

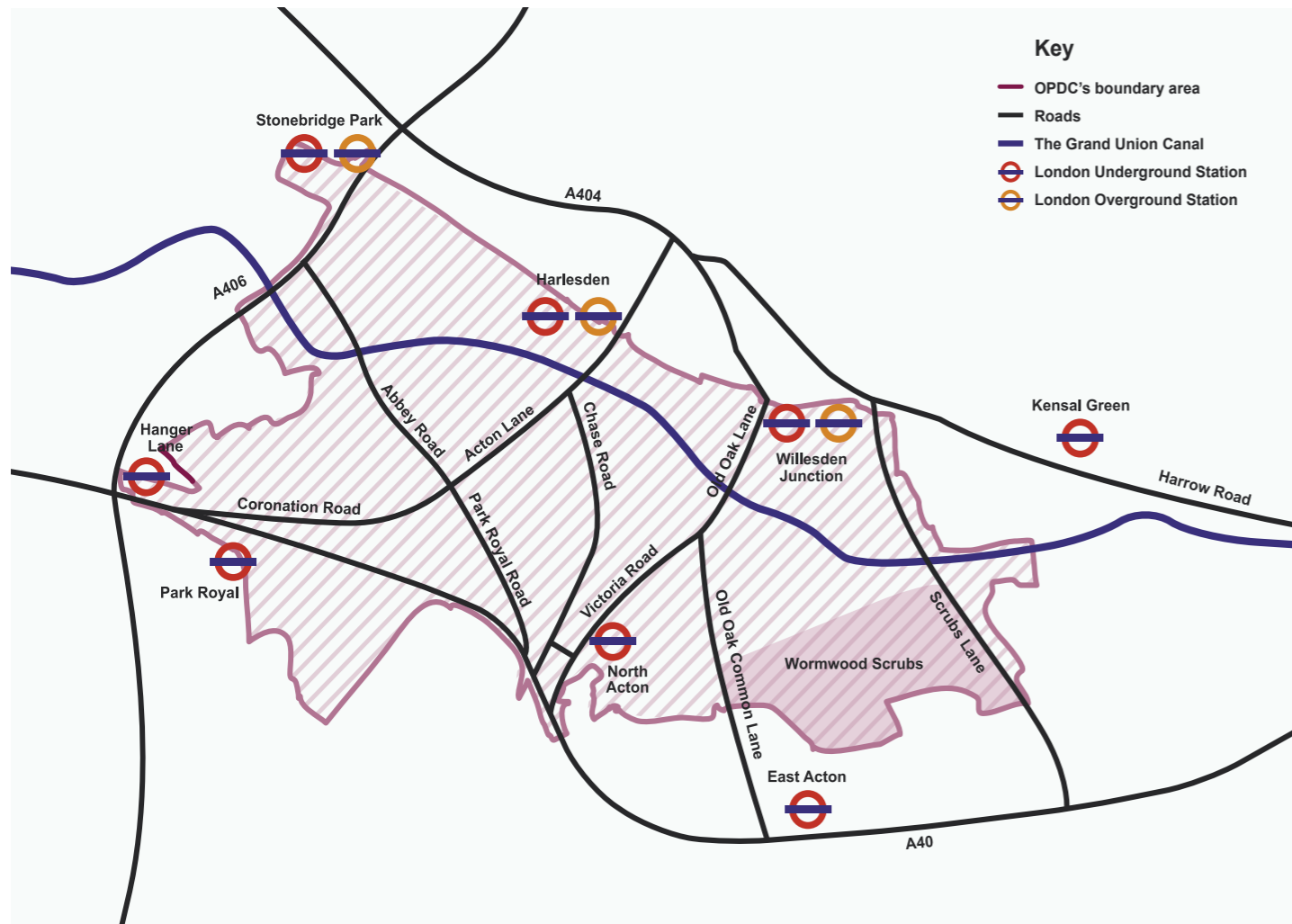


Public Consultation

Have your say on the proposed changes to the Old Oak and Park Royal draft Local Plan

17 May – 5 July 2021

We've made some changes to our draft Local Plan. This leaflet explains the proposed changes, and now we're asking you to give us your views



Who is OPDC?

We are the Old Oak and Park Royal Development Corporation, and we're developing a renewed, lively and inclusive district for west London.

Established by the Mayor of London, we are the Local Planning Authority and regeneration agency for a 650-hectare area, spanning the Boroughs of Brent, Ealing and Hammersmith & Fulham, with a mission to maximise the public benefits of the HS2 station at Old Oak Common. We aim to create new and affordable homes, jobs and opportunities for people and businesses in this dynamic part of the city.



What is a Local Plan?

A Local Plan is a planning policy document prepared by a local planning authority (in this case, OPDC). It sets out a vision and framework for the future development of an area. Local Plans are used to guide decisions on planning applications that are submitted by developers.

The vision for our Local Plan

"Aligning with the Mayor's London Plan, our Local Plan will guide good growth for the area over the next 20 years, setting out policies to help create a thriving community of healthy streets, high-quality and affordable homes and connected places to live and work, so it's important we get it right.

This will be a highly connected part of London, playing an important role in shaping west London's future and driving national economic growth.

It will comprise a network of places including innovative industrial areas in Old Oak North and Park Royal, and a high density, vibrant part of London at Old Oak.

It will be home to a diverse mix of uses, places and people. Development will pioneer international excellence in sustainability, health and wellbeing and design quality, to deliver tangible benefits for local communities and all Londoners...."



Illustrative view of proposed new development around the Grand Union Canal

The story so far

Since 2015...

We’ve been progressing our draft Local Plan, shaped by 28 public consultation events that generated 11,000 responses.

During 2017 and 2018...

We published revised and amended versions of the document to give everyone opportunities to comment on these changes (Regulation 18 and Regulation 19 consultations).

In 2019...

The Plan was examined at Public Hearings by an independent Planning Inspector. Following his Interim Findings report, which found the majority to be sound but concluded two key sites to be unviable, we need to make a few changes or ‘**modifications**’ to the Plan, before it can be adopted.

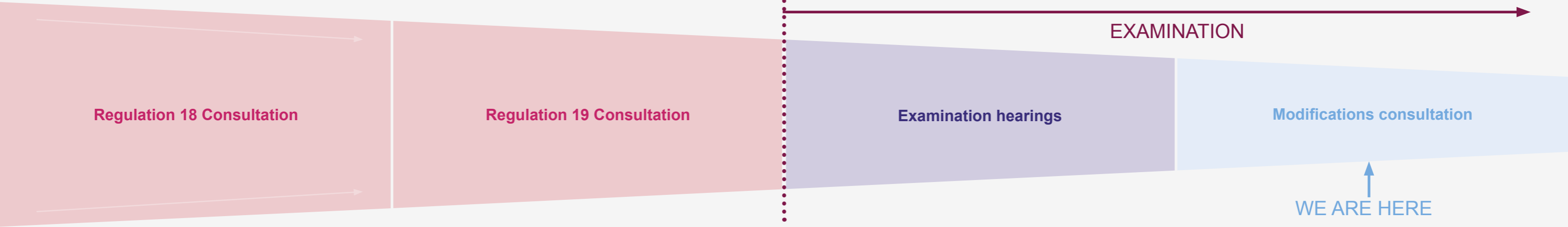
While the majority of the draft Local Plan will stay the same, our proposed updates identify some new sites for housing development and protect others for employment intensification.

Now...

We’ve been engaging with key landowners, stakeholders and the community to help ensure the development is sustainable and to make sure we deliver the benefits local people want to see.

On 5 March 2021, we submitted our proposed changes to the Planning Inspector. We are now holding a formal public consultation on the proposed changes as one of the final stages in the Local Plan process and we’d like to hear your views.

SUBMISSION ●.....



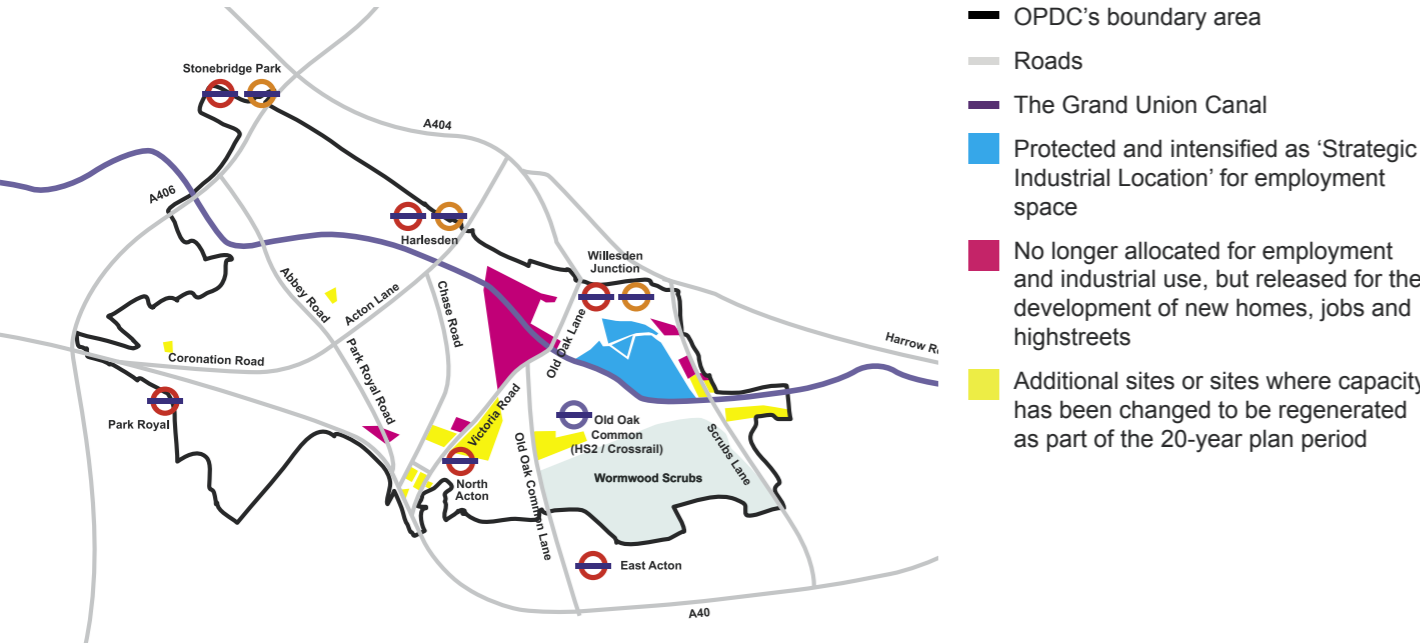
Overview

Over the next 10 years, we are planning around 13,700 new homes in the OPDC area.

We originally planned a large number of these for Old Oak North (the area in blue).

To protect local businesses, we are proposing to shift the majority of residential-led, mixed use development westwards to deliver homes, employment space and a new town centre

with shops and facilities nearer to the Old Oak Common Station (the areas in pink and yellow). We are going to regenerate Old Oak North for employment uses, rather than homes, so keeping it as a Strategic Industrial Location (SIL).



The changes will:

Improve the deliverability, connectivity and placemaking potential of our aspirations for the area

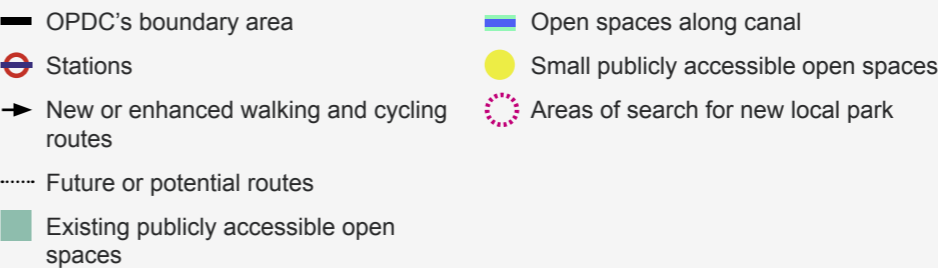
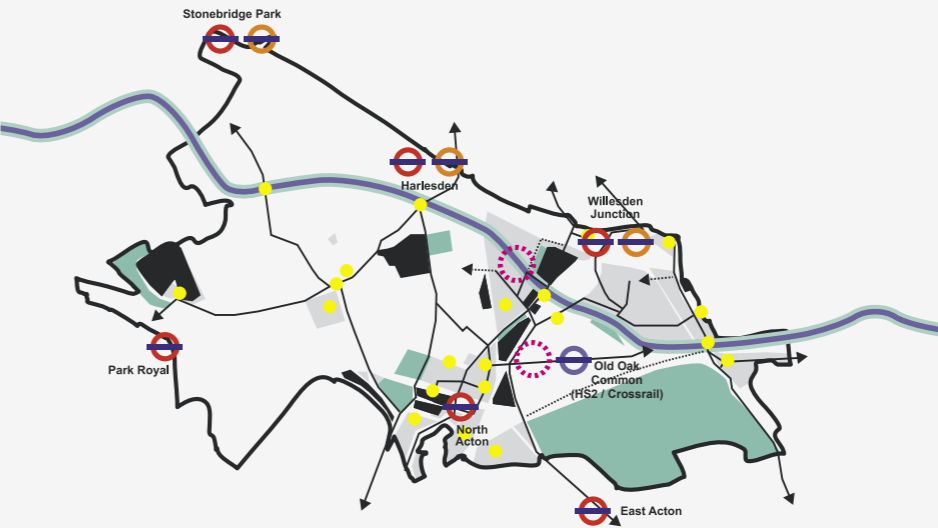
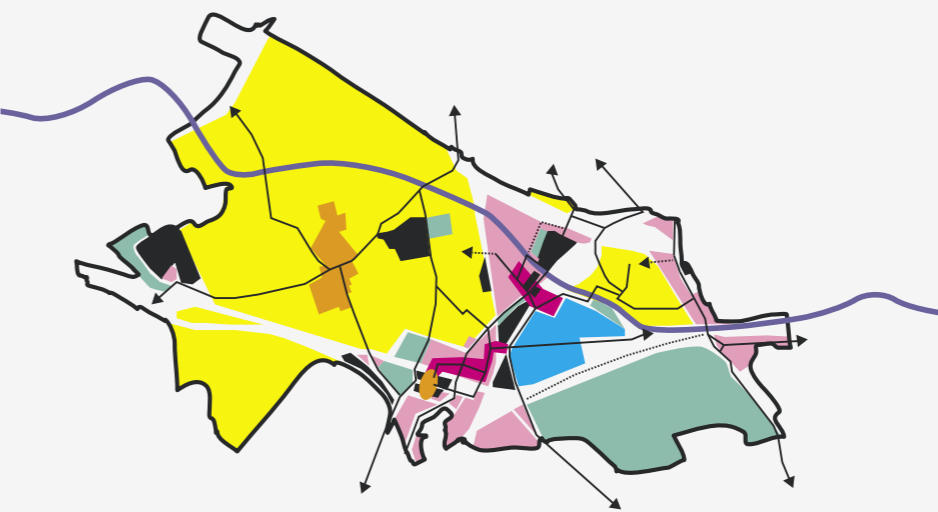
Enable the delivery of much-needed affordable homes and new jobs, as set out in the Mayor's recently adopted London Plan

Create a greener, healthier part of the city, with 30% of development reserved as public green space, including new public parks and gardens, plus plenty of walking and cycling routes to encourage sustainable travel

Bring forward a new town centre near to existing and new communities and major transport hubs, in walking distance of shops, facilities and the new HS2 Old Oak Common Station, with new job opportunities on the doorstep

Protect businesses in Old Oak North with an overall increase in industrial space, encouraging new businesses to the area and existing ones to grow

Focus largely on rail land and existing transport infrastructure, owned by the government and its agencies, that will become available over the next few years. This means we can take a coordinated approach.



Land uses

A new town centre with shops, facilities and the train station, in walking distance of existing and new homes.

An overall increase in industrial space, protecting Old Oak North for employment, bringing job opportunities to the area.

Connections

Planned connections for walkers and cyclists to promote healthy streets, including new cycle lanes and footpaths, both within our area and to nearby town centres and communities, like Harlesden and Kensal Canalside. We're proposing improved junctions for drivers and we're updating local bus routes to bring people to high streets, stations and facilities.

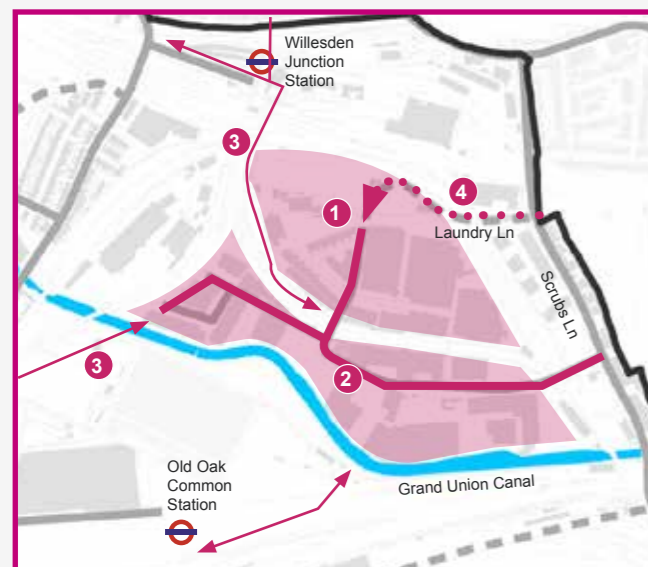
Open space

To promote a healthy and green place, 30% of the total area will still be publicly accessible open space. We are enhancing existing open spaces and introducing new ones, including a play space, two 2-hectare local parks, and other public gardens to encourage plants and wildlife.



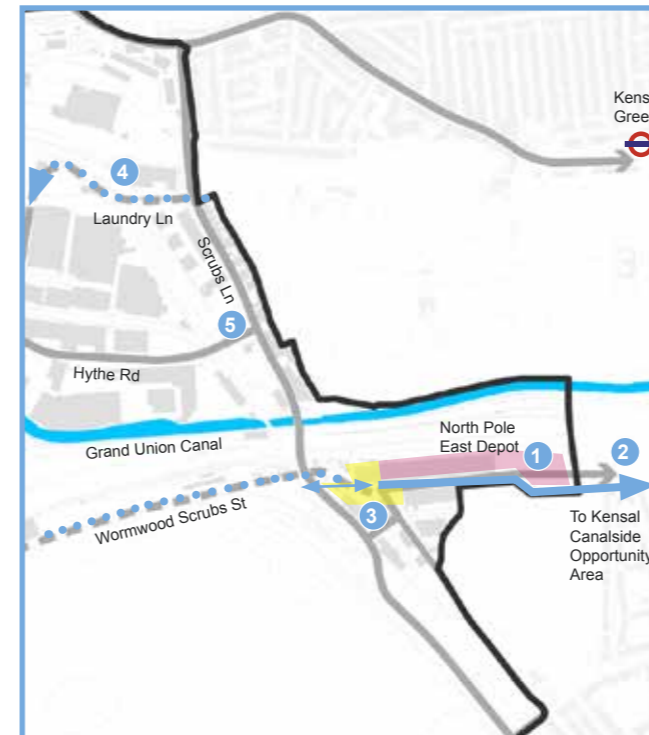
The Modifications

Site specific changes



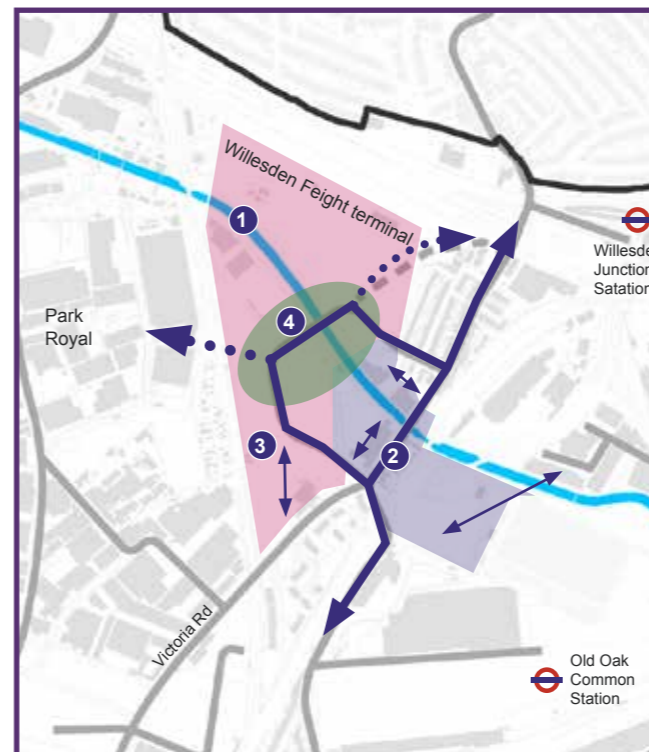
Old Oak North - what's changed?

- 1 Old Oak North will be preserved for existing and new industrial uses, along with the delivery of a minimum of 212,500 sqm of new industrial floorspace, bringing investment and job opportunities
- 2 Locations of new shops, cafes and eateries supporting the industrial uses and enlivening streets
- 3 New and improved walking and cycling routes to reduce the need for car travel
- 4 Potential new vehicle access at Laundry Lane to support freight access



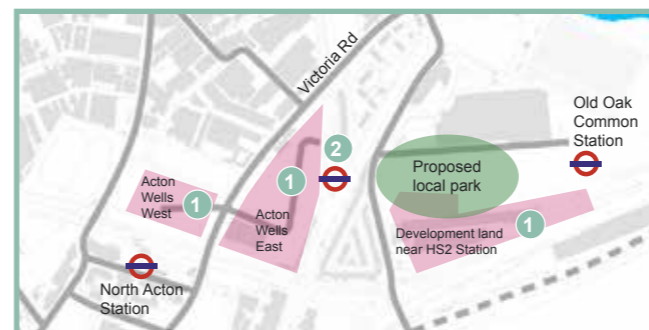
Scrubs Lane - what's changed?

- 1 A new development site of homes and shops at North Pole East
- 2 A new east-west street connecting Scrubs Lane and Ladbrooke Grove, provided by Wormwood Scrubs Street, improving connections
- 3 A cluster of shops, cafes and workspaces with new open spaces south of the canal for local employees and residents to enjoy
- 4 Potential new vehicle access at Laundry Lane
- 5 Two additional tall building locations bringing new and affordable homes to the area



Channel Gate - what's changed?

- 1 Channel Gate will be designated for housing-led mixed use development
- 2 A cluster of new shops, cafes and workspaces as part of the Old Oak Town Centre, within walking distance of existing and new residential communities
- 3 A new street network will improve accessibility
- 4 A new, 2-hectare local park



Other HS2 work sites - what's changed?

- 1 Updates to the planned homes and jobs, with less homes immediately surrounding the HS2 Station and more homes on the Acton Wells sites
- 2 Although not required as part of the Local Plan, we see a new Overground Station at Old Oak Common Lane as being desirable, so we're protecting it within the Plan. The walking and cycling routes originally included within our Local Plan, remain

Supporting studies

To support and evidence the Local Plan modifications we have produced a series of new and updated supporting studies.

These show that changes made to the plan:

- Will meet local and London housing and employment needs
- Are viable and deliverable
- Won't negatively impact local wildlife, heritage or air quality
- Propose the appropriate facilities, amenities and social infrastructure to support new homes

These new and updated supporting studies can be viewed on our online consultation platform consult.opdc.london.gov.uk.



Illustrative view of proposed new development around the Grand Union Canal

Frequently Asked Questions

Here are a few FAQs to help explain the consultation and the proposed changes. You can find a full set of detailed FAQs at consult.opdc.london.gov.uk.

Q What is this consultation about?

We’re consulting on the Main Modifications, not on the parts of the Plan that are not proposed to be changed, because we carried out a comprehensive public consultation before reaching this stage.

Main Modifications are changes which affect the ‘soundness’ of the Local Plan that ultimately enable it to be adopted. ‘Soundness’ relates to whether the Plan meets development needs, is supported by evidence, can be delivered and is consistent with national policy.

Q What can I comment on?

We are inviting comments on the Main Modifications to the draft Local Plan. These changes are available to view in the consultation materials.

Q Why should I get involved in this consultation?

This is an opportunity for you to influence the future of your area. OPDC and the Planning Inspector will review and respond to all comments, which may result in further modifications to the Plan, or even public hearings to discuss people’s comments.

Q Is this my last chance to comment?

It is possible that this will be the last chance to comment on this version of the Local Plan, but ultimately, this will be decided by the Inspector as part of the as part of the planning process. If the Inspector decides to carry out public hearings, people will be invited to attend and provide comments.

There will be lots of opportunities for the community to be closely involved in helping to shape upcoming masterplans and individual planning applications through consultation and engagement activities before new development is approved and delivered.

Q How many homes are planned, and will they be affordable?

19,850 homes are proposed over the 20-year plan period, ending in 2038 (a change from 20,100). We are proposing that 13,700 homes will be delivered in the first ten years. Between 35 - 50% of all new homes will be genuinely affordable.

Q How much green, public space is planned?

A total of 30% of the Local Plan area will be open, green public space. This includes a 2-hectare public park in Channel Gate, close by to both new and existing residential communities.

Q Are new transport connections planned?

As well as the new £1.3bn Old Oak Common Station connecting HS2, Crossrail and the Great Western Mainline, we are safeguarding for the provision for a new Overground Station at Old Oak and upgrading Willesden Junction Station and North Acton Station. We are also proposing new walking and cycling connections.

Q What do you mean by a major town centre?

A mixture of homes, jobs and high streets with shops and local facilities, in walkable proximity to transport connections and open, public space.

Q Will the scale and heights of developments be similar to any other areas in London?

Helpful comparisons for the scale and height of developments include Kings Cross, Elephant Park and Queen Elizabeth Olympic Park.

Q How many jobs will this bring to the area?

36,350 new jobs are planned over the the 20-year planned period (a change from 40,400). However, we are increasing the amount of industrial employment space as part of the proposed changes by 250,000 sqm.

Placemaking precedents

Inspiration for mixed use, residential development and green spaces, taken from developments in Bow, Stratford and Elephant & Castle.



Inspiration for employment intensification in areas including Walthamstow, Peckham and Hackney, creating a mixture of industrial, offices, workshops and places to eat, drink and relax.



How can I get involved?

The public consultation runs from 17 May until midnight 5 July 2021

This is your opportunity to help finalise the plans and help shape the future of your local area


There are range of ways to find out more and provide comments:




We have launched an online consultation platform, available for the duration of the consultation. You can view the proposed changes to our draft Local Plan, register for events, watch videos and submit feedback.

Available at:
consult.opdc.london.gov.uk


You can also:



Email us:
localplan@opdc.london.gov.uk



Write to:
OPDC, City Hall, The Queen’s Walk,
London SE1 2AA



Telephone:
020 7983 6520



You are invited to our online events

Meet our Planning Policy Officers at one of our online Zoom events, where we will hold short presentations and answer your questions.

Wednesday 26 May	12pm - 1.30pm	Introduction to consultation & summary of all sites
Monday 7 June	2.30pm - 4pm	General summary & Scrubs Lane
Thursday 10 June	5.30pm - 7pm	General summary & Channel Gate
Thursday 17 June	6pm - 7.30pm	General summary, North Acton & Old Oak Common station
Saturday 19 June	10am - 11.30am	General summary & Old Oak North

Register for one or more of the above events at bit.ly/OPDC-Events. Events will be recorded and published online.



If you don’t have internet access, you can request printed copies of the consultation materials using the contact details provided.

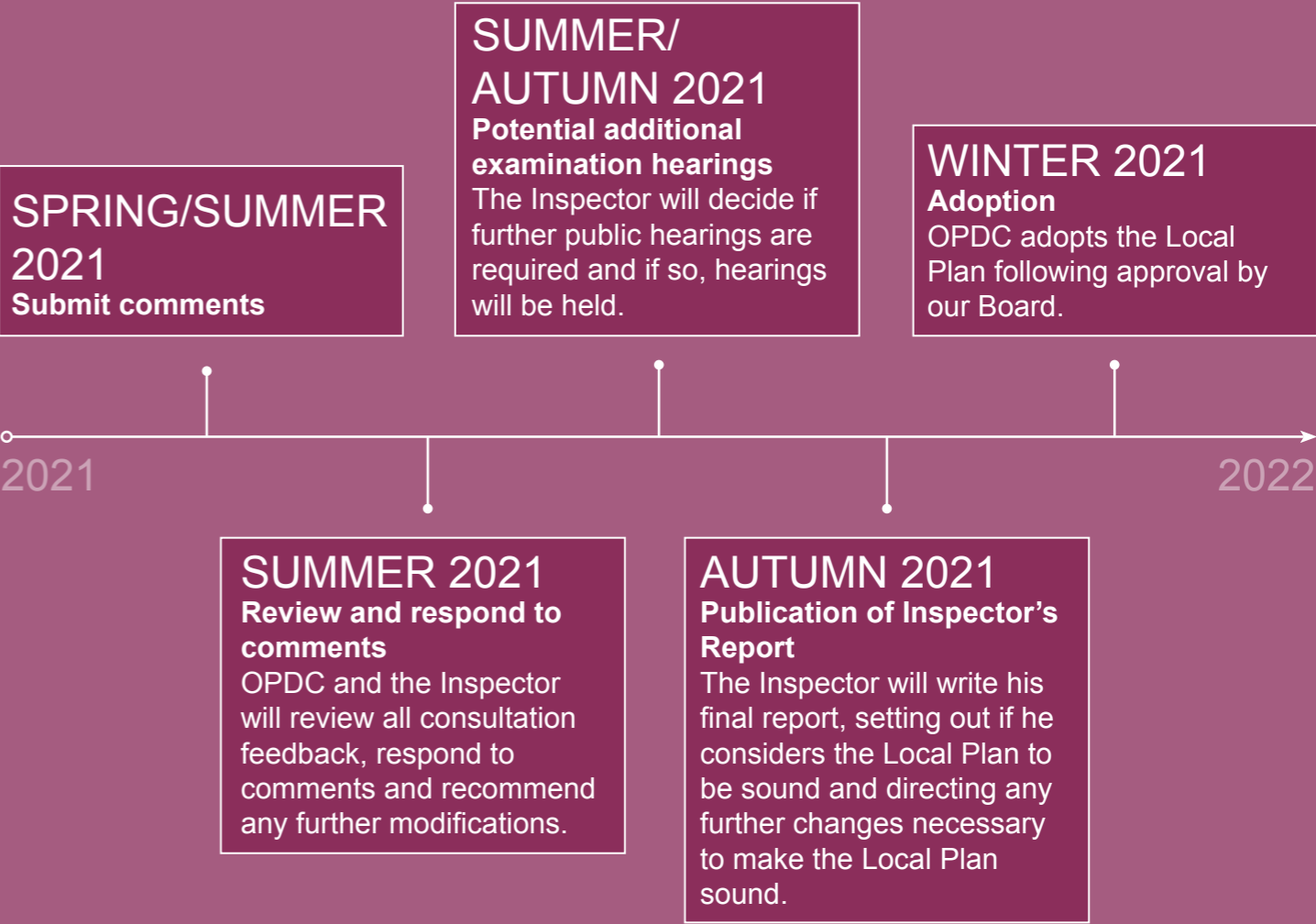
Paper copies of the draft Local Plan, as well as supporting information and feedback forms are available at:

- City Hall, Queens Walk, London SE1 2AA
- Harlesden Library, Craven Park Road, London NW10 8SE
- The Collective, Nash House, Old Oak Lane, London NW10 6FF

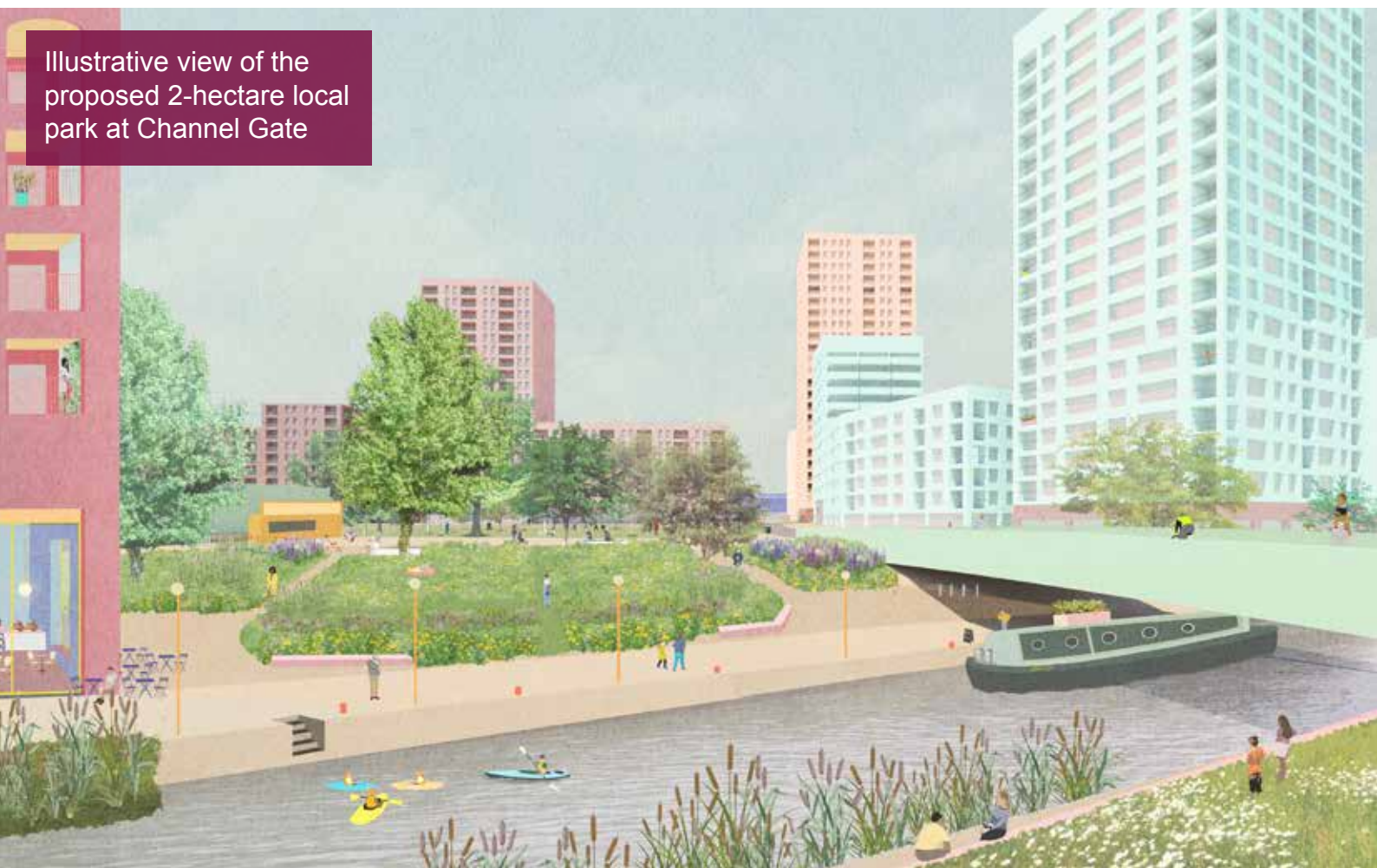
We offer translations, Braille or audio format for all materials on request.

What happens next?

The programme beyond this public consultation is in the control of the Planning Inspector but it is likely to be the following:



Illustrative view of the
proposed 2-hectare local
park at Channel Gate



Thank you

Thank you to all who have taken the time to comment, ask questions and submit feedback on the proposed changes to our draft Local Plan so far. We look forward to seeing you at one of our events.



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london.gov.uk/opdc