

# **APPLICATION TO THE OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION (OPDC) AND TO THE LONDON BOROUGH OF HAMMERSMITH & FULHAM (LBHF) FOR DESIGNATION OF AN OLD OAK NEIGHBOURHOOD AREA AND OLD OAK NEIGHBOURHOOD FORUM**

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**March 2017**

## Executive summary and context

0.1 Residents associations in and around the Old Oak area have been working together over the past 15 months to draw together this proposal for a neighbourhood area and neighbourhood plan. The area submitted for designation covers much of the eastern half of the OPDC area, combined with a number of residential communities in North Hammersmith lying on the edge of the OPDC boundary.

0.2 No parts of LB Brent or LB Ealing, that lie outside the OPDC boundary, are involved. Hence the application is 'cross-boundary' (as the Localism Act permits) while involving two local planning authorities only.

0.3 Neighbourhood planning is now a well established part of the English planning system. More than 1900 communities across England, covering nearly 10 million people, have started the process of neighbourhood planning<sup>1</sup>. Over 290 plans have progressed to the referendum stage<sup>2</sup>, following independent examination and modification as necessary. All but one (to date) have been supported by a majority vote and are now being used as part of the Development Plan of the relevant local authority.

0.4 In London, neighbourhood planning has been slower to gain momentum than elsewhere. There are now 100 neighbourhoods involved across London with 5 plans successful at referendum (one of which is adjacent to the OPDC boundary).

0.5 The Old Oak Interim Neighbourhood Forum has already contributed to the preparation of the OPDC Local Plan. We firmly believe that a neighbourhood plan for Old Oak would add significant value to the creation of a successful new part of London, through

- improved integration of existing communities with new development
- a better understanding of how local people see 'places' within the OPDC area
- input of local knowledge on what works, and does not work, in the area (in terms of access to services and shops, open space, pedestrian and cycle permeability)
- continued consultation and engagement, based on collaboration rather than conflict
- raising public awareness of the choices, trade-offs and viability issues inherent in the UK's largest regeneration programme

0.6 This designation application has to meet a number of statutory requirements. As a result it is a relatively lengthy document. It sets out why the Old Oak Interim Neighbourhood Forum considers the proposed Old Oak area to be 'appropriate' for preparation of a neighbourhood plan.

0.7 Our application identifies the likely scope of a neighbourhood plan and (equally importantly) what a neighbourhood plan would *not* cover. This final version follows a series of meetings with OPDC planning officers, and a presentation to OPDC planning Committee members held on February 1st 2017.

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<sup>1</sup> DCLG Neighbourhood Planning, 2016 Response to Technical Consultation on changes to the planning system, September 2016.

<sup>2</sup> Planning Resource database March 2017

0.8 A number of sections of the originally proposed boundary, including HS2 construction compounds and other strategic sites, have been removed from earlier proposals at the request of the OPDC. The interim forum remains confident that a neighbourhood forum and plan for the area applied for will add value to the Local Plan process, and will not obstruct or delay the Corporation's ambitions.

0.9 The 2016 OPDC Review recommended that the Corporation *should adopt innovative practice on community engagement in the preplanning and master planning process, ensuring that decisions, pre-app discussions and advice are as transparent as possible*<sup>3</sup>. We believe that a designated neighbourhood forum for Old Oak will provide the most effective and focused means of implementing this recommendation.

## 1.0 Introduction

1.1 This application is made by the Interim Forum, as a qualifying body capable of designation under paragraph 61G of the Localism Act 2011 and Town and Country Planning Act 1990 (as amended). The application is for designation both of the Old Oak Neighbourhood Forum, and for the boundary of the proposed neighbourhood area for which a neighbourhood plan will be prepared.

1.2 The geographic area of the proposed neighbourhood lies mainly in those parts of LB Ealing and of LB Hammersmith and Fulham for which the Old Oak and Park Royal Development Corporation has since April 1st 2015 exercised the functions of these planning authorities. Hence the OPDC is the body primarily responsible for neighbourhood planning in the area submitted for designation. Other parts of the proposed neighbourhood area lie outside the OPDC area, within LB Hammersmith and Fulham. This application has therefore also been submitted to the latter planning authority.

1.3 Both the OPDC and LBHF are asked to publish, consult on and determine this application as soon as possible and within permitted statutory timescales. Assuming designation of all or part of the proposed area, it is assumed that the OPDC will thereafter act as the 'lead authority' in liaising with the Forum, and in meeting the 'duty of support' in accordance with the Localism Act and DCLG Planning Practice Guidance.

1.4 The Old Oak Interim Neighbourhood Forum has been working since autumn 2015 in putting together local views on the future of the Old Oak area. Many of the members of the forum attended the consultation meetings on the first Draft OPDC Local Plan in February/March 2016. The same applies to the series of consultation meetings held by Cargiant as the major landowner of the proposed Old Oak Park. Members have also been attending the meetings convened by the Grand Union Alliance, from 2014 onwards. The Interim Forum submitted a substantive response to the Regulation 18 consultation on the OPDC Draft Local Plan.

1.5 The current Forum membership is listed at pages 16/17 of this application. Membership will expand further once the Forum is designated and in a position to

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<sup>3</sup> Review of the Old Oak and Park Royal Development: Corporation: High-level findings, Greater London Authority, November 2016

undertake detailed work of preparation of a neighbourhood plan. In the meantime Forum members continue to work together in formulating views on the future of the area. The Interim Forum met on May 25th, 19th July, 21st September 2016, January 26th 2017 and March 8th 2017 to discuss and agree the final content of this application.

1.6 OPDC planning officers have argued previously that the UK's largest regeneration project, with complex infrastructure requirements, is not an obvious fit with neighbourhood planning. The neighbourhood planning framework was not available to local communities in the early stages of London's other major regeneration programmes (e.g. Greenwich Millennium Village, the Olympic Park, and Kings Cross). Central Government remains strongly supportive of neighbourhood planning, and the Neighbourhood Planning Bill, currently in the Lords, will further strengthen the role of local communities in preparing such plans.

1.7 Joint designation by the OPDC and LBHF of Old Oak as a neighbourhood area offers an opportunity to demonstrate to Londoners how this devolved layer of the national planning system can deliver new urban development that is both supported by the public and sustainable over the long-term. This is of particular relevance where a development corporation, with limited local representation and democratic accountability, is acting as the planning authority.

1.8 A 'new Old Oak' which does not meet these basic success measures will stand for several decades as an example of the dysfunctions in the UK planning system, comparable to the failures of urban planning in the 1960s. This is an outcome that must be avoided.

### **Collaboration not conflict**

1.9 The Interim Forum has been clear from the start, in discussions with OPDC officers and developers, that proposals for an Old Oak neighbourhood plan have come forward in the spirit of dialogue and collaboration. Neighbourhood planning is a positive and constructive framework, through which local residents and businesses can participate in the land use planning process.

1.10 Preparation of such plans is a means through which local people gain understanding of the challenging choices and trade-offs inherent in any land use plan. Neighbourhood plans have to balance competing land use demands and make sense as a coherent whole, delivering sustainable communities. They are not about wish-lists or simplistic nimbysism. On the contrary, they are a statutory part of a national planning system in which neighbourhood forums and neighbourhood forums are *plan-making bodies* working alongside local planning authorities.

## **2.0 Boundary and size of the proposed area**

2.1 The map at Figure 1 overleaf shows the proposed Old Oak neighbourhood area boundary as a pale blue line. The OPDC boundary is shown as a purple line. The total area

Figure 1 Proposed boundary of Old Oak neighbourhood area (blue) overlaid on OPDC boundary (red) and boundaries of adjacent neighbourhood areas.

of the proposed Old Oak NP area is approximately 275 hectares.



The current resident population of the neighbourhood area is estimated at just under 7,000<sup>4</sup> living in a series of residential communities ranging in size from 32 houses in Midland Terrace to 1,056 dwellings on the Old Oak Estate.

2.2 In demographic and socio-economic terms, notable features of this population are

- the largest ethnic group is white with 48% of the proposed neighbourhood area's population. This compares with a figure of 68% for Hammersmith & Fulham as a whole and 85% for London .
- the second largest ethnic group Black/African/Caribbean/Black British' with 23% of the neighbourhood plan area's population. This compares with 12% for Hammersmith and Fulham as a whole and 13% for London.
- the proportion of households in social rented/other accommodation is high with at 37% of households. That compares with 15.4% for Hammersmith & Fulham as a whole and 8% for London.
- only 28% of Old Oak residents have achieved level 4 qualifications and above compared to 50% in Hammersmith & Fulham as a whole. 24% of Old Oak residents have no qualifications compared to 13% in Hammersmith & Fulham .

<sup>4</sup> This figure and further demographic data are based on 2011 Census outputs, and a bespoke report generated by the LGA Inform Plus *Natural Neighbourhoods* database, submitted with this application as a separate Annex E.

2.3 The map at Figure 1 also shows the boundaries of adjoining neighbourhood areas, already designated. These are the Harlesden Neighbourhood Area shown in orange (first draft neighbourhood plan completed), the St Quintin and Woodlands Neighbourhood Area in North Kensington shown in dark blue (StQW Neighbourhood Plan successful at referendum on 25th February 2016) and the small neighbourhood area in Hammersmith designated by LBHF in 2013 and represented by the Brickfield Association of Residents, shown in red.

2.4 No draft plan has emerged for this latter area at Eynham Road W12. Because the area is already designated, it has not been included in the proposed Old Oak neighbourhood area (as the legislation would not permit this). In the event of a majority residents and businesses in the Eynham Road area expressing a wish to be included in a wider Old Oak neighbourhood, during the six week public consultation on this designation application, LB Hammersmith & Fulham will be asked to vary its 2013 decision and (with OPDC concurrence) re-designate this area as part of a wider Old Oak neighbourhood.

### **Why the proposed Old Oak neighbourhood area is appropriate for a neighbourhood plan**

3.1 Regulation 5b of the Neighbourhood Planning (General) Regulations states that a designation application must include a formal statement explaining why the proposed area is considered 'appropriate' to be a neighbourhood area. For this application, the required statement is included as a separate Annex A and addresses in detail the criteria for 'appropriateness' (insofar as these are defined in statute and guidance).

### **Likely scope of an Old Oak Neighbourhood Plan**

4.1 Discussions within the interim neighbourhood forum and with OPDC officers have identified the following issues on which local residents and businesses feel that a valuable contribution can be made via preparation of an Old Oak neighbourhood plan:

- responding to the ambitions for new housing in London set by the Mayor and the Housing for Londoners team at City Hall, including affordable and low cost homes.
- working with Community Land Trusts and community interest companies on self-build and custom-build housing models<sup>5</sup>, widening housing opportunities for 'Generation Rent'.
- working with local housing associations and CICs in helping to achieve successful 'lifetime neighbourhoods' at Old Oak, including innovative models for co-living, open workspace, artists/makers studios, and supported/extra care housing.
- stitching together existing and new neighbourhoods in the area, within the context of the OPDC Local Plan and its set of 'Places'.
- contributing ideas and suggestions on what makes this part of inner west London distinctive and attractive to those who live and work here, including input to the

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<sup>5</sup> the term 'custom-build' being used as referring to a basic shell, constructed to meet Building Regulations, which can then be fitted out by owners (see community groups on the GLA Build Your Own London Home Register and for example the model developed by [The Naked House](#), a winner in the New London Architecture 2015 awards for New Ideas for Housing).

cultural visions being developed by the OPDC and by Cargiant/London and Regional Properties.

- examining alternative locations for community infrastructure (retail, health facilities, schools, and other public services).
- working up options and the detail of pedestrian and cycle routes across and beyond the Old Oak area.
- generating ideas for the future of the Grand Union Canal and its towpaths, as a key recreational amenity, cycle/pedestrian route, and heritage and environmental asset to the area.
- ensuring that the amenity value of Wormwood Scrubs is maintained, with its distinctive features and ecology and an appropriate balance between serving local and London-wide needs.
- feeding into public consultation and debate on density levels and building heights at Old Oak, recognising that ambitious targets for homes and jobs within the OPDC area are currently set in London Plan strategic policies (Annexe 1 to the FALP).
- identifying scope for new amenity space and reviewing use of existing small green spaces, proposing Local Green Space designations within existing residential areas in cases where the demanding criteria set out in the NPPF are fulfilled.
- contributing to character assessments and identifying the most valued parts of the heritage and environmental quality of the area.
- generating an evidence base, to accompany a neighbourhood plan at submission stage, on issues which have surfaced during OPDC and developer consultations.

4.2 The scope and range of a neighbourhood plan is a matter for a neighbourhood forum to decide. Some neighbourhood plans are more ambitious in their coverage than others. The Old Oak Interim Forum envisages a plan that covers all the main land use issues in the area. However, there are a several key statutory constraints on what policies can be included in a neighbourhood plan (i.e. the elements of a neighbourhood plan that achieve statutory weight as part of the Local Development Scheme for the area, if successful at referendum).

4.3 Draft neighbourhood plans are independently examined prior to referendum. There are now well established principles under which examiners will ensure that the referendum version of a NP meets all the 'basic conditions' required by the Act as well as EU and human rights requirements. It is only those policies in a neighbourhood plan which meet all such requirements that progress to referendum and form part of the subsequent plan 'made' by the local planning authority.

4.4 Proposals for projects, and/or aspirations that fall outside the scope of the *development and use of land*, cannot lawfully form part of a neighbourhood plan<sup>6</sup>. Very often, draft neighbourhood plans are 'modified' by an examiner to ensure that such proposals are

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<sup>6</sup> Material other than that specified in section 38A(2) of the Planning and Compulsory Purchase Act 2004 relating to the *development and use of land* cannot form part of a 'made' neighbourhood plan. There may well be many issues relating to e.g. transport and traffic on which a neighbourhood forum will have strong views but these need to be pursued as advocacy proposals and separately from the policies proposed in a neighbourhood plan.

deleted or placed in a separate advocacy document which does not form part of the 'made' plan.

4.5 The proposed planning period of an Old Oak Neighbourhood Plan is 15 years, from 2018 to 2033. Given the uncertainties and complexities of the major infrastructure sites, a first iteration of a NP will focus primarily on those areas with existing residential communities and where decisions on new development will be made in the next few years.

### **What an Old Oak Neighbourhood Plan will *not* cover**

5.1 The proposed HS2 station at Old Oak Common is a national infrastructure project and as such excluded from any 'provisions made' in a neighbourhood plan (as a result of Section 38b of Section 2 of Schedule 9 of the Localism Act, and the TCPA 1990 as amended). Crossrail (Queen Elizabeth Line) and its infrastructure is also the subject of national legislation (Crossrail Act 2008). This context is understood and accepted by the Interim Neighbourhood Forum. It is also appreciated that that High Speed Rail (London Birmingham) Act 2017 gives very wide-ranging planning powers to HS2 Ltd and that these powers will be used to create the HS2 construction compounds and to safeguard further sites.

5.2 The Forum recognises that areas of land safeguarded by HS2, or earmarked as construction compounds, cannot realistically become the subject of neighbourhood plan policies or site allocations until such time as they become available for future development. Hence a number of adjustments made to the proposed neighbourhood boundary prior to this application.

5.3 The immediate surroundings of the Overground stations proposed in the OPDC Local Plan, and the vehicle, pedestrian and cycle routes which connect these to the surrounding areas, are however seen as a appropriate subject for local views to be articulated via a neighbourhood plan.

### **The existing residential communities within the proposed Old Oak neighbourhood area**

6.1 There are six of these, including those lying within LBHF and falling outside the OPDC boundary, as follows:

**College Park** - terraced streets of Victorian housing east of Scrubs Lane and south of the Harrow Road, within LBHF. The area is isolated from the remainder of Hammersmith & Fulham and includes some 280 households. The street pattern is dense and there is little within the immediate area in terms of potential development sites. Strong development interest in the surrounding area has emerged in recent years, with a series of residential towers proposed in Scrubs Lane.

**Woodmans Mews** to the west of Wood Lane/Scrubs Lane (and opposite North Pole Road in W12) includes 50 properties, with a mix of private and social housing. Across Wood Lane are housing association properties at **28 North Pole Road** (79 houses and flats, managed by London Strategic Housing (LSH) an established part of Network Housing Group). Both these

small residential enclaves just outside the OPDC boundary are included within the proposed Old Oak neighbourhood area.

**Old Oak Estate** - a cottage estate designed by the London County Council before the First World War in 'garden city' style, and built out after the war. The completed estate is made up of 1056 homes – 228 five-room, 443 four-room, 341 three-room, 27 two-room and 16 one-room flats. These were designed at a density of 27 cottages per acre (approximately 100 housing units per hectare, allowing for the fact that one 'cottage' can contain two dwellings). The estate is a Conservation Area within LB Hammersmith & Fulham and is a highly regarded example of social housing of the period.

Properties are now some 50% owner-occupied and 50% managed by the Old Oak Housing Association. The housing association was set up in 1990 following a stock transfer from LBHF, and Family Mosaic HA is the major shareholder. Both the Housing Association and the ward councillor and LBHF Cabinet Member Wesley Harcourt have expressed the view that the whole estate, rather than the northern part only, should be included within an Old Oak neighbourhood area. This approach has been followed in this application.

**Midland Terrace and Shaftesbury Gardens** - these small and adjacent residential enclaves in LB Ealing will be hugely impacted upon by HS2 and by plans for the new Old Oak Overground station at the end of Midland Terrace. This location is also one of the intended sites for HS2 to base construction equipment, and manufacture of concrete sections for the proposed tunnel. Midlands Terrace consists of 35 Edwardian terraced houses, some converted into flats and others remaining as family homes. Shaftesbury Gardens is a relative recent (1990s) development of 170 flats (housing association and owner occupied) with communal outdoor space.

**Wells House Road** - another small enclave of 120 Edwardian semi-detached houses, very close to the proposed location of the main HS2 station and interchange and with enormous potential impacts and isolation as a result of HS2 plans (including the future closure of Old Oak Common Lane in order to lower the roadway beneath bridges). Represented by Wells House Road Residents Association.

**The Island Triangle** - several streets built as 220 railway cottages in Victorian times and designated as a Conservation Area in 1982. Bordered by Willesden Junction station and the West Coast mainline (WCML) to the north, the Willesden Euroterminal to the west, Powerday to the east and Atlas Road to the south. Represented by TITRA (The Island Triangle Residents Association).

**The Wesley Estate** - an area of 1930s houses built originally as company housing by stationery manufacturer Harold Wesley and subsequently sold to private owners. There are 230 houses, isolated by industrial premises in Park Royal and North Acton Road, in Harold Road, Newark Crescent and Wesley Avenue. Represented by the Wesley Estate Residents Association.

6.2 Inclusion of these streets in the Wesley Estate gives the suggested Old Oak neighbourhood area an unorthodox shape, but the local residents association is keen to see

this area included. The area shares many of the characteristics of the others above. This boundary will also enable the stretch of the canal in Ealing to be considered in a neighbourhood plan alongside the stretch in LBHF. Both stretches are designated as conservation areas.

6.6 A further residential enclave bordering the boundary of the OPDC area is the **Eynham Road area**, to the east of Wood Lane in LB Hammersmith and Fulham. These residential streets of some 300 houses and flats are already being impacted on by the Imperial West campus and the series of major developments along Wood Lane (Stanhope at the Television Centre, St James, and Westfield 2). As explained at paragraph 2.3 above, this 'fringe' area is not included in this designation application, having already been designated in 2013 by LB Hammersmith & Fulham in response to a 2012 application for a cross-boundary neighbourhood area. Residents and businesses in these streets will be informed of this application for an Old Oak neighbourhood, so that they can respond to the OPDC/LBHF consultation and express a preference for inclusion in this wider area should they so wish.

6.7 In social and demographic terms, all the communities described above include longstanding residents coupled with newer arrivals. As a result of their comparatively isolated locations (many being separated off by roads, railway lines, and industrial sites) there are strong and close-knit community ties within several of these small communities, as compared with parts of London where 'neighbourliness' now plays comparatively little part in daily life.

6.8 In recent years, representatives of most of these communities have been working together on seeking to mitigate the impact of HS2. Much data has already been gathered, and local consultation work undertaken, as background to a series of petitions to the HS2 Select Committee. The Grand Union Alliance has also provided a network for local groups and residents associations to come together. Over the past 18 months, closer joint working including the Hammersmith Society has taken place in response to consultations by developers and on the OPDC Draft Local Plan. The Old Oak Interim Neighbourhood Forum began meeting as a body in its own right in May 2016.

### **Involvement of local businesses and with developers**

7.1 Direct engagement with developers and landowners is now a well-established part of the neighbourhood planning process.

7.2 **Cargiant** and its development partner **London & Regional Properties** consulted local people in summer 2015 on initial outline proposals for its 46-acre site north of the canal at old Oak/Hythe Road. More detailed plans have since been developed, and further rounds of consultation took place in February/March and July 2016. Cargiant/LRP held a detailed briefing session for local groups in December 2016, and the Interim Forum is up to date with the thinking on the masterplan for Old Oak Park. Further detailed planning work by Cargiant/LRP awaits progress on the OPDC Local Plan and major infrastructure decisions. The Forum has welcomed the way in which Cargiant/LRP and their team of consultants have been willing to engage in substantive dialogue. The Forum has kept Cargiant updated on this application for neighbourhood area designation.

7.3 **Queens Park Rangers Football Club** has been preparing a set of regeneration proposals centred around a proposed re-location of its ground from Loftus Road to a comprehensive redevelopment at Old Oak, badged as New Queens Park. These ideas are not now being pursued. Further meetings between QPR and the Interim Forum have taken place in late 2016 and early 2017, in relation to the Oaklands development (permission granted) at Old Oak Common Lane.

7.4 **Powerday and EMR (European Metal Recycling)** operate major waste management businesses in Old Oak, on land within the proposed Old Oak neighbourhood area. The OPDC Draft Local Plan includes policies (EU4) to continue to safeguard existing waste and recycling sites in the area, in accordance with the West London Waste Plan. The Interim Forum accepts that these policies are 'strategic', and has amended the originally proposed boundary of the neighbourhood area to exclude waste sites with major complexities. A neighbourhood plan may however suggest mitigation measures to reduce the impact of these operations on nearby residential areas. The Interim Forum has been in contact with both these companies, in relation to development proposals along Scrubs Lane.

7.5 **HS2** has continued its consultation programme over the period in which proposals for an Old Oak neighbourhood plans have emerged. These consultation meetings have involved several members of the Interim Forum, particularly from TITRA, Midland Terrace/Shaftesbury Gardens, and Wells House Road. Extensive work in 2015 and 2016 on petitioning both the Commons and Lords Committees has brought results, in terms of a more positive Government response on compensation and mitigation measures. As noted above, the HS2 interchange is 'excluded development' in terms of neighbourhood plans. The Interim Forum has modified its original boundary proposals to take account on planned HS2 construction compounds.

7.6 The Forum has met twice with **Thames Valley Harriers**, the athletics body which leases a significant LBHF owned site at the Linford Christie Stadium, on the south-east corner of Wormwood Scrubs Metropolitan Open Land.

7.7 Discussions took place in 2015 with **Boden Ltd** as a major business in the area. Boden has nominated a representative to the Old Oak interim forum, although the site of its HQ no longer lies within the proposed Old Oak neighbourhood area boundary.

7.8 Interest in the scope for detailed planning and new ideas for this part of the OPDC area has come from **The Collective** (with its completed development of 350 'co-living' housing apartments with shared workspace at the Atlas Road roundabout). The Collective has nominated a representative to the Old Oak Interim Forum.

7.9 In terms of existing cultural and entrepreneurial assets in the area, **Hythe Road** has a well-established community of artists and makers occupying studio space, and organised under the banner of **ArtWest**. The well established organisation **ACAVA** manages a number of these studios, and have joined the Interim Forum. So has the management of the Community Interest Company responsible for the **Light Factory** in Scrubs Lane.

7.10 The role played by arts organisations in successful regeneration, from Barcelona, Malaga and Chicago, is recognised worldwide. This community is seen as important to the retention of vitality and activity in the Old Oak area, through 'meanwhile' uses leading on to more permanent open workspace accommodation, during the extended construction period at Old Oak.

### **A phased approach to neighbourhood planning at Old Oak**

8.1 In discussions with OPDC officers, it has been made clear to the Interim Forum that the OPDC Board and Planning Committee will want to have confidence that the preparation of a neighbourhood plan for Old Oak will not obstruct, delay, or complicate what is already one of the UK's most ambitious and complex regeneration programmes - with an expected duration of three decades. Any possible impact on the major infrastructure requirements for the Old Oak area would be a particular concern.

8.2 This application seeks to explain that such risks will not arise, for several reasons:

- a neighbourhood plan must be in general conformity with the strategic objectives of a Local Plan for the area, and cannot undermine the objectives of that plan.
- a neighbourhood plan cannot promote less development than the relevant Local Plan, and must 'have regard' to the National Planning Policy Framework
- the HS2 and Crossrail transport interchange will be 'excluded development' and cannot be the subject of policy proposals in a neighbourhood plan
- an independent examiner will assess the 'submission version' of an Old Oak Neighbourhood Plan to ensure adherence to the 'basic conditions' set out in legislation, prior to a referendum.

8.3 A first neighbourhood plan for Old Oak (for 2017-32) will focus primarily on those parts of the area where integration of the existing and the new, stitching together residential communities into a successful urban environment, will be planned and part implemented over the next five years

8.4 The Regulation 19 version of the OPDC Local Plan (now due in summer 2017) will include a number of changes in the boundaries of the 'Places' used as a spatial framework for the Regulation 18 version. It is understood that there will be 11 such 'Places' instead of the 10 in the February 2016 version. Places P8 and P9 now form linear corridors to the west and east of Old Oak North, Old Oak South, and Wormwood Scrubs.

8.5 These proposed changes reflect responses from the public and local groups to the first iteration of the Local Plan. They are very much in line with comments and suggestions submitted by the Interim Forum during the Regulation 18 consultation. They have been welcomed.

8.6 The proposed Place P8 brings together the existing residential communities of the Island Site, Midland Terrace/Shafesbury Gardens and Wells House Road, along with the new developments at the Collective and Oaklands. The boundary is similar to that of the

'New Place' suggested by the Interim Forum and offers scope for creating a more active hub of retail and community infrastructure at the Atlas Road roundabout.

8.7 The proposed Place P9 extends the former Scrubs Lane area southwards to include the Mitre Bridge Industrial Estate and Wood Lane.

8.8 It is these two parts of Old Oak which will present the most immediate challenges in terms of successfully stitching together existing and new development. The planning and development of these two areas is not dependent on major physical infrastructure (roads, tunnels, rail tracks) being put in place, nor on landlocked sites being opened up.

8.9 A first neighbourhood plan for Old Oak will therefore look closely at these two 'Places' (P8 and P9 within the OPDC Local Plan) and at how best to integrate successfully the 'fringe' areas of College Park, the Old Oak Estate, and the residential communities at the Island site, Midland Terrace/Shaftebury Gardens, and Wells House Road.

8.10 It is hoped that the above proposals for the scope, content, and phased approach to a neighbourhood plan for Old Oak provides assurance to the OPDC and LB Hammersmith & Fulham that the Forum's approach to plan preparation will be realistic and collaborative.

8.11 The OPDC and LB Hammersmith and Fulham have discretion, under the 2011 Localism Act and Neighbourhood Planning Regulations, to vary further the proposed boundary of a proposed Old Oak neighbourhood area. Reasoned justification for such a decision would need to be provided. The Interim Forum would argue that such a decision would be unhelpful, and unnecessarily defensive. The spirit of the current Neighbourhood Planning Bill is that areas should be designated on the boundaries applied for unless there are sound planning grounds for variation. In parished areas, the scope for variation by the relevant planning authority has been much reduced.

8.12 Were the proposed Old Oak NP boundary to be varied significantly by either the OPDC or LBHF, the result would be less scope for local residents and businesses to make a coherent contribution to the planning of the Old Oak area. At London-wide and national level, the signal given the growing number of local communities preparing neighbourhood plans would be negative, implying that neighbourhood forums cannot be trusted to prepare plans which add value to the planning process. The safeguards built into the neighbourhood planning system are substantial, and where independent examiners consider that draft plans fail to meet the statutory basic conditions (e.g. as being over-restrictive in relation to future development) such draft plans do not proceed to referendum<sup>7</sup>.

8.13 We therefore urge the OPDC Planning Committee, OPDC Board, and LB Hammersmith and Fulham to have confidence in the neighbourhood planning process and to take a positive approach to fulfilling a local planning authority's statutory 'duty of support' to neighbourhood planning (paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)).

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<sup>7</sup> A total of nine draft neighbourhood plans have 'failed' at examination as at March 2017, for a range of reasons including proposed policies viewed as 'over-restrictive' in achieving sustainable development and having insufficient regard for the NPPF.

## **Consultation on the proposed boundary of an Old Oak neighbourhood area**

9.1 The proposed boundary for an Old Oak neighbourhood has been defined as a result of a 15 month series of discussions amongst residents associations and groups in the Old Oak area. Three meetings have been held with OPDC planning officers to explore the pros and cons of including specific areas, with changes made as a result. Three meetings have been held with LBHF planning officers.

9.2 Details of meetings held to discuss the draft designation application and proposed boundary are listed in Annexe C to this application

## **ESTABLISHMENT OF AN OLD OAK NEIGHBOURHOOD FORUM**

10.1 This part of the designation application seeks approval to the designation of the Old Oak Interim Neighbourhood Forum. The statutory requirements for a body qualifying as capable of designation as a neighbourhood forum are set out in section 61F(5) of the Town and Country Planning Act 1990 as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These require that:

- the body is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned
- its membership is open to those who live or work in the area concerned (whether for businesses carried on there or otherwise) along with elected members of the local authority any of whose area falls within the neighbourhood area concerned
- its membership includes a minimum of 21 individuals who fall within the above categories
- the body has a written constitution

10.2 The Interim Old Oak Neighbourhood Forum has been meeting since May 2016 and meets the above requirements, as a 'qualifying body'. Membership of the Interim Forum has been built up over the past 15 months, initially as a result of individuals coming together to respond to consultation sessions held by HS2, the OPDC, Cargiant, and other developers in the area. Residents association and groups affected by the proposals for HS2 have been working together over a longer period.

10.3 The Interim Forum wishes it to be clear that local resident associations and community groups in membership of the forum reserve the right to continue to act independently in fighting their corner on proposals from HS2 and on any individual planning applications perceived as causing harm or detriment to their areas. Such activity will be undertaken through the normal statutory consultation processes and separately from neighbourhood plan preparation, albeit that joint working through a neighbourhood forum may help to inform any such representations.

10.4 As a collective body, the Old Oak Neighbourhood Forum (as and when designated) will continue to respond to consultations on the OPDC Local Plan, OPDC Supplementary Planning Documents, the new London Plan, HS2 proposals and other relevant masterplans

(including the outline application due to be submitted by Cargiant/London Regional Properties for Old Oak Park). In relation to planning applications for other specific developments, the Forum intends to leave responses for member associations and groups to handle as they see fit, as at present.

10.5 The constitution of the Forum, proposed for adoption at a formal inaugural meeting (subject to designation by the OPDC and LB Hammersmith and Fulham as the relevant local planning authorities) is attached as Annexe C to this designation application.

10.6 The management committee of the Forum will be elected at its formal inaugural meeting. Mark Walker has acted as chair of the Interim Forum. Amanda Souter (community representative on the OPDC Board, and Chair of Wells House Residents Association) has been a member of the forum since its inception. So has Tom Ryland, as Chair of the Hammersmith Society,

10.7 The Interim Forum is being advised and supported by Henry Peterson OBE DipArch, chair of the St Quintin and Woodlands Neighbourhood Forum and a DCLG 'neighbourhood planning champion'. The St Quintin and Woodlands Neighbourhood Plan achieved a 92% 'yes' vote at its referendum on 25<sup>th</sup> February on a 23% turnout of the eligible electorate. Henry Peterson will continue to support the Forum's management committee in the drafting of a neighbourhood plan, over the next 18 months to 2 years, on an unpaid basis as at present.

10.8 The Interim Forum has been awarded a £2,600 neighbourhood planning grant from the DCLG programme administered by Locality. This is a first instalment of grant, designed to be spent by March 31st on consultation material for the 6 week consultation on this designation application.

10.9 With Old Oak meeting the criteria as a 'complex area' the Forum is eligible to apply in total for the basic £9,000 grant for neighbourhood plan preparation, plus a further £6,000. Additional technical support can also be provided via Locality, as and when required to complete Plan preparation. Hammersmith United Charities is acting as holder of the grant and as accountable body for expenditure.

10.10 The Hammersmith Society will also be providing advice and professional expertise to the Old Oak Neighbourhood Forum, and supports this application.

10.11 Current membership of the Interim Forum (as at March 2017) is set out below. The Forum anticipates a growing membership once the 6 week statutory consultation process on designation gets underway.

| <b>Members living in the proposed Old Oak neighbourhood area</b> | <b>Street address</b>   |
|--|---|
| Mark Walker  | Chair of the Old Oak Interim Neighbourhood Forum and Chair of The Island Site RA (TITRA). Contact details 14 Stoke Place, London, NW10 6EH. |
| Darius Dzwigaj   | Midland Terrace NW10  |
| Ewa Cwirko- Godycka  | Midland Terrace NW10  |
| Tom Currie   | Letchford Gardens NW10 and Chair of College Park RA (COPRA)   |
| Sam Balch  | Waldo Road NW10 6AT (College Park)  |
| Maureen Clark (secretary COPRA)                                  | Waldo Road NW10 6AT (College Park)  |
| Penelope Condon  | College Park NW10   |
| Nick Pole  | College Park NW10   |
| Anne Snowden   | College Park NW10   |
| Nina Hall  | Braybrook Street W12 (Old Oak Estate)   |
| Clara Curry  | Wells House Road NW10   |
| Joanna Betts   | Wells House Road NW10   |
| Theresa McGee  | Newark Crescent NW10 and Chair Wesley Estate RA   |
| Austen Harris  | Woodman Mews W12  |
| Amanda Souter  | Wells House Road NW10 and Chair of Wells House Road RA  |
| Stewart Dalby  | Wells House Road NW10 and Chair of Friends of Wormwood Scrubs   |
| Lily Dalby Gray  | Wells House Road NW10   |
| Marek Brzegowski   | Midland Terrace, NW10   |
| Adam Kwiatkowski   | Shaftesbury Gardens NW10  |
| Daniel Bicknell  | Goodhall Street NW10 (Island Triangle)  |
| Linda Hartley  | Goodhall Street NW10 (Island Triangle)  |
| Jane Abrahart  | Braybrook Street W12 (Old Oak Estate)   |
| Sarah Abrahart   | Braybrook Estate W12 (Old Oak Estate)   |
| Eleanor Botwright  | Henchman Street W12 (Old Oak Estate)  |
| Stephen Williams   | Fitzneal Street W12 (Old Oak Estate)  |
| Celia Toler  | Fitzneal Street W12 (Old Oak Estate)  |
| Leiah Lewis  | Old Oak Lane NW10   |
| Philip Ward  | Off DuCane Road W12 OTR   |
| Shaheda Mulla  | Shaftesbury Gardens   |
|  |   |
|  |   |
| <b>Members working in the proposed neighbourhood area</b>        |   |
| Ed Thomas  | The Collective (Old Oak Common Lane NW10)   |
| Miranda Donovan  | Studio 14, 19-19 Hythe Road NW10,   |
| Chloe Fremantle  | ACAVA studios , 17-19 Hythe road NW10   |
| Ben Eastop   | Estates and Regeneration Manager, ACAVA   |
| Harry Audley   | SOBUS Community Organiser, Old Oak  |
| Sharon Tomlin  | SOBUS Community Organiser, Old Oak  |

|   |   |
|---|---|
| Rev Desmond Hall  | Pentecostal City Mission, Scrubs Lane NW10  |
| Renata Fernandez  | ACAVA studios, 17-19 Hythe Road NW10  |
| Amanda Kinsman  | ACAVA studios, 17-19 Hythe Road NW10  |
| Marcus Blattmann  | Lessor of 55 studios on Hythe Road Industrial Estate                              |
| Nick Cowan  | Governor, Kenmont Primary School, College Park W12                                |
| Noah Fatimi   | Capital Accountants, Scrubs Lane  |
| Alex Henebury   | The Light Factory, 6 Scrubs Lane  |
| Stephen Williams  | ArtWest, 17-19 Hythe Road NW10 and Old Oak Estate resident in Fitzneal Street W12 |
| <b>Ward councillors who wish to be members of the forum</b> |   |
| Councillor Kate Crawford                                    | LB Ealing councillor for East Acton ward  |

### Timetable for an Old Oak Neighbourhood Plan

11.1 The intention is for preparation of an Old Oak neighbourhood plan to reach the stage of submission by early 2018, with independent examination and a referendum to follow. This means that the neighbourhood plan will follow on from the Regulation 19 statutory consultation on the OPDC Local Plan (mid 2017) and can take account of public views and comments expressed during that consultation.

11.2 Plan preparation will continue during the period when OPDC and LBHF are determining this designation application, as this work will accompany consultation on the Regulation 19 OPDC Local Plan.

11.3 The stages of neighbourhood plan preparation, and a provisional timetable, are as follows:

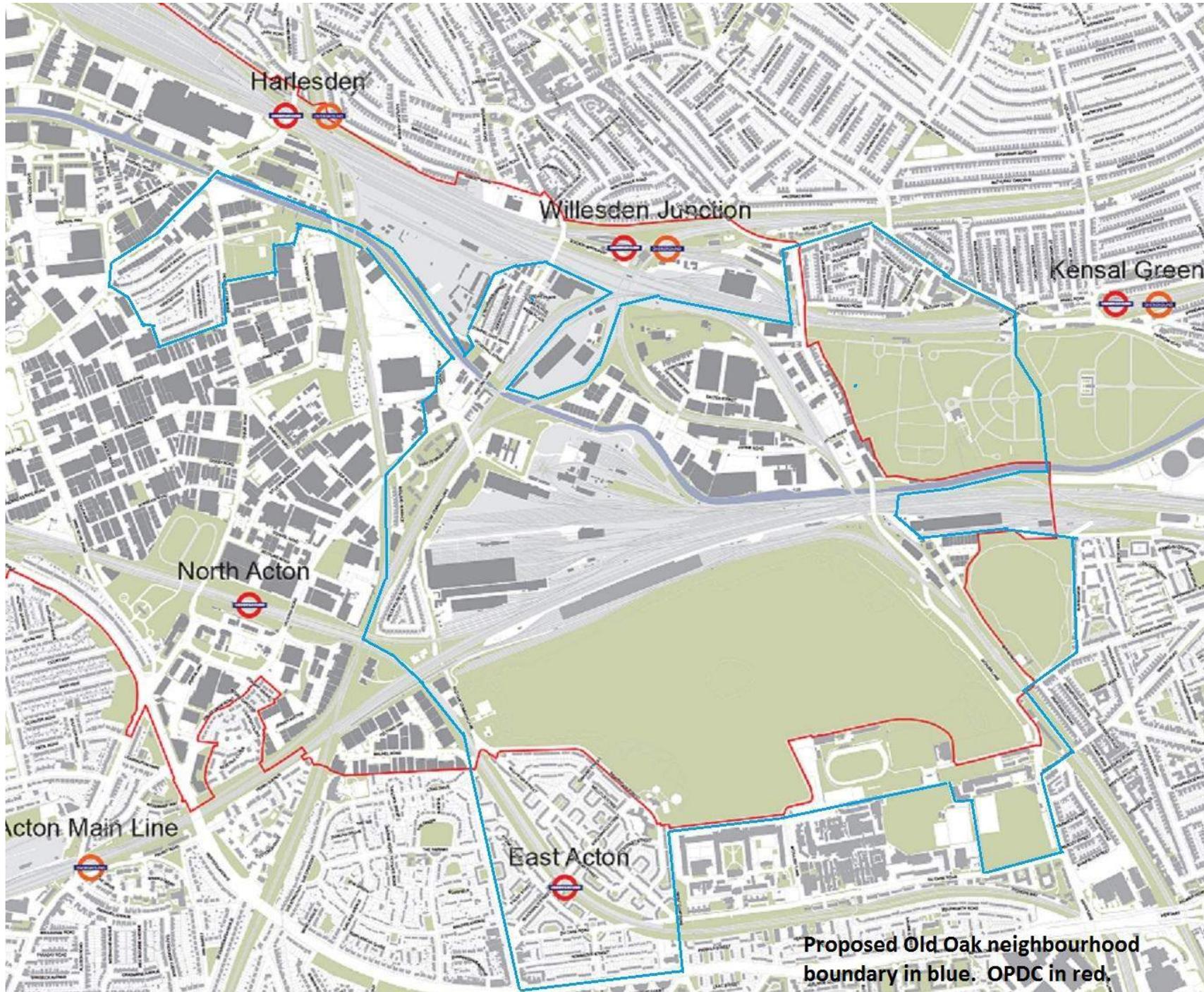
- establishment of interim Old Oak Neighbourhood Forum -- mid 2016
- submission of a combined designation application for forum and neighbourhood area -- March 2017
- OPDC and LBHF undertake 6 week consultation on proposed neighbourhood area and forum, leading to designation decisions -- April 2017
- consultation and development of vision and policies for the neighbourhood plan ongoing during 2017 and coupled with preparation of a response to the second iteration of the OPDC Local Plan -- Spring/Summer 2017
- statutory pre-submission consultation on draft Old Oak neighbourhood plan (6 weeks) -- early 2018
- submission of Draft Plan to OPDC and LBHF (Neighbourhood Plan, Basic Conditions Statement, Consultation Statement -- mid 2018
- statutory consultation and 'publicity period' on submission version of Old Oak NP undertaken by OPDC and LBHF (6 weeks) -- mid 2018
- examination and Referendum -- autumn 2018
- adoption or 'making' of the Old Oak Neighbourhood Plan by OPDC and LBHF as part of their respective Local Development Frameworks -- late 2018

11.4 The latest forecast timetable for the adoption of the OPDC Local Plan assumes early 2018. LB Hammersmith and Fulham submitted its newly revised Draft Local to the Secretary of State in

February 2017, with adoption due later this year. This means that the independent examiner of a Draft Old Oak Neighbourhood Plan is likely to be examining this plan, and testing for 'general conformity', against adopted and up to date Local Plans for all parts of the proposed cross-boundary neighbourhood area.

Old Oak Interim Neighbourhood Forum  
March 2017

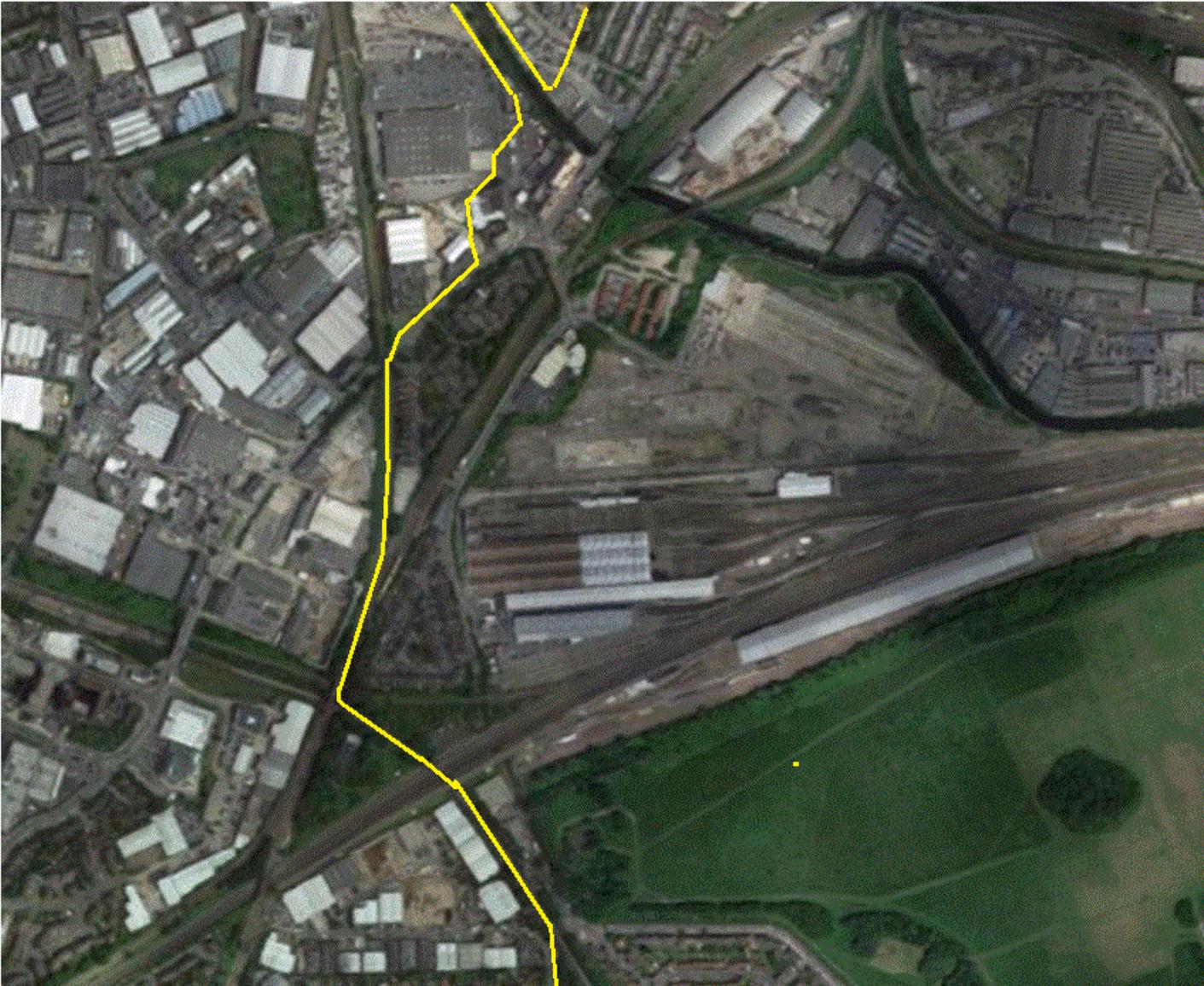
To contact the forum email to [info@stqw.org](mailto:info@stqw.org) or ring Henry Peterson on 0207 460 1743.

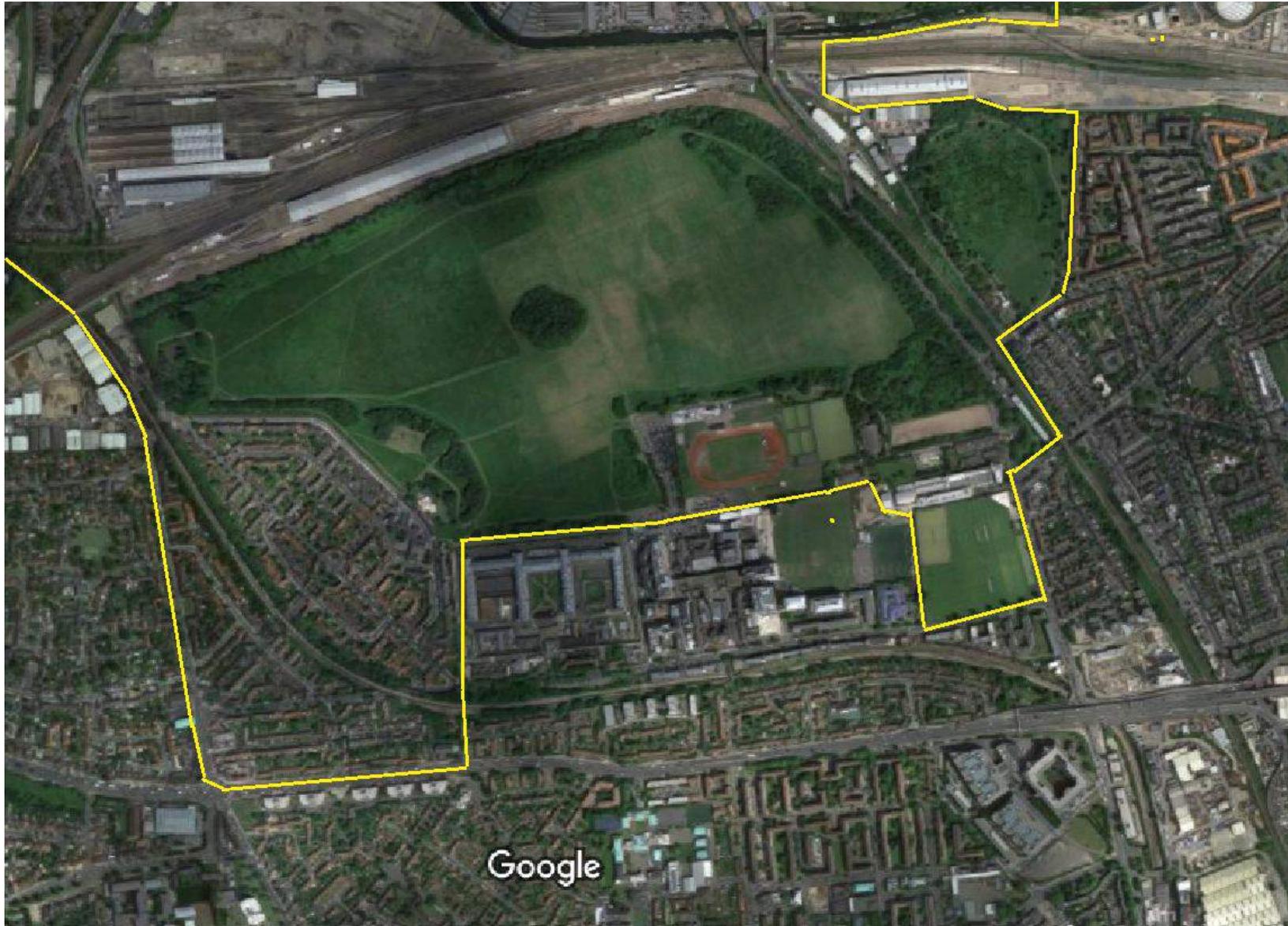












## ANNEXE B - WHY THE OLD OAK AREA IS APPROPRIATE FOR A NEIGHBOURHOOD PLAN

B.1.1 The Old Oak area is a highly unusual part of inner London, in having a small resident population across a very large swathe of land, much of which has been in railway use for the last 150 years. It could be argued that existing residents and businesses should have only a modest part to play in deciding the future of the area, or that all such decisions should be made by professional planners and an OPDC Board.

B.1.2 We argue that involvement to date of local residents groups and businesses (and the Old Oak Interim Forum) in the OPDC Draft Local Plan has demonstrated the benefits of collaboration and dialogue. We know the area intimately. We know what works at present, and what does not, in terms of availability of shops and amenities, and the changing dynamics of the London housing market. We are a representative group of West Londoners, more familiar with the area than most of the non-elected members of the OPDC Board and Planning Committee.

B.1.3 In views that the Interim Forum submitted on the Regulation 18 version of the OPDC Local Plan, we questioned some of its first proposals (and the boundaries of some of its 10 'Places'). These comments were received and addressed by OPDC planning officers as a constructive contribution to the next stages of this vitally important planning process for London.

B.1.4 The OPDC area is the UK's largest current regeneration area. The Old Oak part of the area lies to the east of the Park Royal industrial area and is planned *to be transformed into one of London's key destinations, better connected than perhaps anywhere else in the UK*<sup>8</sup>. As stated in the Foreword to the Regulation 18 OPDC Local Plan the area *needs to be not only a place to live and work, but one to visit time and again*.

B.1.5 This is an ambitious aim, and one which many Londoners feel has not been fulfilled in other regeneration areas in the city (such as Vauxhall/Nine Elms/Battersea). This is why, looking ahead 10-20 years, residents in West London wish to contribute to the development of a new Old Oak as a place which redefines the quality of UK urban sustainable development.

B.1.5 'Old Oak' (as an area defined by the OPDC) is a label which is only gradually entering public consciousness at local level. It is not yet part of common parlance. The western part of this area lies in the East Acton ward of LB Ealing. 'Old Oak Common' is a recognised and historic name for the area between Harlesden and East Acton, known for its railway depots. 'Old Oak Park' is the name given by Cargiant and London and Regional properties to its proposed 46 acre development, north of the Grand Union Canal and west of Scrubs Lane. The existing Old Oak Estate lies to the south of Wormwood Scrubs, and outside the OPDC boundary.

B.1.6 The Old Oak area (as now defined by the OPDC boundary) includes a number of small residential communities, geographically separated by railway lines, major roads, and industrial and transport infrastructure. Around the OPDC southern and eastern boundary,

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<sup>8</sup> Chair's Foreword to Old Oak Local Plan, Regulation 18 version February 2016

on the 'fringe' areas in LB Hammersmith, are further residential communities some of which are also relatively isolated from their surroundings by railway lines (Central Line and West London Line) and major roads (A219 Wood Lane/Scrubs Lane and the Harrow Road).

B.1.7 Objective 3 of the OPDC Regulation 18 Local Plan (February 2016) is to *'create a series of connected and inclusive lifetime neighbourhoods designed to improve the quality of life, enhance health and wellbeing, deliver social and economic benefits for local communities and foster a sense of community and diversity'*.

B.1.8 Local residents and businesses within and around Old Oak welcomed this change in language from the 'Objective 3' as set out in the earlier Mayoral OAPF document<sup>9</sup>. This focused more on what will be coming to Old Oak in terms of new transport infrastructure, population and jobs, rather than on successful connection of existing communities within new and sustainable neighbourhoods. Responses from a range of local organisations to the February 2016 consultation on the OPDC Draft Local Plan show that this shift of emphasis needs to be further reinforced in the forthcoming Regulation 19 iteration of the OPDC Local Plan.

B.1.9 It is recognised that stitching together existing communities with extensive new development will be a challenge, and that the future Old Oak is currently being planned at density levels far higher than those within its present communities. We ask the OPDC to accept in turn that implanting a new 'mini-city' within West London carries risks of non-integration between the existing and the new. Successful integration, in terms of urban fabric and in socio-economic, demographic, and cultural terms, will not be easy.

B.1.10 Hence attention needs to be paid to the 'fringes' of a new Old Oak, and the views of existing communities addressed within the final Local Development Framework for the area. This is why a number of these 'fringe' communities have been included in the proposed Old Oak neighbourhood area.

B.1.11 The Old Oak Interim Neighbourhood Forum welcomes the fact that neighbourhood plans have been prepared or are in preparation in surrounding parts of North Kensington and Harlesden. Apart from those shown on the map at Figure 1, the White City and Wormholt Neighbourhood Forum (covering the area to the south of Old Oak) also has aspirations to prepare a neighbourhood plan and undertook preliminary studies of the area during 2014. (While a proposed boundary for such a neighbourhood has been discussed at agreed within the White City and Wormholt Forum, no designation application has yet been submitted).

B.1.12 Hence a primary theme of a neighbourhood plan for Old Oak will be that of successful integration of existing settlements with new development, including the 'fringe' areas on the OPDC boundary. This is the contribution which existing residents and businesses feel uniquely qualified to make.

### **Parameters of a neighbourhood plan**

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<sup>9</sup> Old Oak and Park Royal Opportunity Area Planning Framework November 2015

B.2.1 Those involved in establishing the Old Oak Interim Neighbourhood Forum and proposing a neighbourhood plan have a full appreciation of the statutory framework, and the constraints on such plans that flow from the 'basic conditions' in the 2011 Localism Act.

B.2.2 It is recognised that Old Oak is an extremely complex brownfield location, the development of which involves huge amounts of investment and infrastructure to unlock. Neighbourhood plan policies will be drafted with care, and in collaboration with OPDC planning officers, so as to ensure that they provide for the many technical and land ownership issues that the OPDC Local Plan also has to work around.

B.2.3 The timeframe for a neighbourhood plan is normally 15 years or so, and this is the plan period proposed in this designation application. Given the 30 year timescale and infrastructure content of the OPDC Local Plan, a phased approach to the neighbourhood plan preparation and review/updating is suggested earlier in this document. The version of a neighbourhood plan prepared in 2017/18 will need updating after 5 years at a minimum to take account of a planning context likely to change by 2023.

B.2.4 The independent examiner of a neighbourhood plan will be assessing draft policies and site allocations from the perspective of viability, developability and deliverability so as to ensure that the Draft Plan as a whole meets to statutory basic condition of 'having regard' for the National Planning Policy Framework in achieving sustainable development.

B.2.5 The London Plan will be undergoing review over the same time period as the preparation of an Old Oak Neighbourhood Plan and the finalisation of the OPDC Local Plan. The Old Oak Interim Neighbourhood Forum has responded to the first stage of the London Plan review process, in comments submitted on the 2016 Mayoral publication *A City for all Londoners*.

### **How is 'appropriateness' of a neighbourhood area defined?**

B.3.1 'Appropriateness' of a neighbourhood area boundary is not further defined (beyond the term itself) in the Neighbourhood Planning Regulations or 2011 Localism Act. CLG Planning Practice Guidance includes a list of considerations which '*could be applied when deciding the boundaries of a neighbourhood area*' (ID: 41-033-20140306). This list is set out below, with comments on the applicability of each consideration to the situation at Old Oak.

- village or settlement boundaries, which could reflect areas of planned expansion (*the proposed area is a major example of planned expansion*).
- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities (*the communities within the proposed area are currently underprovided with local services. Walkability is a key aspiration of the OPDC Local Plan, and one on which residents are well placed to contribute their experience and knowledge via a neighbourhood plan*).
- the area where formal or informal networks of community based groups operate (*the network of local residents associations and community organisations, established in 2014 by the Grand Union Alliance has been instrumental in bringing groups together to propose a neighbourhood plan. The Interim Forum has been active in the area over the past 18 months*).

- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style (*the existing residential communities in the proposed neighbourhood area consist largely of Victorian and Edwardian terraced streets, with the Old Oak estate being designed before the First World War in garden suburb style. In terms of built form, these existing neighbourhoods share common characteristics*).
- whether the area forms all or part of a coherent estate either for businesses or residents (*most of the existing residential communities share the fact of being physically isolated by major roads and railway lines. The stitching together of these communities, and their integration with new residential development, is a core aspiration for an Old Oak neighbourhood plan*).
- whether the area is wholly or predominantly a business area (*the proposed NP area is largely residential with some major businesses/landowners. This application does not propose a 'business neighbourhood forum' but businesses in the area are invited to become part of the forum and a number have joined the Interim Forum*).
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway (*major roads and railway lines have been used to define sections of the boundary of the proposed Old Oak neighbourhood area*)
- the natural setting or features in an area (*less applicable in an urban as opposed to a rural setting*)
- size of the population (living and working) in the area. (*PPG guidance notes that 'Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents'. The proposed Old Oak neighbourhood boundary takes account of administrative boundaries with LB Brent and RB Kensington and Chelsea. In terms of existing population size, the present resident population of the proposed neighbourhood area is estimated to be 7,000.*)

B.3.2 Hence, the Interim Old Oak Neighbourhood Forum considers the proposed area to be 'appropriate' in relation to many of the above considerations.

B.3.3 The Local Government Association/Planning Advisory Service guidance on neighbourhood planning (March 2015) rehearses the above considerations and also notes:

*'A number of LPAs have encouraged the use of pre-existing boundaries for Neighbourhood Areas including:*

- *Political and administrative boundaries such as individual or combinations of parishes and wards – these areas benefit from established and recognised representation and an existing data and evidence base.*
- *Identified areas of development opportunity such as regeneration areas or employment zones – these areas are suitable as the purpose of promoting development required for neighbourhood planning is often already justified within local plan policy, improving the compatibility of emerging NDPs with the existing local authority plan base.*

The proposed Old Oak neighbourhood area is seen as a clear example of the second bullet point above.

B.3.4 As the LGA/PAS guidance also notes *The area applied for by the ‘qualifying body’ should be approved by the LPA unless there are clear reasons why an alternative Neighbourhood Area is more appropriate.*

B.3.5 To date there has been a single case of legal dispute between a neighbourhood forum and a local planning authority on designation decisions, considered by the High Court and Court of Appeal<sup>10</sup>. Wycombe District Council chose to exclude two sites from the proposed Daws Hill neighbourhood area, and to designate a smaller area. This decision by the planning authority was upheld by the courts. The Forum considers that the context for this case was different in two significant respects:

- the designation application made very clear that the intention of the neighbourhood forum was to resist housing development on two major development sites within the proposed area.
- the mature planning status of these sites, on one of which the council had already adopted a detailed development brief and entered into a Planning Performance Agreement to progress a planning application for major residential-led redevelopment, and on the other planning permission had already been granted.

B.3.6 The interim Old Oak Neighbourhood Forum sees a very different context for a neighbourhood plan at Old Oak where the Draft Local Plan will be consulted on at Regulation 19 stage during 2017. This is seen as an ideal time for a neighbourhood planning exercise to make a constructive and positive contribution.

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<sup>10</sup> Daws Hill, see at [2013] EWHC 513 (Admin), and [2014] EWCA Civ 228

## **ANNEXE C**

### **PROPOSED CONSTITUTION OF THE OLD OAK NEIGHBOURHOOD FORUM (TO BE ADOPTED AT INAUGURAL MEETING FOLLOWING DESIGNATION).**

#### **C.1. Aims and status of the Neighbourhood Forum**

C.1.1 The name of the constituted body shall be the Old Oak Neighbourhood Forum

C.1.2 The aims of the forum shall be:

- to improve the economic, social and environmental wellbeing and quality of life of those living and working in the neighbourhood area, through the preparation and implementation of a neighbourhood plan (subject to a successful referendum demonstrating that the Draft Plan reflects the majority view of local people and meets the statutory basic conditions and other legal requirements for a neighbourhood plan)
- to contribute to the long-term creation of a sustainable community in the Old Oak part of the OPDC area.

C.1.3 The status of the Forum shall be that of an unincorporated association, established and designated for the purpose of preparing a plan which sets out policies in relation to the development and use of land in the whole or any part of the Old Oak neighbourhood area, in accordance with the Town and Country Planning Act 1990 as amended by the Localism Act 2011.

#### **C.2. Membership of the Forum**

C.2.1 Voting membership of the Forum shall be open to all those living and working (whether for business carried on there or otherwise) in the Old Oak designated neighbourhood area.

C.2.2 Membership shall also be open to any individual elected as a councillor for LB Ealing or LB Hammersmith & Fulham.

C.2.3 In the event of breaches of the code of conduct at paragraph 14 of this constitution, membership of the Forum can be suspended or ended by a two thirds majority at any general meeting of the Forum.

C.2.4 Any person whose membership has been suspended shall have the right to have this decision reviewed at a subsequent general meeting of the Forum.

2.5 The Forum may be advised by individuals who do not live or work in the designated neighbourhood area, and who have local knowledge and/or expertise to offer. Such individuals may be co-opted as management committee members (see 7.7 below).

#### **C.3. Boundary**

C.3.1 The area covered by the Forum shall be that shown on the map included in the designation application for the Old Oak neighbourhood area and forum. This area lies within the London boroughs of Ealing and of Hammersmith & Fulham, and includes those

parts of these boroughs for which the Old Oak and Park Royal Development Corporation took on local planning authority powers and duties as from April 1st 2015.

#### **C.4. Equal Opportunities**

C.4.1 The Forum will operate to principles of equal opportunities and shall not discriminate against any persons on grounds of race, nationality, gender, sexuality, religion, or age.

#### **C.5. Political neutrality**

C.5.1 The Forum will operate as a non party political body.

#### **C.6. General Meetings and Annual General Meeting**

C.6.1 The Forum will hold a minimum of four General Meetings each year, open to all members.

C.6.2 In addition to the above, the Forum shall hold an Annual General Meeting each year at which officers and management committee members shall be elected through the votes of those members in attendance.

#### **C.7. Management Committee and Officers**

C.7.1 The Forum shall have a Management Committee made up of no less than 8 and no more than 12 members.

C.7.2 The Management Committee shall include a chairperson, vice-chair, secretary and treasurer, these officers being elected each year at the AGM.

C.7.3 No more than one officer shall be elected from any one household.

C.7.4 The Chairperson shall chair general meetings and meetings of the management committee. In the absence of the chairperson, the vice chair or another management committee member shall take the chair.

C.7.5 Election or removal of officers or management committee members can only be carried out by votes at the Annual General Meeting or at a Special Meeting called for that purpose. Officers shall serve for a term of 12 months, and can be re-elected for an unrestricted number of terms.

C.7.6 Any vacancies on the committee occurring by resignation or otherwise can be filled by co-option of Forum members, pending the next General Meeting.

C.7.7 The Management Committee may co-opt up to three individuals who do not live or work within the Forum area, where their expertise is considered to be beneficial to the work of the Forum. Such co-opted members shall not have voting rights.

C.7.8 The Management Committee may establish sub-committees to carry out specific functions. All such sub-committees shall be chaired by a member of the management committee.

#### **C.8. Business at Annual General Meetings**

C.8.1 Business at Annual General Meetings shall include the following

- a written annual report
- statement of accounts
- nominations for elected officers
- any amendments to the constitution
- any resolutions put forward by members

C.8.2. Dates and times of Annual General Meetings shall be advertised on the Forum's website (at least 14 days before the meeting).

### **C.9 Special General Meetings**

C.9.1 A Special General Meeting may be called by the Management Committee or if requested by 10% of the membership. Once summonsed, such a meeting shall be held within 21 days.

### **C.10 Decisions, Voting and Quorum**

C.10.1 Decisions at General Meetings, Special General Meetings and at the Annual General Meeting shall be by consensus, or by a simple majority vote. All members present shall be entitled to one vote. Where a show of hands is inconclusive, a ballot vote will be taken and those present may be required to provide evidence that they live or work within the Forum area.

C.10.2 Decisions of General Meetings, Special General Meetings and of the AGM shall be binding on the Management Committee

C.10.3 Amendments to the constitution shall require a two thirds majority. Details of proposed changes are required to be circulated to all Management Committee members 14 days before the date of the meeting at which they are to be considered.

C.10.4 The quorum for a General Meeting, Special General Meeting or for an AGM shall be a minimum of 21 members present. The quorum for a management committee meeting shall be 5 persons including officers.

C.10.5 In the event of a tie in voting at annual, general, or management committee meetings, the chair of the meeting shall have a casting vote. A casting vote shall not be used to amend the constitution.

### **C.11. Finance and Accounts**

C.11.1 Grants to the Forum are likely to be administered by a body which has incorporated status, and will be drawn on as necessary by the Forum. A statement of income and expenditure shall be provided each year to the Annual General Meeting.

C.11.2 Accounts of the Forum shall be independently audited if the turnover of the Forum exceeds £10,000 in the year in question.

C.11.3 Accounts should be open to inspection by members on request

C.11.4 The Forum may raise funds by donation, grants, or other means. The proceeds of such fund-raising shall be used solely in furtherance of the Forum's aims as set out in this constitution.

C.11.5 Records must be kept of any petty cash transactions.

## **12. Minutes**

C.12.1 Minutes shall be kept of General Meetings, Special General Meetings, AGMs and Management Committee meetings. Such minutes shall be available for inspection by members and published on the Forum's website.

C.12.2 In rare circumstances where there is a requirement for confidentiality, a confidential section of the minutes may be recorded, available to members of the Management Committee.

## **C.13 Dissolution**

C.13.1 The Forum can be dissolved only by a Special General Meeting summonsed for that purpose.

C.13.2 A majority vote of members present is required to dissolve the Forum

C.13.3 The Special General Meeting shall decide on the disposal of any remaining fund or assets on dissolution, for charitable purposes, after any debts or liabilities have been met.

## **C.14. Code of Conduct for Management Committee members**

C.14.1 The role of the Management Committee is to conduct the day to day business of the Forum in an efficient, fair and responsive way. In taking decisions on behalf of the Forum, Committee members must always be aware of their responsibility to represent all those living and working in the Forum area.

C.14.2 All Committee members must comply with this constitution and code of conduct at all times.

C.14.3 Committee members should conduct themselves in a manner which respects the views of others. Racist, sexist, personalised or inflammatory comments are not acceptable.

C.14.4 Committee members must never use their position to seek preferential treatment for themselves, relatives or members of their household. Any pecuniary or non-pecuniary interests must be declared at committee meetings.

C.14.5 Committee members cannot receive any payment from the Forum, other than for bona fide expenses as approved by the Treasurer and submitted and recorded in writing.

C.14.6 Any serious breach of this Code of Conduct may result in a management committee member being asked to resign, or being suspended by a majority vote of the committee.

(Old Oak Interim Neighbourhood Forum, September 2016)

**ANNEXE D: DETAILS OF CONSULTATION ON DESIGNATION APPLICATION AND PROPOSED BOUNDARY FOR AN OLD OAK NEIGHBOURHOOD AREA.**

|                     |   |
|---------------------|---|
| 24th September 2015 | Initial meeting between Alexandra Day, OPDC Community Engagement Officer and Henry Peterson   |
| 28th September 2015 | Meeting between Pat Hayes, Executive Director for Regeneration LB Ealing and Amanda Souter and Henry Peterson.                                |
| 7th October 2015    | Meeting of Grand Union Alliance members at old Oak Community Centre, at which the idea of a neighbourhood plan for Old Oak was launched       |
| 15th October 2015   | Meeting between College Park Residents Association, Cllr Elaine Chumnerly and Henry Peterson  |
| 19th October 2015   | Meeting of Hammersmith Society management committee with Henry Peterson   |
| 21st October 2015   | Meeting between LB Hammersmith and Fulham Planning Officers (David Gawthorpe and Trevor Harvey) and Henry Peterson.                           |
| 21st October 2015   | Meeting between David Jeffreys (Friends of Wormwood Scrubs) and Henry Peterson  |
| 27th October 2015   | Walkabout of Wells House Road area, Amanda Souter and Henry Peterson<br>Walkabout of Old Oak Estate, Nina Hall and Henry Peterson             |
| 3rd November 2015   | Meeting and Walkabout of Wesley Estate, Teresa Magee and Henry Peterson   |
| 17th November 2015  | Meeting between Cargiant, London and Regional Properties, DP9 and Henry Peterson  |
| 19th November 2015  | Meeting between Andrew Kimmance, Old Oak Housing Association and Henry Peterson   |
| 4th December 2015   | Meeting between Mick Mulhern OPDC, Amanda Souter and Henry Peterson   |
| 14th January 2016   | Meeting and tour of the Collective, Atlas Roundabout, with Henry Peterson.<br>Meeting between Mark Walker (Chair of TITRA) and Henry Peterson |
| 14th January 2016   | Presentation on updated proposals for Old Oak NP and NF and discussion at Grand Union Alliance meeting in Harlesden                           |
| 19th January 2016   | Meeting between Dr Onkar Sahota (GLA member for Ealing and Hillingdon), Amanda Souter and Henry Peterson                                      |
| 25th January 2016   | Attendance by Amanda Souter, Henry Peterson and other Interim Forum members at Cargiant consultation event at Cumberland House, Scrubs Lane   |
| 26th January 2016   | Meeting between artists/makers at ArtWest studios in Hythe Road and Henry Peterson  |
| 1st February 2016   | Meeting between chair of Brickfield Association of Residents and Henry Peterson   |
| 5th February 2016   | Meeting between Chair, Vice Chair and Chief Executive of Hammersmith United Charities and Henry Peterson                                      |
| 11th February 2016  | Meeting between Amanda Souter and Henry Peterson and Paul O'Leary and Phil Tiffin of Boden Ltd  |
| 18th February 2016  | Meeting between Cllr Wesley Harcourt and Henry Peterson   |
| 19th February 2016  | Tour of Park Royal and Old Oak West with John Goodier (Chair Hammersmith Historic Buildings Society), Amanda Souter and Henry Peterson        |
| 1st March 2016      | Meeting between Mark Higton (Old Oak Friends and Residents Assoc) and Henry Peterson  |
| 11th March 2016     | Meeting between Thames Valley Harriers and Henry Peterson to discuss proposals for Linford Christie Stadium                                   |

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| 30th March 2016    | Further meeting between Henry Peterson and LBHF Planning Officers David Gawthorpe and Trevor Harvey   |
| 20th April 2016    | Meeting between Mick Mulhern OPDC, Tom Cardis OPDC and Mark Walker and Henry Peterson, to discuss draft designation application for Old Oak NF and NP.  |
| 25th May 2016      | First meeting of Interim Old Oak Neighbourhood Forum, in North Acton  |
| June 8th 2016      | Further presentation by Cargiant and PLP Architecture of updated proposals for Old Oak Park, to Interim Forum members and other community groups  |
| June 20th 2016     | Meeting between Aland Sendorek (QPR Football Club) and Patrick Grincell (QPT) and Henry Peterson to discuss QPR plans for Old Oak   |
| June 22nd 2016     | Meeting between Monica Kaur (OPDC Community Engagement) and Henry Peterson  |
| July 5th 2016      | Attendance by Interim Forum members at Cargiant launch of fourth round of consultation proposals, at Cumberland House   |
| July 19th 2016     | Second meeting of Interim Old Oak NF, in North Acton  |
| July 26th 2016     | Attendance of Interim Forum members at OPDC consultation session on Scrubs Lane   |
| August 26th 2016   | Meeting between Mick Mulhern OPDC, Tom Cardis OPDC, Chris Bowden (OPDC Neighbourhood Planning Adviser) and Mark Walker and Henry Peterson to discuss updated designation application for Old Oak NF and NP. |
| September 8th      | Meeting between Fiona Fletcher-Smith GLA and Henry Peterson on the OPDC Review  |
| September 21st     | Third meeting of Interim Old Oak NF, in North Acton.  |
| November 23rd 2016 | Fourth meeting of Old Oak Interim Neighbourhood Forum, in North Acton   |
| December 7th 2016  | Session at Cumberland House with Cargiant/London Regional Properties on plans for Old Oak Park  |
| 11th January 2017  | Meeting between Interim Forum (Mark Walker, Amanda Souter, Henry Peterson) and OPDC (Mick Mulhern and Tom Cardis)   |
| 26th January 2017  | Fifth meeting of Old Oak Interim Neighbourhood Forum, at the Collective, Old Oak Lane.  |
| 1st February 2017  | Presentation by OONF members to members of the OPDC Planning Committee  |
| 17th February 2017 | Meeting between OONF (Henry Peterson, Amanda Souter), OPDC (Tom Cardis) and LBHF (Isabelle Haddow) at Hammersmith Town Hall   |
| March 6th 2017     | Meeting between OONF (Henry Peterson) and Thames Valley Harriers (Tim Dye)  |
| March 8th 2017     | Meeting of the Interim Forum at the Collective, Old Oak Lane  |

**ANNEXE E**  
**BASIC FACTS ABOUT THE PROPOSED OLD OAK NEIGHBOURHOOD AREA**

A report providing demographic and other data about the proposed Old Oak Neighbourhood has been generated via the Local Government Association *Natural Neighbourhoods* database.

While the proposed boundary has varied slightly since the generation of this report, the changes have involved the deletion of non residential areas destined to become HS2 construction compounds, and other strategic industrial sites. These deletions will not have had a significant impact on the ONS and other data used in the *Natural Neighbourhoods* report.

The report is available as an appendix to this application, as a separate PDF document.