



Old Oak Neighbourhood Forum and Grand Union Alliance

April 5th 2022

on Zoom

Agenda for this session

1 Oaklands Rise – problems being experienced by new occupants

2 City Mission Church 2 Scrubs Lane – aftermath of eviction

3 Update on OPDC activity

- New Board members
- Strategic Outline Business Case
- £50m loan from GLA for Western Lands

4 OPDC Draft Local Plan

- Planning Inspector's report
- Adoption expected June 2022

5 Current planning applications

- One Portal Way, North Acton (and North Acton Public Realm Strategy)
- Pocket Living, Atlas Wharf
- 5-7 Park Royal Road
- Barratts proposals at 'Cloister Corner' Horn Lane
- 3 School Road

Oaklands Rise, Old Oak Common Lane



*Stretching across 650 hectares, the wider development is on target to be **the UK's most connected space**, with a planned green grid of secondary routes connecting old and new neighbourhoods (sales pitch)*

Notting Hill Genesis have been marketing flats at Oaklands Rise for several months.

For those eligible for shared ownership, the minimum share price is from £108,250 for a 25% share. Full price from £433,000.

Problems identified by 37 residents in a letter to Notting Hill Genesis and estate agents Dexters:

- Landlord obligations not met on insurance cover and repairs
- Flats made uninhabitable through flash flooding and failure of electrical and hot water systems
- Misrepresentations when flats are shown to potential occupants (e.g. Tesco and cafes/restaurants 'opening from Jan 2022')
- Parking problems (development is 'car-free' with no eligibility for permits).

City Mission Church, 2 Scrubs Lane

In January we thought that we and other local groups had prevented developers Fruition Properties from evicting the City Mission Church from 2 Scrubs Lane.

The church operates a nursery, foodbank, dementia care and other local community services.

On 23rd March Fruition entered the building at 7.30 in the morning and changed the locks.

OPDC issued a press release with quotes from David Lunts, Andy Slaughter MP and Rev Desmond Hall.

OPDC has made clear its position on any new development.

Update on OPDC activity

OPDC held a Board meeting on 24th March. Meeting was inquorate so became an 'advisory' session with Chair making formal decisions. Two new Board members appointed: Jon Milward (former Deloitte partner) and Aman Dalvi (former Olympic Park Legacy Corporation, planning director at Tower Hamlets, and housing association CEO). Brings Board membership up to 14.

OPDC 'Strategic Outline Business Case' submitted to Government but remains confidential. This is OPDC's mission-critical attempt to obtain infrastructure funding for 90 hectares of the 'Western Lands'. OPDC now has a £50m loan facility from Mayor's Land Fund.

OPDC Draft Local Plan

Planning Inspector Paul Clark has completed his report.

Draft sent to OPDC on March 14th for 'fact-checking' prior to publication.

Once finalised OPDC are required to publish the Inspector's report 'as soon as practicable'.

Emma Williamson advised OPDC Board that the Inspector has accepted that the Local Plan is 'sound'

We wait to see any final modifications by the Inspector

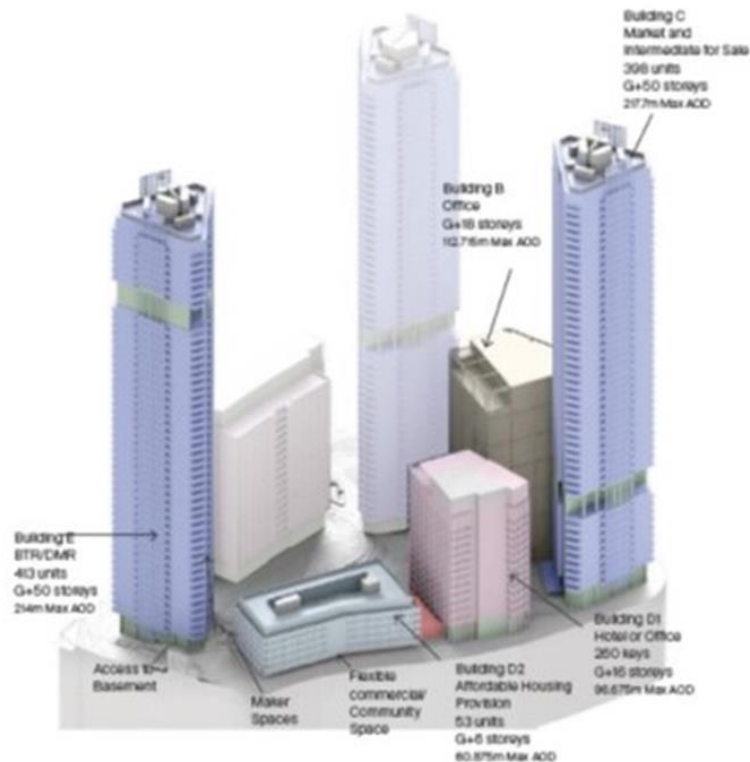
OPDC expect to adopt the Plan at their July

One Portal Way and North Acton public realm

A hybrid application is proposed with detailed elements comprising the first phase of construction and outline for later phases.

Outline phases will be defined by spatial parameters, design codes and land use parameters.

It is intended that an element of flexibility be built into part of these later phases to allow the masterplan to respond to changing future market conditions.



Imperial's application for 7 buildings at One Portal Way is still being assessed by OPDC planners.

OONF has submitted 3 objections. All can be downloaded from www.imperialfolly.org.uk.

Latest objection was on Fire Safety concerns.

North Acton Public Realm Strategy

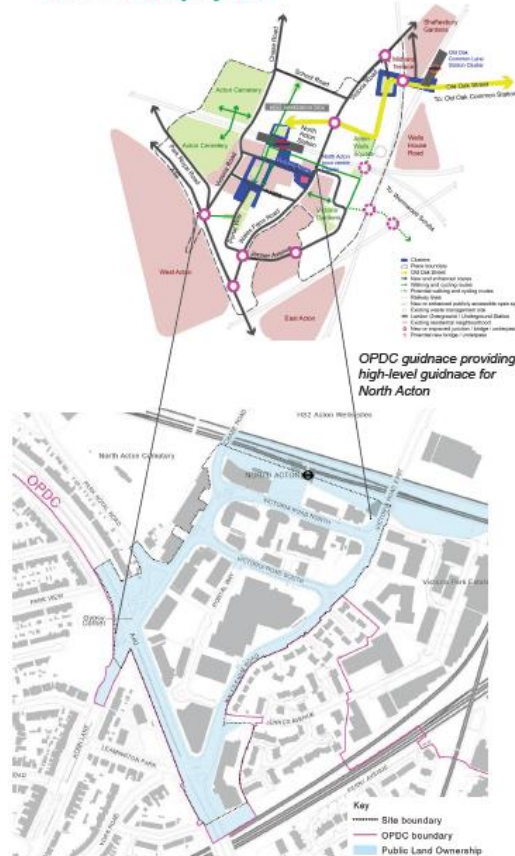


A joint initiative by
LB Ealing and OPDC

What are the project aims?

- Deliver up to **6 short-term** public realm projects between 2022 to 2026, focused on public land
- Propose **longer-term** projects after 2026
- **Work with landowners** to complement and coordinate projects
- Utilise **£3.7m** of S106 funds
- Develop an overarching **spatial framework**
- Coordinate with potential **gyratory changes**

Where is the project?



When is the project happening?

- Feb**: Baseline analysis, spatial framework development
- March**: Initial landowner and public consultation, short and long term project ideas
- April**: Short term project selection and initial development
- May**: Short term projects developed
- June/ July**: Short term projects finalised

Consultation took
place 14th-27th
March.

OONF did not make
a response.

Did locals hear about
the consultation?

Please visit:
consult.opdc.london.gov.uk/northacton



North Acton Public Realm Prospectus - Public consultation

Have your say on North Acton's streets and spaces



4 - Examples of potential projects

Busier streets and spaces

- Safety through better design
- Improvements to existing spaces
- Secure cycle parking
- Well designed seats, art and lighting
- Collaborations with residents, creative businesses, local food businesses and students



Photo of a street scene with a cycle lane and a pedestrian crossing.



Environmental improvements

- Shade and rain/wind shelter
- Trees and planting
- Spaces for play, enjoyment, rest and nature



Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.

Meanwhile uses, spaces and art

- Places for socialising, eating and new activities
- Spaces for temporary gardens and landscapes
- Pop-up art installations



Photo of a street scene with a cycle lane and a pedestrian crossing.



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Photo of a street scene with a cycle lane and a pedestrian crossing.

Wayfinding

- Legible London tools
- "Supergraphics"
- Collaborations with local artists



Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.

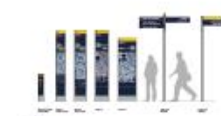


Photo of a street scene with a cycle lane and a pedestrian crossing.



Photo of a street scene with a cycle lane and a pedestrian crossing.



Pocket Living, Atlas Wharf

No recent news on this application, which remains under assessment by OPDC.



Proposals are for 9-29 storeys.

Issues over Fire Safety and evacuation procedures with single staircases.

OONF has submitted a detailed objection.

5-7 Park Royal Road



Aerial view 5-7 Park Royal Road

Proposals at pre-application stage from Hallmark Property Group.

Two sites immediately west of Acton Cemetery.

Larger site proposed for mixed use with 1,200 student rooms (44 storeys)
Smaller site to be either student 'affordable housing' or normal housing (23 storeys and 372 units).

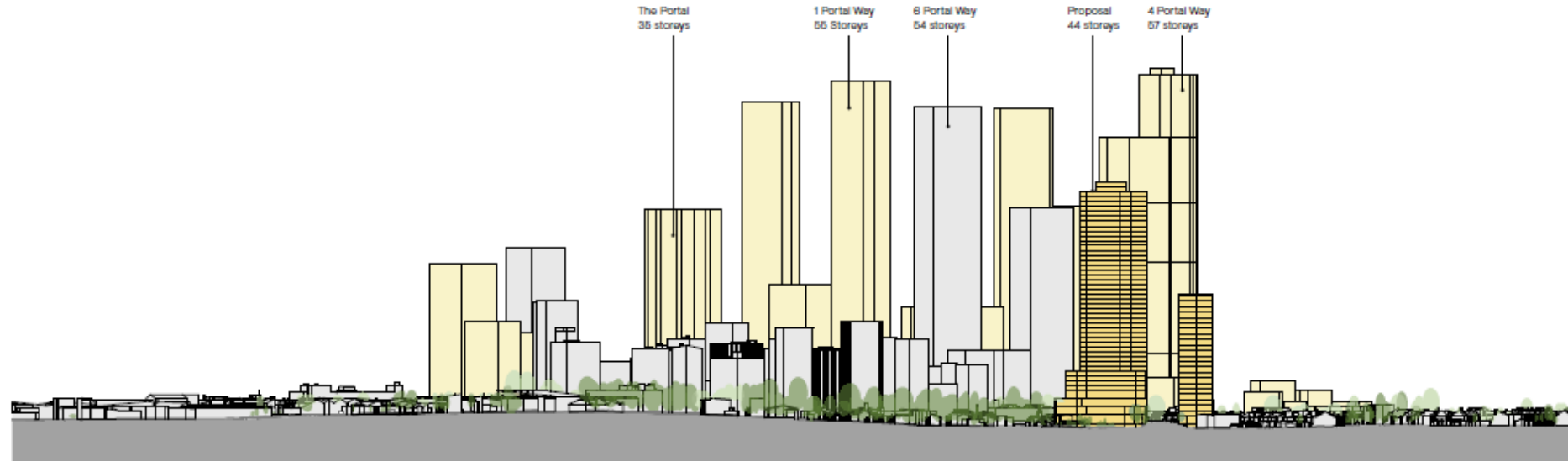
Community Review Group misinformed that *'Site A is located within the tall buildings zone'*.

The sites are in OPDC 'Place' P4 Park Royal West and ***not*** at P7 North Acton and Acton Wells.

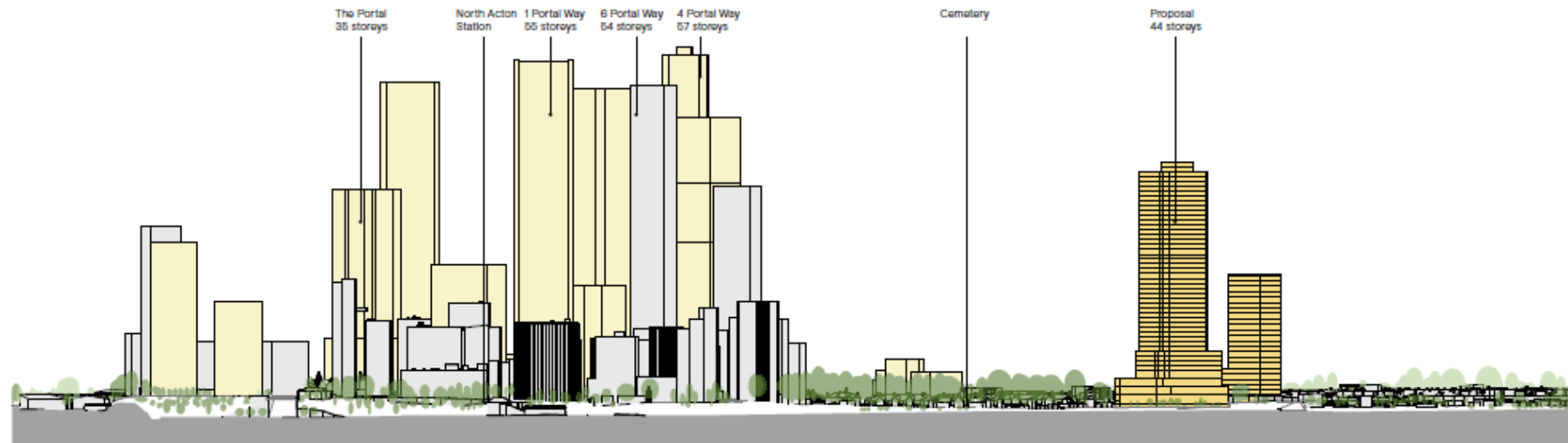
Final Local Plan likely to say *it is expected that tall buildings here (P4) will predominantly be in the range of 20 to 30 storeys.*



Relationship with emerging context



North-west elevation of proposal in context with North Acton cluster of emerging buildings in the background



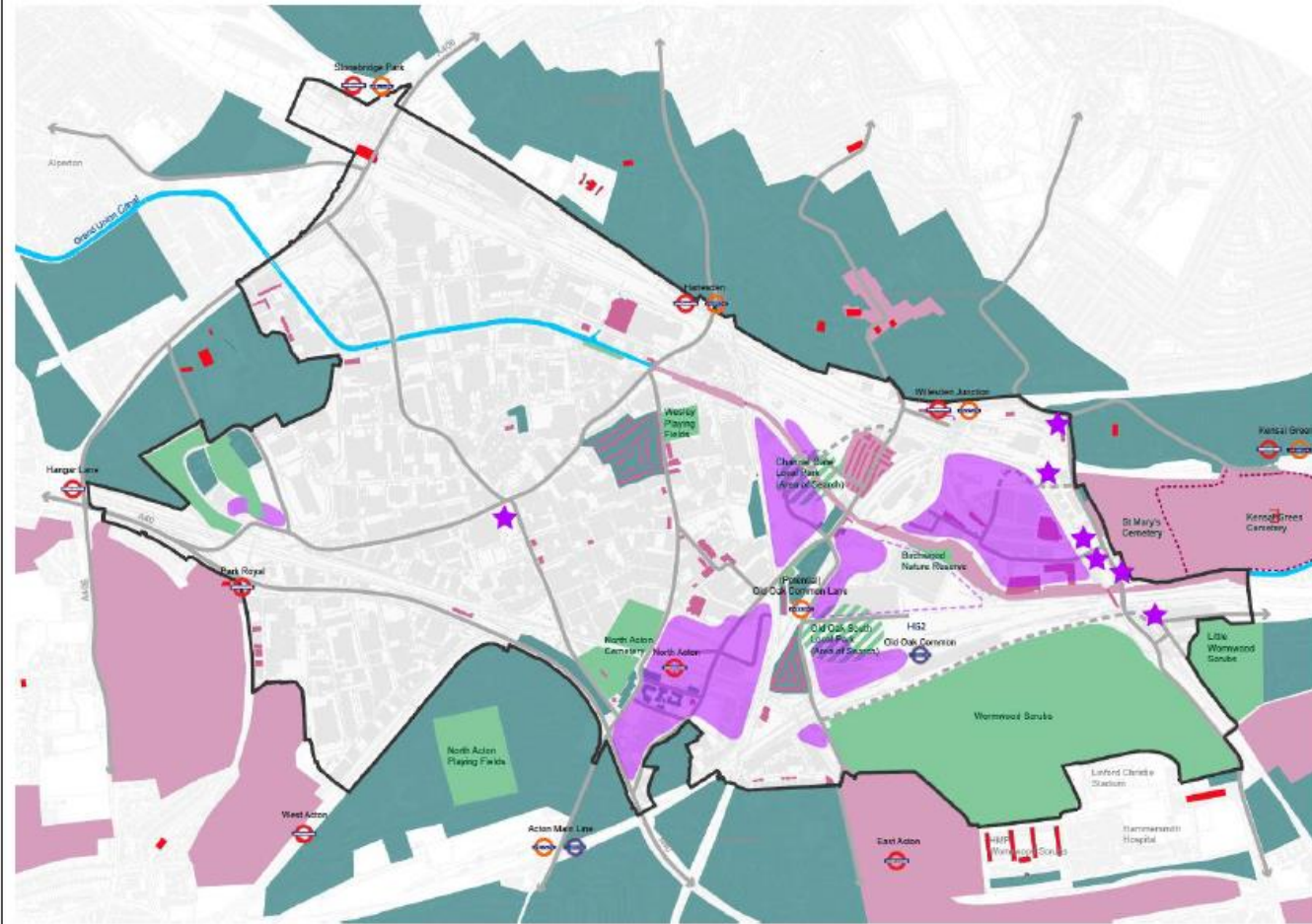
North-east elevation of proposal in context (with Central Line in foreground) with North Acton cluster of emerging buildings on the left

Walk from these sites to North Acton station is around 650m

View of Park Royal Road looking south

CGI of Park
Royal Road
buildings
looking
west to
North
Acton
Cluster





- OPDC Boundary
- Areas where tall buildings are appropriate
- Areas where tall buildings are appropriate beyond the plan period
- ★ Specific locations where tall buildings are an appropriate form of development
- Residential areas
- Existing publicly accessible open space
- Local Park area of search
- Statutory Listing Building
- Kensal Green Cemetery Registered Park and Garden
- Conservation Area
- Local Heritage Listing

OPDC Local Plan and Tall Buildings

This 'Figure 3.15' as 'modified' is becoming increasingly important.

Purple **patches** are '*areas where tall buildings are appropriate*'.
 Purple **asterisks** are '*specific locations where tall buildings are an appropriate form of development*'.

Wording of London Plan Policy D9 on Tall Buildings is precise (see next slide).

London Plan Policy D9

Part B says: *‘Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan.*

Any such locations and appropriate tall building heights should be identified on maps in Development Plans. Tall buildings should only be developed in locations that are identified as suitable in Development Plans’.

(How specific does ‘identification’ of a suitable location need to be? We say more specific than a large area or ‘Place’ on a map)

'Cloister Corner' (Barratts scheme at Horn Lane)



Webinar held on 17th March at which questions were asked by WARA.

Barratts team accepted that site is not within Ealing DPD 'Park Royal Southern Gateway'. (So not identified as 'suitable' or 'appropriate' location for tall buildings).

Barratts claim to have had positive feedback from LBE planners who are 'comfortable' with the proposed building heights.



Site lies outside the OPDC area
Previous planning consent from LB
Ealing for 149 housing units, up to 9
storeys.

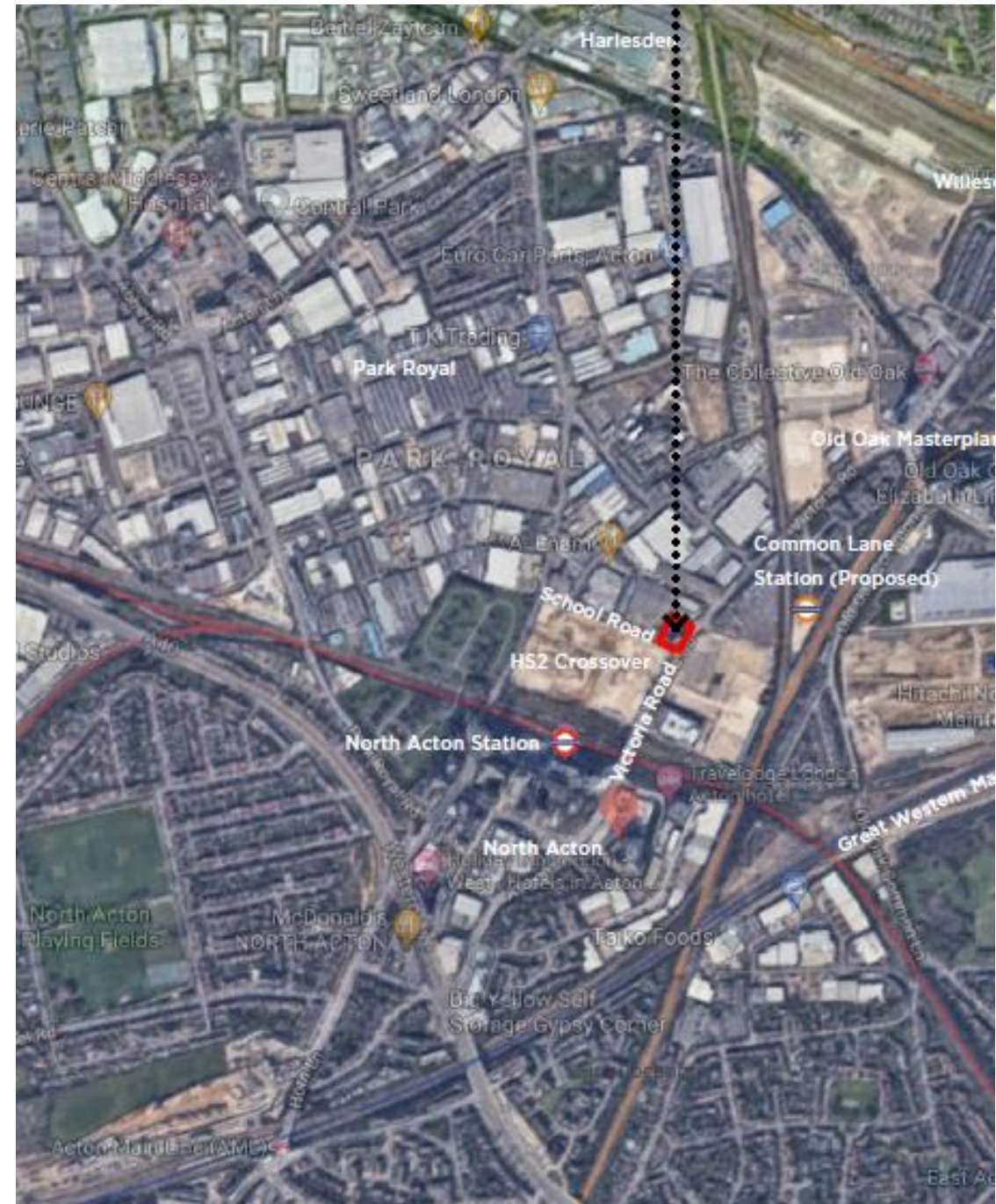
Barratts bought the site in 2021

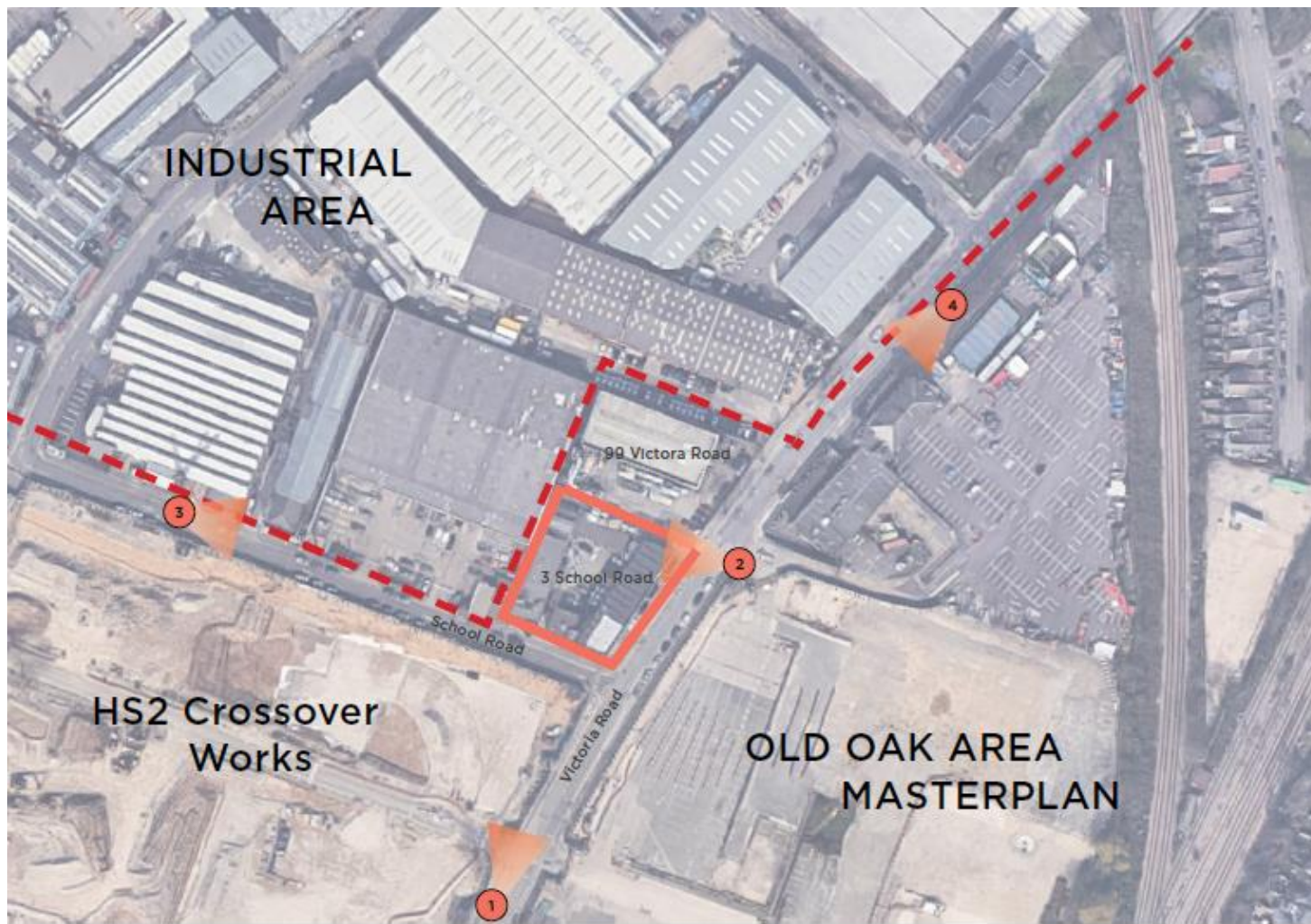
Proposing 290 housing units
35% affordable (by habitable rooms)
East/west route to North Acton
Heights up to 19 storeys
Ealing will decide the application

3 School Road

Developers are Charlbury Group

“Opportunistically led, we have the ability to execute and structure creative opportunities with our private funding”.





The site will be removed from SIL when OPDC Local Plan is adopted. On heights at North Acton and Acton Wells late modification reads:

“Based on the development capacities proposed for North Acton and Acton Wells and existing planning approvals, it is expected that tall buildings south of the Central Line will predominantly be in the range of 20 to 55 storeys and tall buildings north of the Central Line will predominantly be in the range of 20 to 35 storeys”.





CGI image of proposals for 3 School Road

The new OPDC wording is 'supporting text' and not part of Policy P7.

The policy itself includes different wording:

Contributing to a variety of building heights that includes:

i. tall buildings across North Acton and Acton Wells in appropriate locations in accordance with policies SP9, D5 and figure 3.15 that do not result in an overbearing wall of development;

iv. generally lower heights adjacent to sensitive locations including Acton Cemetery, existing residential neighbourhoods at Wells House Road, Midland Terrace and along Jenner Avenue.

3 School Road is *not* shown with an asterisk on the map at Figure 3.15. Hence potential conflicts with OPDC policy and London Plan Policy D9.

Conclusions on these latest tall building proposals

Developers and their architects have clearly been working up their plans for many months.

OPDC has done nothing to convene 'stakeholder meetings' at early pre-application stage, ignoring commitment in OPDC Statement of Community Involvement.

The schemes have been presented to the OPDC Community Review Group but with misleading information.

Pre-application consultation is too late to have any impact.

OPDC has failed to pinpoint these locations as 'suitable' on maps in the Local Plan.

'Appropriate heights' have been added to Local Plan text via a very late modification with no public consultation whatsoever.

Kerslake Review on Mayor's affordable housing programme

Review by Lord Kerslake covers all parts of the 'Mayoral family' including OPDC and LLDC, TfL, MOPAC and the fire service.

Brief was to *streamline and further improve housing delivery across the group to increase the development of the genuinely affordable housing.*

Mayor has accepted all recommendations. These include 'a senior professional lead' to oversee housing delivery across the GLA group. More integration and sharing of support functions.

Need to reduce 'fragmentation' across different parts of the GLA.

LLDC will be handing back planning powers to Boroughs by Dec 2024. Remaining 'delivery' functions may be absorbed back into the GLA.

If OPDC does not obtain Govt infrastructure funding, what next for OPDC?

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com

New campaign website at www.imperialfolly.org.uk