



OLD OAK NEIGHBOURHOOD FORUM

NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON MAY 7TH 2019 AT THE COLLECTIVE, OLD OAK LANE

(Attendance list held separately for GDPR reasons. Approx 35 members and associate members of the Forum and the Grand Union Alliance attended). Apologies for absence from Mark Walker. Henry Peterson (adviser to the Forum) chaired the meeting. Andy Slaughter MP joined the meeting part way through.

1. Notes of OONF/GUA meeting on March 5th 2019

1.1 The Chair advised that a copy of these notes was available on the Forum's website at www.oldoakneighbourhoodforum.org

2. Report back from the Examination in Public sessions on the OPDC Local Plan

2.1 Several members of OONF and GUA had attended sessions of the EIP hearings, held at the offices of London Councils in Southwark Street. Planning Inspector Paul Clark had shown a willingness to listen to evidence given by local residents. The GUA had used their 'hot seat' arrangement to enable a range of individuals to speak on matters that affected them and/or those on which they had specialist expertise.

2.2. The Inspector had identified two potential 'shop-stopping matters' in the course of the hearings (i.e. those which could render the OPDC Local Plan 'unsound' and require the consultation and adoption process to go back several stages:

- Given Cargiant's stance of now opposing redevelopment of the landholdings, what extent of development was realistic in Phase 1 at Old Oak North? And what is OPDC's response to the legal opinion from David Elvin QC on the identification of 'reasonable alternatives' as required by EU law.
- What are the implications for 'plan-wide' viability of a much reduces amount of residential and employment floorspace being delivered on Cargiant land?

2.3 It was noted that a further day of hearings would be needed, probably in early June, to give OPDC time to prepare additional material in response to these 'actions' required by the Inspector.

2.4 Henry Peterson explained that OPDC had published a new document shortly before the start of the EIP hearings. This 'addendum' to the Old Oak North Development Framework principles showed a series of images of 'precedent' development in London, which OPDC claimed had been built or granted planning permission at densities of 600 housing units/hectare or above (i.e. the density level proposed in the OPDC Draft Local Plan). Information on these same schemes, from other sources including relevant Borough planning reports, gave much lower figures. Agreed that these disparities should be questioned with OPDC.

3. Update on OONF research project on a profile for the OONF Neighbourhood Area

3.1 Henry Peterson reported that he and Mark Walker had held a phone conference with Chris Bowden from Navigus Consultants, to discuss the set of data that would be assembled as part of this research project, being funded by OPDC. Mapping requirements were also discussed, including the relationship of OPDC boundary proposed as SIL land SIL (Strategic Industrial Location) and the 22 hectare area designated for the Old Oak neighbourhood plan.

4. Update on HS2 activities and Linford Christie Stadium

4.1 The meeting discussed the growing problems for residents in the residential areas most affected by HS2 preliminary works and the construction of the Oaklands development. The environmental and health impacts of dust, noise, and the increasingly run-down nature of local roads and infrastructure are having a real impact on peoples lives. Damage caused to telecoms and cable/wireless infrastructure had left residents with poor or non-existent internet access, affecting the livelihoods of those working from home.

4.2. Noted that Amanda Souter was in touch with Rupa Huq MP to organise a walkabout of the area. Responses to date from LB Ealing were seen as limited and inadequate, as compared with what LB Camden have been doing in response to HS2 plans and activities.

4.3 Agreed that Amanda should pursue issues of adverse health impacts with the NHS. Given that this is only the first stage of what could be 20-30 years of construction works in the Old Oak area (with the HS2/QE Line interchange scheduled for 2026) there is a need for baseline studies to be carried out so as to establish risks to health from pulmonary and other conditions related to dust and very poor air quality. Noted that the NHS and Public Health England were spending huge resources on mitigating health risks in the area around Grenfell tower, whereas nothing appeared to be happening at Old Oak.

4.4. The meeting discussed the consultation being carried out by Hammersmith & Fulham Council, on three options for the future of the Linford Christie Stadium. The material being circulated by the Friends of Wormwood Scrubs (FOWWS) was noted. FOWWS strongly supported Option 2 for community-led and not-for-profit local centre for sports and other activities.

4.5 Alan Sendorek from QPR explained the position taken by QPR, which had published its response to the consultation on the QPR website at <https://www.qpr.co.uk/media/18577/qpr-consultation-response-april-2019.pdf>. The Club's 'wish-list' was for a 30,000 seat stadium rather than the 45,000 seat 'performance venue' and stadium as presented by LBHF as 'option 3'. QPR were keen to lease or possibly acquire a stadium as a replacement for their current ground at Loftus Road, and the Linford Christie site was the only remaining prospect within the local area.

4.6. The meeting discussed the public transport and traffic implications of a 30,000 or 45,000 seat stadium, noting that no detailed assessment appears to have been carried out either by LBHF or by QPR. FOWWS would be continuing its campaign to build local support from residents for option 2.

5. Update on OPDC Community Review Group

5.1. The meeting noted that although this group had been appointed to last summer, and had met on several occasions since, it had yet to carry out its first assessment of a major planning application. This was because no such applications were currently forward for decision by OPDC (albeit that several were in train at North Acton, to be decided by LB Ealing under the OPDC delegation arrangement.

5.2 The Community Review Group had in the meantime examined and discussed the various 'activation' projects for the Grand Union Canal and other locations, as being progressed by OPDC.

5.3 In response to a query, it was noted that details of the Review Group method of operation, and its membership, were available on the OPDC website (see at <https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/get-involved-opdc/community-review-group-old-oak-park-royal>)

6. Any other business

6.1. There was no further business and the meeting ended at 8pm.