



# Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday 9<sup>th</sup> April 2024

On Zoom

# **Agenda for this session**

1. Update on OPDC activity
2. Update on HS2 activity – Old Oak Common Lane road closure
3. Wormwood Scrubs Biodiversity masterplan
4. Ealing Draft Local Plan
5. Update on developments in the OPDC area

## Item 1

# Update on OPDC activity

A quiet month. OPDC are holding no committees during the 'pre-election period' leading up to May 2<sup>nd</sup>.

David Lunts has finally offered dates for the planned meeting between OONF, HS2, OPDC and TfL.

OONF has meanwhile sent in a note to OPDC and HS2 on western and eastern access to Old Oak Common station. Problems on both.

OPDC has given minimal answers to questions on Outline Business Case. The OBC has been approved by DfT and DLUHC with 'some conditions' but we are not given full details of these.

# Feedback on OPDC consultations

OONF responded to consultations on the Draft SPD on *Public Realm and Green Infrastructure* and the updated *Statement of Community Involvement* as discussed at our last meeting.

OPDC has agreed to publish consultation responses in full but had been slow to do so in this case, after a March 12<sup>th</sup> deadline for responses.

They have today provided a list of who responded:

# Public Realm and Green Infrastructure SPD

16 responses in all

Canal and River Trust

Defence Infrastructure  
Organisation

Ealing Cycling Campaign

Environment Agency

Historic England

Imperial College

London Borough of Brent

London Borough of Ealing

Local Resident 1

Local Resident 2

Local Resident 3

Local Resident 4

Machineshop

Natural England

Old Oak Neighbourhood Forum

Transport for London

# OPDC's updated Statement of Community Involvement

6 responses in all

Local Resident 1

Local Resident 2

Local Resident 3

Local Resident 4

Machineshop

Natural England

Old Oak Neighbourhood Forum

Transport for London

## Item 2

# HS2 update

HS2 held 'drop-in' sessions on Old Oak Common Lane road closure on March 19<sup>th</sup>.

Notes of Jan 31<sup>st</sup> 'community meeting' are available.

Next meeting is on Thursday 25<sup>th</sup> April in person at Visitors Centre or on Zoom.

OONF is now having more contact with Camden/Euston colleagues.

Euston Partnership Board (chair Sir Peter Hendy) is progressing new development body for 'Euston Quarter' and redesigned terminus.

But no minutes published since Aug 2023 (queried with the Board).

# Old Oak Common Lane road closure

Discussed at our March 5<sup>th</sup> meeting with LBHF input.

OONF/GUA sent note 13<sup>th</sup> March asking for a jointly agreed position statement from HS2, OPDC, TfL, Boroughs.

No decision yet on option for 4 year closure versus multiple shorter closures.

Media coverage on BBC London and in Evening Standard.

Further note sent to Peter Gow (HS2) David Lunts (OPDC) and TfL in advance of planned meeting.

Fol requests submitted seeking minutes of OOC Station Strategic Steering Group and Working Group.



# Road closure – next steps

We think that these are the next steps:

- HS2 prepare a Supplementary Environmental Statement (SES)
- This defines works required and related mitigation measures
- Borough highways teams have input
- SES published for public consultation and then submitted to Sec of State for Transport for decision.
- Public can make representations to Sec of State
- Works to bridges continue as present with pedestrian access at all times (as per HS2 undertaking in 2017 Act)

# Latest OONF/GUA note to OPDC and HS2

Argues that OPDC Planning Committee should now take a proactive role in resolving problems over western and eastern access to OOC station and other operational issues.

Planning Committee should hold sessions with TfL, HS2 and Borough highways teams, in public.

Should become a focal point for outward communication to local residents and businesses (no agency currently taking this role).

**What is OPDC for if not co-ordinating action on these issues?**

# OPDC press releases in 2024

## 2024

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+ **Call for local artists: OPDC announces exciting paid commission for local creative community**

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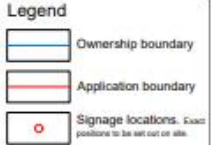
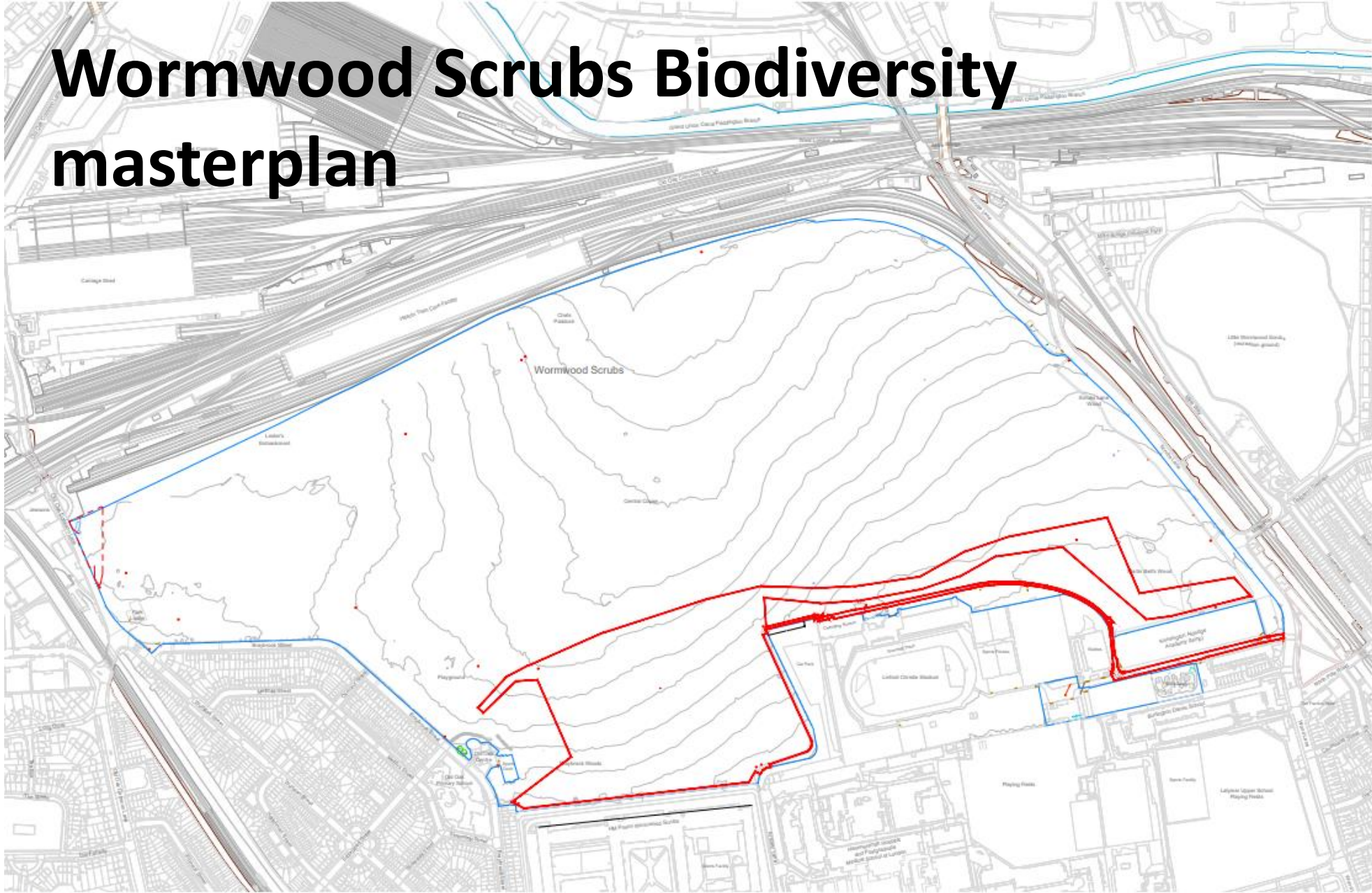
+ **OPDC celebrates Park Royal community's Creative Enterprise Zone funding at showcase event**

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Item 3

# Wormwood Scrubs Biodiversity masterplan



Planning application for red line area 24/0036/FULOPDC closing date 19 April



Legend	
	Ownership boundary
	Application boundary
	Woodland / trees removal
	Surveyed tree / TPO
	Lester's Embankment
	Surveyed tree: U-grade
	Existing hedge
	Mown grass & pitches
	Long grass / meadow / relaxed mowing regime
	Existing scrub
	Primary building / structure
	House / other building
	Car Park
	Hard standing
	Tarmac path
	Brick path
	Parkrun & Cross Country Pony trail
	Unmade path
	Main entrances
	Contours 0.5m
	Proposed hedgerow / brush wood hedges
	W13 Martin Bells Wood
	Wx Woodland management - edges retained for screening
	Wx Woodland management - managed as per schedules
	B1 Bulb planting
	LM1 Long Grass meadow management
	SMx Scrubland and Meadow management
	M1 Meadow area 1
	M2 Meadow area 2
	Breedon gravel paths installed
	Proposed easy access path - Breedon gravel or similar
	Proposed deadwood feature - to include stacked timber, herbaceous, dead hedge and log walls
	Proposed swale - to improve site conditions gentle contoured sides, damp meadow seed mix
	Proposed wetland habitat - fed by swales and boreholes, gentle edges and naturalistic planting to provide new habitat type
	Proposed areas of additional woodland planting - whips
	Proposed tree planting
	Proposed bund
	Proposed borehole
	Proposed scrape
	Proposed signage - see details drawings for more information. Exact positions to be set out on site.

# Wormwood Scrubs biodiversity masterplan

The planning application includes:  
the creation of a wetland area, sustainable urban drainage scheme and borehole, tree planting, creation of wildflower meadows, construction of a network of firm paths, entrance improvements and interpretive and directional signage improvements.



# Accessibility

*Previous consultation events highlighted differing local opinions regarding the addition of paved routes. The proposals now include carefully selected routes to be completed in Breedon gravel which is a natural self-binding stone product.*

*The introduction of additional mown grass paths will help spread the visitor load over a larger area, reducing wear on the existing routes.*

*One of OPDCs main issues in the pre application advice was the need to improve east-west connectivity for pedestrians and cyclists. (Text from Design and Access statement)*

# Pedestrian routes

*There is no proposal in the biodiversity improvements design nor is there funding from OPDC to introduce a new east-west link across the north of the Scrubs. From an ecological point of view there is a benefit in not having this northern route.*

*Pedestrian traffic to the new station through the most sensitive areas of the Scrubs (The northern central and meadow parts) would have to be carefully considered. The Friends had also expressed concerns about the earliest OPDC drawings which show a northern route.*



# Ealing Draft Local Plan

LBE consultation on its Regulation 19 Draft Local Plan closes at 6pm Wednesday 10<sup>th</sup> April.

Ealing Matters has been co-ordinating responses from local organisations.

Policies in the LBE Local Plan will not apply within the OPDC area. OONF submitted comments on the Regulation 18 version, mainly on Tall Buildings policy.

The Plan is based round the 'seven towns' of Ealing, including Acton.

**KEY**

**EXISTING FEATURES**

- Ealing Boundary
- Town Boundary
- River/Canal
- Open Space

**TRANSPORT**

- High Speed 2
- London Overground
- London Overground Station
- Elizabeth Line
- Elizabeth Line Station
- Central Line
- District Line
- Piccadilly Line
- London Underground Station
- Railways
- National Rail Station
- Roads

**PLANNING**

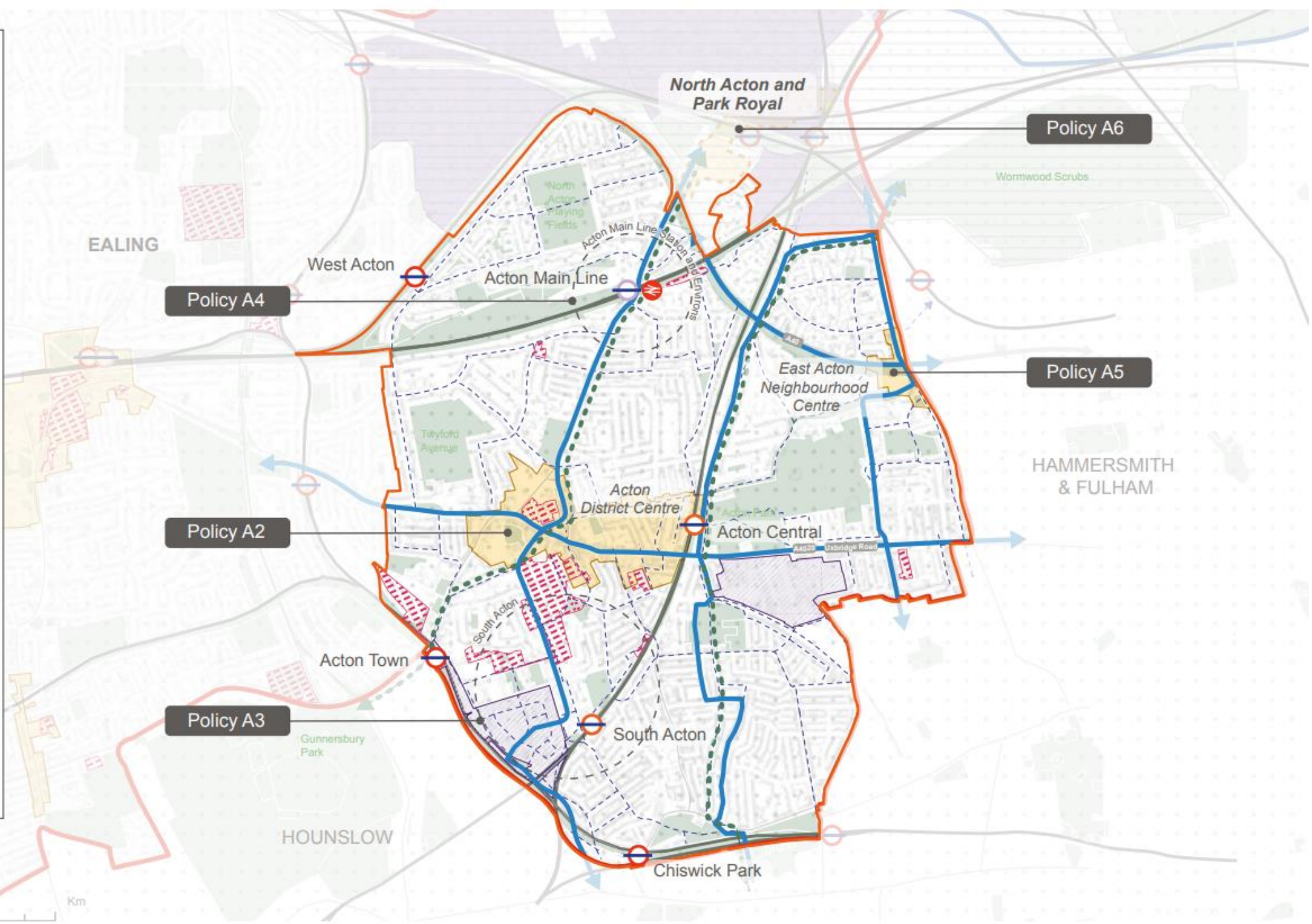
- Town Centre
- Opportunity Area
- Industrial Land (SIL)
- Industrial Land (LSIS)

**DEVELOPMENT SITES**

- Development Sites

**PROPOSED ACTIVE TRAVEL AND GREEN SITES**

- Primary Active Travel Routes
- Secondary Active Travel Routes
- Green Links
- Green Connections



## Policy A6: North Acton and Park Royal

To work collaboratively with the Old Oak and Park Royal Development Corporation (OPDC), neighbouring boroughs and other key stakeholders to:

- (i) Address severance caused by the A40 and railway lines through improved connectivity between North Acton and the rest of Acton and the promotion of active travel measures.
- (ii) Coordinate the delivery of potential Development Sites, associated transport, and social and green infrastructure close to the OPDC boundary.
- (iii) Develop a local construction skills centre to capitalise from the large construction activity coming forwards and ensure that skills opportunities meet the needs of local people in the wider Acton area.
- (iv) Explore the potential to connect to West London district heating networks.

*4.1.53 Collaboration with the OPDC will take place to improve connectivity between the two areas and to address the severance caused by the A40 and railway lines. New and improved pedestrian and cyclist routes across the A40 will deliver improved connectivity with transport infrastructure and employment opportunities at North Acton and Old Oak Common. Improvements to the pedestrian experience across major roads at important points should also be prioritised:*

*(i) Prioritise a new north-south cycle route linking North Acton with Acton Town Station, Acton Town Centre, Horn Lane, Acton Main Line, and Gypsy Corner.*

# Points raised by Ealing Matters

*Ealing's housing target of more than 40,000 homes over the next 15 years is excessive and undeliverable. But if it were to be delivered, it would create unmanageable population growth of more than 80,000 people (more than the population of Guildford) according to GLA projections.*

*Tall building heights, especially in Ealing and Acton, are excessive and unjustified.*

*Ealing's proposals for monitoring the plan are no more adequate now than they have been over the past 10 years.*

# OONF response to this consultation

Responses have been drafted on three subjects

- Challenging the LBE statement that *all our policies are 'strategic'* (this cannot be justified and inhibits what can be done in any neighbourhood plan).
- Questioning LBE proposed policy on Tall Buildings (again).
- Arguing that LBE has failed to publish an adequate 'consultation statement' detailing representations submitted in the 2022/3 consultation on the previous Regulation 18 Plan (a procedural/legal issue).

## Item 4

# Update on developments

**2 Portal Way** – 12 storey commercial kitchens approved 7 March by Planning Committee

**3 School Road** has had 'Stage 2' approval from the GLA/Mayor of London.

**Atlas Wharf** has had a final decision notice issued Dec 2023. Will construction now start when HS2 compound will remain next door for many years beyond previous date of 2032?

**5-7 Park Royal** Road Planning Committee decision still awaited

**Holiday Inn Express Victoria Road** – as above

**93-97A Scrubs Lane North Ken Gate (North)** – as above

## **Any other business**

Contact details for OONF

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