



Old Oak Neighbourhood Forum and Grand Union Alliance

December 1st 2020

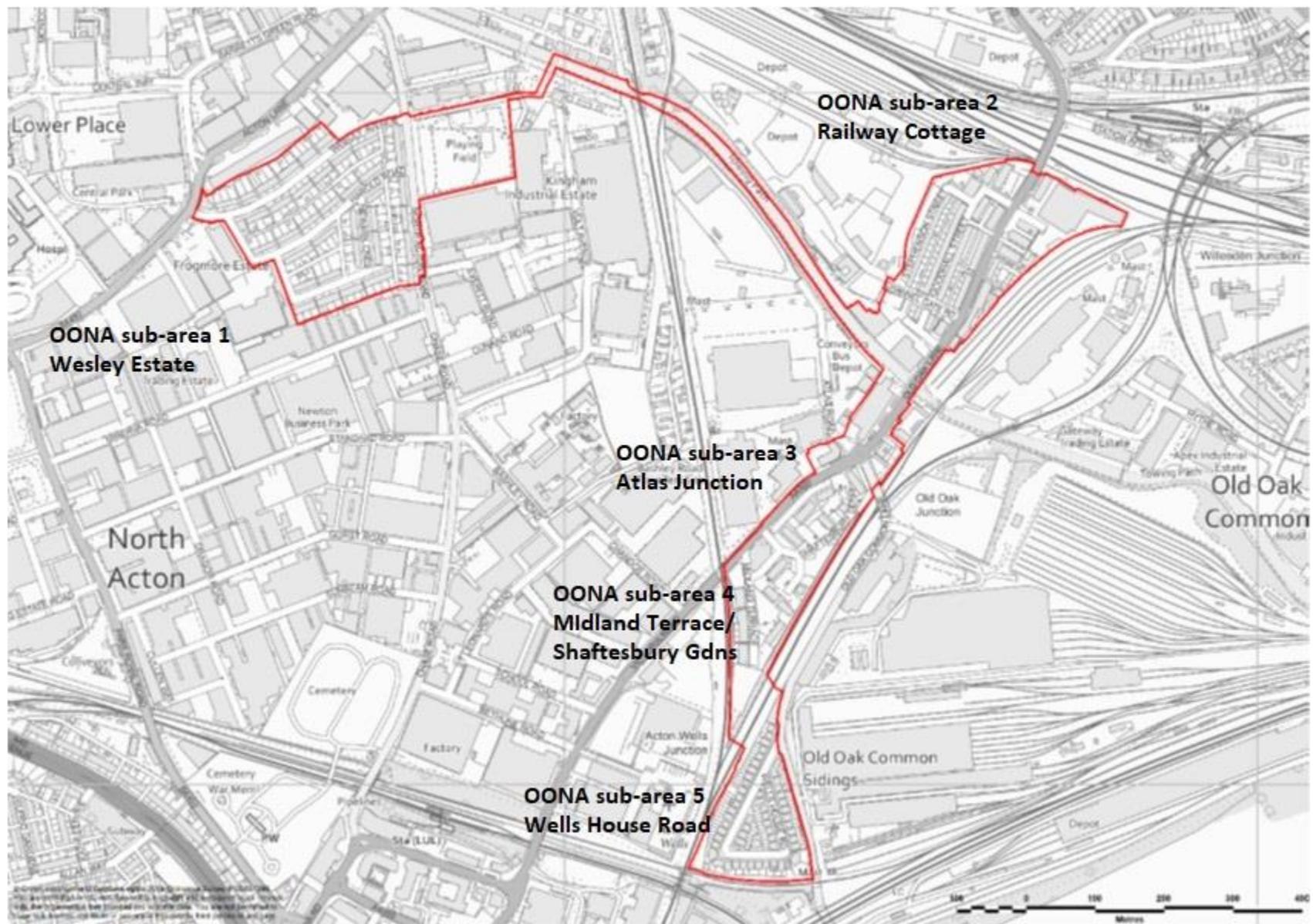
On Zoom

Agenda for this session

- A 'Plan B' for Channel Gate – presentation to OPDC
- Latest on the HS2 station eastern access
- OPDC Local Plan – feedback from consultation sessions on proposed 'modifications
- Latest on HS2 works on Wormwood Scrubs, WHR retaining wall and other sites.
- Notes of November 4th meeting
- Any other business.

Next meeting Tuesday 5th January 6pm

The current Old Oak Neighbourhood Plan



What do we mean by a 'Plan B'

A 'contingent' part of the Old Oak Neighbourhood Plan which would come into effect in certain circumstances, such as

- OPDC Draft Local Plan being rejected by Planning Inspector at a resumed EIP in 2021
- OPDC failing to secure Government infrastructure funds for Channel Gate regeneration
- HS2 project being cancelled or stalled in a future spending review, releasing the Channel Gate/Atlas Road sites early

The rest of the neighbourhood plan (as and when adopted) would remain in force whether or not Plan B is triggered.

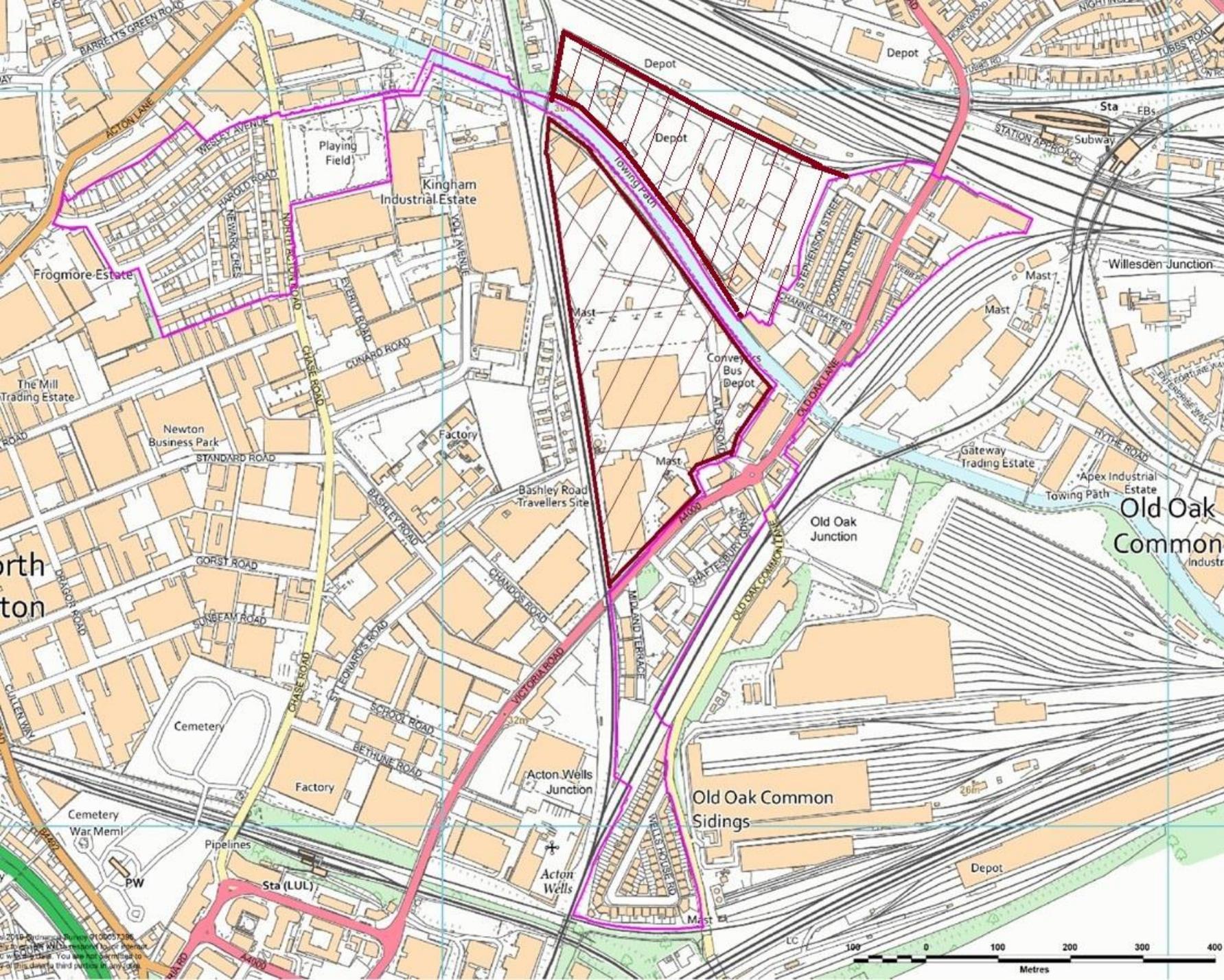
Transport Select Committee inquiry

Inquiry on impact of Covid-19 on the UK's key transport sectors

'As plummeting passenger demand threatened the financial viability of many operators, the UK Government provided billions of pounds of public subsidies for bus and train operators, light rail and tram systems. Additional funding was provided to boost cycling and walking.'

This new inquiry will take a holistic look at how public transport is changing and the implications for current government strategies including the Williams Rail Review, bus strategy, walking and cycling, taxis and private hire vehicles.'

House of Commons press statement



The currently designated Old Oak neighbourhood area is shown by the pink boundary on this slide

OONF could apply for this boundary to be extended to include the Channel Gate and Atlas Road sites (2017 NPA Section 5) as shown with dark brown boundaries and hatched

Designation would depend on these sites being released by HS2 from their present status as 'excluded development'

Designation of this extra area and part of NP would be 'contingent' and triggered by possible events.

In the meantime the remainder of the Old Oak neighbourhood plan would proceed for the currently designated area.

Why is a Plan B needed?

In the event of any of changed circumstances as shown on earlier slide

Because Channel Gate/Atlas Road as a location for a major town centre is questionable. When HS2 is completed who will want to go there and why? (1km walk from HS2/Crossrail platforms and 750m from Willesden Junction)

To avoid a possible 'planning void' with no OPDC or LBE Plan

To keep down speculative land values and prevent developers assuming prematurely that land will transfer from SIL to very high density mixed use/housing via OPDC Local Plan.



Would OPDC stay in control of events?

Yes, the Channel Gate/Atlas Road section of the NP would come into play only if and when OPDC say so.

The OPDC Local Plan may well come into force after the OONF NP because Local Plan timelines take months/years. The OPDC Local Plan could then 'trump' any policies/site allocations which OPDC do not like in the OONF NP.

This proposal goes back to the 'collaborative' approach we argued for in our 2017 application for a 280 ha neighbourhood.

Gives opportunity to run two visions for Channel Gate in parallel and to respond quickly to external changes in uncertain times.

What is the OONF vision for Channel Gate?

A low density area for housing and a 'neighbourhood centre' rather than a 'major town centre'

London's largest experiment in 'community led housing' (self-build and custom build)

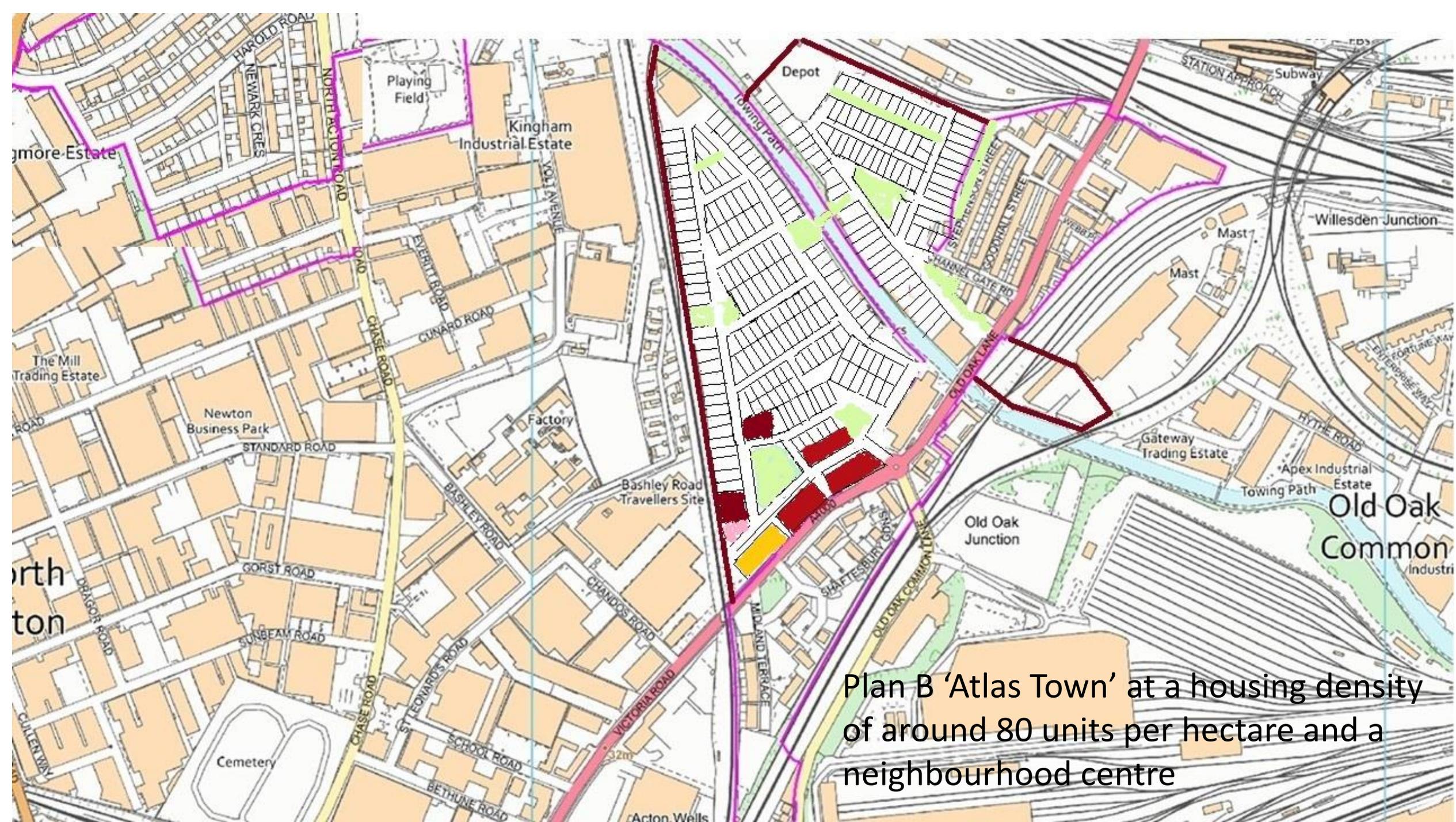
An area which might change again in 15-20 years should HS2 prove to bring many passengers to this location post 2030

An area which in the meantime stitches together the four OONA 'sub areas' of existing housing, at a similar 'suburban' density and where a new community can evolve successfully

Indicative massing/building heights



OPDC's 'Plan A' for Channel Gate at a density of 525 dwellings per hectare and a 'major town centre'



Plan B 'Atlas Town' at a housing density of around 80 units per hectare and a neighbourhood centre

‘Community-led housing’

A GLA term for ‘self-build’ and ‘custom build’ housing (custom build is where a shell is provided and the owner completes the fitting out)

We looked at the example of the new town of Amere outside Amsterdam at our last OONF meeting



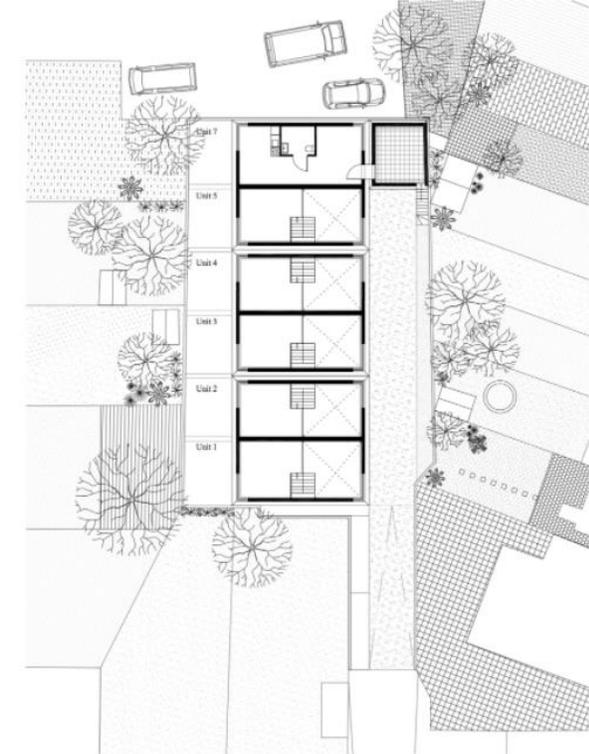
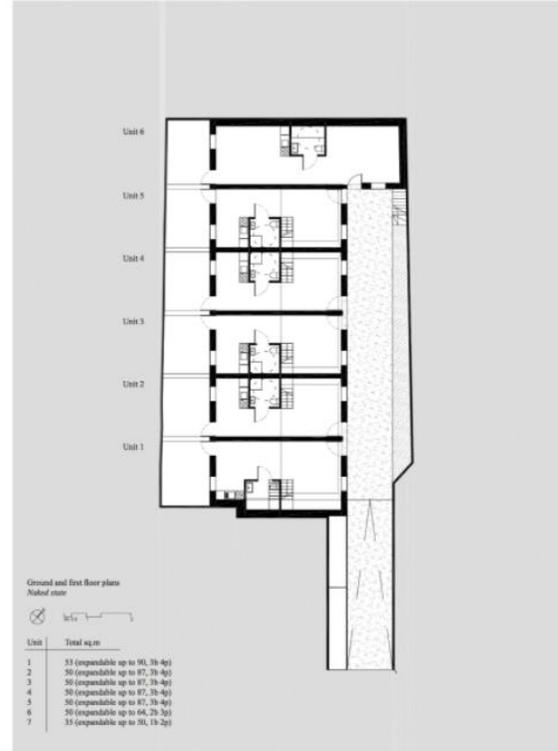
Examples in the UK are Graven Hill at Bicester, and in London the ‘Naked House’ project in Enfield and the RUSS Community Land Trust in Lewisham (both of the latter supported by the GLA).

Graven Hill, Bicester



Custom-built houses at Graven Hill, terraced or detached, range from 80 sq m to 170 sq m. Self build plots range from 217 sq m to 286 sq,m. For an urban setting plots would be smaller but should still vary. Development was initiated by Cherwell DC and Oxfordshire CC. 1,900 new homes over 10 years. Managed by a 'town management company' which issues 'Plot Passports' setting parameters for self-build homes.

Naked House, Enfield



The Naked House approach is based on an architect-designed shell house which purchasers can then fit out and complete to their requirements. A not for profit charity formed by young London professionals from Generation Rent. Uses grant funding from the GLA and development finance which will be paid back through purchaser's mortgages. Any discount received by the initial purchaser is locked into the lease through a resale covenant.