



Old Oak Neighbourhood Forum and Grand Union Alliance

December 7th 2021

On Zoom

Agenda for this session

1. Latest position on OPDC Draft Local Plan – examination hearings in January
2. Outcome of OONF application to extend our neighbourhood boundary
3. Developments in the pipeline
 - One Portal Way (Imperial Frame Re)
 - Mitre Wharf, Scrubs Lane
 - 2 Scrubs Lane Fruition Projects
 - Old Oak Common Lane (Kaz hotels)
 - 80 Goodhall Street (application to vary façade design)
4. HS2 update and feedback from latest consultation session

OPDC Draft Local Plan

We are now in the closing stages of the Examination by Inspector Paul Clark

The timetable for the Plan is running 5 years behind that set in 2015, if adoption takes place in Spring 2022

OPDC Liz Peace and David Lunts answered questions at a London Plenary session on November 11th

The Inspector has agreed to hold four further public hearing sessions on January 11th and 12th. Three of these are in response to OONF and GUA representations.

January EIP hearing 1 – transport and PTAL

PTAL stands for Public Transport Accessibility Levels. These range from 0-6a (highest level)

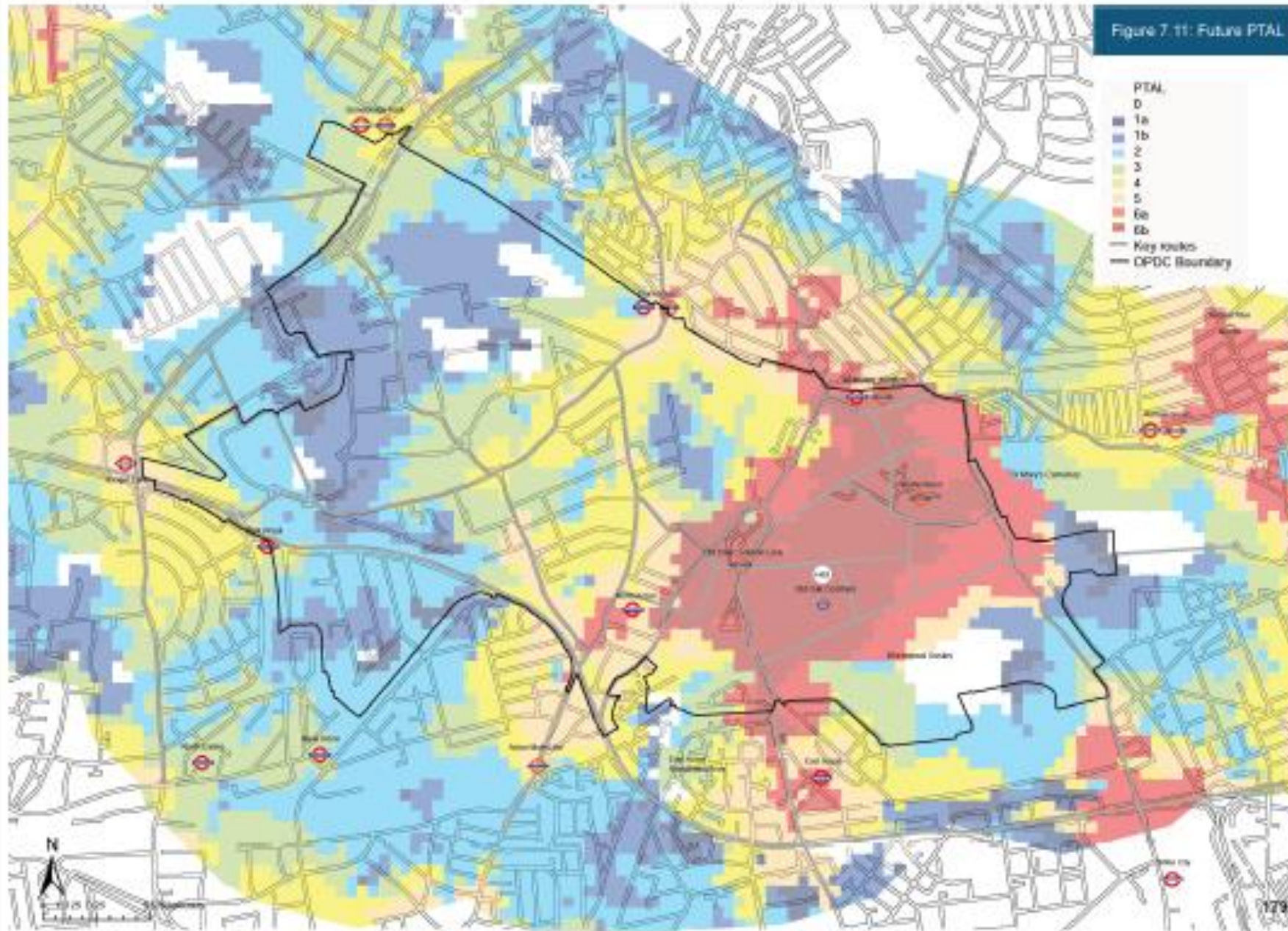
Many respondents to the OPDC ‘modifications’ pointed out the lack of adequate improvements to public transport

No new Hythe Road Overground. Overground at Old Oak Common Lane unfunded and doubtful. HS2/Crossrail scheduled for 2029-33.

London Plan policy D2 says density should be ‘*proportionate to a site’s connectivity and accessibility*’. Policy D3 also helpful to us.

Many OPDC development sites have low PTAL scores.

We need to prepare our evidence to demonstrate this flaw in the Plan



Map of 'Future' PTAL levels in the 2018 submission version

Purple and blue are low levels PTAL 1

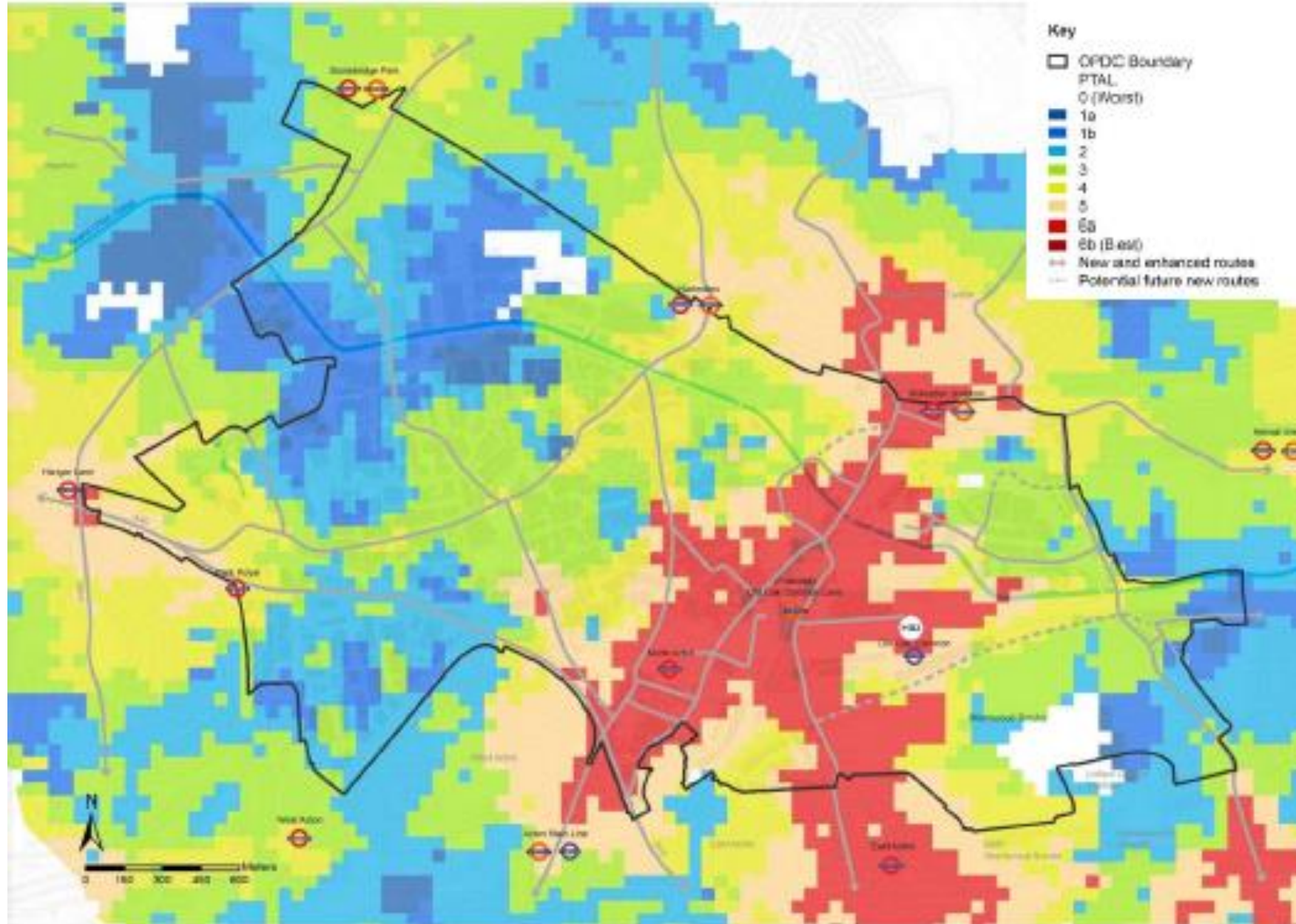
Yellow is PTAL 4

Pink and darker are high levels of PTAL i.e. well connected.

Who has prepared the maps? What date in the future?

The Inspector has asked for a fresh set of maps

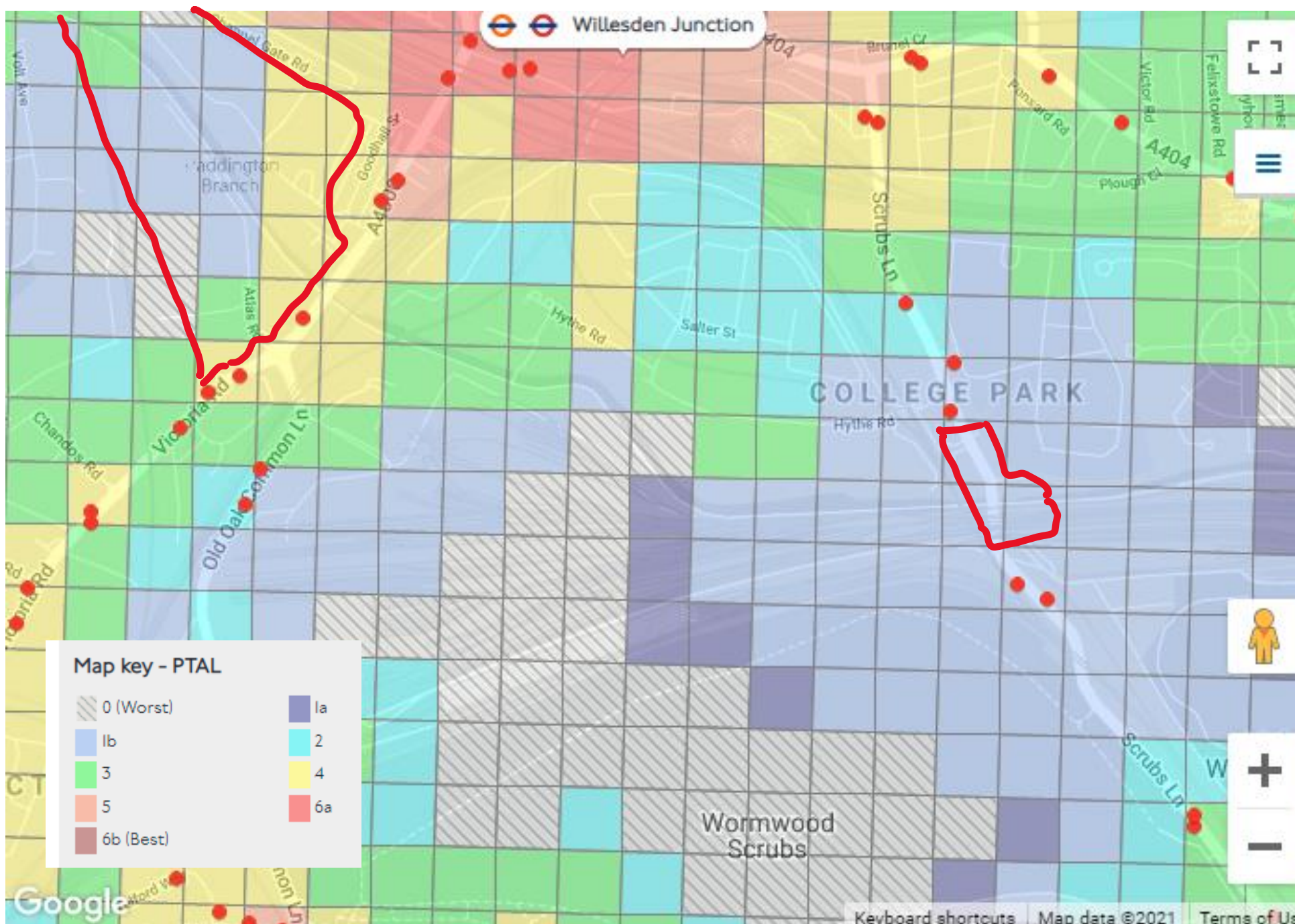
Post Submission Modified draft Local Plan Figure



This second map claims to show PTAL levels in the Modified version of the Plan.

Note that the whole of the OONF neighbourhood is scored at 6a, as is Atlas Road/Channel Gate.

How is this to be achieved? Via the 'potential' new Overground?
Scrubs Lane shown as 1b or 2 borderline 3.



Map of PTAL levels from GLA WebCat planning tool (2021).

Shows 2031 forecast future levels based on Webcat's 'strategic planning tools'

Do these assume OOC station and OOCL Overground by 2031?

Channel Gate/Atlas Road have PTAL levels ranging from 0-4 (with one 100m sq at 5)

Scrubs Lane sites and the North Pole Depot are at 1b

January EIP hearing 2 – London Plan Policy D9

This London Plan policy was varied in December 2020 by an intervention from Secretary of State Robert Jenrick

Now requires Local Plans to identify **suitable** locations for Tall Buildings, and appropriate heights, in their development plans

Does the OPDC PSMDLP do this?

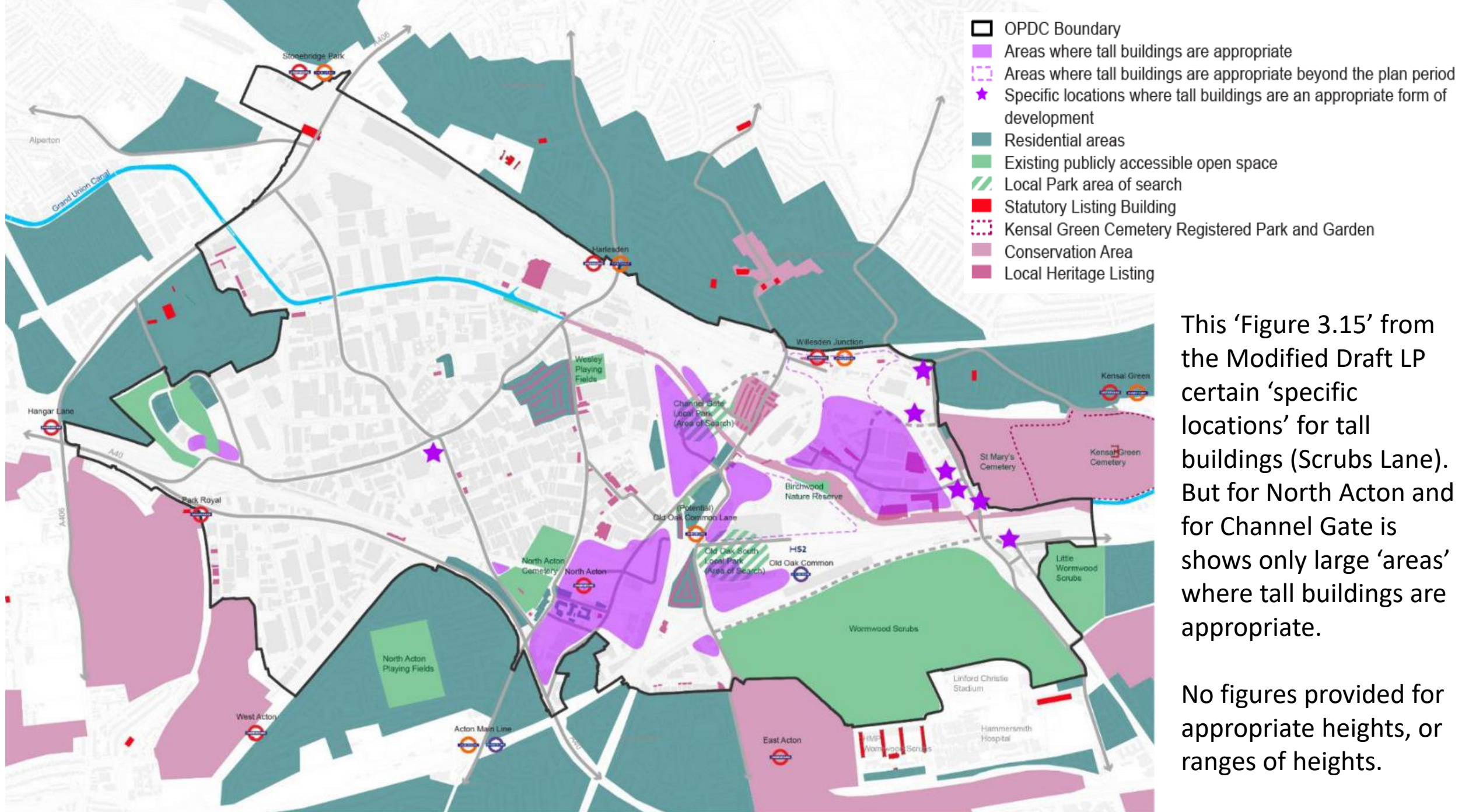
OPDC say the Mayor has confirmed conformity with London Plan

We say the GLA planners are not respecting the new D9 policy

Hillingdon JR case may decide the outcome on this issue

OPDC Local Plan shows some locations. Gives no info on heights.

We need to give examples (North Acton, Channel Gate, Scrubs Lane)



January EIP hearing 3 – Employment policies

GUA has asked for specific wording changes to PSMDLP policies E1 and E2

One of their arguments is that data centres and ‘big box’ warehouses provide few jobs

These policies should be clarified to protect jobs rather than quantities of floorspace for employment use.

The Inspector will not allow a hearing on the 2 legal issues raised by OONF and the StQW Forum

Our 'Issue 1' is that OPDC knew the 19.2 Plan was not '*ready for examination*' when submitted in September 2018.

Our 'Issue 2' is that '*examination*' of the Local Plan has merged with extensive further '*preparation*' in a way that is unlawful.

Correspondence continues but at present the Inspector says he has made his decisions on these issues. However new facts continue to emerge (e.g. Liz Peace and David Lunts referring in front of the London Assembly to 'our new plan' when the plan being examined is not a 'new' or 'replacement' plan, but the 2018 version which has been 'modified'). Examinations do not allow for plans to be 'revised'.

OONF application to extend boundary



OPDC consulted between 12th September and 25th October.

OPDC issued letters to all properties within existing and proposed area. OONF used our networks of residents groups.

106 responses with 95% support. (OPDC had 142 responses to their Modifications).

Decision by Board 30th Nov followed on from 11th November Planning Committee.

OPDC decision

The application was refused. The officer report stated:

- *Based on the Context and Character Assessment, officers consider that the difference in character between the designated Old Oak Neighbourhood Area and proposed extension areas results in the proposed extension not according with NPPG paragraph 033 Reference ID:41-033-20140306 bullet points 4, 5, 6, 7 and 8.*

OPDC has yet to publish the required statutory 'Decision Statement' giving its reasons for refusal – so this wording may vary slightly.

OPDC's reasoning was flawed in two main respects. The 2,800 neighbourhood areas across England will nearly all include sub-areas 'different in character'. And the NPPG points are 'considerations' that 'could' be used to assess 'appropriateness' of an area. They are not 2011 Localism Act criteria with which an area must 'accord'.

Will the Forum agree to one further letter going to OPDC Board members?

This decision should not be left unquestioned, for the sake of other emerging Forums.

One Portal Way

A massive application now submitted by Imperial College and FrameRe. Consultation deadline is January 8th.

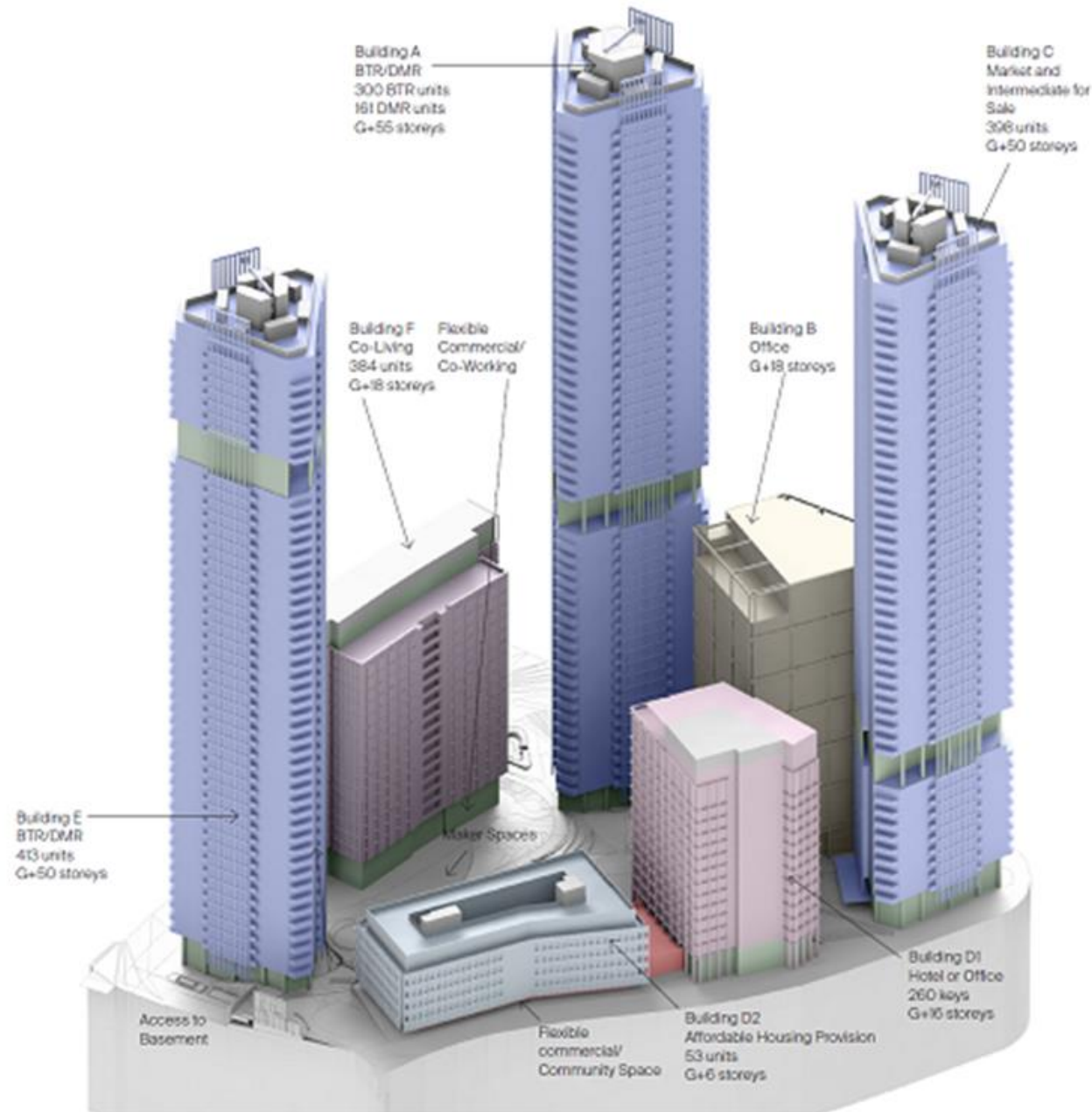
Full application for Building A (56 storeys with 461 apartments) and Building F (18 storeys of co-living units).

Outline application for five further buildings including two at 'up to 50 storeys'.

If the outline part of the application is granted planning consent, these 'planning parameters' will apply for the future.

OPDC has chosen to 'retain' the decision on this application and not to delegate it to LB Ealing. LBE not happy about this.

One Portal Way site plan and diagram of buildings





CGI image released to the property press on a completed 'North Acton cluster' (source Pilbrow and Partners)

Mitre Wharf

This site is on the eastern side of Scrubs Lane on the canalside.

Has been a tyre depot for many decades. Developers are Satara Projects Ltd (project managers London Green).

Proposals are for 137 homes and 752 sq m of flexible commercial floorspace







Mitre Wharf consultation

Two online Q and A sessions held.

Questions about access from the site eastwards to Kensal Cemetery and westwards under Mitre Bridge to Mary Seacole Garbens (and the 'Mitre Yard' development). Details not yet firmed up. No continuous northern canalside route.

Application expected March 2022. Start on site early 2023 with two year build programme.

2 Scrubs Lane

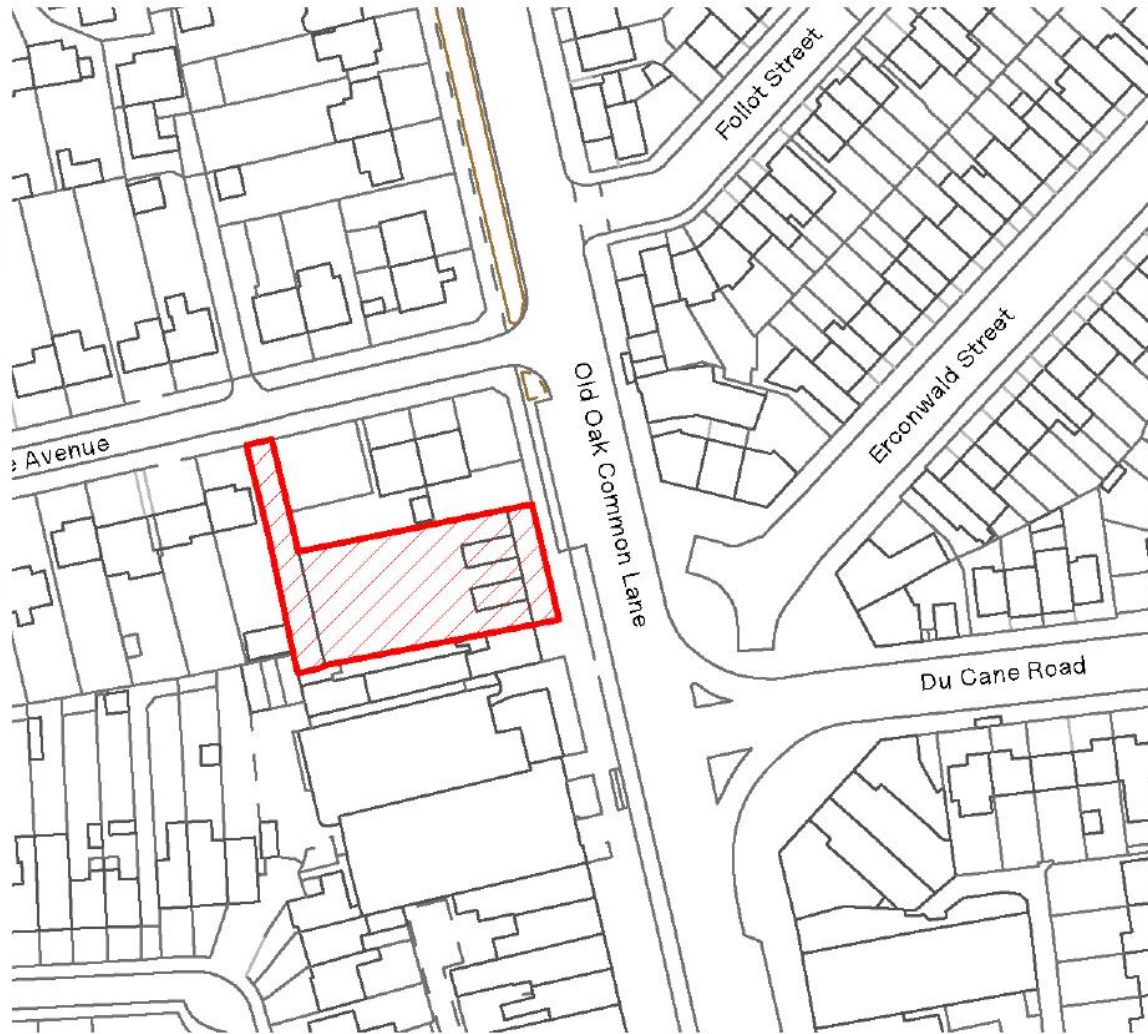
Fruition Properties backed off from evicting the City Mission Church following swift OONF/GUA/StQW/FOWWS campaign and intervention by Andy Slaughter MP.

Meeting held between OPDC, Andy Slaughter and Fruition. Further meeting due involving the church. No definite agreement to a way forward.

OPDC have made clear any new planning application will be required to provide space for the church. No pre-app discussions in progress. Fruition's next step not known.



Views of the existing site



We have politely informed the tenants of the existing site at 93 Old Oak Common Lane of our intentions regarding the proposed redevelopment. Having carefully considered the site's location we are committed to working with our neighbours going forward to ensure that any negative impacts are mitigated.

93 Old Oak Common Lane

Initial consultation underway on proposals for a 125 room hotel with café/restaurant.

Plus 'collaborative workspace' and a meeting space.

Developers are the
KAZ Hotel Group



Initial design for a 125 room hotel at 93 Old Oak Common Lane



80 Goodhall Street

The scheme as
approved by Ealing
Planning
Committee May
2020
(permission
granted Oct 2020)



80 Goodhall Street

The scheme as proposed via a S73 Minor Material Amendment

The block at the end of Goodhall Street is increased in height.

Update on latest HS2 consultation

(to be added)

Any other business

Contact details for OONF

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