

Opportunity Area Portrait

Colindale/ Burnt Oak



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London’s additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs’ performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

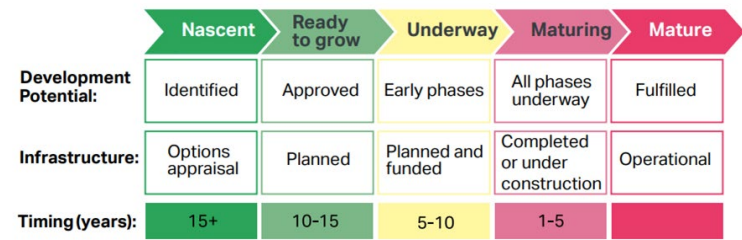
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

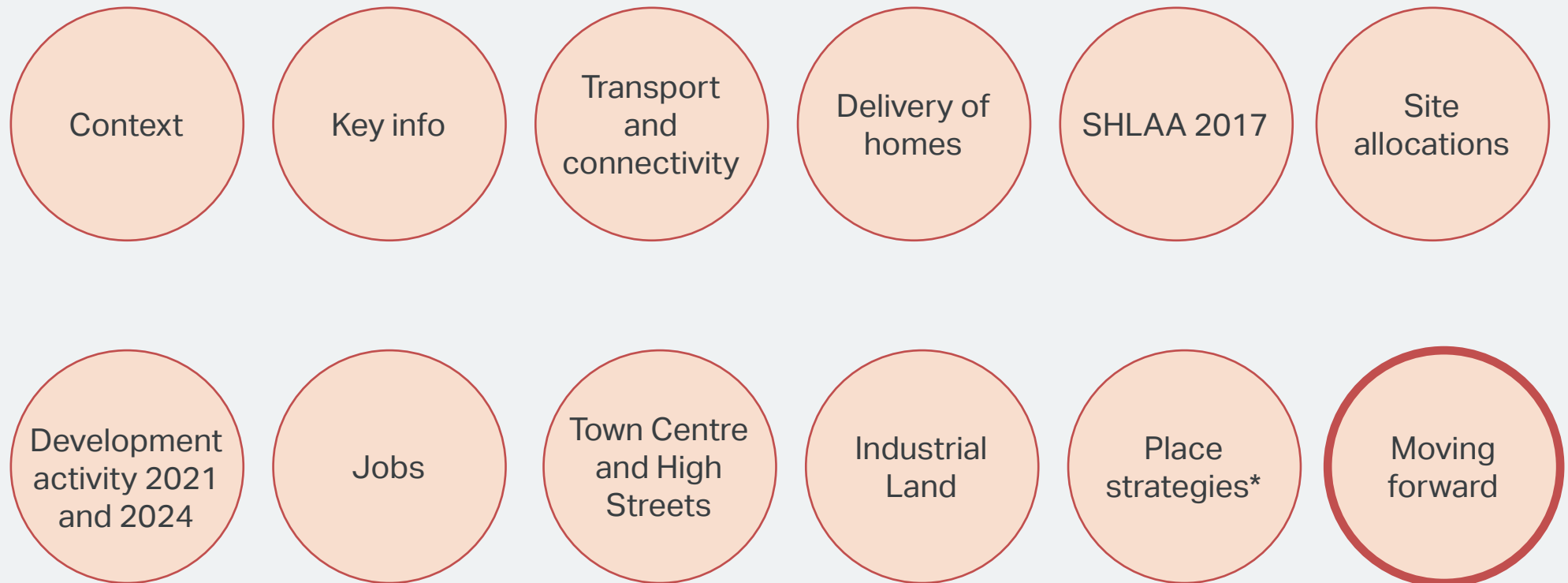
Figure 2.2 - OAPF process diagram



Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction



* This section refers to existing/ emerging strategies for the OA.

Colindale/ Burnt Oak

Context

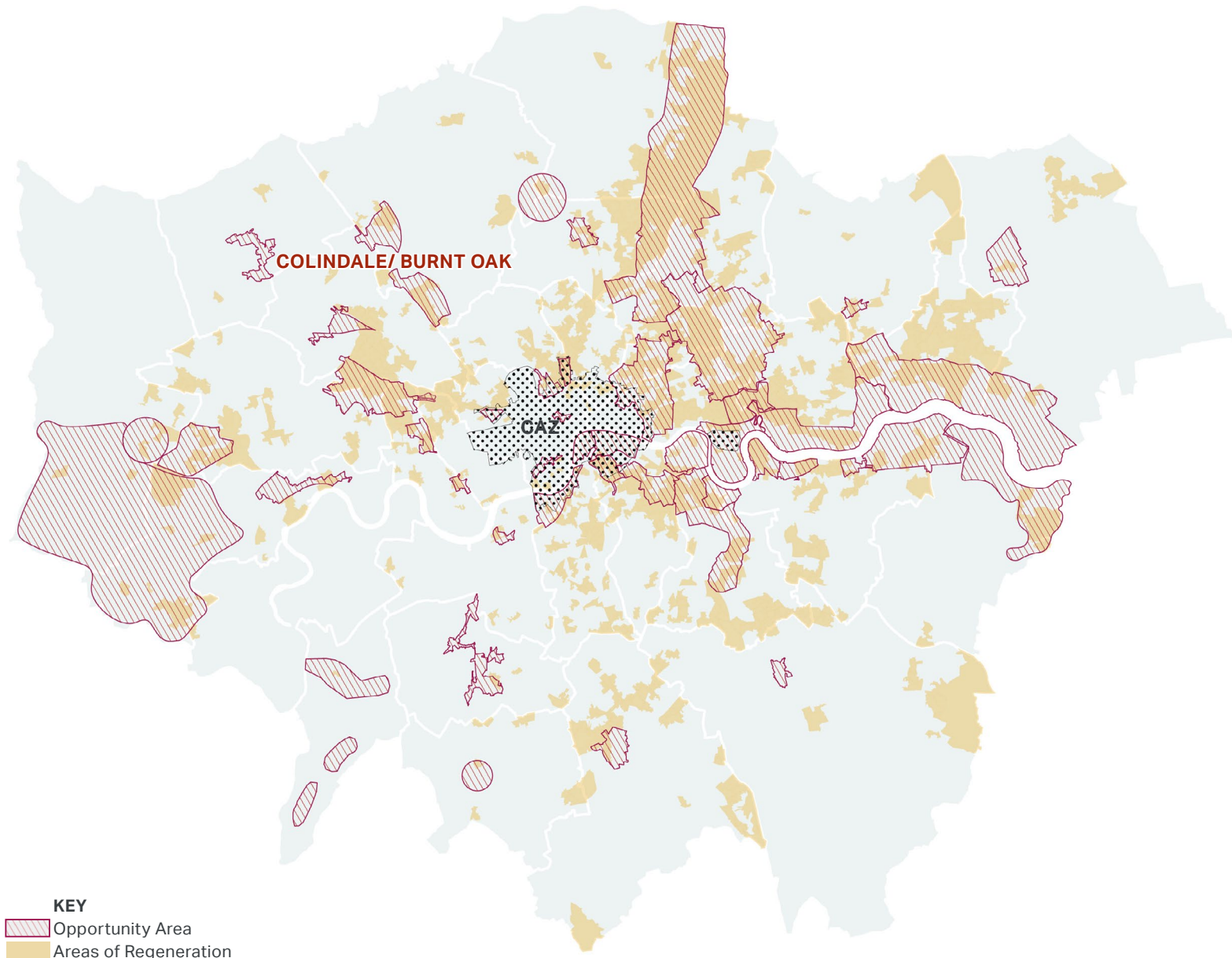
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

The OA is not within the CAZ.

Areas of Regeneration

Areas of regeneration in the north part of the OA.

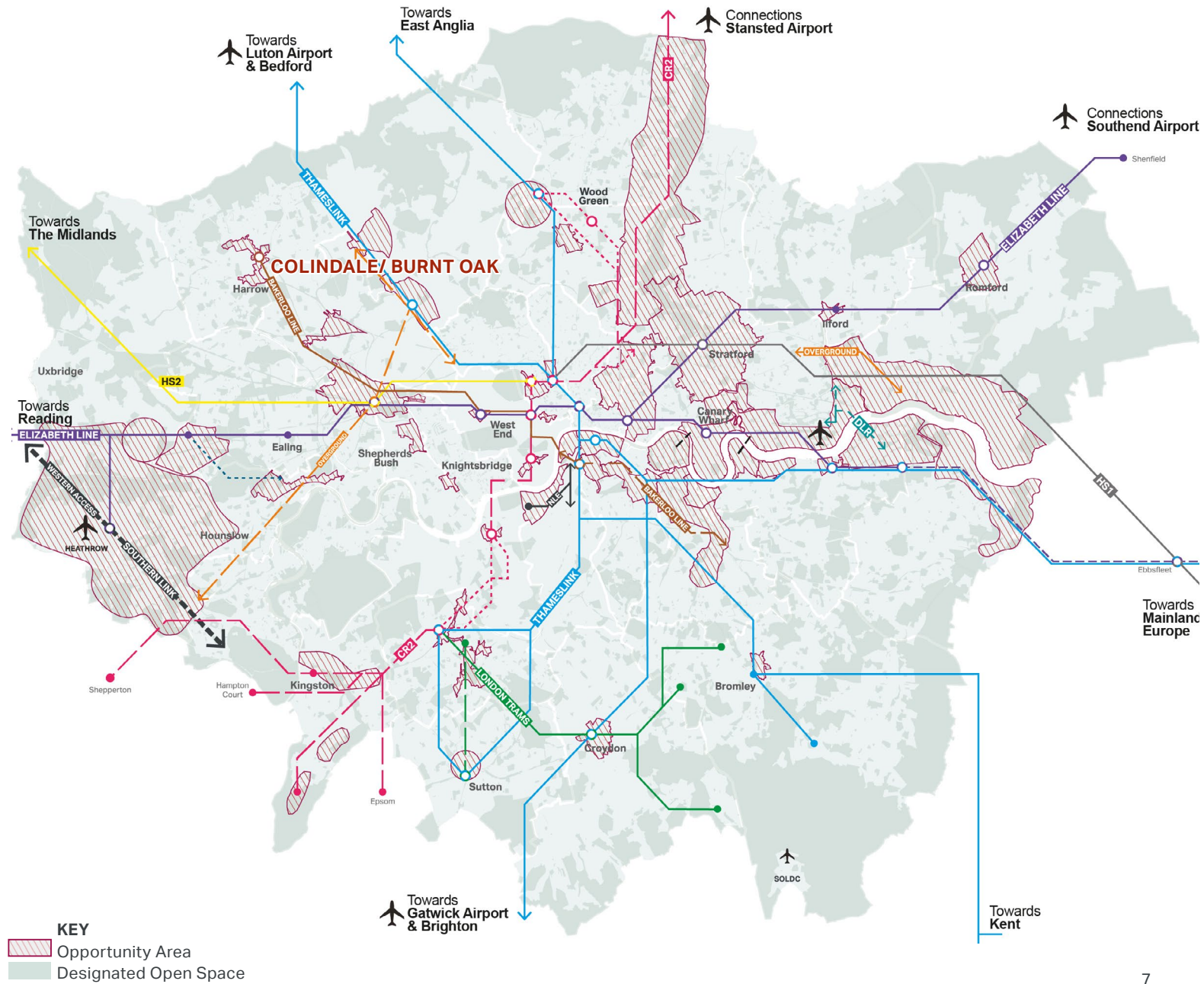


Source: Areas of Regeneration as per London Plan 2021

Colindale/ Burnt Oak Context

Transport and Growth Corridors

- West London Orbital
- Thameslink



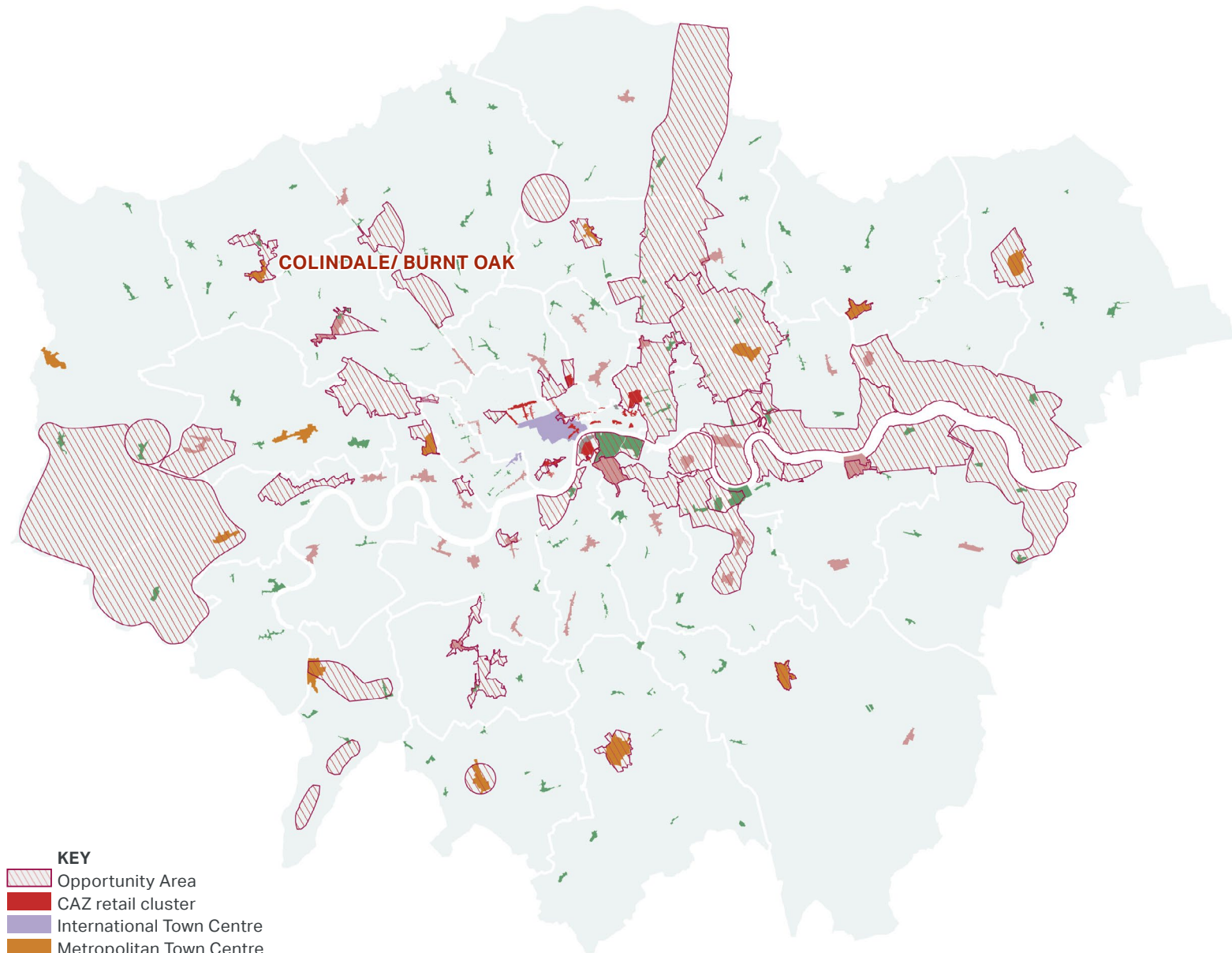
Colindale/ Burnt Oak

Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

No metropolitan town centres within the OA.



KEY

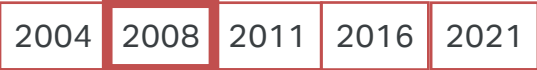
- Opportunity Area
- CAZ retail cluster
- International Town Centre
- Metropolitan Town Centre
- Major Town Centre
- District Town Centre

Source: Planning Data Map

Colindale/ Burnt Oak

Key info

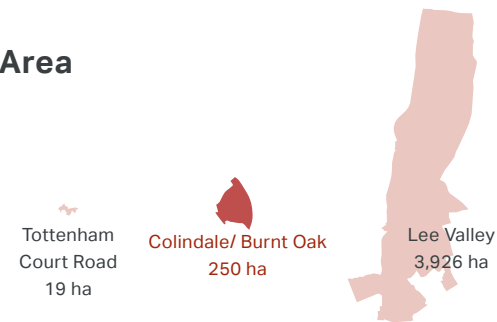
London Plan Designation Year**



Borough

LB Barnet, LB Brent

Area



OA specific plans

Colindale AAP (2010),
Placemaking Plan (2014)

Local Plan status

Barnet (Adopted 2025), Brent
(Adopted 2022)

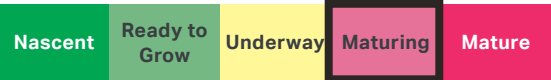
Growth Corridor

Highspeed 2/Thameslink

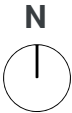
Housing Delivery Test 2023

None

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY
Opportunity Area

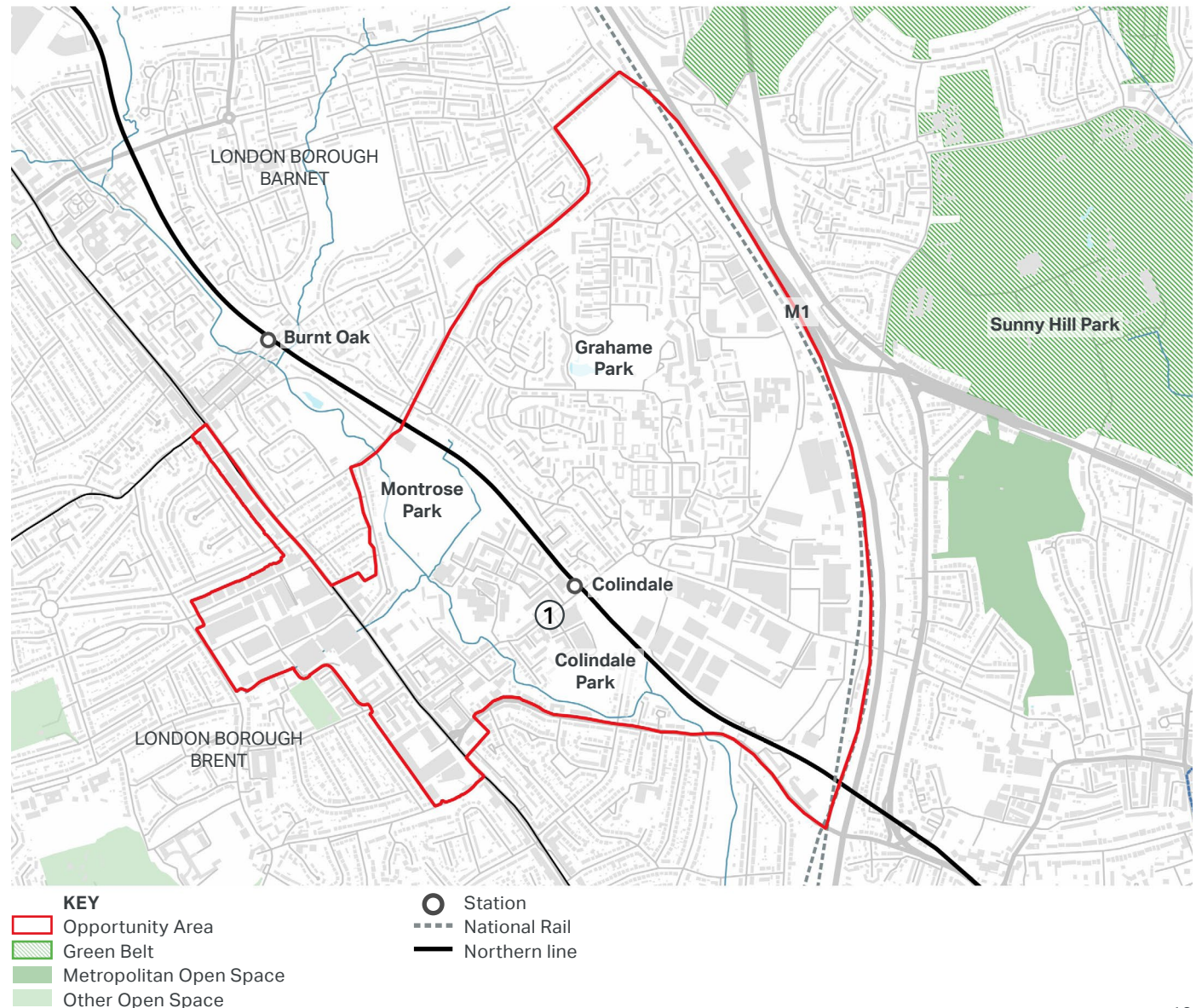
*Note that the LESD (2021) decreased the capacity to 1,100 new jobs

** The OA was designated as an intensification area in the London Plan 2004

Colindale/ Burnt Oak

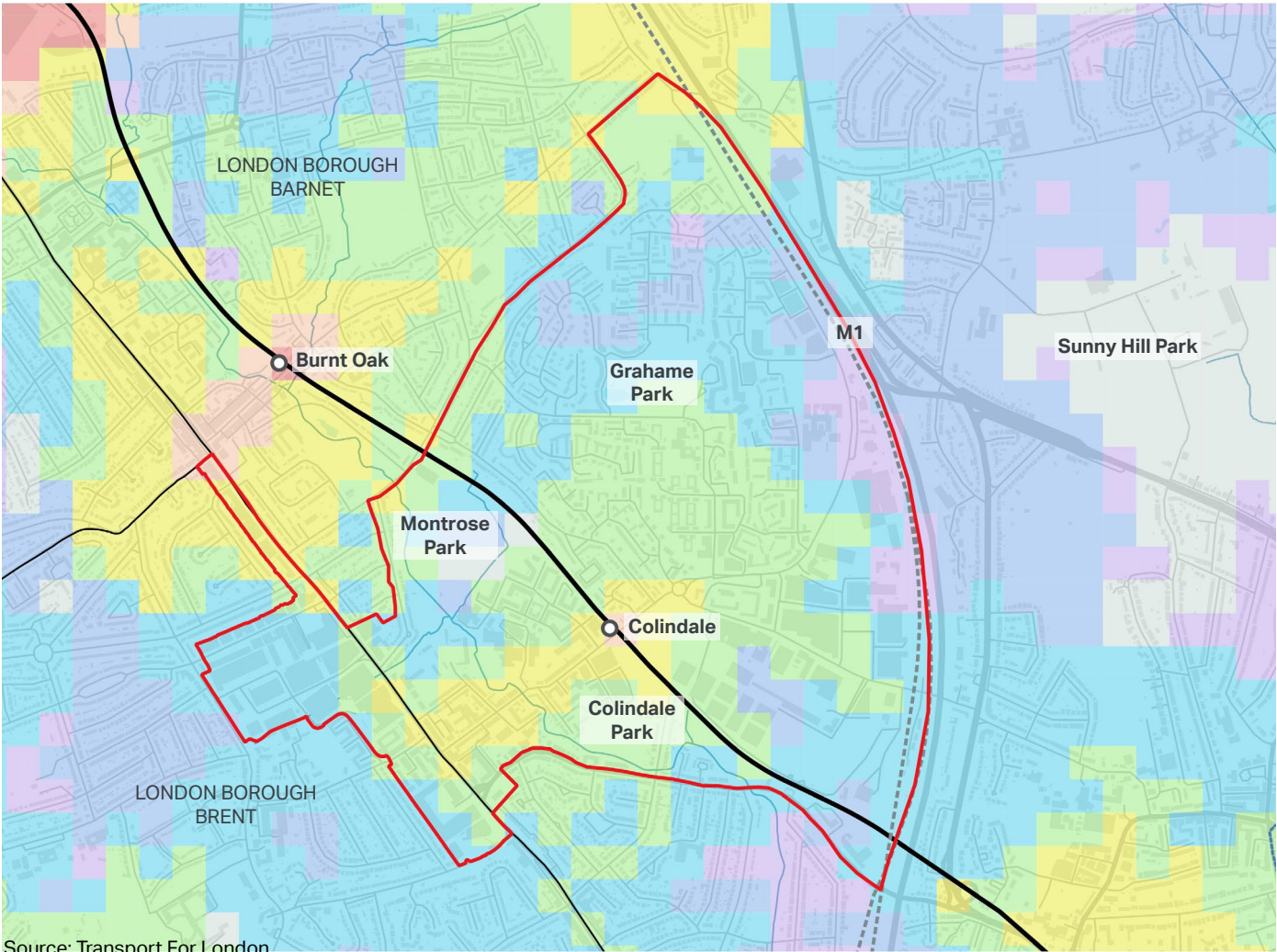
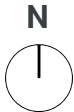
Transport and connectivity

- Well-connected OA.
- The Government in 2023 announced Levelling Up funding for the redevelopment of the existing Colindale Underground station.
- Funding has also been provided for the new station (which opened in 2024) by contributions from the Peel Centre development as well as from the Council and TfL.
- The redevelopment, which is being taken forward in partnership with TfL, will increase station capacity to meet the needs of the growing population, create step-free access and support sustainable transport choices.

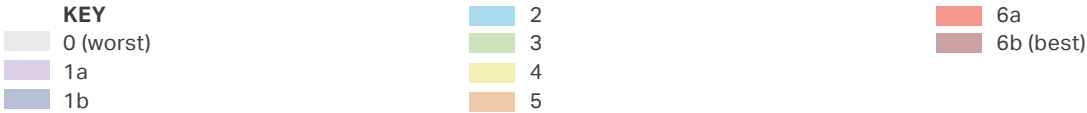


Colindale/ Burnt Oak

Transport and connectivity: PTAL (2031)



Source: Transport For London

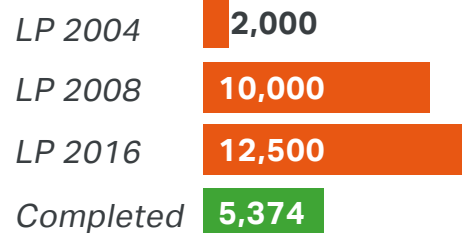


Colindale/ Burnt Oak

Delivery of homes

Delivery pre-2019

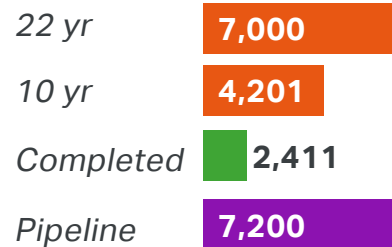
Completions since designation against capacity



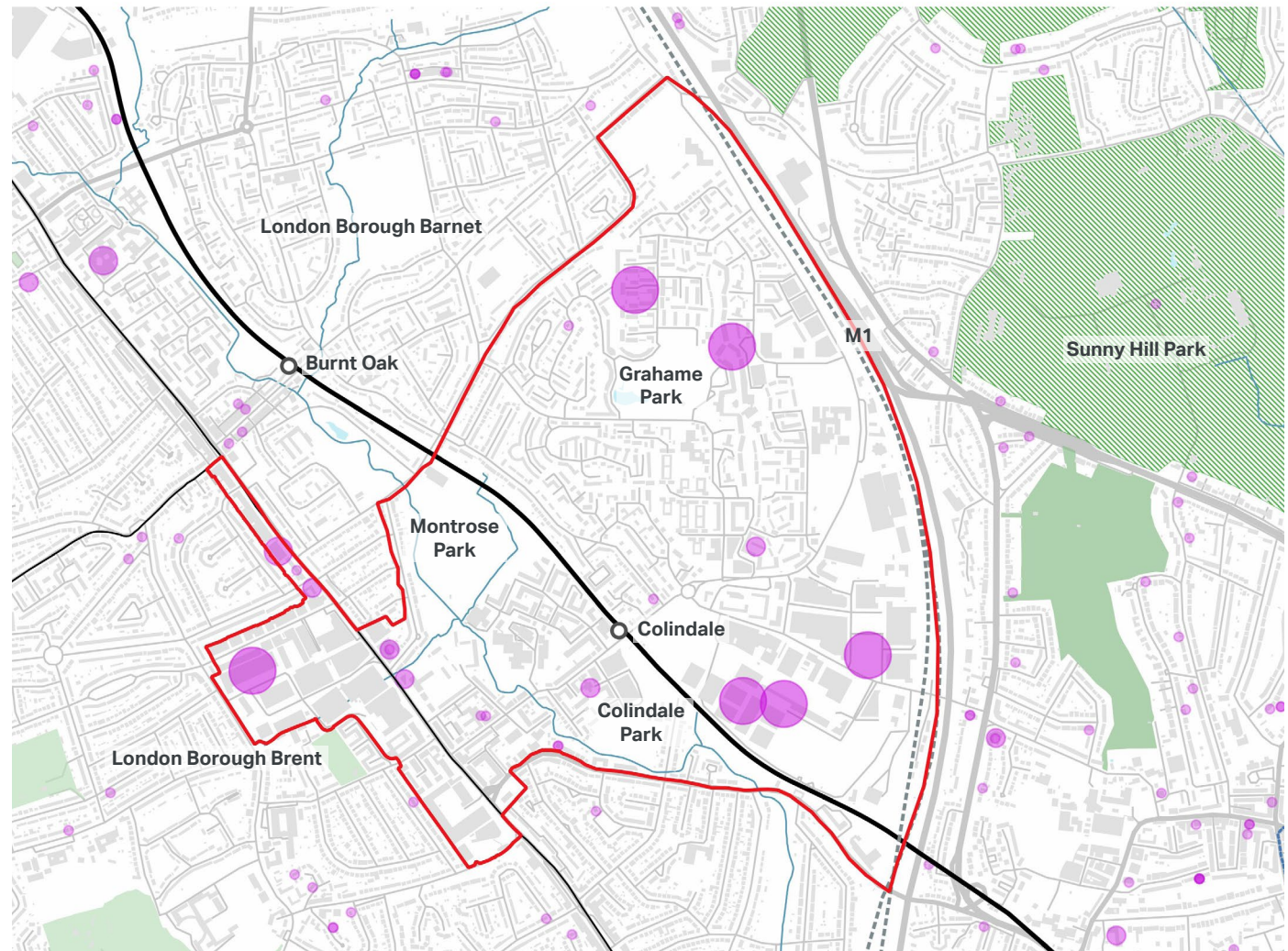
The OA exceeded its capacity at designation, and between 2004 and 2019 delivered 50% of the LP 2008 indicative homes capacity.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity



The completions since 2019 and until 2023, and the existing pipeline would exceed the 22 yr indicative homes capacity.



KEY
 Opportunity Area
 Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

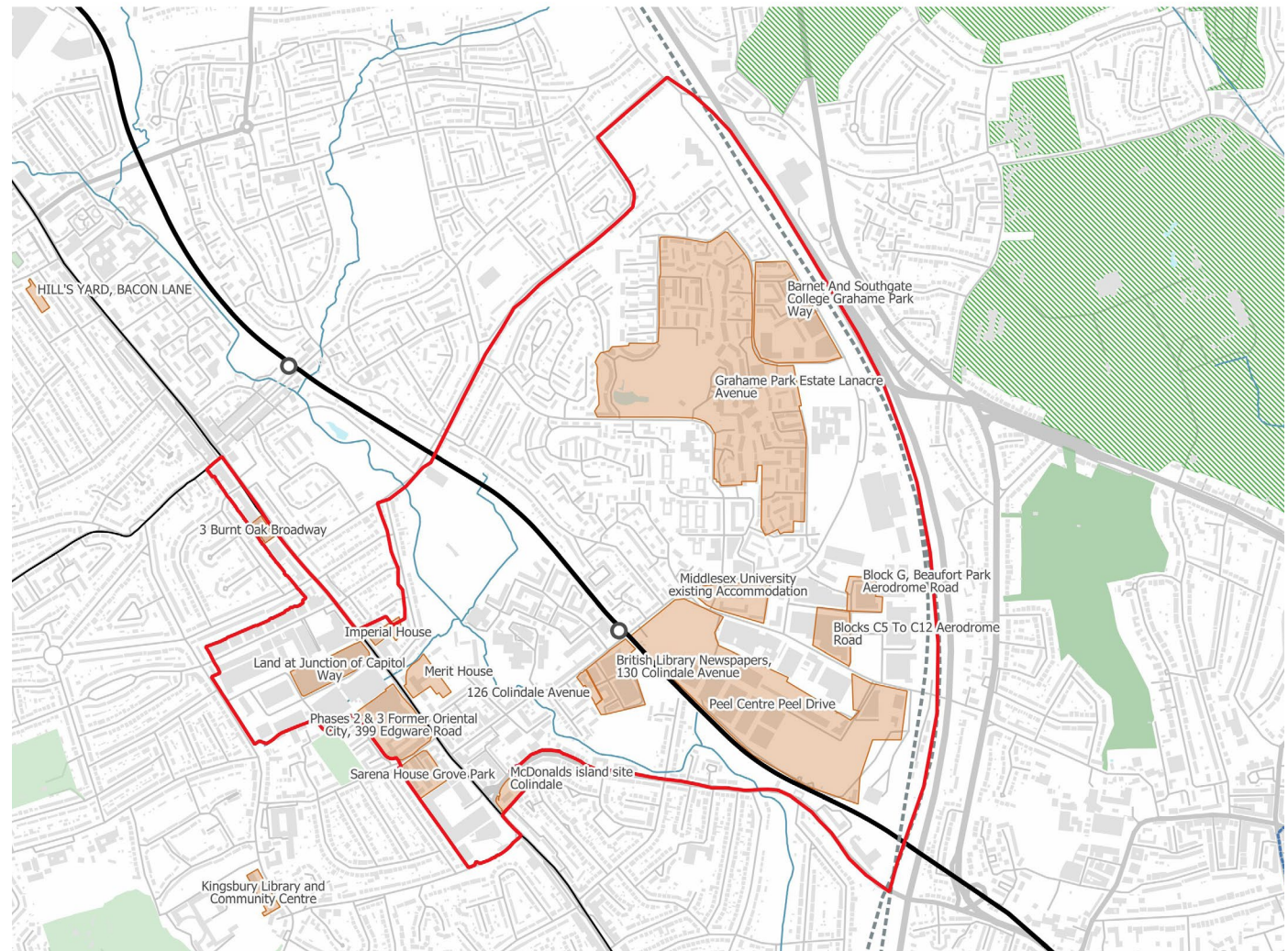
*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)

Colindale/ Burnt Oak

SHLAA 2017: Approvals and Allocations

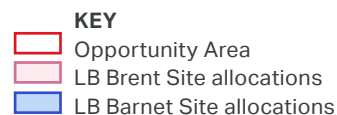
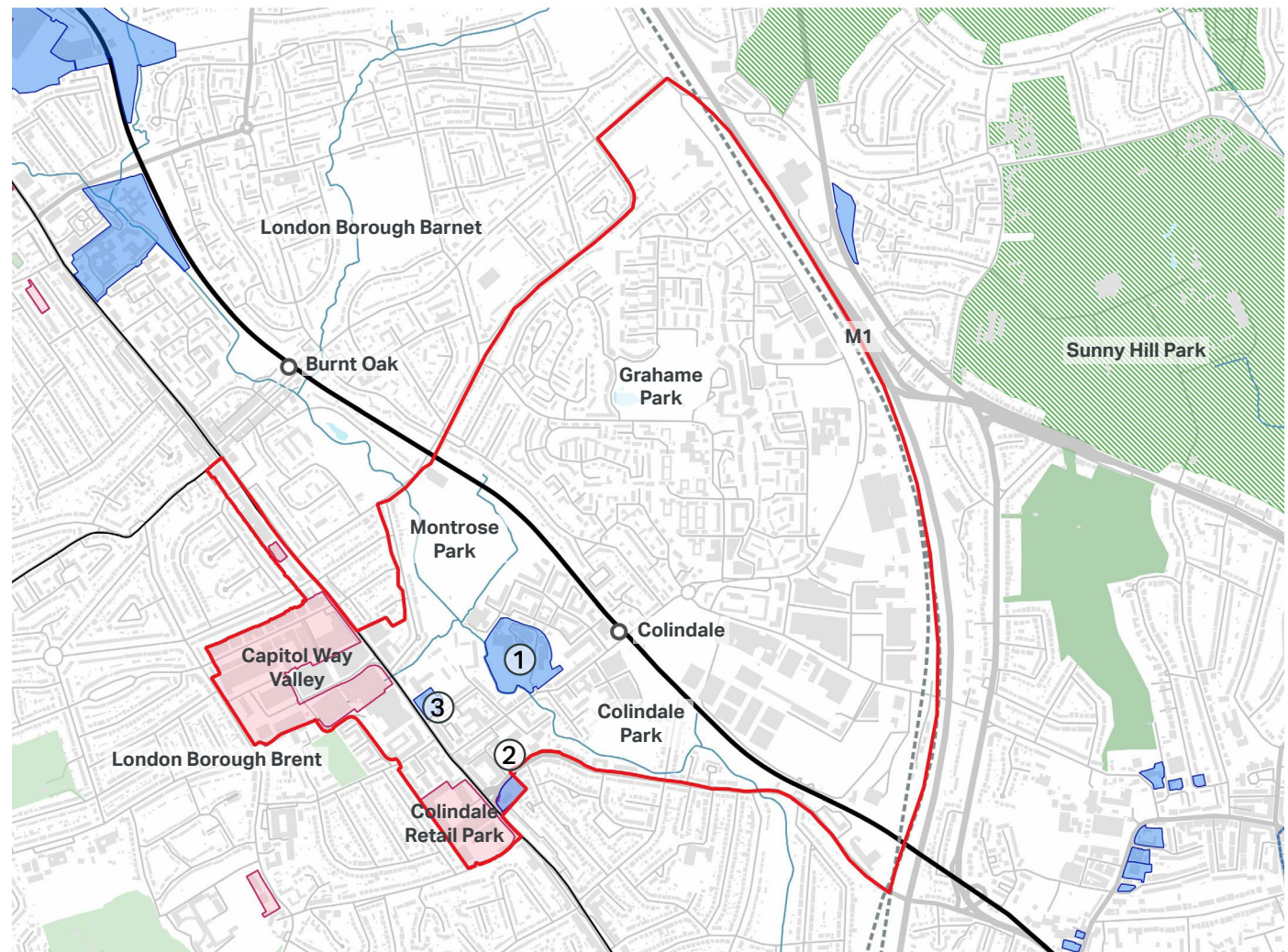
- Most of the strategic sites have been delivered or are under development.



- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)

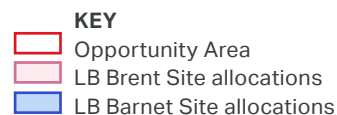
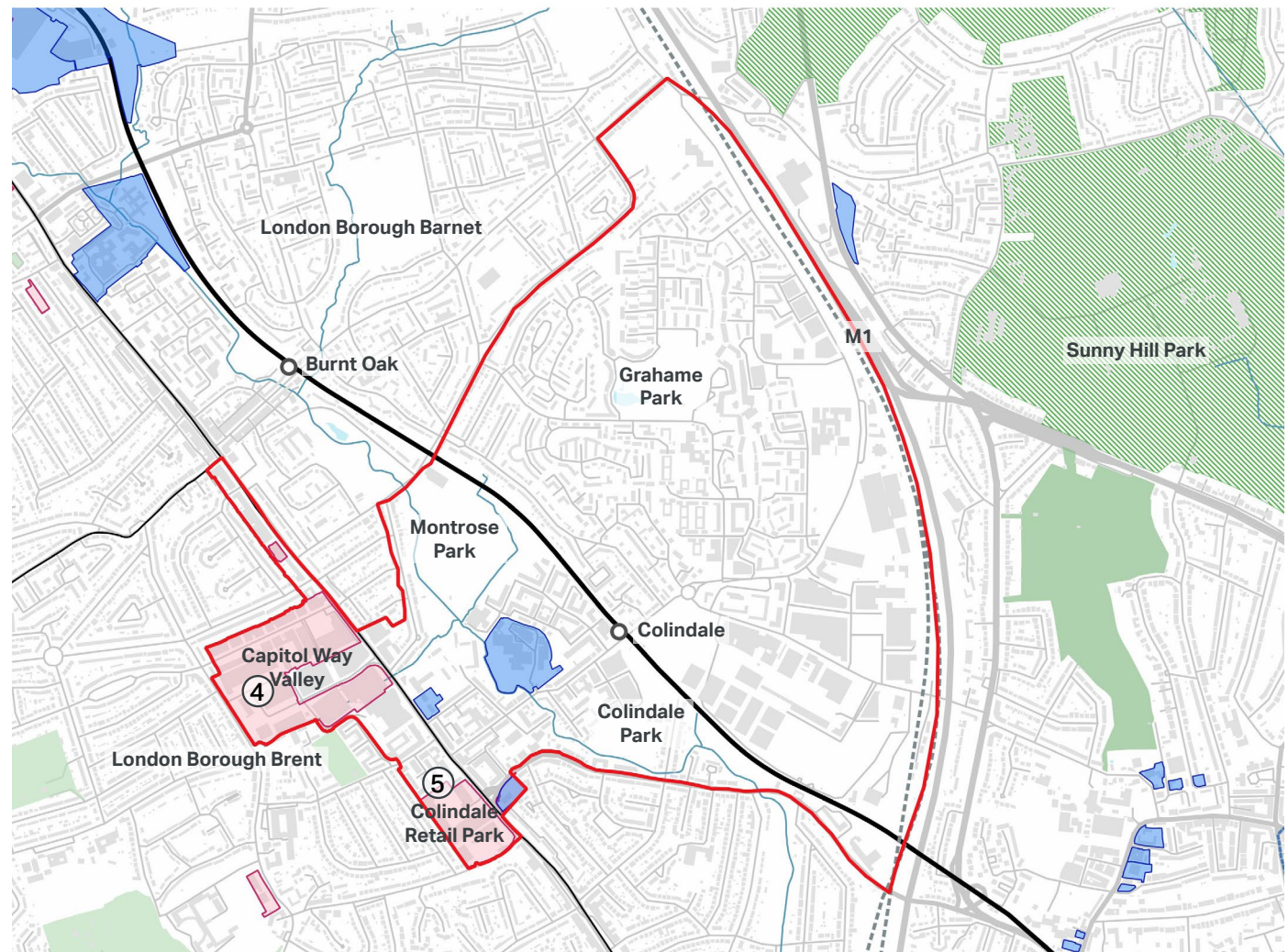
Colindale/ Burnt Oak Site Allocations

- Since SHLAA 2017, progress has been made in terms of plan making in the OA. Both Barnet and Brent adopted their local plans in 2025 and 2022 respectively.
- **Three sites are identified in the Barnet Site Allocations.** This shows that the OA is mature (mostly built out):
 - ① **(Site 10): Public Health England.** A low probability site in SHLAA 2017. The planned move of the Public Health England facilities provides an opportunity for intensification of this site (more than 400 new homes).
 - ② **(Site 9): McDonald's Restaurant:** Residential led development with Use Class E(b); 112 units
 - ③ **(Site 8): KFC/ Burger King Restaurant:** Residential led development with Use Class E(b); 102 units.



Colindale/ Burnt Oak Site Allocations

- **Two sites are identified in the Brent Local Plan:**
- **(BNSA1) Capitol Way Valley:**
The whole site will be subject to a masterplan process to comprehensively identify how it can increase useable industrial floorspace whilst contributing to the Council's vision for the Burnt Oak and Colindale area of creating 'a mixed, vital, accessible and pleasant district' (more than 500 new homes).
- **(BNSA2) Colindale Retail Park:** Mixed use development to include residential, retail and replacement industrial and office space/affordable workspace (more than 400 new homes).



Colindale/ Burnt Oak

Development activity 2021



Source: vu.city

KEY
Consented
Under construction
Completed

Colindale/ Burnt Oak

Development activity 2024

- Construction completed in parts of the OA.



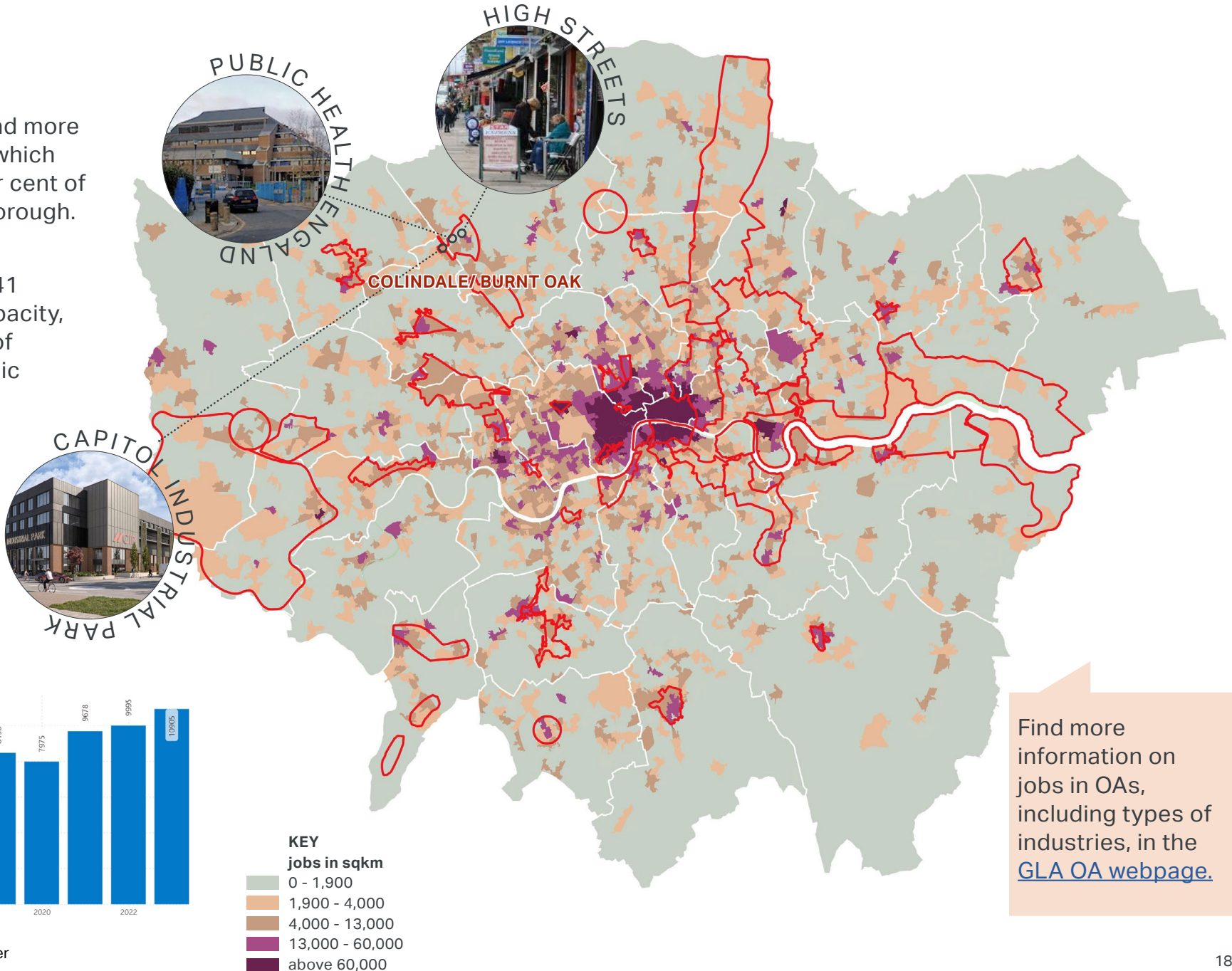
Source: vu.city

KEY

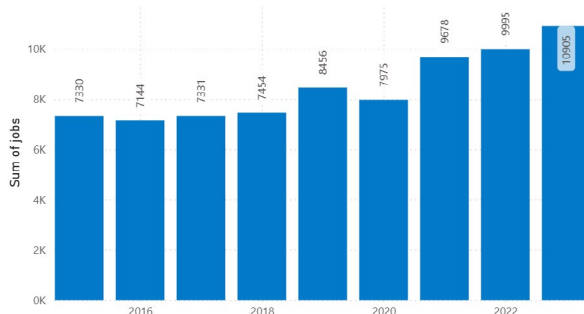
- Consented
- Under construction
- Completed

Colindale/ Burnt Oak Jobs

- In 2023, the OA had more than 11,000 jobs which accounts for 8 per cent of total jobs in the Borough.
- The OA is already exceeding the 2041 indicative jobs capacity, with the majority of jobs in being 'Public administration' and 'Health'.



Jobs by year in the OA



Source: Census, Business Register

Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

Colindale/ Burnt Oak

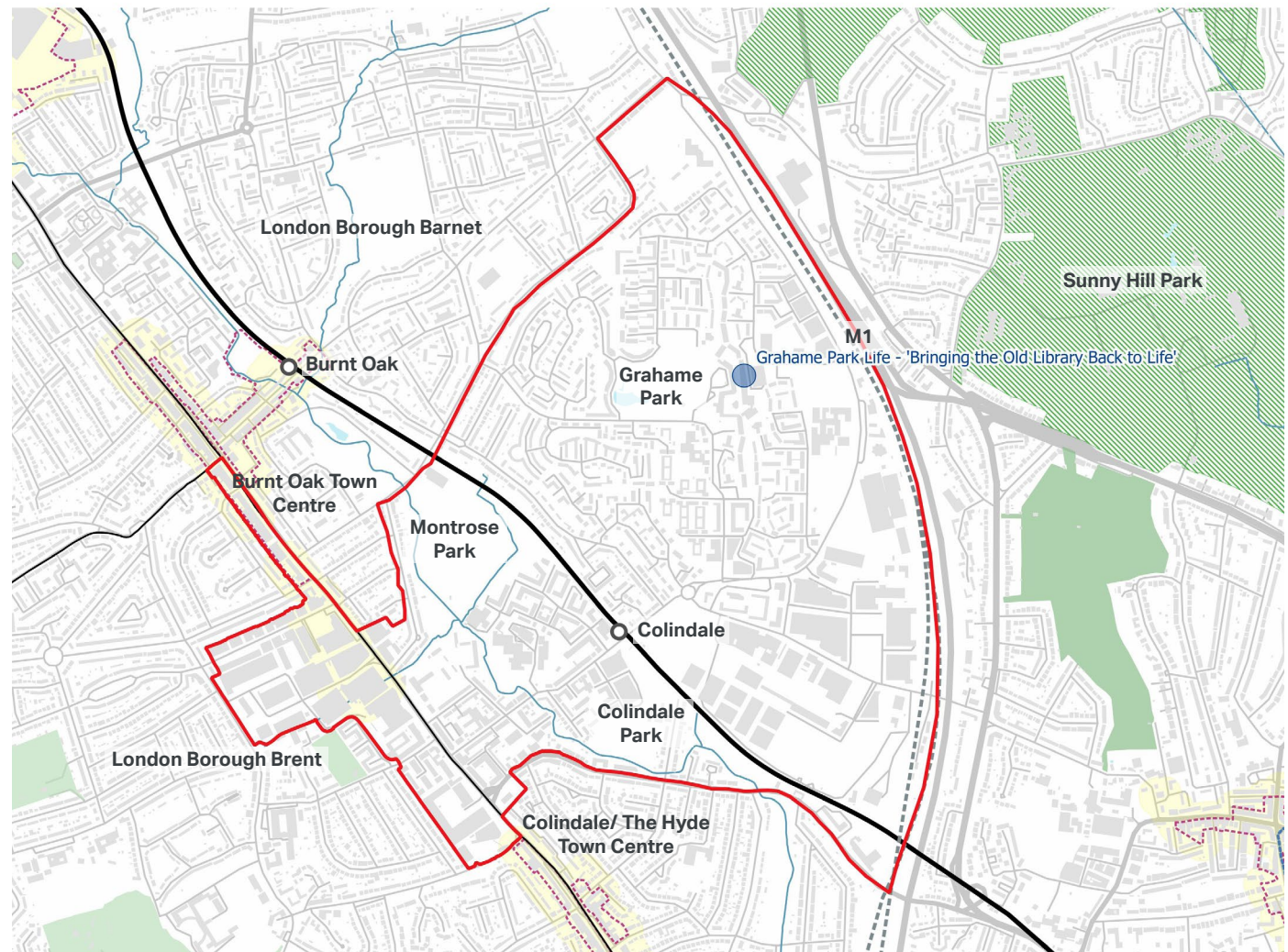
Town Centres and High Streets



- Burnt Oak and Colindale town centres straddle two borough boundaries.
- Burnt Oak and Colindale/ The Hyde have poor quality public realm and is vehicle dominated. As a result, east to west movement across the town centre is impeded.
- There is an opportunity to establish and develop identities for Burnt Oak and Colindale/ The Hyde to support their role as priority town centres.



Burnt Oak Town Centre improvements - We Made That

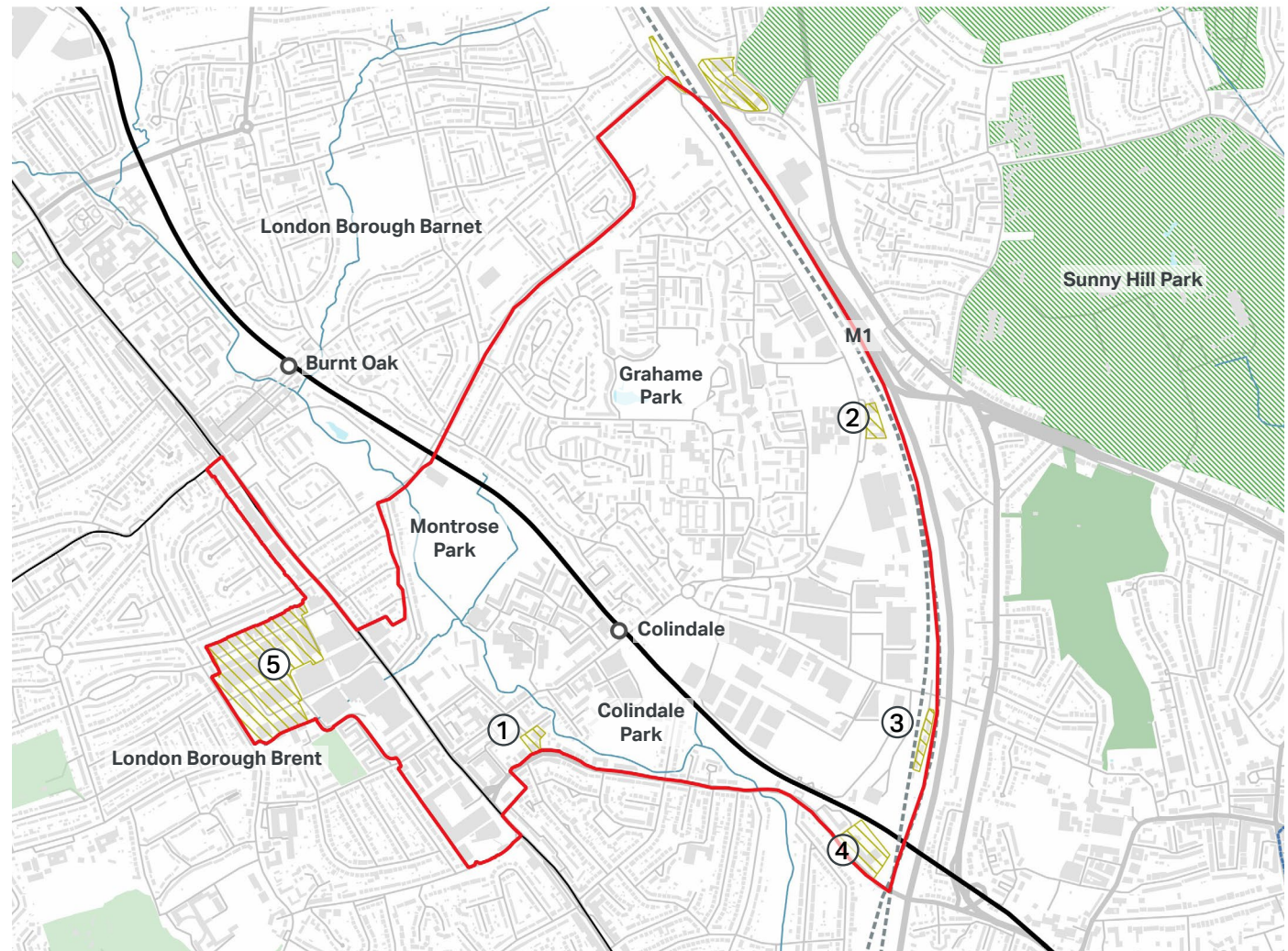


- KEY**
- Town Centre
 - High street
 - Good Growth Funded project (Round 1 to 3)

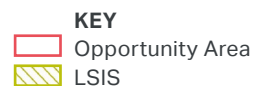
Colindale/ Burnt Oak

Industrial Land: Designations

- Barnet Local Plan has four designated Locally Significant Industrial Sites in the OA:
 - ① Colindale Technology Park and Cecil Road;
 - ② Hurricane Industrial Park;
 - ③ Propeller Way and
 - ④ 100(30-120) Colindeep Lane.
- Brent Local Plan has one designated Locally Significant Industrial Sites in the OA:
 - ⑤ Colindale LSIS
- According to Brent Local Plan (2021) the existing Locally Significant Industrial Sites will be subject to masterplanning with a view to its regeneration to re-provide updated industrial floorspace that meets employers existing and future needs, through co-location with other uses.
- The Local Plan supports transformational change at Colindale LSIS to provide intensification and the creation of a new mixed uses community.



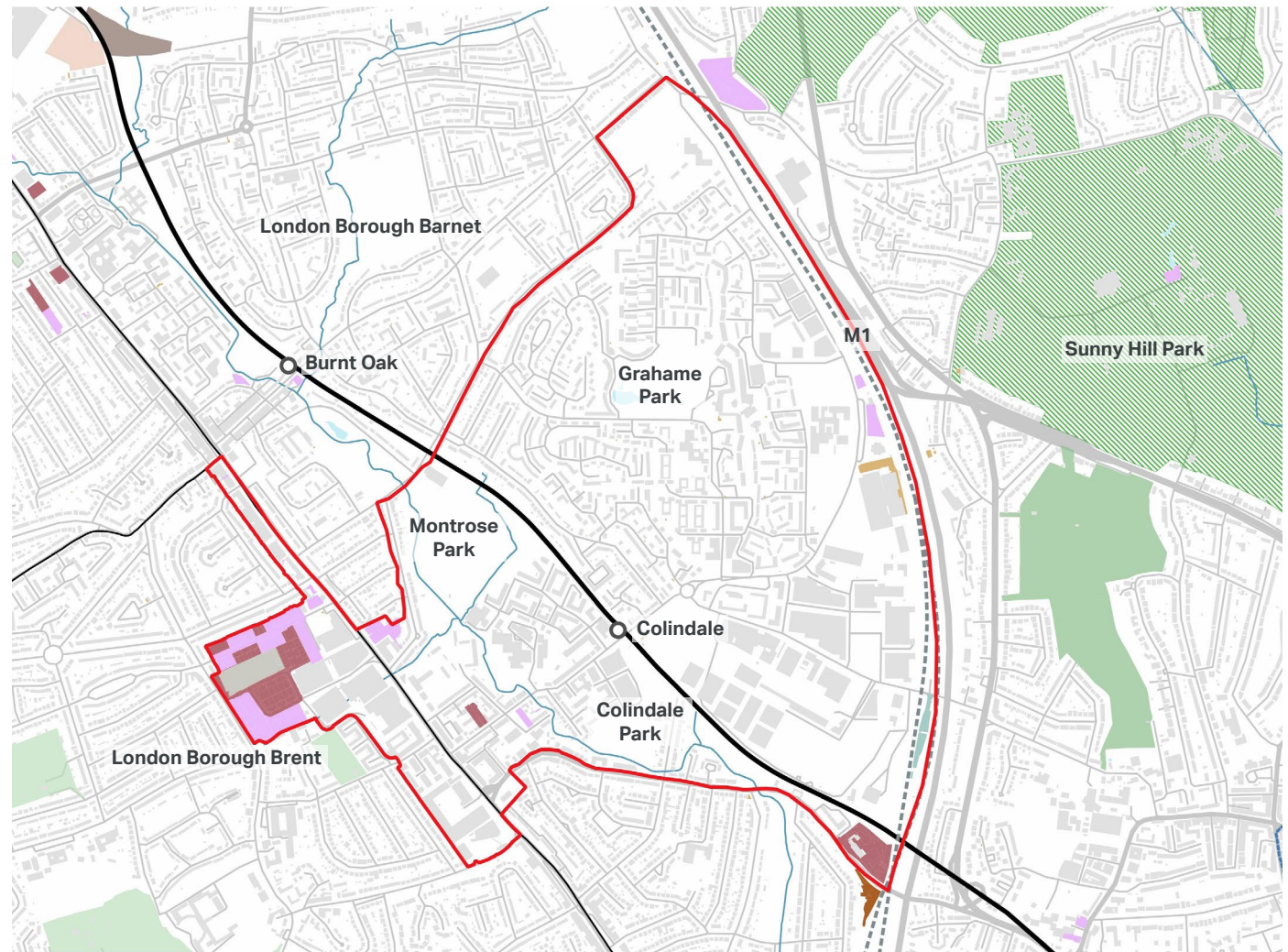
Source: [Planning Data Map](#)



Colindale/ Burnt Oak

Industrial land: Types of Industry

N

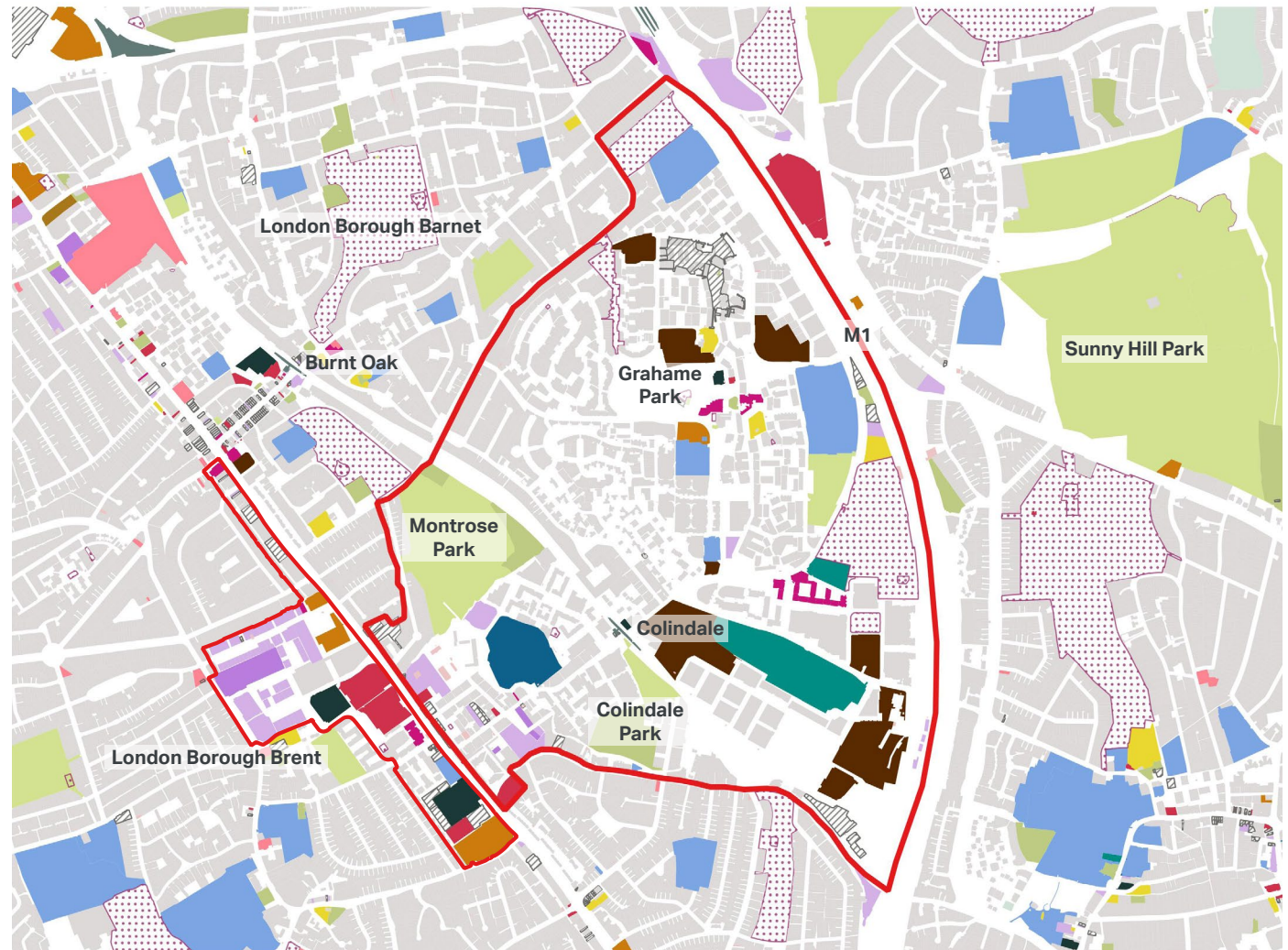
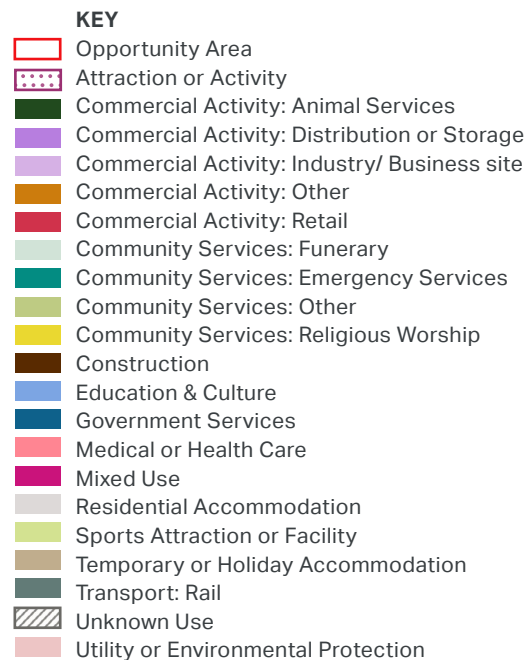


Source: London Industrial Supply Study

- KEY**
- General Industry
 - Community Services
 - Land for buses
 - Land for rail
 - Open storage
 - Self storage
 - Utilities
 - Vacant industrial land
 - Warehouse
 - Waste management and recycling

Colindale/ Burnt Oak

Land uses



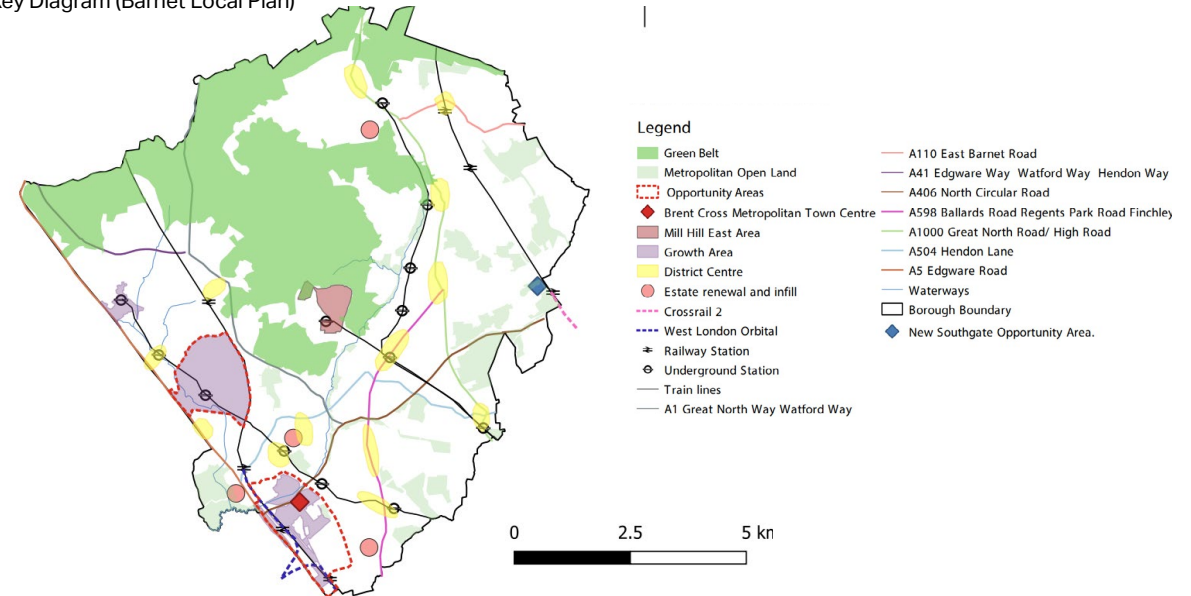
Source: OSNGB, City Intelligence Unit (GLA)

Colindale/ Burnt Oak

Place strategies: Local Plans

- An existing planning framework for Colindale has been established through the following documents:
 - Colindale AAP (2010): Unimplemented allocations in the AAP remain part of the Local Plan Schedule of Proposals;
 - Grahame Park SPD (2016); and
 - Colindale Station SPD (2019)
- Colindale is designated as a Growth Area in Barnet's Local Plan, supported by '**Policy GSS06: Colindale Growth Area**'.
- Burnt Oak is designated as a Growth Area in Brent's Local Plan, supported by '**Policy BNG1 Burnt Oak/ Colindale Growth Area**'.
- As identified in the development plans, **much of the development has already been delivered**.
- Both plans identify the need for development to be supported by **social and physical infrastructure** including improvements to the quality and accessibility of existing local open space, a series of play areas within new developments and open space, the creation of informal recreation and good quality public real, and **improved cycle infrastructure along the A5**.
- Intensification of LSIS is also identified in the Local Plans.

Key Diagram (Barnet Local Plan)

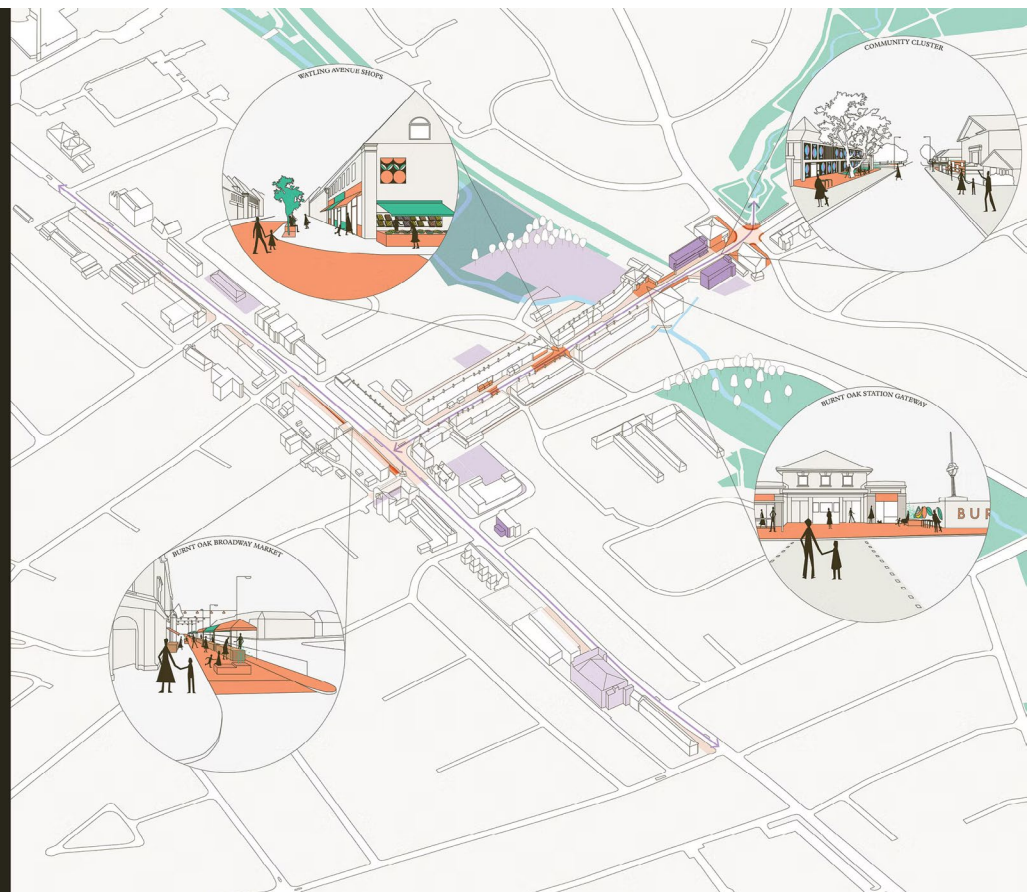
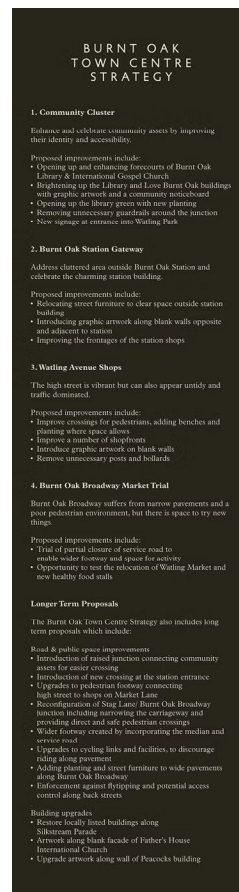


High Level Plan of the Place (Brent Local Plan)



Colindale/ Burnt Oak Place strategies: Burnt Oak Town Centre

- In 2015, Barnet Council commissioned [We Made That, Retail Revival and Maddison Graphic](#) to produce a [Town Centre Strategy for Burnt Oak](#). This project sets out the delivery of short term, medium and long term improvements for the town centre with a place-based approach via funding from the GLA's High Street Fund.
- Additional physical improvements including improving the kiosk outside the station and the community news board outside Burnt Oak Library. As part of this work, a consultation survey revealed that over 30% of businesses had been in the area for over 10 years and the majority were independent.
- The strategy was adopted by the Council in February 2017, setting a framework for the growth of Burnt Oak and informs the development of the Public Realm Improvements project which is currently in the design phases.



Burnt Oak has a number of heritage assets, although many are in disrepair. The Town Centre Approach will support Burnt Oak's distinctive built character through building upgrades and refreshed public realm at the entrances to these assets.



Recognise how Burnt Oak's vibrant international offer significantly contributes to the town centre's identity, whilst also addressing issues such as visual clutter and lack of clarity of business offer. The Town Centre Approach will seek to support difference, whilst promoting 'visual good manners'.



The high street suffers from poor quality environment on side streets and rear alleys. Where possible this should be addressed through new development and ongoing management.



The close proximity of Silkstream Park and Watling Park are a major asset to Burnt Oak, although links to them are in poor condition. Enhanced junctions and signage will act as way finding and improve the pedestrian experience.



There are a number of development sites in and around Burnt Oak. The Town Centre Approach will seek to influence them to maximise benefit to the wider town centre.



The cluttered streetscape creates a poor environment for pedestrians and fails to provide places to stop and sit. Proposals will seek opportunities to increase dwell time in Burnt Oak with seating, whilst also improving the pedestrian experience.



Burnt Oak town centre sits across three boroughs which adds complexity to interventions and management. The team will co-ordinate with all three boroughs and local stakeholders to ensure a Town Centre Approach.



In the context of growth in the wider area, Burnt Oak's wealth of existing community assets stand to become increasingly important. Increasing the profile of the area's existing assets, whilst strengthening local networks will address poor perception of the current offer.

Source: <https://www.engage.barnet.gov.uk/town-centre-strategy>

Colindale/ Burnt Oak

Moving forward

- The OA is one of the oldest across London; introduced as an area of intensification in the 2004 London Plan, **it has exceeded its indicative capacity at designation**, and the completions since 2019 together with the existing pipeline show that the OA is on track for delivering the indicative homes capacity.
- The OA is also delivering new jobs.
- Since the SHLAA 2017 **there is a couple of new sites within the OA that could increase the number of homes**. Significant growth includes estate regeneration, intensification along A5 and build out of large schemes such as Colindale Gardens. The Public Health England site presents a new development opportunity.
- Formerly a Regeneration Area, Colindale is now designated as a Growth Area in the Local Plan. Overall, **Colindale shows signs of a mature OA**, that has delivered the anticipated homes and jobs.
- With two big site allocations situated adjacent to the OA on Brent side, **co-ordination development, including social infrastructure and connectivity** across Brent and Barnet is critical.

Proposition

- To be moved from 'Maturing' to 'Mature' reflecting the development progress to date.
- While public transport access for the OA is good, accessibility to the area is affected by the physical barriers of the M1, Midland Mainline railway and Northern line which together restrict access to the OA.
- Opportunities for Barnet and Brent to work together to enhance the character and amenity of the OA the town centres (The Hyde and Burnt Oak), as well as improve local connectivity.

