

Designation application - consultation responses

The OPDC has published on its website at this [link](#) on their website a schedule of consultation responses received during the six week consultation on our proposals for a neighbourhood forum and boundary.

A copy of the OPDC schedule of responses is being circulated to OONF members. There are 229 responses in all, which is many more than other for other London designation applications (e.g. 32 for Highgate, 5 for Harlesden the latter approved by LB Brent and OPDC). No postcode data is shown for respondents, and we will be asking OPDC for this information as geographic spread is a factor in decisions on the application.

The responses from landowners and developers do not object to a establishment of a neighbourhood forum, while asking for their own sites to be removed from the proposed Old Oak neighbourhood boundary.

This is a predictable (while disappointing) reaction from Cargiant, QPR, CBRE, Fruition Properties (2 Scrubs Lane) and Thames Valley Harriers (lessees of the Linford Christie Stadium). We had hoped Cargiant would see benefits in Forum input to their own masterplan.

Responses from Network Rail, the GLA, Transport for London are also negative. That from HS2 is clear that their own sites are 'excluded development' when it comes to a neighbourhood plan, as we recognise.

Some of these responses show that the authors do not understand how neighbourhood planning works, and see the process only as a source of obstruction and delay. This contrasts with Parliament's strong support for this part of the planning system, as evidenced by the 2017 Neighbourhood Planning Act.

Responses from residents of the Old Oak Estate are mixed, with many supportive. Others (from members of the Old Oak Friends and Residents Association) make the case for a separate forum and neighbourhood area covering streets in the Old Oak and Wormholt Estates. These responses also argue that Wormwood Scrubs should not be in any designated neighbourhood area.

Mark Walker and Henry Peterson will be meeting the OPDC planning officers on August 7th to discuss next steps. Decisions on the OONF application will be made by the OPDC Board on **September 12th**.

Planning application for 2 Scrubs Lane

The developments at North Kensington Gate and for the Mitre Yard sites (see last newsletter) have all now been approved by the OPDC Planning Committee. This is despite objections from RBKC, LBHF, Historic England and many local people.

The next in line is a proposed 20 storey residential tower at 2 Scrubs Lane, shown below as a CGI image.



This building is due to replace the existing City Mission church and day nursery on the corner of Scrubs Lane and Harrow Road.

The scheme is for 83 residential units along with replacement space for the church and day nursery and some retail space at ground floor level. The density is 716 housing units per hectare, well above the 405 maximum in the London Plan Density Matrix.

As compared with the two developments recently approved at Mitre Bridge, the location at the northern end of Scrubs lane at least has better public transport access (to Willesden Junction). This helps to justify the 'super-density'.

Familiar justifications are made that a tall tower will be a 'marker' building that will 'support legibility and wayfinding'. The 'Harrow Road cluster' forms one of four such clusters introduced as a concept via the OPDC Scrubs Lane *Direction of Travel* document. Although public consultation on this and the OPDC Local Plan has yet to conclude, this 'direction of travel' has reached its destination very swiftly in terms of decisions for Scrubs Lane. Comments on the application can be made via the OPDC website, at this [link](#). Deadline **August 8th**.