



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday December 6th 2022

On Zoom

Agenda for this session

1. Latest OPDC consultations - CIL and Direction on HMOs
2. Old Oak West – availability of HS2 sites for development
3. Feedback from London Assembly November 23rd session
4. Assembly's Budget and Performance Committee Dec 7th – what OONF and Just Space are saying to Assembly Members
5. Update on developments and applications
6. Redesignation of the Neighbourhood Forum – timetable for consultation
7. AOB

OPDC consultations

Recent consultations

- Planning Obligations SPD (how S106 agreements are handled)
- Validation requirements (documentation required will apps)

OONF sent in responses on both of these.

Latest consultations (deadline 23rd January 2023)

- Article 4 Direction removing Permitted Development Rights on planning permission for Houses in Multiple Occupation (HMOs)
- Community Infrastructure Levy – introduction of regime and charging schedule

Residential area	Approximate total number of properties	Number of HMOs May 2022	% of housing stock
Island Triangle	220 properties	11 HMOs: <ul style="list-style-type: none"> • 6 Additional • 5 Mandatory 	5% of properties
Midland Terrace and Shaftesbury Gardens	205 properties	3 HMOs: <ul style="list-style-type: none"> • 1 Additional • 2 Mandatory 	1% of properties
Wells House Road	120 properties	11 HMOs: <ul style="list-style-type: none"> • 6 Additional and 5 Mandatory 	9% of properties
Wesley Estate	230 properties	12 HMOs: <ul style="list-style-type: none"> • 4 Additional • 8 Mandatory 	5% of properties
Western Avenue	80 properties	21 HMOs: <ul style="list-style-type: none"> • 8 Additional • 13 Mandatory 	26% of properties

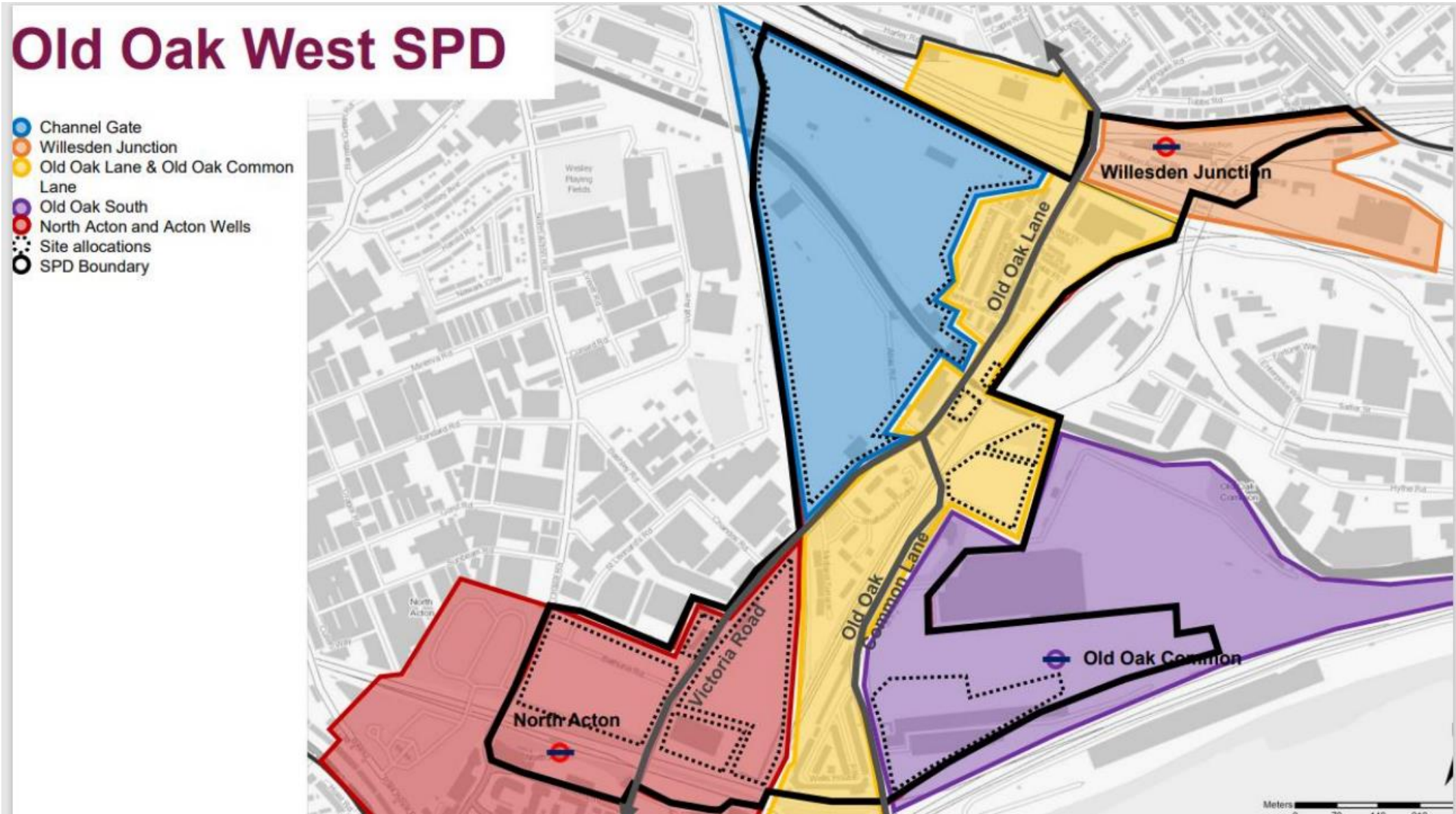
The OPDC Article 4 Direction on HMOs will remove national permitted development rights for change of use from 'C3 residential' to 'House in Multiple Occupation'

CIL consultation

Use	CIL rate per square metre
Residential (excluding older persons housing)	£80 LBHF charges £100 sq.m in north and £400 sq,m in south (Fulham) and nil at White City East
Hotel	£80 No separate category in LBHF
Co-living	£135 No separate category in LBHF
Student accommodation	£190 LBHF charges £80 sq.m
Office developments (20,000 sq.m +)	£80 LBHF charges nil in north of Borough
Data centres	£120 No special category in LBHF
All other uses ¹	£35 Nil

OPDC and LB Ealing have been two of handful of London planning authorities which have not charged CIL to date

Old Oak West – availability of HS2 sites

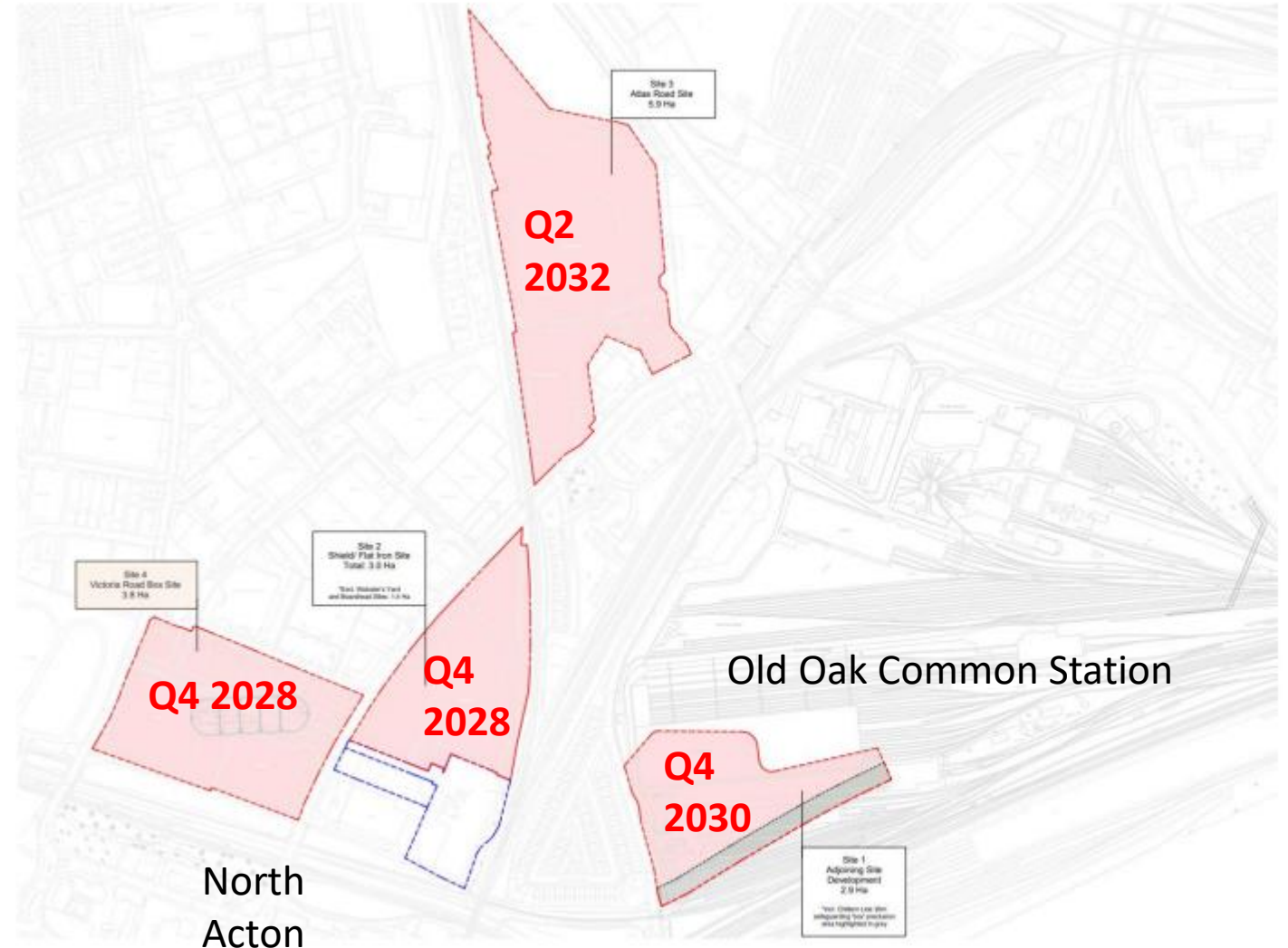


Old Oak Common

HS2 Development Sites

- ASD - 2.9 ha (7.6 acres)
- Shield Site - 3.0 ha (7.41 acres)
- Atlas Road - 5.9 ha (14.58 acres)
- VRBS – 3.8 ha (9.39 acres)
- Total -15.6 ha (38.54 acres)

HS2 has provided these dates for the expected release of these site from use as construction compounds (response to FoI request)



HS2 presentation to OPDC Board

HS2 gave a presentation to the November 23rd OPDC Board

Simon Watkinson – HS2 Senior Project Manager Grant Blowers –
HS2 Senior Engagement & Interface Manager

Focus was on what HS2 have been constructing in the past year

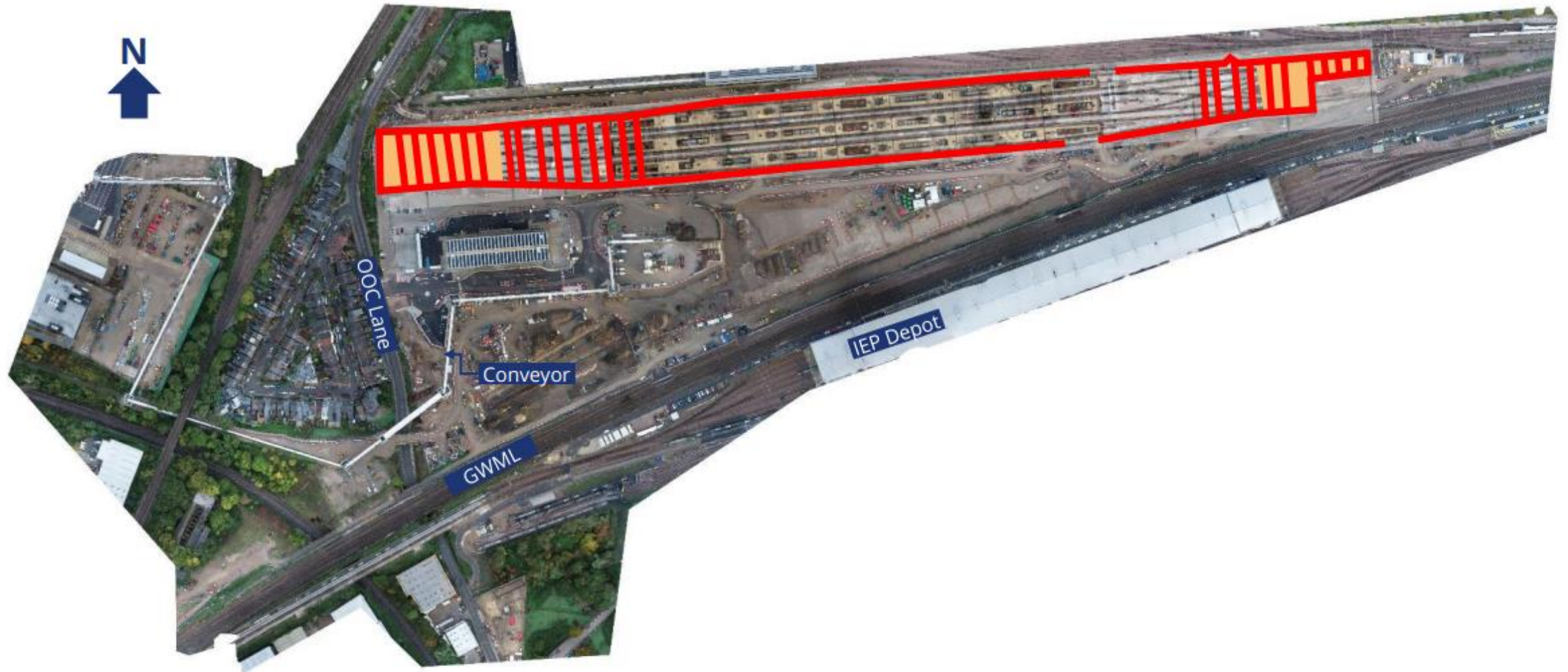
No info nor discussion on the '4 development sites', the dates for their release, and whether OPDC will be leading on plans for development.

Why is the Board not discussing these questions?

October 2022

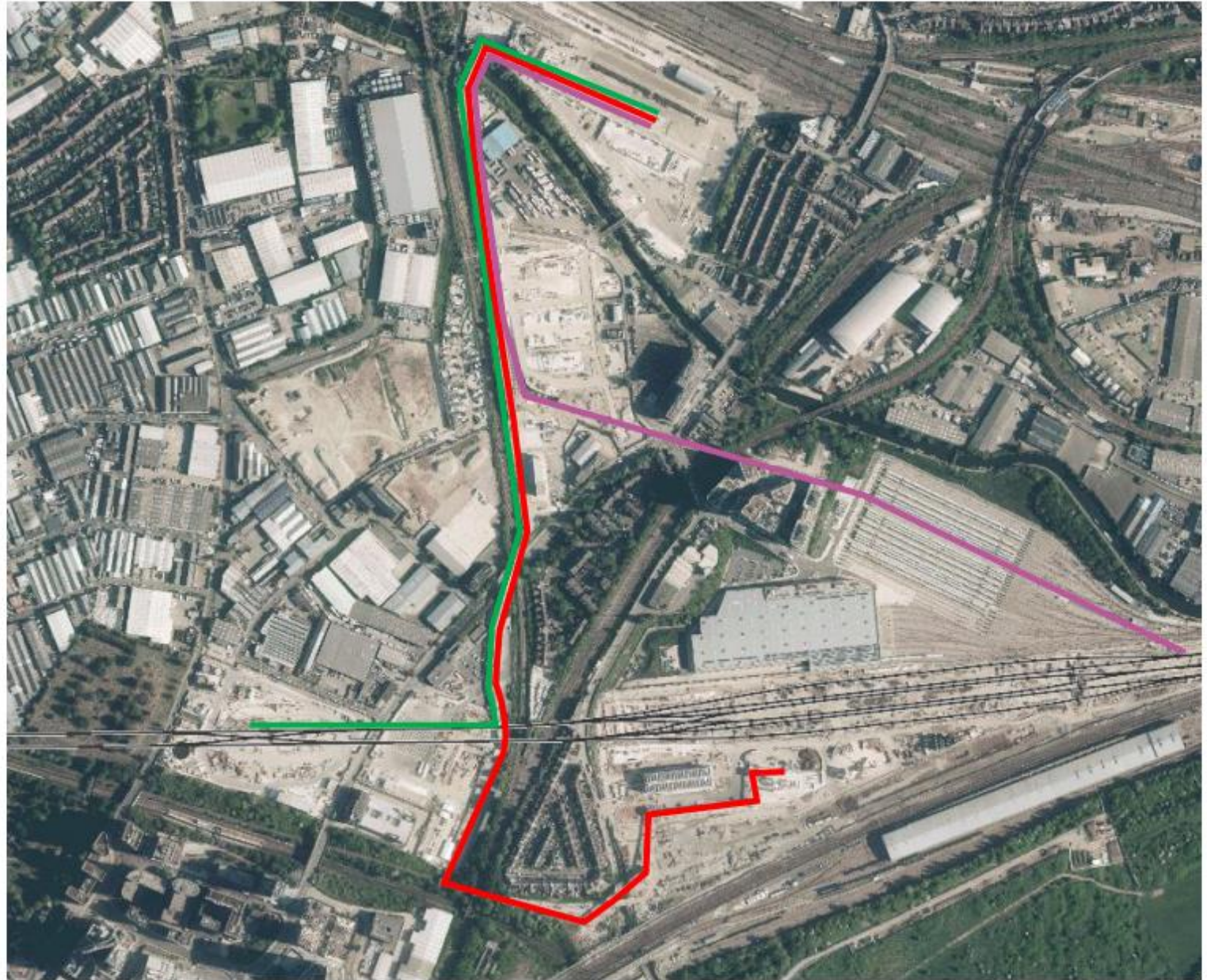


HS2 Station Box



Conveyor

- Operational 26-Sep-22
- Length = 1.9km
- Operational until early-2024
- Community behind the hoardings visit on 18-Oct-22
- HS2 Minister ceremonial opening 22-Nov-22



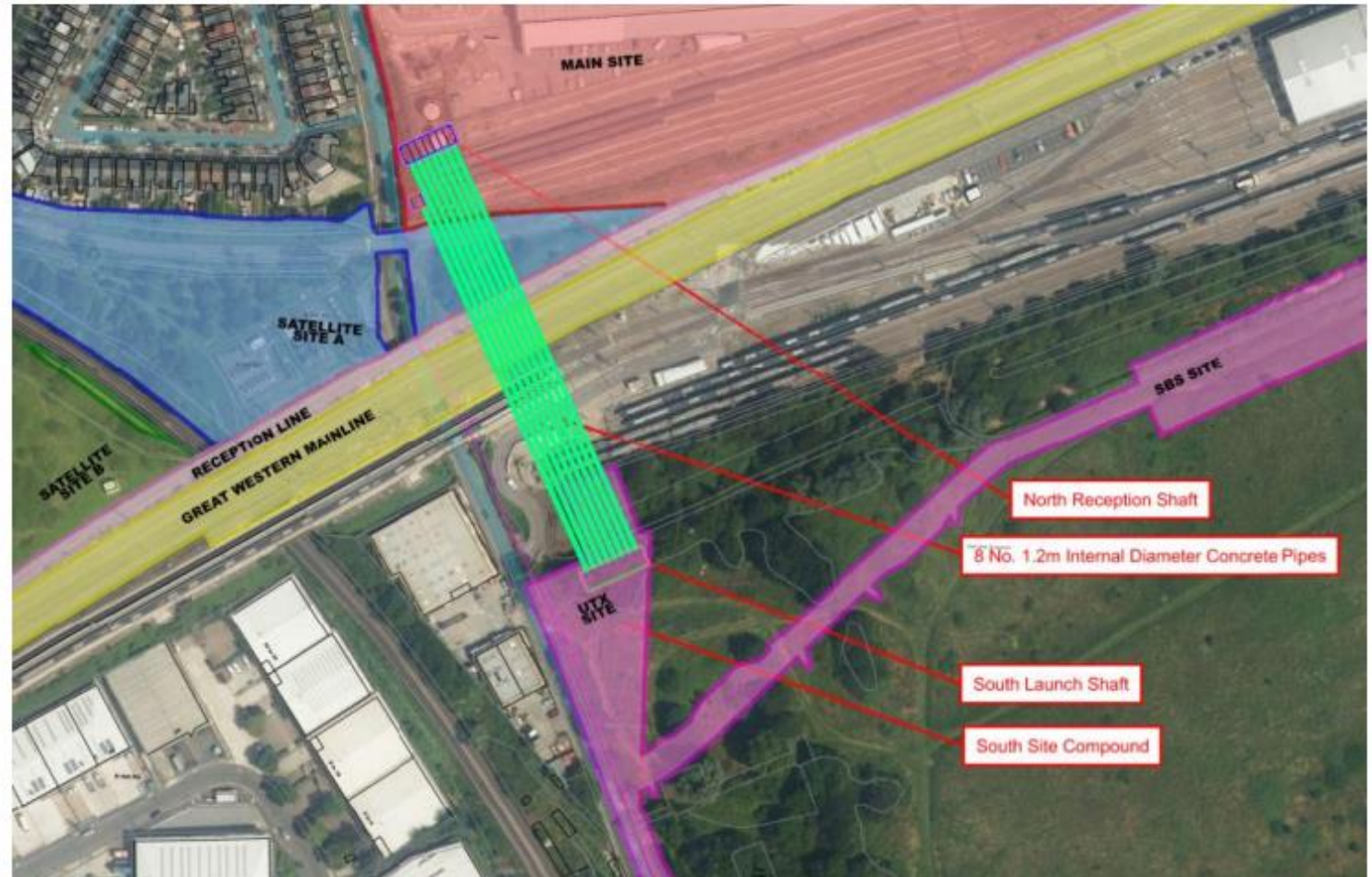
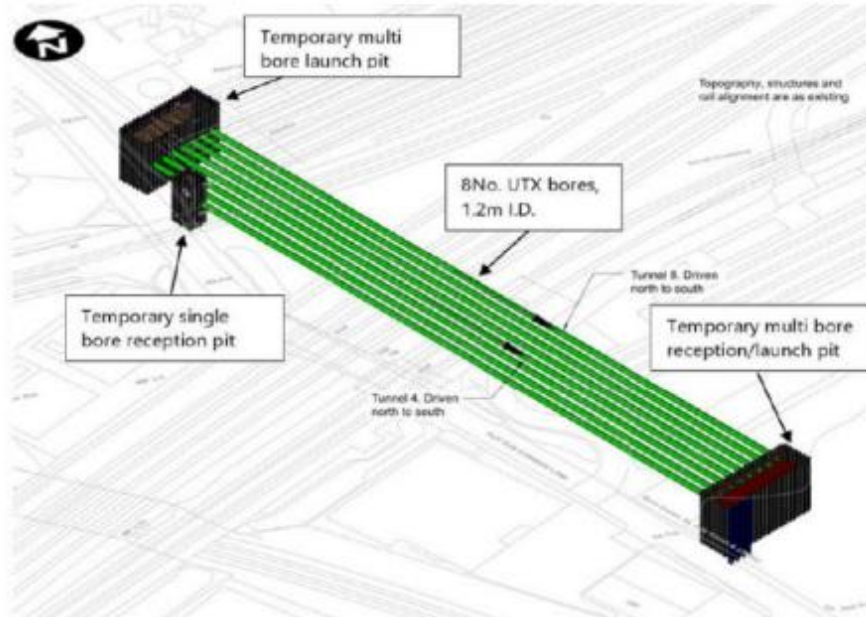
Conveyor

- Belt speed = 2.1m/s
- Transports circa. 2 million tonnes of excavated material
- Removes circa. 100,000 lorries (moving 20 tonnes of each) from the local road network

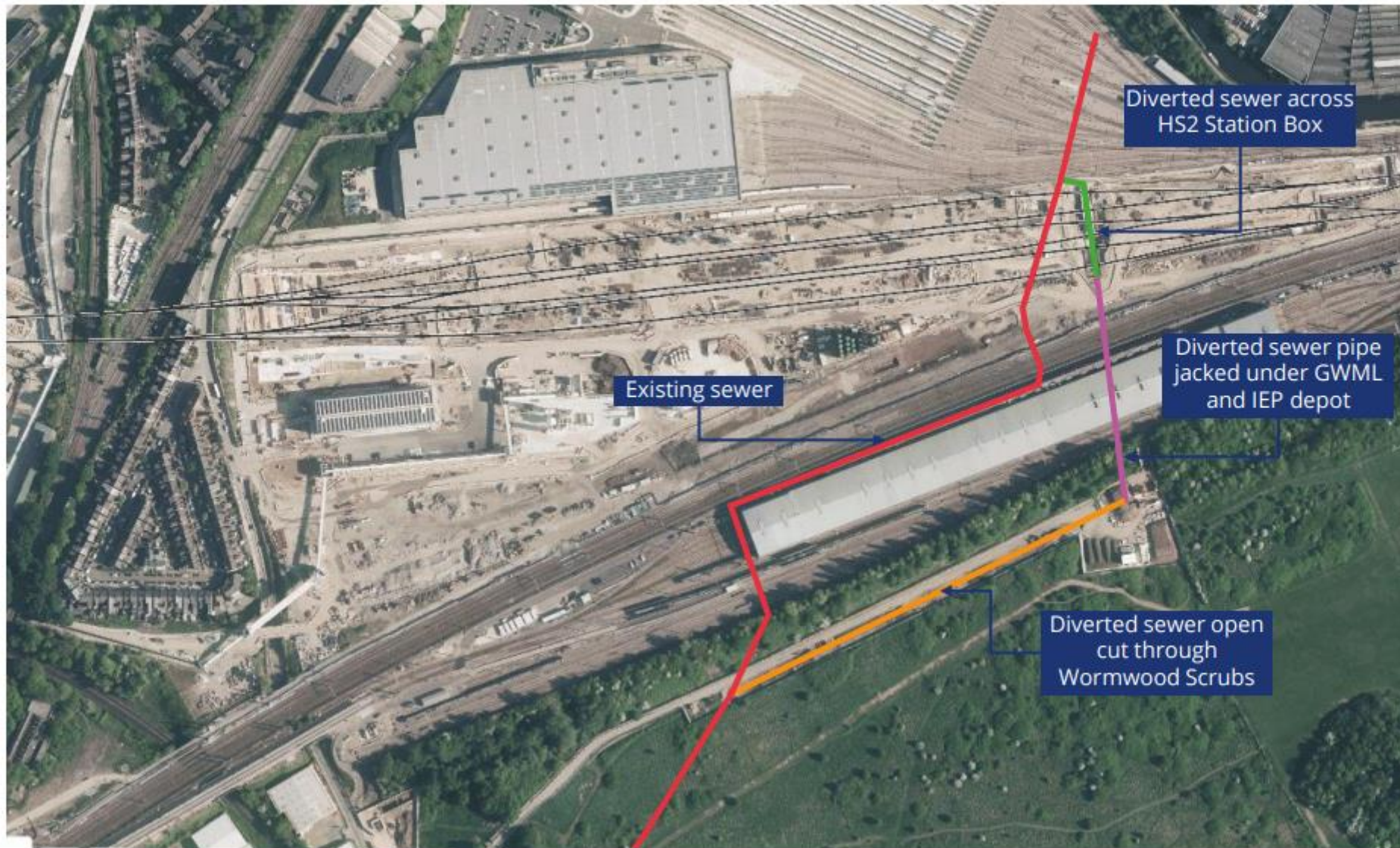


OOC Lane Under Track Crossing (UTX)

- 8 x 1.2m diameter bores.
- Each bore circa. 175m long.
- Completed Sep-22.
- Facilitate future utility diversions & lowering of OOC Lane.



Stamford Brook Sewer



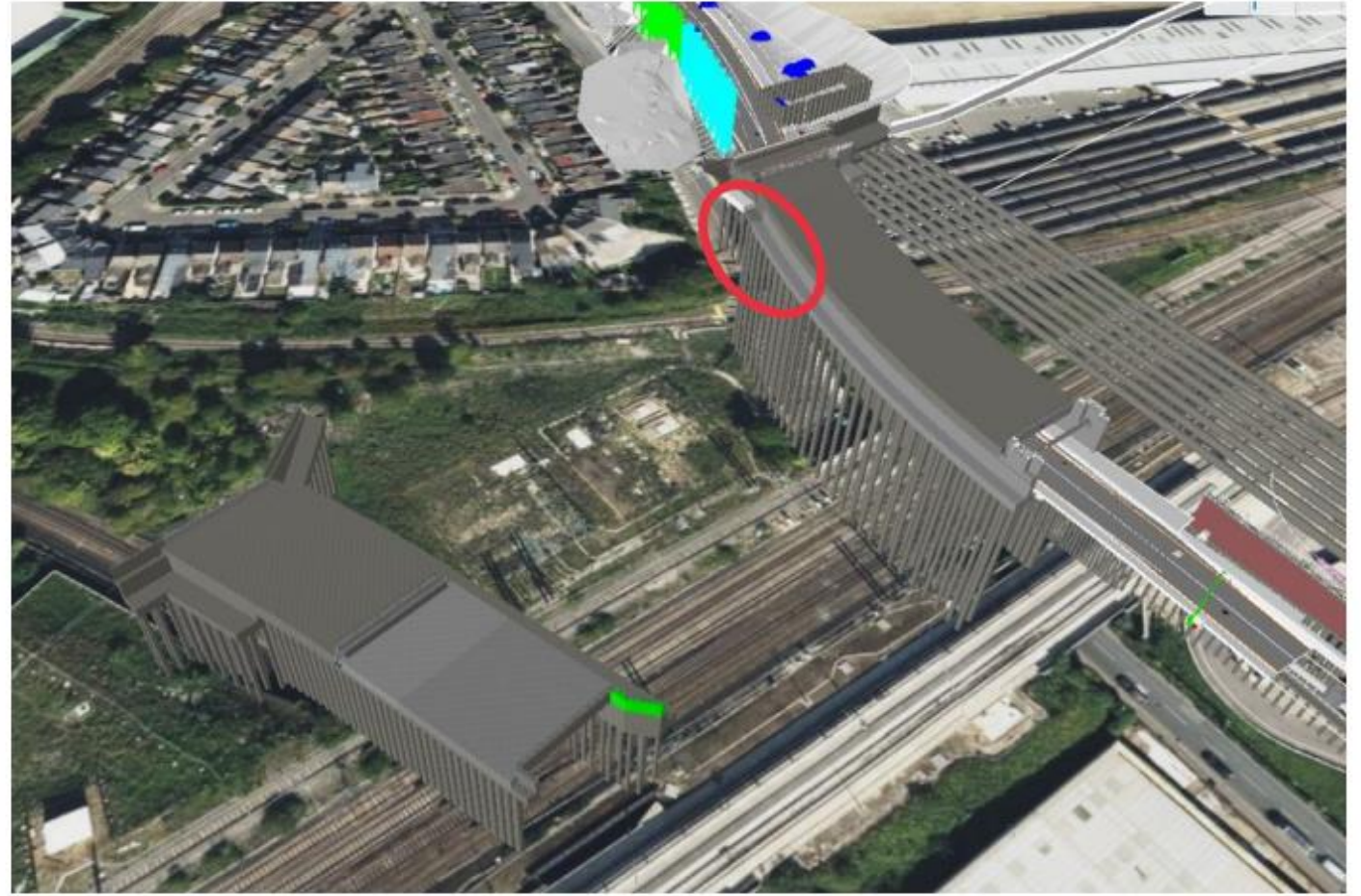
OOC Lane Boundary Wall

- Wall stabilisation included installation of 185 soil nails.
- Footway reopened in Jul-22 achieving a critical H&S and community benefit.
- Monitoring data shows wall is now stable.



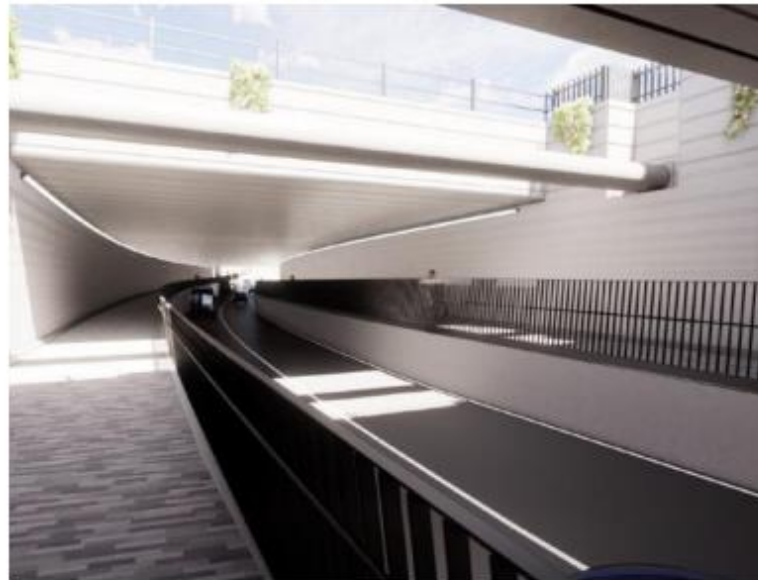
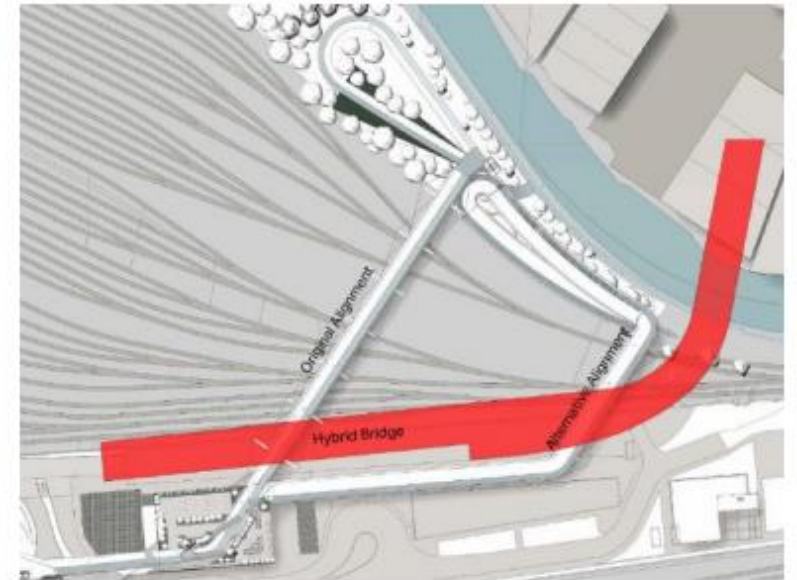
OOO Lane and Central Line bridges

- Commence piling on eastern abutment in Q1 2023.
- Bridges are constructed in stages and will not be completed until end-2027.
- Demolition of the existing Wycombe Line bridge in Q1 2023.



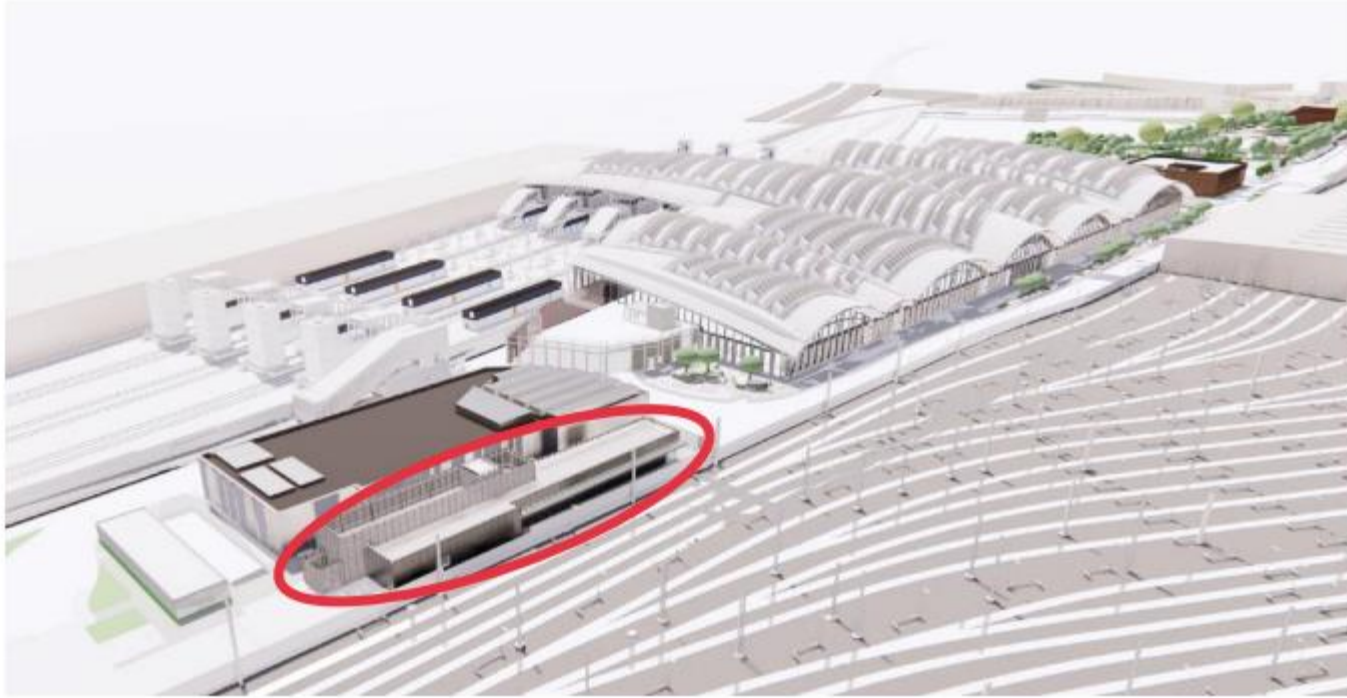
Ongoing interface topics

- Overbridge from OOC Lane to Victoria Road
- Overbridge to Gran Union Canal tow path
- OOC Lane cycle lane
- Coordination with district heating network & other utilities
- OOC Lane underbridge environment



Future Schedule 17 submissions to OPDC

- Chiltern Line Bridge over OOC Lane – submission end-Jan-23.
- Structures to support OOC station as temporary terminus – submission end-Mar-23.



London Assembly Planning and Regeneration Committee meeting 23rd November

A session of this committee held to review progress of the London Legacy Development Corporation and the OPDC

OONF and Just Space were asked to submit evidence and to attend the meeting as guests (when the meeting was planned for June)

Subsequently disinvited, on the basis meeting would focus on LLDC

In the event David Lunts and Emma Williamson attended along with Iashia John from the OPDC Community Review Group

Lucy Rogers from East End Trades Guild and Myfanwy Taylor from UCL/Bartlett attended on behalf of Just Space on LLDC issues.

Meeting of London Assembly Budget and Performance Committee 7th December

This meeting will review the 2023/4 budget proposals from the LLDC and the OPDC.

The meeting will be in two parts (LLDC first)

OPDC will be represented by David Lunts, Jasbir Sandhu, Chief Finance Officer and Enver Enver, Assistant Director of Finance, GLA.

The committee report has no detail, and no commentary on these budget proposals.

	Original Budget 2022/23 £'s	Revised Budget 2022/23 £'s	Draft Budget 2022/23 £'s	23/4?
Chief Executive Officer				
Programme	951,000	1,006,000	751,000	
Establishment	868,000	891,000	1,028,000	
Total	1,819,000	1,897,000	1,779,000	
Corporate Operations				
Programme	1,234,000	1,269,000	1,584,000	
Establishment	634,000	929,000	1,076,000	
Total	1,868,000	2,198,000	2,660,000	
Delivery				
Programme	800,000	937,000	2,596,000	
Establishment	1,081,000	1,466,000	2,036,000	
Total	1,881,000	2,403,000	4,632,000	
Planning				
Programme	320,000	390,000	420,000	
Establishment	912,000	912,000	912,000	
Total	1,232,000	1,302,000	1,332,000	
Total Programme	3,305,000	3,602,000	5,351,000	
Total Establishment	3,495,000	4,198,000	5,052,000	
Total	6,800,000	7,800,000	10,403,000	

Financial report to OPDC Board 23 November

- *3.4 As reported at the September meeting, the Corporation has moved into a more delivery-focused phase and has developed a target operating model setting out the capabilities, organisational structure and resources needed to deliver our strategy and plans.*
- *3.5 This target operating model is vital to put in place now so that we can deliver our Old Oak West strategy. Without the OBC, which will agree how we bring the public sector land together, we will lose the opportunity to deliver a comprehensive regeneration scheme, and to unlock the significant benefits of regeneration for the area and its communities. With the HS2 station due to open c2030, and strong market and investment appetite, we need to act now or risk piecemeal development without the vital place making and infrastructure required to create a new urban district.*

Update on developments

Pocket Living scheme at **Atlas Wharf** approved (unanimously) by OPDC Planning Committee on 23rd November.

No reference made to final objection by OONF questioning when the adjacent land at Channel Gate will be developable?

Follow up email to Emma Wilkinson at OPDC questioning aspects of the officer report and presentation.

An example of inherent conflict between delivery and planning teams within OPDC.

465 new homes with no 'town centre' or park/childrens playspace nearby, for a further decade. Similar scenario to Oaklands Rise.

Other developments in the pipeline

One Portal Way – no news on Planning Committee date (15 Dec?)

Lords Building Merchants – proposals for Old Oak Wharf – further consultation sessions held last week.

3 School Road – no application yet submitted

Coronation Road South – no application yet submitted

73 Stephenson Street redevelopment of site to provide a 9 storey block of 38 flats (Use Class C3) – application validated 22 November

5-7 Park Royal Road – second pre-app consultation Sept 2022. No application yet submitted.

‘Forthcoming significant applications’

Teacrate, 151 Scrubs Lane (LBHF) Residential-led development. Pre-app issued.

North Ken Gate (North) (LBHF) Residential development. Pre app issued.

1 Lakeside Dribe (LBE) Residential-led development. Pre-app issued.

Matthew Clarke site 12 Central Way (LBB) Industrial use. Pre app issued.

Holiday Inn Express (LBE) Student and residential. Pre-app issued

Imperial sites at 140 Wales Farm Road and Woodward Buildings. Student accommodation (pre-app issued).

2 Portal Way (LBE) Multi-storey commercial kitchens and food market. Pre-app

12 Waxlow Road NW10 (LBB) Industrial use. Pre-app issued.

142-152 Victorial Road (LBE) Residential redevelopment. Initial meeting held.

Land south of Rainsford Road NW10 (LBB) Pre-app request submitted.

OPDC Board and Planning Committee membership

Anne Ogundiya and Sarah Coutts added as independent members of the Planning Committee.

Cllr Ray Wall added as an additional Planning Committee member for LBE, with Cllr Steve Donnelly as first substitute and Cllr Shital Manro as second substitute.

Matthew Carpen added as Board Member (ex GLA Housing and Land and Barking Riverside, a Mayoral/Barking joint venture).

Redesignation of the Forum

OPDC (Peter Farnham) has commented on draft application.

We have accepted a few edits.

Application will be reported to OPDC Planning Committee December 15th

Public consultation due to run from 16 December until midnight on 3rd February 2023

<https://consult.opdc.london.gov.uk/oonf-redesignation>

We will need to activate responses from members

Decisions by Planning Committee and OPDC Board in Feb and March

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

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