction and the Grand Union Canal as key destinations. This area will accommodate a much smaller number of jobs than Old Oak South, which will be the focus for new commercial space. The area requires significant new transport and utility infrastructure to ensure that it is both accessible and operational. Old Oak North will need to include a network of new streets and amenity spaces that meet the needs of all residents along with the provision of a sufficient level of new social infrastructure. Allongside the delivery of a new Hythe Road station, this area presents a fantastic opportunity for early delivery of homes and jobs. As part of this there could be a role for small and large scale catalyst uses to help create a destination and a place.
Old Oak North Key Objectives	1. Early delivery of new homes and infrastructure to encourage the regeneration of the wider area; 2. Development will be residential-led and will make a significant contribution to the overall housing target for the area; 3. Potential for small and large-scale catalyst uses such as a new

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	educational facility, sports stadium, sports complex, health, arts, leisure and or cultural centre; 4. New and improved public transport connections, including a new Overground station at Hythe Road and improvements to Willesden Junction station; 5. A new and improved street network, permeable and attractive for social interaction, walking and cycling, providing better connections to the surrounding area including; an accessible bridge of at least 12 metres wide over the West Coast Mainline connecting the EMR site to Willesden Junction, new and improved connections to Scrubs Lane, and new connections over the Grand Union Canal; and 6. Significant provision of new amenity and leisure spaces, connected by a legible and coherent street network: 7. Development should be mindful of existing residential communities in Harlesden, Island Triangle and along Scrubs Lane: and 8. Work with the public sector on a strategy to decontaminate the land.
Old Oak High Street Vision	Old Oak High Street will be one of the main attractions in the core development area. It will provide a key north-south route connecting Harlesden to Wormwood Scrubs and further south. It will provide direct access to Willesden Junction station, Hythe Road station and Old Oak Common station. There will be a hub of Town Centre activities along its length with a mix of amenity spaces. The canal and its surrounding amenity spaces will become a focal point for this new street. There will be a need for new infrastructure to ensure the street is fully connected into its surroundings that must achieve the highest standards for public transport, social interaction and walking and cycling.
Old Oak High Street Key Objectives	Development should: 1. Provide a legible connection between Wormwood Scrubs and Old Oak Common station with Willesden Junction station and Harlesden Town Centre 2. Provide a street environment that is attractive for pedestrians and cyclists along its entire length. There may also be a need for vehicle movement, along either part of the street, or its full length, and these activities will need to be carefully integrated; 3. Provide clear and direct access into Old Oak Common station, Hythe Road Overground station and Willesden Junction station; 4. Deliver a mix of town centre uses typical of a busy London high street; 5. Seek to incorporate active uses (including residential entrances) along its full length of the street (where feasible); 6. Include public green spaces and public squares along its length. It should celebrate the canal as a focal point and include built in Sustainable Urban Drainage and greening measures to address drainage issues in the area; and 7. Explore opportunities for increases in building heights along the street, in recognition of its role and function as a mixed use high street.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

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Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Development Capacity Study	• Currently Willesden Junction is not identified for new homes and jobs development in the plan period. However, OPDC will work closely with stakeholders to secure early delivery of development.
Future Employment Growth Sectors Study	There are a number of growth sectors which could be supported in Old Oak and Park Royal including: • Opportunities to retain, strengthen and diversify existing economic strengths. These are focussed on industrial type activities, in particular food manufacturing, transport, wholesale, logistics and to a lesser extent, motor trade activities. The area also appears to have growing strengths in a range of creative industries. • Opportunities to grow, attract and innovate other economic sectors. The nature of development at Old Oak means that future growth is likely to be focused around office uses with key sectors being professional and financial services; and ICT and digital media services. There are also potential opportunities within the low carbon (including clean tech), advanced manufacturing sectors and med-tech/life-science activities. Key ways to support these fit into 4 broad themes: • Sector Development • Workspace, Infrastructure and Place making • Skills and Social Inclusion • Evidence and Strategy Examples of recommended measures include setting up specific networking opportunities and sub-groups; targeted business support; supporting the delivery of flexible and affordable workspace for smaller businesses; links with education providers; and maximising transport and accessibility to and within the OPDC area.

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	Some sectors are better suited to particular locations within OPDC's boundary so the spatial recommendations also show potential suitable locations

Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including:
	• 5 broad historic themes:
	  o Grand Union Canal;
	  o Rail heritage;
	  o Industrial heritage;
	  o Residential enclaves; and
	  o Scrubland and open space.
	• a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets.
	• heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.

Old Oak North Development Framework Principles	• Within the place of Willesden Junction, Old Oak Street will continue as a walking and cycling route connecting to Station Approach in the west. To the east a new walking and cycling link will also be delivered to Harrow Road.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes delivering Old Oak High Street as an all modes routes connecting to Harrow Road and enhancements to a walking and cycling connection to Station Approach.
Willesden Junction Station Feasibility Study	The study provides 10 key recommendations: • Capacity enhancements required to accommodate future growth; • Major improvements to station required to meet passenger expectations as an interchange and as a destination in Old Oak area; • Step free access from all entrances to platforms should be provided; • Enhanced intermodal facilities are required with adequate bus, cycle parking and taxi/kiss-and-ride provision located in close proximity to station entrances; • A new primary entrance to the east side of the station is required to provide convenient access to major development areas to the south in Old Oak; • Pedestrian and cycle links to Harlesden Town centre via Station Road and Harrow Road mist be enhanced; • Delivery of an east-west unpaid pedestrian and cycle route through, or adjacent to, the station; • Deliver capacity and public realm improvements early in order to enhance the viability of adjacent development plots; • The future use of Willesden Train Maintenance Depot needs to be determined to inform the next phase of station design; • Ensure proposals safeguard the ability to integrate a vehicular link over the West Coast Mainline.

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Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal. This includes delivering Old Oak High Street as an all modes routes connecting to Harrow Road and enhancements to a walking and cycling connection to Station Approach.	This recommendation has been superseded by the key route network recommended by the Old Oak North Development Framework Principles. Following additional feasibility analysis, Old Oak Street is recommended to be delivered as a walking and cycling route to Station Approach, west of Willesden Junction Station. A walking a cycling route is proposed to be delivered connecting to Harrow Road.

Other evidence base

Supporting Study	Recommendations
	• None

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P12. Wormwood Scrubs

Legislation, Policy and Guidance Context

National Planning Policy Framework (2012) (NPPF)

Policy / paragraph reference	Policy and paragraph text
17	• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, • promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

National Planning Practice Guidance (NPPG)

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	management of surface water 6) achieve comfortable and inviting environments both inside and outside buildings.
D2	**Initial evaluation** A To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area based strategies, which covers the following elements: 1) socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics) 2) housing type and tenure 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) 4) transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned) 5) air quality and noise levels 6) open space networks, green infrastructure, and water bodies 7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character) 8) topography and hydrology 9) land availability 10) existing and emerging development plan designations 11) existing and future uses and demand for new development, including housing requirements and social infrastructure. **Determining capacity for growth** B The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised. **Design analysis and visualisation** C Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process. **Design quality and development certainty** D Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics.

Supplementary Planning Guidance (SPG)

Character and Context SPG

Policy / paragraph reference	**Policy and paragraph text**

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Para 3.9-3.10	**1 Place is all around us and everywhere has a distinctive character** Character exists at all scales from the site and neighbourhood level to city-wide. Character forms the setting of all processes and activities for people and communities and can contribute immensely to the quality of life of those communities. This SPG recommends a consistent approach to understanding the character and context of a place across the whole of Greater London that can be applied at any scale and in any location. The elements of character will be broadly common. What will differ is the combination and juxtaposition of elements which make up a place and the respective importance or sensitivities these have to a given type of change.
Para 3.11-3.13	**2 Character is about people and communities** People create places. How places have evolved, their function and the activities they support (both past and present) are pivotal to any understanding of the character of a place. This involves having an understanding of the activity, use and movement within and through a place and its connections and linkages to its surroundings. The experience of any place changes over time and may be very different between night and day vibrant, lively, quiet, empty. How it is used and experienced by all sections of the community including residents, visitors, businesses, young, older and disabled people and, different ethnic groups, etc may also vary significantly. It is important to understand **how places** are perceived, experienced and valued. Places are not just experienced visually but also through memory and association as well as through all the senses. People may value places for different reasons, often reflecting the services or benefits they provide for them. An awareness and appreciation of places in art, literature and music may also be valuable. All these values and experiences are essential to an understanding the character of a place. Those involved in commissioning or undertaking studies should consider how they can involve the widest range of people appropriate depending on the scope and purpose of the work. True stakeholder engagement means participation, not just consultation. Stakeholder engagement should be seen as an investment, resulting in more informed outputs and greater ownership of the results and its applications. An assessment of place can help empower people to make decisions about how their local places are managed and changed. Assessments will also be more robust and carry greater weight in the decision-making process.
Para 3.14-3.15	**3 Places are connected and overlap – boundaries and transitions are important** Places do not exist in isolation but are connected to their wider environment. For any place, it is important to understand the wider contextual elements that may influence it – i.e., looking 'outside – in' and 'inside – out', considering proximity and what is on or beyond the boundary, etc. This may include: • the functional and visual relationships between different elements; • how places and spaces interrelate; • how places are experienced sequentially or by different users; • the connections and movement through and between places. The boundaries and transitions between different places are often important and need to be considered in their own right and not just as edges of a place.

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	Boundaries between areas of different character are rarely clear on the ground and do not necessarily stop at administrative boundaries. Any assessment of understanding the character and context of a place should therefore be aware and relate to studies on either side of such boundaries, where appropriate.
Para 3.17	**4 The character of a place is a dynamic concept** London is the product of a complex set of inter-related processes and layering of different phases of cultural, social and economic evolution. As change is a fundamental characteristic of London, **respecting character and accommodating change should therefore not be seen as mutually exclusive.** Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. This will vary depending on the environment and what is proposed. It is therefore essential to gain an appreciation of what defines the identity of a location, understand what is special or valued, and how different components may be sensitive or vulnerable, and using this information positively to guide and inform change. In some cases, this may include the creation of areas with a new or altered character.

Old Oak and Park Royal OAPF (2015)

Policy / paragraph reference	Policy and paragraph text
PRINCIPLE WS1	The Mayor will: a. Ensure the valuable ecology of Wormwood Scrubs is maintained and where appropriate enhanced; b. Maintain and where appropriate enhance Wormwood Scrubs as an area for exercise and recreation for the inhabitants of the metropolis; c. Improve access to Wormwood Scrubs from the surrounding area; d. Secure resources for the long-term management and maintenance of the Scrubs; e. Carry out detailed discussions with local residents and interest groups, including the Friends of Wormwood Scrubs; and f. Agree any works for any sensitive enhancements to the Scrubs with the Wormwood Scrubs Charitable Trust and London Borough of Hammersmith and Fulham.

Local Plan Regulation 18 Draft Policy Options Key Consultation Issues

Regulation 18 consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

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Regulation 19(1) consultation

What is the issue?	Who raised the issue?	What are we doing to address the issue?
To be included. Please refer to the Statement of Consultation in the meantime.		

Summary of Relevant Evidence Base

OPDC evidence base

Supporting Study	Recommendations
Wormwood Scrubs Survey	• 28 questions were asked of surrounding residents and users of on the Scrubs. A report has been produced summarising the results of the survey. There were almost 400 responses to the survey. The responses which have informed policy development are: • Many make good use of Wormwood Scrubs and visit it weekly and all-through the year, but equally some people have never used the Scrubs or use it very infrequently. • Most people use the Scrubs to relax and exercise. • People most value the Scrubs for its natural wild areas, trees and grassed areas. • The existing facilities which scored the worst were toilets, flower beds and changing facilities. • The new or improved facilities that people would most like to see are a café, toilets, litter removal, more lighting and security.
Old Oak North Development Framework Principles	Provide a walking and cycling connection from Old Oak Street to Wormwood Scrubs via a high quality bridge.
Heritage Strategy	Outline a number of recommendations which require consideration in the development of policies and masterplans, and the development of schemes, including: • 5 broad historic themes: o Grand Union Canal; o Rail heritage; o Industrial heritage; o Residential enclaves; and o Scrubland and open space. • a number of character areas which are more sensitive to change than others, particularly where a number of historic features or assets. • heritage assets recommended for local listing and therefore should be retained or reflected as part of any future development.
Public Realm, Walking and Cycling Strategy	The study provides 10 key recommendations to improve walking, cycling, streets and public realm in Old Oak and Park Royal including new and improved connections to Wormwood Scrubs
Sites of Importance for Nature	OPDC will utilise the Boroughs evidence base to designate SINCs as

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Conservation Statement	part of the Local Plan. This will result in no change to current SINC designations from existing Planning Policy.
Scrubs Lane Development Framework Principles	Deliver enhanced sensitive access points to Wormwood Scrubs from Scrubs Lane with improved connections to Little Wormwood Scrubs.

Rationale for any non-implemented recommendations

Supporting Study	Recommendations	Rationale for not including
N/A	**N/A**	N/A

Other evidence base

Supporting Study	Recommendations
	• None

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