



Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday June 6th 2024

On Zoom

Agenda for this session

1. Feedback from meeting with OPDC and HS2
2. Update on HS2 activity
3. OPDC, Ealing and local enforcement issues
4. Update on developments in the OPDC area
 - 5-7 Park Royal Road
 - Cloister Corner
 - 4 Portal Way
 - Wesley Playing Fields improvements

Feedback from OPDC and HS2 meeting

This was the second in the monthly meetings which OPDC have agreed to hold (involving David Lunts and Peter Gow).

Aim is to 'reset' a better relationship between OPDC and OONF at the start of a new Mayoral term 2024-28.

OPDC wish these to be 'officer-level' meetings. We would like the OPDC Planning Committee to become more involved in future but meanwhile these sessions are proving helpful.

History of a 'community seat' on the OPDC Board is one of the topics we will pursue via these meetings. Should be reinstated.

Meeting held on June 3rd

TfL pulled out of the meeting (citing 'pre-election period')

Government has not yet confirmed £1bn public funding for costs of the HS2 tunnel from OOC station to Euston.

No indications of what a Labour government will do on HS2.

HS2 are proceeding on assumptions that tunnel preparations continue at OOC, with tunnelling starting in 2025.

No more news until Aug on Old Oak Common Lane road closure.

OONF to contact DfT and DLUHC to ask for sight of OPDC OBC.

No good explanation of why OPDC cannot control construction noise at the data centre sites, and leaves enforcement to Ealing.

Information obtained via FoI requests

Some further papers (redacted) from the 'OOC Strategic Working Group' and related groups have been obtained. More awaited.

It seems that TfL still have reservations on 'surface transport arrangements' for the station.

Updating of OPDC Strategic Transport Study continues, with the brief updated to assume OOC station as a terminus until 2040s.

No work being done on achieving eastern road access.

No serious start on next version of OPDC Local Plan, pending further changes to planning system.

No clear timeline for release of HS2 sites at Old Oak West.

OPDC Board agenda for 13th June

HS2 will give a presentation. Meeting will be held at Oakland Rise. No live stream available.

Seven sites have been acquired by OPDC since March 2023: Old Oak Café, Midland Gate and 46 Midland Terrace, Atlas Wharf car park, Lords Radford Industrial Estate, Ursula Lapp Estate, Sarastro and Minerva Road. £104m capital funding fully allocated.

New formal programme board set up with LB Ealing.

North Acton stakeholders forum set up, with *major local occupiers and investors*.

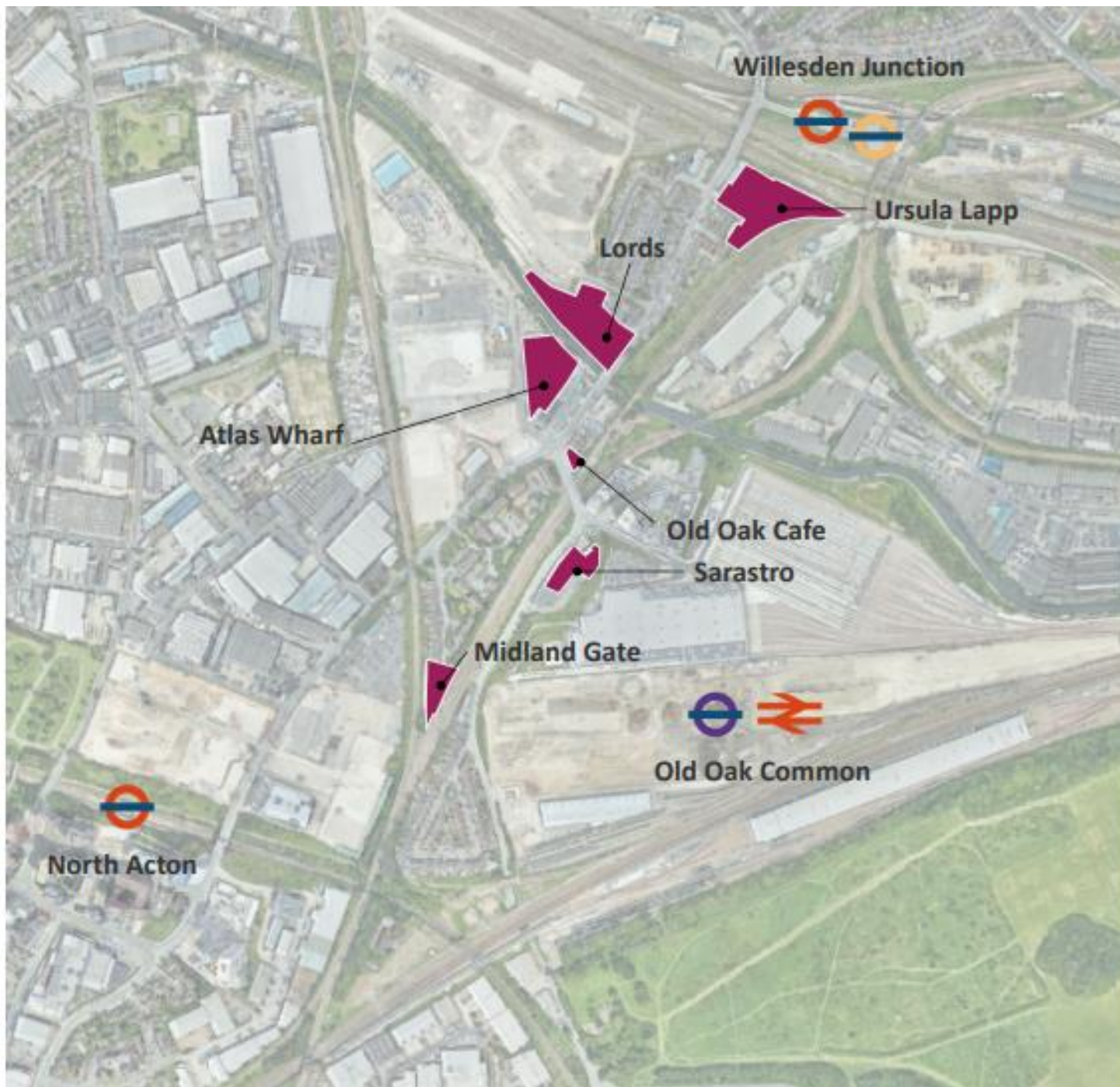
Review of Board's n Board effectiveness, efficiency, capacity and communications to take place, with independent input.

'Old Oak Spatial Principles'

New work by architects Allies & Morrison and Gort Scott. Follow up to SPD for Old Oak West and the PlaceLab sessions last year.

'Old Oak Line' – the OO southern district is defined by a new east-west spine which connects the Old Oak Common HS2 station to Park Royal via the new bridge, and should be a high quality, legible, continuous public realm.

- 'Old Oak Mile' – the Victoria Road/Old Oak Lane spine which connects seven distinct character areas comprising new developments integrated with existing communities.*
- 'The Common Cut' – an active travel route along Old Oak Common Lane, using planting and public realm to connect clusters of development, open spaces and thriving communities.*
- 'The metropolitan district' – three clusters of mixed-use development linked by the 'Old Oak Line', each with a distinct character with open spaces at their heart, creating a major new commercial hub for London.*
- 'Canalside District' – new residential community incorporating a neighbourhood centre.*
- 'Thresholds' – strategies for OO to successfully stitch into its surrounding contexts.*



Map of sites acquired by OPDC (from report to OPDC Development Investment and Sustainability Committee DISCO of 28th May 2024. (Certain sites have been purchased via acquisition of the issued shares in the company that owns the land).

Other news on HS2

Shadow Sec of State Louise Haigh sent a highly critical letter to Mark Harper MP on 10th May on 'soaring HS2 costs'.

New chief exec of HS2 appointed (Mark Wild, ex Crossrail).

Euston groups continuing to lobby via Lord Tony Berkeley for HS2 to stop at Old Oak Common.

Questions from Camden Council over Government assumptions of 10,000 new homes at Euston.

Six monthly HS2 report to Parliament dropped/delayed.

National Audit Office have a study starting, on value for money and business case for a reduced HS2 project.

Further news on HS2

The Government's designated Euston Master Developer Lendlease is pulling out of the UK.

MP Keir Starmer in his evidence in person to the Hybrid Bill Select Committee in 2015 ended his testimony: *"...there is a very powerful argument for the role of Old Oak Common to be much expanded to a point where, if HS2 is to go ahead, it should only come through to Euston on existing tracks with the benefits that we have tried to headline during the course of this afternoon; and without the disadvantages to Euston."*

Update on OPDC and LBE enforcement activity

Many complaints made to OPDC and Ealing on night-time working and resultant noise at 37-39 North Acton Lane.

This data centre development was consented by OPDC but LBE are dealing with 'construction management' issues.

It has emerged that OPDC has no legal powers to grant S61 notices under 1974 Control of Pollution Act. Leaves this to LBE.

OPDC do not require Construction Method Statements as part of planning applications, whereas other Boroughs do.

Implications for other data centre buildings at Chandos Road and near to Wesley Estate.

Update on developments at Old Oak

- 5-7 Park Royal Road
- Cloister Corner
- 4 Portal Way
- Wesley Playing Fields improvements

5-7 Park Royal Road

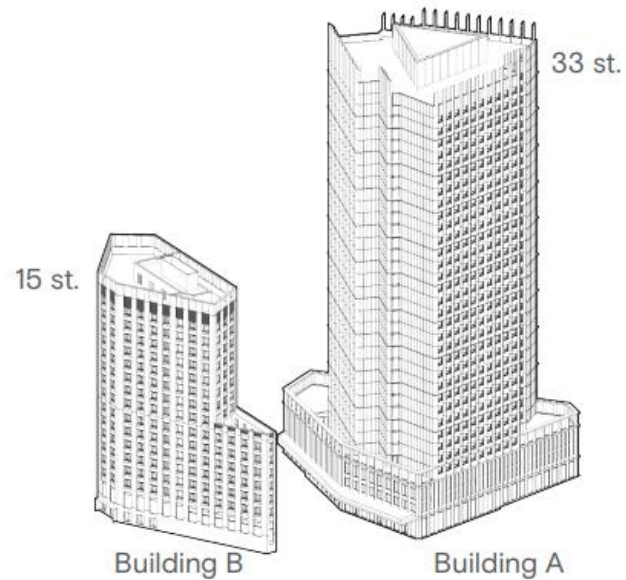
A development we have discussed before.

OONF objected in April 2023 on building heights and on 'retrofitting' of the site as a 'suitable location' for tall buildings in Local Plan.

Second objection in May 2023 on over-concentration of student housing.

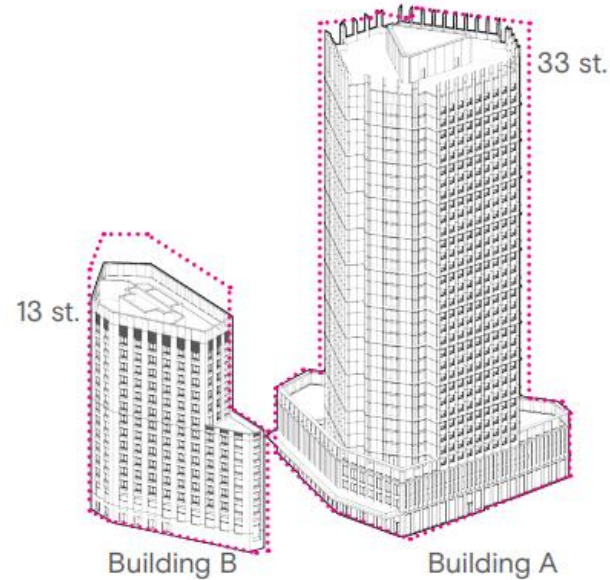


Changes now proposed – 15 storeys down to 9



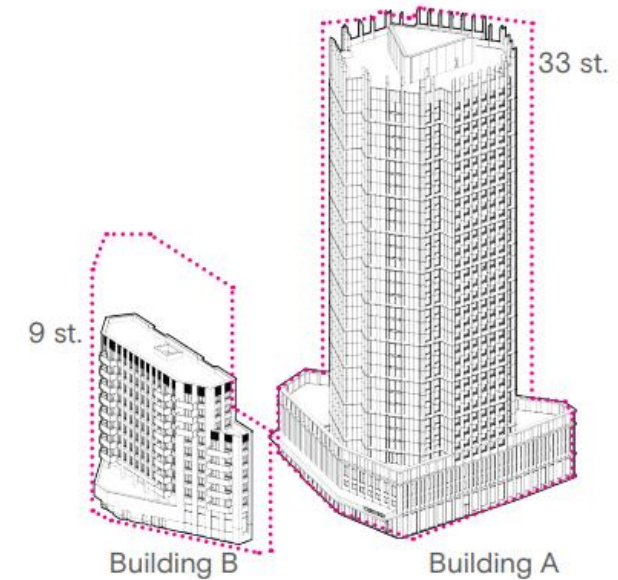
Submitted scheme PO (January 2023)

- Building A: 988no. PBSA studios
- Building B: 82no. C3 homes
- Building B: 15 storeys
- Light Industrial GIA: 1,902m²



Submitted scheme P1 (August 2023)

- Building A: 988no. PBSA studios
- Building B: 71no. C3 homes
- Building B: 13 storeys
- Light Industrial GIA: 1,890m²
- Building A typical floor layout changed to be symmetrical, creating a genuinely all-sided building
- Bulk of Building A reduced, creating a slimmer building
- Height of Building B reduced by two storeys



Revised proposal

- Building A: 888no. PBSA studios (- 100no.)
- Building B: 32no. C3 homes (- 39no.)
- Building B: 9 storeys (- 4no.)
- Light Industrial GIA: 2,082m² (+ 192m²)
- Building A typical floor layout area reduced by shortening a number of rooms
- As a consequence, the bulk of Building A is further reduced
- Height of Building B is further reduced by three storeys
- Building B footprint and volume are reduced
- Building B private amenity provision changed to projecting balconies



Revised proposal – View from Park Royal Road looking north

Revised proposal – view from Park Royal Road looking north



CLOISTER CORNER



Aerial image of the Cloister Corner site, outlined in red

Cloister Corner

Barratts
development
consented by LBE in
April 2022.

6 residential
buildings ranging up
to 16 storeys with a
total of a total of
300 new homes.
OONF objected at
the time.



Latest concerns of West Acton residents (WARA) relates to demolition of wall at end of Cloister Road and creation of a public through route to Western Avenue.

Will this create crime and ASB risks for neighbouring residents to the west?
How strong is the case for improved west/east connectivity?



Western end of Cloister Corner, looking east, with Western Avenue on the left.

4 Portal Way – new application



Design Direction



4
PORTAL
WAY

4 Portal Way

OPDC convened a 'stakeholder workshop' with the developers Aldau on May 13th.

This was **after** the planning application had been submitted.

The scheme was discussed at our February OONF and GUA session.

OONF has submitted a 19 page objection, including a challenge to the validity of the 2020 LBE planning consent for a similar scheme.

Only 3 objections published to date on the OPDC website.

Aldau made clear this new application does **not** include a £1m S106 contribution for a ped/cycle bridge crossing the A40.

OPDC confirmed there are no present plans for such a crossing.



Site of the former Castle Pub

Planning consent granted by LBE September 2022 for a part 32 storey, part 27 storey building with 462 co-living rooms and associated communal amenity spaces and a replacement public house.

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION



**HAVE
YOUR SAY**

Have your say on improvements to Wesley playing fields

The Old Oak and Park Royal Development Corporation (OPDC) and London Borough of Ealing are working together to make improvements to Wesley playing fields.

We are inviting all local residents, businesses and community members to help shape the improvements to Wesley playing fields, which could include improved play equipment, sports facilities, entrances and planting.

We are holding engagement events to listen to local feedback and explore how we can jointly improve the playing fields.

There are three ways to find out more about these proposals and to tell us your views:



Online

Complete the short questionnaire at:
consult.opdc.london.gov.uk/welsey-playing-fields
The information will be displayed from **Wednesday 5th June 2024**.



By post

To request a paper copy of the survey please contact us at:
info@opdc.london.gov.uk or **0207 983 5732**.



Drop-in sessions

Come along to our drop-in sessions in the **playing fields next to the sports pitch** on:

- **Saturday 8th June 2024**
11am - 2pm
- **Thursday 13th June 2024**
11am - 2pm and 3.30pm - 6.30pm



Please pop along anytime to see our initial ideas, provide your feedback and chat to the team.
You'll find us under the gazebo next to the sports pitch.

**The closing date
for feedback is
Sunday 7th
July 2024**

All information gathered will be treated as strictly confidential and will not be passed on to third parties. OPDC and Ealing Council will only use this information to inform the improvement plans for Wesley playing fields.



Scan this QR code to complete the short questionnaire.

Harlesden Neighbourhood Forum

OPDC and LB Brent consultation started today on amending the boundary of the Harlesden neighbourhood area.

The application material can be found online at consult.opdc.london.gov.uk and haveyoursay.brent.gov.uk.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

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