

# OLD OAK INTERIM NEIGHBOURHOOD FORUM

**Notes of meeting held on 24th November 2016, at Woodward Hall community room, North Acton**

Present: Mark Walker (Chair), Amanda Souter, Chloe Fremantle, Rev Desmond Hall, Teresa McGee, Nina Hall, Stuart Dalby, Ewa Cwirko-Godycka, Henry Peterson

Apologies: Cllr Hitesh Tailor, Celia Toler

## **1. Notes of September 19th meeting**

1.1 Members who had attended the House of Lords session on the HS2 Bill reported back. A general view that their Lordships had listened carefully to evidence from local residents. The Lords committee would be asked to provide a full list of mitigation measures.

1.2 Noted that works on the proposed Cycle Quietway across the Scrubs had not yet started. Not known whether LBHF were taking on board the objections from the Wormwood Scrubs Trust.

## **2. OPDC Review**

2.1 The meeting discussed the main points emerging from this review by GLA Executive Director Fiona Fletcher-Smith.

- current MOU with Government on public land transfer is a bad deal and needs revisiting
- infrastructure costs of £2.5bn cannot be met from development without impacting on levels of affordable housing
- this 'may force a quantum and scale of development that is unacceptable in height, scale, density or mass'
- case for Overground stations still has to be proven

2.2 The rising bill for infrastructure costs, and the impact on resultant densities and building heights at Old Oak, is a source of major concern to OONF and to local people. The fact that there is no certainty on the construction of the Overground stations is a sound reason for challenging proposals for high rise towers in Scrubs Lane, which are justified by assumptions of high levels of public transport accessibility (PTAL). These are no more than assumptions at this stage.

2.3 Noted that the positioning of the Crossrail Depot is compromising plans for Old Oak South and that there will be little housing or workspace here before 2025. Residential development proposals for Scrubs Lane coming forward faster than expected, risking an imbalance in arrival of social and community facilities. Prospect of a consultation on removal of the Scrubs from the OPDC area. **Agreed that if this happens, the Scrubs should remain in the proposed Old Oak neighbourhood area to allow a NP to influence any future plans.**

2.4. Noted that there are no decisions yet on a new Chair of the OPDC Board, nor on new members of the Board and Planning Committee. Role of Chair to be advertised. A second LBHF councillor to be added to the Planning Committee. Amanda Souter to receive 'support' as Community representative on the Board, and appointment of a second community member likely. **Agreed to support a Hammersmith Society nominee for this role** and also to make contact with Ealing Civic Society.

2.5 Agreed that advance planning of adequate health facilities and GP surgeries will be a crucial issue in the OPDC Local Plan. **OONF to recommend that one of the new Board appointees has a health brief and relevant experience (HP to draft letter for AS).**

### **3. OPDC Draft Local Plan**

2.6 HP and SD reported back on the previous night's presentation by Tom Cardis and Peter Farnham. The meeting reviewed the latest proposals on 'Places' and 'Clusters' including Scrubs Lane. Concern that it appeared that the Reg 19 version of the Plan (due March/April) would include 'site allocations' with housing targets but with no information on proposed densities, and hence likely building heights, that would result. This reduces transparency of the document for the ordinary public. **HP to pursue with OPDC.**

2.7 The Forum welcomed the fact that the new set of 'Places' acknowledged the case made in responses to the Regulation 18 consultation, for a Place P( combining the residential areas west of the Scrubs, and P10 combining Scrubs Lane and the Mitre Bridge Industrial Estate. Noted that the OPDC was not changing its view on resisting all residential use on Strategic Industrial Land, even after HS2 is scheduled to leave the Atlas Road construction compound. This reluctance to accept the case for some mixed use on SIL land would increase densities at Old Oak.

### **4. Implications for Old Oak neighbourhood boundary**

**4.1.** AS, MW and HP reported back on the most recent meeting with Mick Mulhern and Tom Cardis. This had discussed the fact that the Localism Act ruled out neighbourhood plan policies for areas involving National Infrastructure Projects. These are deemed 'excluded development'. It has been assumed that the same rule applies to HS2 construction compounds.

4.2 The meeting **agreed** to draft maps to be included in the designation application, showing 'initial areas of focus' for an Old Oak NP (to the west and east of the Scrubs) and areas 'excluded' from coverage by NP policies (the HS2/Crossrail interchange site and construction compounds). Noted that these boundaries may need some refinement in light of latest HS2 proposals.

### **5. Proposed developments in Scrubs Lane**

5.1 Noted that a substantial number of objections has been submitted on the Aurora applications for North Kensington Gate. There looked to be some prospect of these proposals being refused or withdrawn. RBKC known to share concerns over claimed PTAL levels, and the proposals were due to be considered at committee by LBHF.

5.2 The meeting looked at images of proposals for 'Mitre Yard'. Noted that the density proposed at 400 units per hectare are slightly less than the Aurora schemes at 450, but still well above London Plan levels. NH commented that the idea of a 'car-free' development seemed wholly unrealistic at this location, which currently relies on buses for public transport.

## **6. Response to OPDC consultation on CIL**

6.1. Draft response discussed and **agreed**. Noted that at the recent OPDC consultation sessions on CIL, officers had seemed unaware that the 15% neighbourhood element of CIL does not have to be spent on 'infrastructure'. The local community are likely to have other priorities (e.g. health, social care, health facilities, places of worship) and must guard against all CIL proceeds being swallowed up by expensive transport infrastructure.

## **7. Application for Locality grant to OONF**

7.1 Application process explained, with a cutoff at the end of the financial year. Agreed the initial spend would relate to consultation on a designation application, with the need for delivery of flyers/leaflets and production of posters. Harlesden team may be able to help with distribution. Meeting space costs to be included, as Imperial now charging for Woodward Hall. The Collective community room an alternative venue.

7.2 Noted that Hammersmith United Charities had kindly agreed to act as the receiving body and 'banker' for a Locality grant. A grant of around £3,000 was seen as covering likely expenditure up to 31 March 2017. **Draft application and project plan to be finalised and circulated by HP.**

## **8. Any other business**

8.1 E C-G explained about the online app Nextdoor <https://nextdoor.co.uk/> was a useful means of circulating local information. HP said that St Helens Residents/StQW Neighbourhood Forum was also considering its use. E C-G volunteered to set up a Facebook page and Twitter account for OONF, with links through to [www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

## **9. Date of next meeting**

9.1. 26th January at 6.30pm - location to be confirmed but likely to be the community room at the Collective