



OLD OAK NEIGHBOURHOOD FORUM/GRAND UNION ALLIANCE MINUTES OF JOINT MEETING HELD ON 6th FEBRUARY 2019

Present: Andy Slaughter MP, Cllr Kate Crawford, Henry Peterson, Amanda Souter, and 35 members of the Forum (attendance list completed but not published due to GRPR restrictions)

Apologies Mark Walker (Chair). Meeting chaired by Henry Peterson.

1. 'Early Activation' Projects funded by the Mayors Good Growth Fund

1.1 Eleanor Fawcett, Head of Urban Design at OPDC, gave a presentation and answered questions on a set of projects being prepared for early implementation. Funding of these, from the Good Growth Fund had already been secured in several cases.

1.2 The meeting focused on a proposed canalside scheme at the Old Oak Lane towpath, and plans to improve open spaces at Cerebos Gardens. Noted that

- Land ownership of the spaces at Cerebos Gardens needs to be checked out. Parts of the land may be owned by the Shaftesbury Gardens residential development
- The Wesley Estate playing fields/open space was a further candidate for an early activation restoring some of the community facilities which existed when the estate was first built but which have long since disappeared.

Linford Christie Stadium – LBHF consultation on 3 options

2.1 LBHF Cabinet on 4th February had agreed to a 12 week consultation on options for

- Do nothing
- Refurbishment potentially involving Imperial College and Kensington Dragons
- Redevelopment with a partner body, for a 45,000 seat performance venue available for football and other sports.

2.2 AH from the Old Oak Estate outlined the fundamental problems with Option 3. The nearest Underground station would probably need to be closed at times when stadium events were being held (as too small to cope with crowds) leaving White City as the nearest Tube station. Bus routes along DuCane Road might also have to be closed, leaving estate residents with no access to public transport. Proximity of such a stadium to Hammersmith Hospital also an issue in terms of noise.

2.3 Others referred to the status of the Scrubs as Metropolitan Open Land and the limitations of the 1879 Scrubs Act on future uses.

2.4. Andy Slaughter advised that his understanding was that LBHF had made no decisions as yet, and that there were no negotiations with QPR at the present time. HP rehearsed the history of the QPR press release in late 2018 and the Council's robust response to QPR statements.

2.5 Agreed that OONF would liaise with FOWWS and others on the position to be taken in a response to the consultation, to be brought back to the next meeting.

3. OONF project on scoping our neighbourhood plan

3.1 Noted that OPDC had agreed to fund a £10,000 consultancy project to scope and assemble an evidence base for the Old Oak Neighbourhood Plan. OONF has prepared the brief and selected the three consultancy firms to be asked to provide proposals. OPDC was carrying out the tender exercise.

4. London Plan Examination in Public

4.1 Robin Brown reported back on the discussions at the first two weeks of these public hearings, and the issues raised by Just Space. GLA planners had been challenged on the approach they had taken in continuing to promote the 'compact city' spatial strategy for London, and on the extent to which the Plan was lawful in its coverage of equality issues.

4.2 The GLA strategy and targets for Opportunity Areas had also been questioned by several of those bodies and organisations taking part in the hearings. This included the targets for the Old Oak Opportunity Area.

4.3 John Cox advised that the Inspector's initial 'Issues and Questions' for those parties intending to give evidence at the Examination might be published shortly.

5. OPDC consultations on Draft SPDs

5.1 Noted that levels of public attendance of the public at the OPDC consultations on these 3 draft SPD documents had been very limited.

- Draft SPD on Planning Obligations. Issues arising from the fact that neither OPDC nor LB Ealing currently charge CIL had been discussed at the previous meeting. Harlesden NF pointed out that the lack of access to neighbourhood CIL was an issue for them also. Agreed that HP should draft a consultation response which a) challenged the approach of non-charging and b) questioned how OPDC was to fill the gap on estimated infrastructure costs at Old Oak.
- On the SPD on Waste Management in High Density Buildings, it was noted that the systems proposed by OPDC were intended to justify a Local Plan reliant on extreme densities and very tall buildings. Waste management solutions relied on expensive state of the art technology as well as exemplary public behaviours in disposing of waste. Both optimistic. Harlesden members would check out use of such systems in action at Wembley.
- On the SPD on Daylight and Overheating in High Density Buildings, this again would lead to developers being faced with onerous and expensive design standards likely to lead to lack of viability in development proposals. A self-inflicted problem resulting from OPDC's insistence on extreme densities.
- Draft responses to the consultation would be shared across organisations involved in OOBF and GUA. RB to see if UCL could assist on technical content.

6. Latest HS2 consultations

6.1 AS reported on recent consultations. Latest HS2 leaflet to be circulated with the minutes. Noted that further sessions taking place on the designs for the station, with dates and locations as below:

Saturday 9 February, 10am and 2pm. Old Oak Community Centre, 76 Braybrook Street,

Tuesday 12 February, between 2pm and 8pm. West Works, White City Place, 195 Wood Lane, London W12 7TP

Monday 18 February, between 10am and 3pm. Oxygen Free-Jumping Trampoline Park, 15 Vision Industrial Park, Kendal Avenue, London W3 0AF

Thursday 21 February, between 1pm and 7pm. Christ the Saviour Church Parish Hall, New Broadway, Ealing, London W5 2XA

6.2 Noted that HS2 images of the station continued to show a green field on the sole remaining site where the OPDC Local Plan allocates intensive office and commercial development, originally conceived by Boris Johnson as the 'Canary Wharf of the West'. This is confusing for the public.

7.0 Any other business

7.1. Noted that Heathrow was consulting on new alternative flight paths, which would have significant noise impact for North Hammersmith, North Kensington and East Acton. The consultation website is at <https://www.heathrowconsultation.com/> and the consultation ends of 4th March.

The meeting ended at 8.10pm. **Next meeting on Tuesday 5th March 6.30pm at the Collective**