



OLD OAK NEIGHBOURHOOD FORUM

NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON FEBRUARY 2ND 2021 ON ZOOM.

Attendance: Henry Peterson (adviser), Robin Hayes (GUA), John Cox, Andrew Slaughter MP, Ewa Cwyko-Godycka, Colin Winger, Rev Desmond Hall and a further 12 members and associate members of the Forum and GUA. Thanks to Ewa for hosting the Zoom session.

1. Report back from meeting with OPDC on February 1st

1.1 Henry Peterson reported on the Zoom meeting held the previous day with David Lunts (OPDC CEO), Emma Williamson, Tom Cardis, Roz Henville. From OONF/GU HP, Robin Brown, John Cox and Colin Winger had joined the online session. This had been the first opportunity for the Forum and GUA to talk direct with David Lunts. Sam Cuthbert from LB Ealing also joined the call, the first time that LBE has taken a recent interest in OONF.

1.2 The case was argued for OONF's ideas for a 'Plan B', and for extending the OONF neighbourhood boundary to include the Atlas Road and Channel Gate sites. David Lunts was non-committal, beyond repeating the OPDC view that the Corporation has been directed by the Mayor to deliver 25,000 new homes at Old Oak and that this is their priority.

1.3 Sam Cuthbert from LB Ealing made clear that the Council has not found neighbourhood planning to be a productive process to date, and that the proposed extended area was 'too large' and a complex regeneration site. It was pointed out that there are far larger areas in London which have been designated, as have been complex regeneration areas (e.g South Bank and Waterloo).

1.4 No acknowledgement from OPDC that the Local Plan modifications might run into problems at examination stage in summer 2021. Emma Williamson apologised for the lack of OPDC response to the December OONF/GUA session and promised that this would be provided.

1.5 OPDC agreed to provide Amanda Souter with a copy of the JD for the 'community support' post to which OPDC is recruiting.

2. OPDC Draft Local Plan modifications

2.1 OPDC Emma Williamson advised that proposed modifications to the 19.2 Draft Local Plan would be published mid Feb, on the agenda of the OPDC Planning Committee for March 23rd. These would then be referred on to the OPDC Board on March 4th, before being submitted to the Planning Inspector.

2.2 The Inspector will re-open the suspended examination, and decide on a period of statutory public consultation on the modifications (perhaps May 2021). Confirmed that Paul Clark will continue to be the Inspector. Confirmed that the modifications will take the form of precise wording

changes to the policies and table/diagrams in the 19.2 Draft Local Plan, as a 'tracked' version of the whole document.

2.3 OPDC declined to agree to OONF request that the table of site allocations in the modified Local Plan gives figures for anticipated densities alongside proposed housing numbers for each site. Noted that this request had been made at each stage of the OPDC Local Plan.

2.4 Information on the proposed modifications and the report to the OPDC Planning Committee will be circulated to OONF/GUA members as soon as available.

3. HS2 activity and construction works

3.1 Noted HS2 consultation with residents was beginning to improve. More regular online briefing sessions. HS2 Old Oak Commonplace site at <https://hs2inoldoak.commonplace.is/> carries information

3.2 The meeting reviewed a series of slides used at the previous week's HS2 online consultation, with John Cox proving the background. These included works starting 18th Feb to install a temporary bridge across the canal between Atlas Road and Channel Gate, the Victoria Road 'crossover box', and the potential conveyor between the OOC station site and Channel Gate.

3.3. HS2 and their contractors had given assurances about limited noise nuisance before the conveyor one section of which will run 24/7 (around Midland Terrace and WHR) while that nearer the station will be daytime only. Impact will only be known once the conveyor is in operation.

3.4 OPDC Planning Committee had approved the S17 application for works to lower the roadway beneath the bridge at Old Oak Common Lane. HS2 not willing to widen the span of the bridge, so the outcome will be a footway on one side of the road only.

3.5 John Cox showed a slide of the 'lost footpath' across railway land between North Acton and Old Oak Lane. Never a public footpath but could be re-opened to provide a route for HS2 construction workforce from North Acton station to the OOC station sites. Agreed to add this area of land to the proposed OONF extended neighbourhood area, with potential for a future public footpath.

3.6 The area north of the Wesley Estate, included in the original proposed boundary but dropped because of a potential overlap with a Stonebridge neighbourhood area, could also be considered again. HP and JC to discuss with Theresa Magee..

4. Latest issues in North Acton

4.1 Noted that LBE Planning Committee had given planning consent to the Essential Living Scheme in Wales Farm Road. 376 housing units in three buildings of 16, 25 and 14 storeys. OPDC Emma Williamson has taken party in the virtual committee session, the first time an OPDC officer had attended a debate on a delegated scheme.

4.2 Ombudsman complaint on the operation of the Scheme remained live. Investigation would start early March. No evidence yet provided by LBE that the Council had formally entered into the Scheme in 2015.

5. Scrubs Lane update

5.1 Noted that OPDC Planning Committee had granted a second planning consent at North Kensington Gate (South). Developer City & Docklands had acquired the site from previous developer Aurora. Scheme now is for a 24 storey tower and a second building with 204 residential units in all.

Site will be in an isolated location and now with no previously proposed Hythe Road Overground station or 'Old Oak Park' nearby. Willesden Junction a 16 minute walk. OOC station platforms will be 1km away via canal towpath. PTAL level of 1b unlikely to improve. StQW Neighbourhood Forum will be submitting a further objection at Mayoral Stage 2.

5.2. Rev Desmond Hall updated the meeting on the latest position on 2 Scrubs Lane. OPDC planning consent for a redevelopment due to expire in June 2021. Developers Fruition Properties seeking vacant possession of the existing building, despite having done nothing to assist the City Mission Church to relocate (as required under the S106 Agreement).

5.3 Agreed that StQW Forum and Prof Jenny Robinson would review the S106 and suggest possible ways forward. Andy Slaughter MP to be kept informed. Clarified that the Brent/LBHF boundary runs through the site, but more of it is in Brent than in LBHF.

6. Update on Draft Old Oak Neighbourhood Plan

6.1 The working version of the Old Oak Neighbourhood Plan (covering the designated 22 hectare area and not the proposed extended area) has been updated to reflect what is known about OPDC intended 'modifications' and plans for the 'Western Lands'. Latest version is on the OONF website at www.oldoakneighbourhoodforum.org . All comments and views welcome.

7. Any other business

7.1. None. Date of next meeting 2nd March at 6.30 pm, again on Zoom