



Old Oak Neighbourhood Forum and Grand Union Alliance

April 6th 2021

On Zoom

Agenda for this session

- Latest on the OPDC 'modified' Draft Local Plan
- How we are approaching further representations to the Planning Inspector
- Our promised meeting with OPDC Planning Committee
- OONF designation application to extend boundary
- Latest news on HS2 works (Scrubs/Victoria Road)
- The Castle Pub – redevelopment proposals
- The City Mission church at 2 Scrubs Lane

OPDC Draft Local Plan

- Now called the *Post Submission Modified Draft Local Plan*
- Discussed at OPDC Board 4th March
- LBHF Leader voted against immediate submission to Planning Inspector. Asked for more time for local consultation.
- Outvoted at the meeting. PSMDLP submitted 5th March with a series of updated supporting documents
- OONF and StQW Forums have put together detailed 'representations' on this material – circulated with agenda
- Public consultation will start after May 6th elections
- Further public hearings perhaps in July?

OPDC vulnerabilities on 'process'

Timetable for adoption of Local Plan was originally Spring 2017

A lengthy suspension of the Examination. Inspector gave a deadline of March for submission of modifications

Examination has been in progress since October 2018. The 'examination' phase is required by law to be separate from the 'preparation' of a Local Plan

Has 'Duty to Cooperate' with LBHF, LBE and LBB been met?

Is this now a 'modified' Plan or effectively a revised Plan?

Should preparation start again at Regulation 18 stage?

OPDC vulnerabilities on 'content'

The OPDC 'plan period' is 2018 -38

Achieving a 10 year housing target of 13,670 new homes within London Plan Years 1-10 (by 2029) is a challenge

When will Channel Gate/Atlas Road sites be released by HS2, to allow for building 1,200 new homes on these sites by 2029?

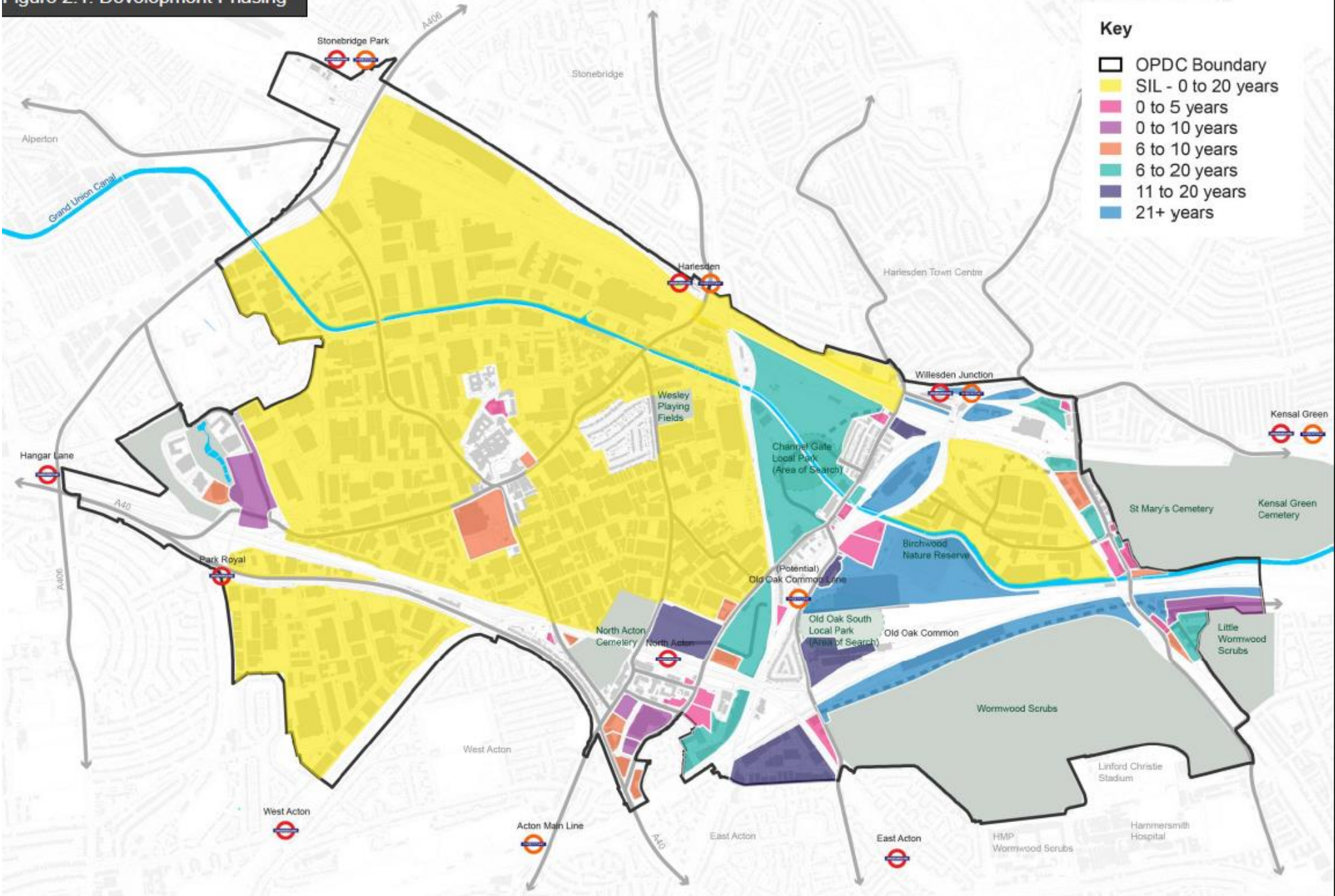
Location of '*Old Oak major town centre*' is now a muddle

West and east sides of the Scrubs not joined up by any new route for 20+ years. No vehicle access to eastern end of OOC station.

Idea of OPDC as an area of 'unique high connectivity' no longer valid

2021 London Plan now tougher on sites for tall buildings

Figure 2.1: Development Phasing



Not much happens at Old Oak in Years 0-10 (purple and brown areas)

OOC station and HS2 line now forecast to be open in 2029-33 (originally 2026)

No guarantees of Government funding for infrastructure

Time available for a rethink

The Planning Inspector's role

The Inspector (Paul Clark) controls the process of 'examining' the Draft Local Plan for 'soundness'

OPDC have sent him a 23 page letter saying the modified version is 'improved and more deliverable'

Letter from StQW Forum has asked for guidance from Inspector on scope of representations (OPDC say we cannot restate previous objections)

OONF/StQW sent OPDC a draft of detailed representations (as circulated with agenda for this meeting)

An extra first section of this response to Inspector is being drafted, making the case that the PSMDLP should not be adopted.

OPDC response to FOWWS

Friends of Wormwood Scrubs wrote to OPDC suggesting Draft Local Plan should go back to the initial Regulation 18 stage. This is how OPDC responded.

We do not believe that the approach you suggest is justified.

The Inspector has informed us repeatedly that although significant modifications are proposed, he is happy for the examination to be kept open and for these modifications to be considered as part of the current examination process.

The fate of York City Council's Local Plan

Local Plan submitted May 2018 (OPDC was September 2018)

“Given the time that has now passed since submission and since much of the evidence supporting it was undertaken and produced ... it is important for the examination to make swift progress in order to avoid a circumstance whereby elements of evidence lose their currency, or become unduly time-limited.

“In light of this, we consider that these matters point to a reduced likelihood of adopting a truly up to date development plan for York. As such, we ask the council to now give serious consideration to the possible withdrawal of the submitted plan.”

Our promised session with OPDC Planning Cttee?

Promised by Chair William Hill at the start of the February 2nd committee meeting

A response to our *Plea to the Planning Committee* document

We asked for this to be a session in public. OPDC saying not possible in the 'pre-election period' up to 6th May

We could have a 'closed' session, recorded for later publication

Main purpose now would be to present our 'Plan B' ideas

Best to wait until after May 6th?

Proposed extension to our neighbourhood boundary



‘Designation application’
has been shortened and
updated

Ready to be submitted to
OPDC

When consulted on we will
need plenty of supportive
comments. This will be
after May 6th.

HS2 works on the Scrubs



HS2 contractors continue to carry out 'utility' works on a fenced compound in north-west of Scrubs

Access road being switched from Braybrook Street to Old Oak Common Lane

FOWWS members have been installing 'hedging' to protect the 'meadow area' on western side of Scrubs.

PARK ROYAL HERITAGE

as illustrated by 'OPDC Listings'



Road,
Royal
scape

Road

Local Heri-

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Heritage
None
Local List

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Local List

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e 1930s-40s, the office compo-
is canal facing building is con-
of brown brick with metal win-
or similar) in Moderne Style. It has
erved strong horizontal elements



HS2 PROPOSALS

'Victoria Rd Crossover Box' site



Can we do better than this rubbish?



Castle Pub, North Acton



‘Locally Listed’ by OPDC as a heritage asset, but due to be demolished.

A new pub would be reinstated as part of a further development of student housing at North Acton



Castle Pub Consultation

Register for the consultation event

The webinar consultation will take place on **Wednesday 7th April at 6.00pm**. To register for the event, please scan the QR Code on this leaflet or feel free to get in contact with the team at castlepubconsultation@cratus.co.uk.



www.castlepubconsultation.co.uk

Castle Pub Consultation

Tide Construction is bringing forward plans to redevelop The Castle Pub into a co-living, mixed-use development which will include a replacement pub which will provide a new community space available for use by the local community.

Co-Living is a lifestyle choice centred around sharing. The concept brings back the sense of community and connection within a big city, blurring the line between public and private spaces. While each resident enjoys privacy within their own room, through the use of personal and shared amenities, residents are able to live, relax and work together.

They can connect and create a positive impact on one another, to inspire and live more economically.

With a higher demand for a variety of amenities, the Co-Living model is a purpose built and managed development which lends itself to meeting these desires.

Due to current COVID-19 restrictions, we are unable to carry out a face-to-face exhibition event and will therefore be carrying out an online webinar consultation where you can view the proposals in more detail. The webinar consultation will take place on **Wednesday 7th April at 6.00pm**.

To register for the event, please **scan the QR Code** on this leaflet or feel free to get in contact with the team using the email address below.

If you are not available for the live webinar, the event will be recorded and made **available on demand** via the consultation website. You can also email any questions you may have, and the project team will respond to you.

If you do not have access to email or a computer, we are also happy to share the consultation information via hard copy in the post. Please telephone 0203 929 0521 to request a consultation pack.

Email: castlepubconsultation@cratus.co.uk

www.castlepubconsultation.co.uk

Screening Opinion application 2018 for development of two buildings of 36 and 27 storeys. 534 units of student accommodation.

Applicant at that time was Createfuture Two Ltd

Consultation leaflet refers now to a 'co-living mixed use development'.

www.castlepubconsultation@cratus.co.uk

Wed 7th April 6.00pm

City Mission church at 2 Scrubs Lane



Andy Slaughter MP and LBHF councillor Wesley Harcourt have intervened following discussion at our last meeting

OPDC are 'not minded' to approve the S96A application submitted by Fruition Properties (which tried to vary 'pre-commencement' conditions and evade S106 responsibilities).

We hope for an update on the latest position that the church finds itself in.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com