

Overview of Evidence Base for Southern Gateway, Park Royal

The Council, in partnership with the GLA and with the support of Design for London, has carried out extensive testing of the potential capacity of the Southern Gateway to arrive at the figure of 1500 units included in the Development Strategy.

The Southern Gateway falls within the Park Royal Opportunity Area. Section 10.5 of the Park Royal OAPF (REG46) relates to development in the Southern Gateway, and details the justification for the inclusion of 1500 potential homes within the Southern Gateway. Section 10.5 of the OAPF suggests a potential housing capacity for the Southern gateway of 1,500 to 2,000 units; the Council has chosen to include the conservative end of this estimate within the Housing Trajectory.

However, as has been demonstrated within other Opportunity Areas within London, the lower end of the potential housing capacity is often exceeded in practice. Of note is Section 10.5.5, which details the capacity assessment and suggests and indicative layouts for the Southern Gateway to accommodate approximately 2000 residential units and 60,000sqm of commercial space, in addition to public and private amenity space.

In particular, the development capacity study provided for 4000sqm of hard landscaping; 7500sqm of soft landscaping; and 10,000sqm of private amenity space. The Park Royal Opportunity Area Planning Framework was published in January 2011, and as Mayoral supplementary planning guidance is used as a material consideration when assessing strategic planning applications. The OAPF also provides guidance in the preparation of LDFs.