



# OLD OAK NEIGHBOURHOOD FORUM

## MINUTES OF MEETING HELD ON 8<sup>th</sup> November 2018

Present: Cllr Kate Crawford, Sharon Tomlin, Ewa Cwirko-Godycka, Henry Peterson, Amanda Souter, Professor Jenny Robinson, Desmond Hall, I Gallagher, M Somerville, B.Long, Teresa MaGee, Robin Brown, Anne Robinson, Joanna, Anthony Smith, J.Garne-Farlowe.

Apologies Mark Walker (Chair).

### **1. Welcome and introductions**

1.1 Henry Peterson, as adviser to the forum, welcomed all to the meeting and explained that there had been a 6 month gap since the Forum's inaugural meeting as a result of Mark Walker's family commitments. Meanwhile activity levels had been low at the OPDC, in terms of new planning applications coming forward.

### **2. Update on the OPDC Local Plan as finalised and submitted to Government**

2.1 HP explained that following a second round of consultation on 'Regulation 19' version, the OPDC Board had approved the Draft Local plan and submitted it to Government. A last effort had been made in a letter from the Grand Union Alliance, the St Quintin and Woodlands Neighbourhood, and the Hammersmith Society to point out the main flaws in the Draft plan. This has been tabled at the OPDC Board meeting, but ignored.

2.2 Significant changes had been made to the final draft. These resulted from the following factors

- Infrastructure costs and physical constraints greater than expected
- HS2 focused on its own requirements
- 'Old Oak South' and mega development around HS2 station now deferred
- Old Oak North and Park Road come to the fore
- New Overground stations uncertain – reliance on extended bus network
- £250m HIF bid yet to be decided by Govt
- London housing market seeing a downturn

2.3 The process for an Examination in Public was explained, including the legal basis on which a Local Plan can be judged as unjustified, ineffective or unsound. Arguments that OONF might put forward in evidence were discussed.

2.4. It was noted that no date had yet been announced for the EIP, and that the Planning Inspectorate had a backlog of examinations to conduct. Dates in early 2019 were likely and it was hoped that the Forum and other local organisations would be invited to give oral evidence.

### **3. What we know about the OPDC 'masterplan' for Old Oak and Cargiant's latest proposals**

3.1 HP showed a set of slides illustrating what was known about the latest stage of the masterplan for Old Oak, as being prepared by a team of consultants headed by AECOM. Despite promises that such information would be published by OPDC in winter 2017, nothing was being published on the OPDC website.

3.2 It had become clear that the requirements of HS2 and various physical and funding constraints meant that Old Oak South and the area above and around the HS2/Crossrail interchange would not now be developed within the 2018-2038 'plan period' of the OPDC Local Plan.

3.3 Attention has therefore shifted away from 'Old Oak High Street' as a major focus for regeneration towards the 43 acre Cargiant/London & Regional Properties landholding. This and Scrubs Lane is seen as the area for Phase 1 development of around 7,000 new homes. The proposed 'Park Road' running east west from Scrubs Lane to the Oaklands site is planned as the first major piece of new infrastructure.

3.4 Even this infrastructure appeared to be dependent on a £250m bid to the Government's Housing Infrastructure Fund, the outcome of which should be known before year end.

#### **4.0 The OPDC Community Review Group - role and membership**

4.1 The OPDC had advertised in mid-summer for local people interested in applying for membership of a new group which would review and assess major planning applications within the OPDC area. This group will work alongside the existing OPDC Place Group, made up of professional planners and architects and acting as a Design Review Panel.

4.2 Membership of this new Group had been published by the OPDC in the Handbook for the Group and is as follows. The work of the Group is managed by Frame Projects and its interim chair is Tony Burton. Membership is:

Carola Addington, Nidal Al-Juzi, Natasha Brown, Ewa Cwirko-Godycka, Lashia John, Nickolas Lambrianou, Paul Maudgil, Hamish Rieck, Hilary Tarbyat, Celia Toler Ruddy Vincent, Alan Woolford,

#### **5.0 The OPDC Board and Planning Committee**

5.1 The meeting noted that positions on the OPDC Board and Planning Committee had been advertised. The recruitment process was taking a very long time. An announcement on new and re-appointed members was due to be made shortly.

#### **6.0 Next steps on a neighbourhood plan for the area designated by OPDC**

6.1 Following designation of the Forum in February 2018, the focus of the Forum's work had been on responding to consultation on the OPDC Draft Local Plan, and the London Plan. The first stage in preparing a neighbourhood plan for the limited 22 hectare area designated by OPDC would be evidence gathering on current demographic and socio-economic data and the scope for meaningful interventions on new developments, green space, and transport systems. Given that most of the area designated is already developed, the scope of a neighbourhood plan is inevitably limited.

#### **7.0 Any other business**

7.1. There was no further business.