



## OLD OAK NEIGHBOURHOOD FORUM

### NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON MARCH 2<sup>ND</sup> 2021 ON ZOOM.

Attendance: Henry Peterson (adviser), Robin Hayes (GUA), John Cox, Andrew Slaughter MP, Ewa Cwyko-Godycka, Amanda Souter, Colin Winger, Jenny Robinson, Rev Desmond Hall and a further 16 members and associate members of the Forum and GUA.

#### 1. The 'modifications' to the OPDC Draft Local Plan – and the range and timing of our responses

1.1 Noted that the full set of OPDC documentation on its Post Submission Modified Draft Local Plan was on the agenda of the OPDC Board on March 4<sup>th</sup>. The officer report to the Board included a list of comments made by the OPDC Planning Committee at 23<sup>rd</sup> February 23<sup>rd</sup> session, but it was not clear that any of these comments were going to result in changes to the modifications due to be submitted.

1.2 The Board Report also noted that two members of the Planning Committee had abstained on the recommendation to progress the modifications, without explaining that there were Wesley Harcourt and Natalia Perez from LBHF. This was significant, in suggesting that the modifications no longer had universal support from the Boroughs.

1.3 OPDC had not yet announced the date of a public consultation on the modified Local Plan. It would be important to make known to the Planning Inspector that OONF/GUA wished to be able to comment on the totality of the Draft Plan and where it had changed since submission in 2018. It appeared that OPDC wanted to limit comments to the text and figures that had been modified. But many of the changes are fundamental, and affect remaining parts of the Draft Plan that have not been modified.

1.4 The main changes to the 2018 version included a new and different set of spatial proposals::

- Old Oak North stays as Cargiant and 'strategic industrial land'
- 'Old Oak major' town centre becomes an extended crescent shape from North Acton, through OOC station, to Channel Gate. 'Town centre uses' will somehow be spread across this area.
- Channel Gate will have 3,100 new homes at 520 units/hectare
- Scrubs Lane has a fifth 'cluster' at North Pole Road Depot
- OOC station will have no eastern road access, only a pedestrian/cycle bridge to the Hythe Road Estate

1.4 Henry Peterson was working up a detailed set of comments, which would be circulated to all members.

1.5 Following a FoI request, OPDC had finally released the material for which consultants Prior+ Partners had been paid £120,000. This consisted of a set of slide decks on the 'Western Lands'

strategy. Content was general and useful information was limited, but these give some indication of phasing of development that OPDC has proposed in the PSMDLP.

1.5 The StQW Forum had contacted the Programme Officer for the Examination (Charlotte Glancy) about the 'duty to co-operate'. FOWWS had written, questioning whether the PSMDLP was in effect a 'revised Local plan' rather than a 'modified Plan'. The aim was to demonstrate that the PSMDLP was not 'sound' and should not proceed to adoption. A fresh start is needed.

## **2. Designation application to extend OONF boundary**

2.1 This idea had been discussed at the previous three meetings of OONF/GUA. At the session with David Lunts in February OPDC officers had made clear they did not support the proposals, but this is not a decision for officers to make. OPDC must at least publish a designation application for consultation.

2.2. The meeting discussed the possibility of including the wooded area south of Wells House Road, and the businesses north of the Wesley Estate. Agreed that both these additions could prompt an extra series of objections from landowners, so best to stick with the two main sites at Atlas Road and Channel Gate.

2.3 Agreed that the designation application could be submitted once it was clear when the PSMDLP consultation would take place.

## **3. HS2 Works on Wormwood Scrubs**

3.1. The OPDC Planning Committee on February 23<sup>rd</sup> had granted planning consent for the 'alternative access' to the Scrubs from Old Oak Common Lane. This will allow HS2 to shift across their access route from the current Braybrook Street location

## **4. City Mission Church at 2 Scrubs Lane**

4.1 Rev Desmond Hall explained that negotiations were continuing with developer Fruition Properties. OPDC had entered into S106 Agreement with the developer that community space for the church and day nursery would be replaced in the new building. Fruition were now trying to use the 'S96A route' to avoid having to provide a Construction Environmental Management Plan (CEMP) prior to demolition of existing church. Fruition have given 'notice to vacate' to the church and done nothing to help find alternative accommodation. In breach of S106.

4.2 Andy Slaughter agreed to pursue with OPDC and LBHF. OPDC had secured the S106 commitment and now needed to ensure that it was implemented.

## **5. Application for a data centre, Chandos Park Estate**

The site is close to Bashley Road traveller site. This will be a further large data centre, operational 24/7 and with implications in terms of noise nuisance for neighbours. Robin Brown/John Cox to review the application.

## **6. Pereceval House, Ealing**

6.1 This application for redevelopment of one of LBE's main civic offices had drawn 1,400 objections. Including Rup Huq MP. Discussed at LBE Planning Committee on 17<sup>th</sup> Feb, and a decision deferred for more clarity on the affordable housing offer. An indication that the various campaigns in Ealing against tall buildings are beginning to gain traction.

**7. Date of next meeting – Tuesday April 6th**