



OLD OAK NEIGHBOURHOOD FORUM

NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON July 2nd 2019 AT THE COLLECTIVE, OLD OAK LANE

(Attendance list held separately for GDPR reasons. Approx 28 members and associate members of the Forum and the Grand Union Alliance attended).

1. Notes of meeting on June 4th

1.1. Minutes noted and no matters arising

2. OPDC statements that proposed new Overground stations not happening or very unlikely

2.1 HP reported that at the June 11th meeting of the London Assembly Budget and Performance Committee, Liz Peace and David Lunts had answered questions. When asked about the prospects for the Hythe Road Overground station, Liz Peace responded *That has slightly taken me by surprise because I certainly thought Hythe Road was absolutely off the agenda given that TfL have said that they are not going to build it.*

2.2 This had come as news to OONF, as this station remains shown as a 'potential station' in maps in the OPDC 19.2 Local Plan as being examined by the Inspector. The meeting noted that with no station at Hythe Road the case for average housing densities of 600 units/ha in Old Oak North becomes even less justifiable. The same applies to schemes at Mitre Bridge/Scrubs Lane.

3. Other news from OPDC responses at London Assembly Budget and Performance Committee 11 June.

3.1 Several other significant points emerged from this Q&A session at the London Assembly

- The £250m HIF funds are 'not in the bank' and have many conditions attached.
- The most important of these is having the Local Plan accepted by Inspector and adopted. The Inspector has continued to identify certain potential 'showstoppers'
- Adoption of the Local Plan now foreseen for early 2020. This is 3 years later than forecast in the former London Mayor's 'vision' and OAPF in 2015.
- The GLA is being asked to 'underwrite' the £250m and provide OPDC with extra 'in year cashflow'. Assembly Members expressed wariness about this 'underwriting' when few details of the HIF bid have been made public.
- HS2 'notice to proceed' in Parliament is still awaited and expected in Dec 2019.

4. Cargiant's latest response including a video showing Cargiant's business operations

4.1 The meeting watched a video presentation provided by Cargiant. This showed how the business had built up over the years, and how it is now using its 43 acre site. While local residents are familiar with the sales area at Hythe Road, the greater part of the business is sited to the north of

Hythe Road and includes the series of activities in repairing and preparing cars for sale – the ‘vehicle processing’ operation. Cargiant employs 800 employees, most of them local.

4.2. Noted that at the moment Cargiant’s position is to continue to resist proposals by OPDC to compulsory purchase parts of their site. Cargiant had circulated to London Assembly members a list of ‘essential questions’ prior to the further Assembly session to be held on July 4th.

5.Preparations for July 18th final Examination hearing on OPDC Local Plan

5.1 This would be the last of the Examination sessions to be held in public and will be held at the Collective. All welcome to attend. Robin Brown will represent GUA and Henry Peterson will represent OONF and StQW Neighbourhood Forum. The Forum’s arguments on excessive density proposed for Old Oak North will be repeated.

5.2 Noted that Cargiant will argue that plans for OPDC’s ‘Phase 1A’ are not workable as these require 25% of their land, which Cargiant are not prepared to sell and on which attempts at CPO will be resisted.

6. London Assembly Plenary session on OPDC July 4th

6.1 HP explained that a ‘plenary’ session of the Assembly involved all Members, with the opportunity to question and scrutinise one of the Mayoral bodies. This meeting would be questioning Liz Peace and David Lunts.

7. OONF note on OPDC and 'community engagement'

7.1 A briefing note had been circulated from OONF to a number of Assembly Members who had either attended OONF meetings in the past, or had expressed interest in the views of the Forum on OPDC’s approach to community engagement. The criticisms in the note (appended to the minutes) reflected previous discussions at the Forum:

- Too much hype in OPDC communications
- Reluctance to accept consultation responses, from OONF, GUA and others
- Non-implementation of 2016 OPDC Review (the Fiona Fletcher-Smith Review which had recommended several improvements to OPDC community engagement including support for Amanda Souter as Board member).
- Changes to Board membership in mid 2018 and abolition of position of ‘Community Board member’
- Unrealistic 25,500 housing targets in Local Plan, leading to proposals with excessive density and building heights.
- Refusal of original OONF 2017 designation proposals for a 280 hectare neighbourhood, under which a neighbourhood plan could have achieved better integration of existing residential communities with new building.

7.2 The meeting was reminded that OPDC were consulting on their ‘Engagement Strategy’ and on an updated version of their Statement of Community Involvement. The deadline for comments was July 26th and OONF and GUA would be send in comments on these documents.

8.Future relationship of the GUA with the OPDC

8.1 RB reported on an informal meeting held with OPDC Patora Dyrma and Anna Shamoan, with HP attending. This discussed extent to which the GUA might become a conduit for more effective communication and liaison between OPDC and local community groups including OONF. Possibility of OPDC providing some funding for a 'co-ordinator' post, as discussed previously at GUA meetings in Harlesden, had been explored but no firm offer had been made by OPDC.

9.AOB

9.1 There was no other business. The meeting closed at 20.20