



NEWSLETTER JUNE 2017

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Designation application - consultation ends June 15th

Time is running out to maximise the number of responses to the OPDC and LBHF on our application for designation of the forum and the proposed boundary of an Old Oak neighbourhood area.

The latest meeting of the Forum on May 30th discussed a number of activities taking place between now and the deadline of 5pm on June 15th.

There are three sets of events taking place next weekend (see below). More activity to spread the word to residents on the Old Oak Estate is also planned.

Wells House Road Social Saturday 10th June at the Collective, 4-7pm kids, 6-7.30pm street party/ residents meeting.

ArtWest Open Studios 12-6pm on Sat 10th and Sunday 11th at ACAVA building 17-19 Hythe Rd, NW10.

TITRA summer clear-up Saturday June 10th, Goodhall Street NW10.

OPDC has previously approved one designation application, in November 2015. The Harlesden neighbourhood forum and area was approved, in conjunction with LB Brent.

In that case there were only 5 responses to the statutory consultation, all supportive. But Harlesden neighbourhood area includes only a small slice of OPDC land around Willesden Junction. The proposed Old Oak neighbourhood includes a much larger part of the OPDC area.

We hope to achieve a minimum of 100 positive responses, if not more, by June 15th. Please also spread the word to your own contacts. The OPDC webpage is at www.london.gov.uk/OldOakNF

Or anyone can email their support for the forum and proposed area boundary to oldoaknf@london.gov.uk

A strong public response could be critical to convincing the OPDC Planning Committee and Board to accept and approve our designation application and proposed boundary. It looks as though the OPDC officers and some Planning Committee members still have some reservations over the value that neighbourhood planning can add to their own planning processes.

We have already modified the originally proposed Old Oak neighbourhood boundary to exclude HS2 construction sites and other areas that OPDC consider 'strategic'.

If the OPDC proceeds to make further changes to the boundary proposed by the Forum, this will not signal much willingness by the OPDC to engage seriously with local people in preparing a Local Plan.

Planning applications in the OPDC area

Scrubs Lane remains the main area of current development activity. Following the granting of planning permission to the two development proposals at 'North Kensington Gate' on the east side of Scrubs Lane, the application for 'Mitre Yard' is due to be considered by the OPDC Planning Committee on July 12th.

The CGI image below shows the future view south along Scrubs Lane should all three of these developments be built. Mitre Yard is on the right, facing North Kensington Gate (north) and the 22 storey tower of NKG (south) in the background.



Who knows whether levels of demand in the London housing market will remain at levels which make these developments viable?

Hammersmith and Fulham Council's Planning and Development Control Committee will be considering the Mitre Yard application at its 12th June meeting.

The officer report cites two main objections:

The affordable housing offer, of 35% of units (by habitable room) at a Discounted Market Rent of 80% is considered inadequate. The report states *this does not constitute affordable or even intermediate housing*.

Similar objections were raised by LBHF councillors at the OPDC Planning Committee which approved the NKG (south) development. The Mayor's current definition of 'affordable housing' does allow for discounted market rent, with 80% as the minimum discount. No surprise that this has become the favoured choice of the London development market.

The second objection is that nothing should be built on this site until a new highway layout for Scrubs Lane is agreed by LBHF. A view with which all car drivers and cyclists are likely to agree.