



# Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday May 9th 2024

On Zoom

# **Agenda for this session**

1. Outcome of Mayor and Assembly elections
2. Renegotiating our relationship with OPDC
3. Update on HS2 activity – OOC Lane road closure
4. OPDC, Ealing and local enforcement issues
5. Update on developments in the OPDC area
  - 4 Portal Way
  - Wormwood Scrubs ecology proposals
6. OPDC Planning Committee agenda for May 16th

## Item 1

# Outcome of London elections

Mayor Sadiq Khan returns for third term.

James Small-Edwards elected as Assembly Member for the West Central constituency (which becomes Labour for the first time and covers Westminster, RBKC and LBHF).

Bassam Mahfouz elected for Ealing and Hillingdon (replacing Dr Onkar Sahota as a Labour Assembly Member).

Krupesh Hirani re-elected as a Labour Assembly Member for Brent and Harrow.

London Assembly Annual Meeting on May 10<sup>th</sup>.

## Item 2

# Renegotiating our relationship with OPDC

Relationships have been adversarial in recent years.

OPDC was established in 2015 with a 'local community seat' and a 'local business seat' on the OPDC Board.

Amanda Souter (chair Wells House Road RA) was appointed to the community seat, but not re-appointed in 2018.

Communications and dialogue suffered.

A recent meeting was held with David Lunts (OPDC CEO) and Peter Gow (HS2). Agreed to try to reset the relationship at the start of a new Mayoral term. Starting with 6 weekly informal meetings.

## Item 3

# Update on HS2 activity

A HS2 'community session' was held on April 25<sup>th</sup>

Little more news on the threatened road OOC Lane road closure.

'Technical work underway' on options for single or multiple closures'. Outcome will not be known until August.

No good answers to why this work was not done years ago.

Timeline for a subsequent draft Supplementary Environmental Statement and decision by Sec of State is slipping (into 2025?).

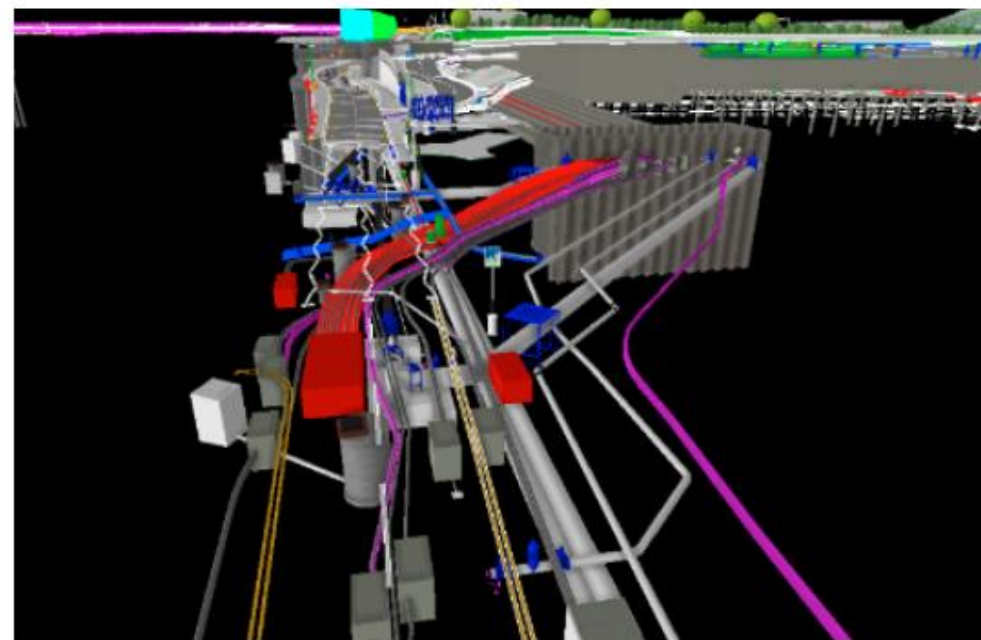
Cllr Alex Sanderson (LBHF) joined the HS2 session.

No more news yet on LBE and LBHF views from Highways teams.

## Old Oak Common Lane Architectural Vision (Looking North up OOC Lane from Wormwood Scrubs)



- Existing layout



- Image without the road shown, showing the utilities within the road

# Wider news on HS2

A further 6 monthly report to Parliament expected in June.

The June 15<sup>th</sup> OPDC Board is expected to have an update from HS2 on progress at Old Oak Common station.

Trade press says *An announcement on when tunnelling work from Old Oak Common station to the mothballed Euston station will start is expected to be made in the next few weeks, once today's London mayoral election is out of the way. [Work on this part of the route is expected to start next year.](#)*

High Speed Rail Group lobbying for tunnel to proceed.

The government is expected to soon give final approval for work to begin tunnelling the final 4.5 miles from the west London rail interchange at Old Oak Common to Euston, the Whitehall and industry figures said.





# 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)

## Item 4

# OPDC and Ealing – enforcement issues

Problems are surfacing over enforcement activity and questions of responsibility between Ealing and LBC.

OPDC Enforcement Team is headed by James Hughes 075 9997 3847

Emma Williamson has said *'The enforcement team is a Planning enforcement team however it works closely with the host borough teams that deal with noise, environmental health, waste, food safety and other teams.'*

*OPDC does not have noise enforcement powers or powers to grant permission to work outside normal construction hours.'*

***But OPDC planning consents include conditions on noise??***

# Data Centre in North Acton Road, opp. Wesley Estate



# OPDC and Ealing – enforcement issues

Construction of a data centre at 37-39 North Acton Road.

OPDC grant the original planning consent, and in April 2023 a subsequent consent to ‘discharge planning conditions’.

This includes agreement to a Construction Environmental Management Plan with noise restrictions.

LBE then grants consent to night time working resulting in serious noise nuisance for Wesley Estate residents.

OPDC say this approval was *not within OPDC’s jurisdiction and is not a planning matter.*

# OPDC and Ealing – enforcement issues

Dephna Capital has applied to OPDC for a Cert of Lawful Development for use of 112 North Acton Road as 30 resi units.

OPDC has delegated the application to LBE under its 'revised scheme' which came into effect on 1<sup>st</sup> April 1 2024.

But OPDC initiated enforcement action on this property in 2018 over an unapproved change from 20 units to 30 units.

OPDC do not appear to have followed up. LBE had accepted change of use from office to residential in 2016.

OPDC state reason for delegation as '*Application for Certificate of Lawful Use under S191 of the TCPA. Power lies with LBE*'.

# OPDC and Ealing – enforcement issues

So exactly what powers do OPDC have as a planning authority?  
Compared with powers the Boroughs have - to deal with many other enforcement issues (noise, pollution, environmental health)?

How are the public meant to understand this split of responsibilities? (websites at OPDC and LBE not helpful)

This is one of the continuing reasons why the Mayoral Development Corporation model remains problematic.

## Item 5

# Update on developments in the OPDC area

- 4 Portal Way
- Wormwood Scrubs ecology proposals
- HS2 S17 application for catering/train crew building (deferred again from May committee)
- Atlas Wharf (full consent now granted, update on construction timeline requested from developer)

# 4 Portal Way



OPDC are holding a consultation event on 13<sup>th</sup> May at 6.30pm at the Holiday Inn



# OONF objection on 4 Portal Way

An objection from OONF has been drafted, with 5 grounds of objection:

Ground 1 Proposed building heights contrary to London Plan D9

Ground 2 Housing Density (1,792 units per hectare)

Ground 3 Inadequate public open space (N Acton scores v. low)

Ground 4 Queries on S106 benefits (surface crossing of A40)

Ground 5 Weight to be given to 'extant consent' (none or very little in our view on basis that LBE 2020 decision was flawed).

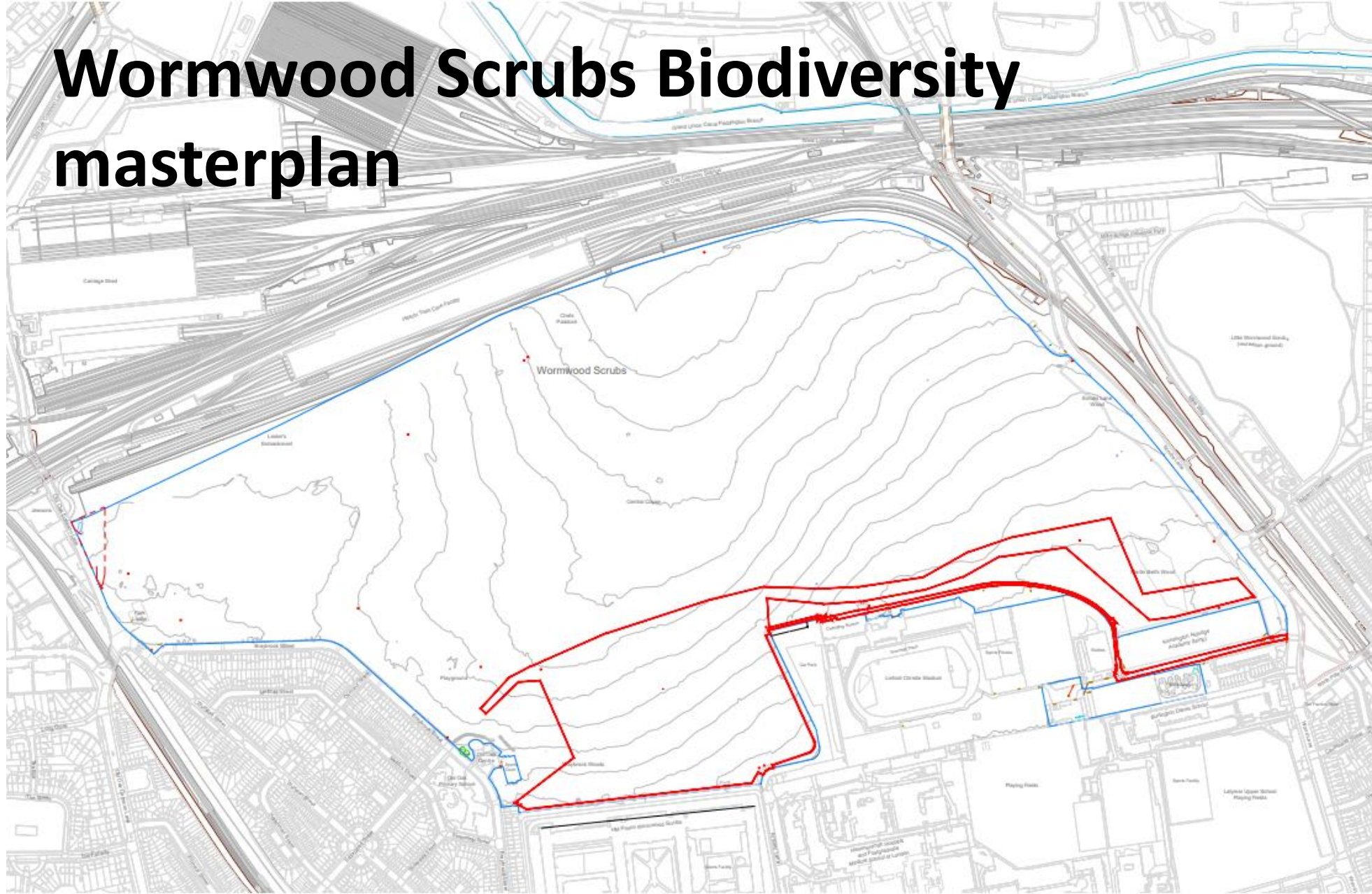
# Wormwood Scrubs biodiversity masterplan

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.



**Item 3**

# Wormwood Scrubs Biodiversity masterplan



- Legend**
- Ownership boundary
  - Application boundary
  - Signage locations. Exact positions to be set out on site.

Planning application for red line area 24/0036/FULOPDC

## **FoWWs submitted a detailed objection on April 16<sup>th</sup>.**

46 objections from individuals published on OPDC website.

4 expressions of support.

Sport England has objected to loss of sports pitches.

Prison has objected to woodland and trees close to walls.

*HS2 note that the proposals form part of a wider masterplan proposal with no objection to these works.*

Imperial College has submitted 5 page letter saying the plans seem isolated from OPDC overall plans plus other points.

LBHF has sent a detailed rebuttal to FoWWs objections.

# OPDC Planning Committee agenda May 16th

Adoption of the Public Realm and Green Infrastructure SPD

Adoption of the updated Statement of Community Involvement

Start of consultation on amendments to Harlesden Neighbourhood Area

Development Management Update includes no major new strategic schemes. Several remain 'under consideration' or at pre-app stage:

- 5-7 Park Royal Road
- 93-97A Scrubs Lane (North Kensington Gate North revised app)
- Holiday Inn Express, Victoria Road
- Student accommodation at 99 Victoria Rd and Woodward Buildings

# Any other business

Contact details for OONF

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