



# Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday February 7<sup>th</sup> 2023

On Zoom

# Agenda for this session

1. Response to Ealing Local Plan consultation
2. Redesignation of the Neighbourhood Forum – next steps after consultation closed on Feb 5th
3. Government announcements on rail and HS2 plans
4. OPDC £50m 'loan facility' provided by GLA
5. Any other business

# Ealing Draft Local Plan

This new Local Plan will replace the 2012 Ealing Core Strategy and Development Sites DPD (one of the most out of date local plans across London).

Does not cover that part of the Borough within the OPDC boundary, where OPDC Local Plan policies will continue to apply.

Includes 'place-based plans' for the seven towns of the borough.

Regulation 19 (second draft) planned for autumn 2023.

Consultation deadline is **25<sup>th</sup> January**.

OONF can support responses from Ealing Matters, Ealing Civic Society and other local groups

# OONF response to Ealing Draft Local Plan

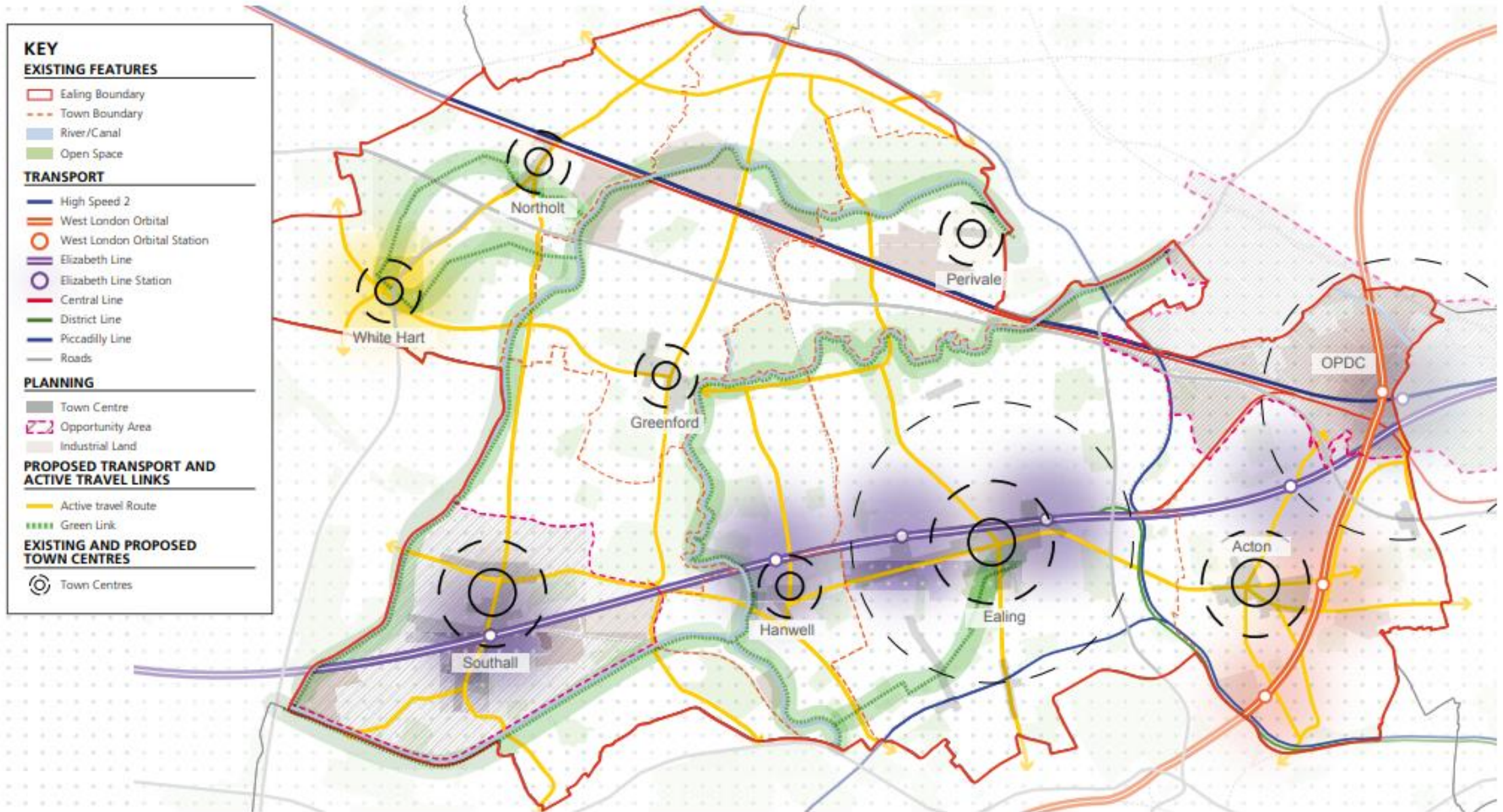
This draft response was circulated to all OONF members yesterday.

It comments on the fact that the Draft Plan says very little about the fact that the eastern end of Ealing is now under the control of OPDC, a separate planning authority.

Criticisises LBE's approach to a new Tall Buildings policy – dividing the Borough into 49 areas each with a separate definition of a 'tall building'.

'Suitable locations' for such buildings inadequately identified.

**Figure SS3:**  
London Borough of Ealing key diagram



# Redesignation of OONF

Consultation closed 6<sup>th</sup> February

Supportive responses sent in by Harlesden NF, Hammersmith Society, StQW Neighbourhood Forum, West Acton RA, Wells House Road RA, FOWWS

Number of responses from those using OPDC 'consultation platform' not known

Number of responses from individuals cc'd to OONF around 25

Report to Planning Committee 2<sup>nd</sup> March

Planning Committee recommendation to Board 9<sup>th</sup> March

# What news on HS2?

- A flurry of media reports that ‘HS2 may not reach Euston’
- Dismissed by the Chancellor (but no date given for OOC to Euston section to open)
- Completing the tunnels but freezing remaining work identified as an option
- Sec of State Mark Harvey supposed to be speaking today
- Latest rail statistics for 2022 **990 million passenger rail journeys** were made, an **increase of 155.2% on the previous year** and a **decrease of 43.1% on the year ending March 2020**

## Financial Times report 7<sup>th</sup> Feb

*“Britain’s planned High Speed 2 rail line faces further delays of up to four years and more cuts under two initiatives dubbed “Project Silverlight” and “Operation Blue Diamond” as ministers try to rein in its ballooning costs.*

*The extra delays to the country’s biggest infrastructure project would mean it would not be completed until as late as 2045 — 12 years later than originally planned”.*

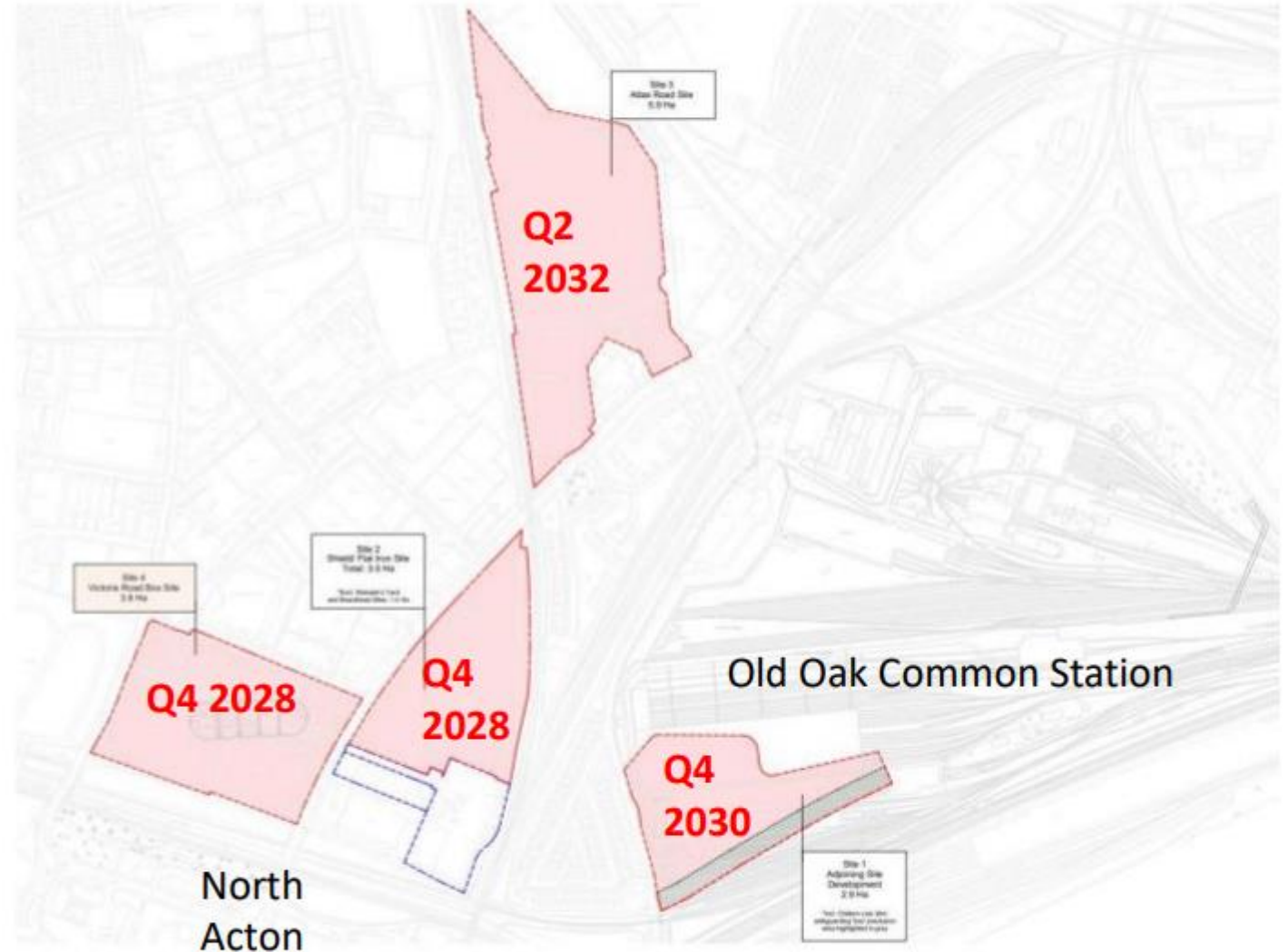


# Old Oak Common

## 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)**



# OPDC £50m Loan Facility

This £50m sum comes from the Mayor's Land Fund which in turn comes from central government.

*OPDC will use to finance the assembly of land and any enabling costs for priority early-win sites at Western Lands*

*OPDC claim this will accelerate the delivery of between 1,100 and 1,500 homes by March 2029*

Approved by the Mayor March 2022. Use so far? A £750k 'drawdown' to fund consultants identifying and assessing sites.

What sites? And when available? FoI requests may be needed.

# Update on developments

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

Former **Renault showroom site**, Western Avenue, approved.

Application for **Old Oak Wharf** (Lords site on Old Oak Lane) thought to be imminent.

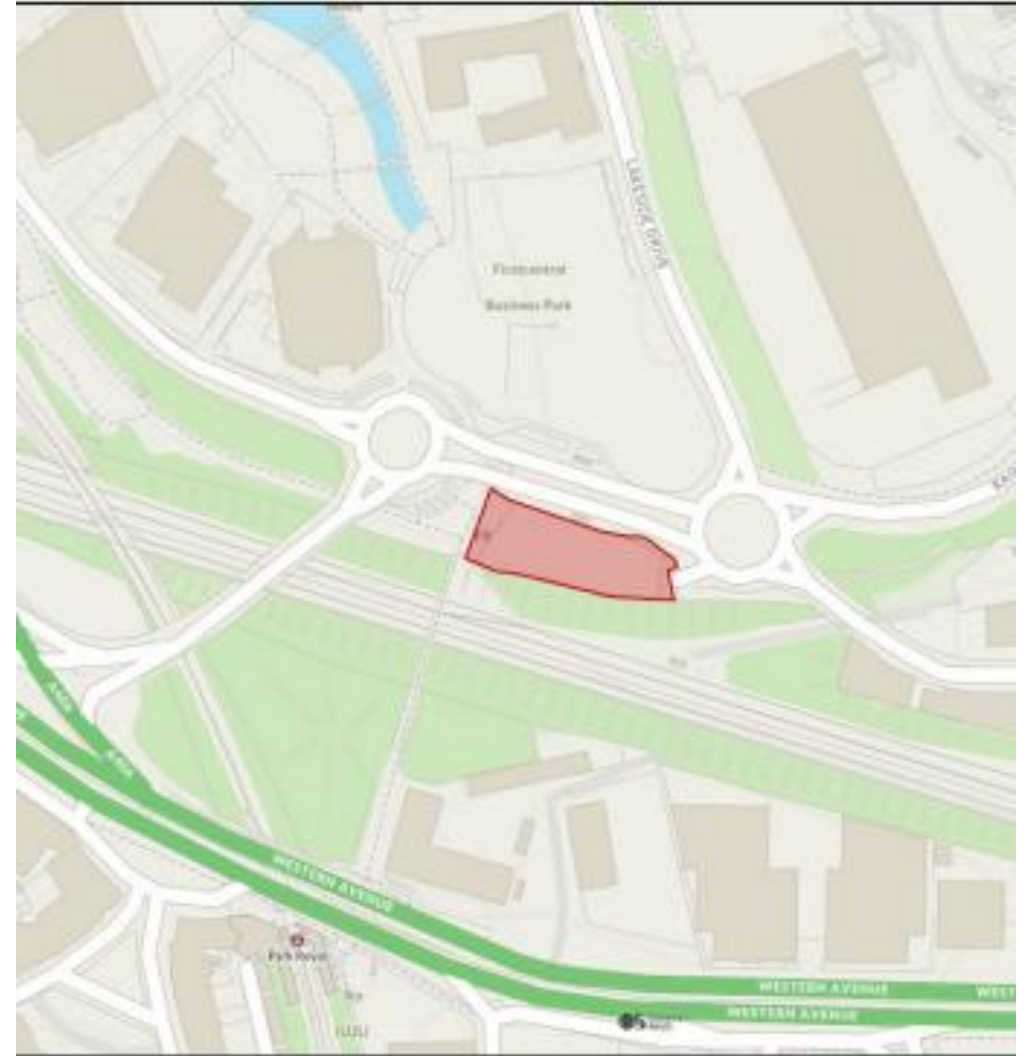
**73 Stephenson Street** (TITRA area) application for part 4 part 9 storey block of flats. 36 responses on file including second OONF objection on fire safety grounds.

No change on **1 Portal Way, 3 School Road, 5-7 Park Royal Road**.

Pre-app advice on **Teacrate, Scrubs Lane** and **1 Lakeside Drive**

# Coronation Road South

Application submitted Jan 23<sup>rd</sup> for *an Environmental Impact Assessment Scoping Opinion in association with a development comprising:- approximately 390 residential units and 500sqm commercial floorspace within two tower buildings ranging between 24 and 33 storeys and associated public realm improvements.*



# OPDC next steps on Old Oak West

The latest OPDC update says

*Over the next few months, we will be running a series of community engagement and co-design activities with the local community to gather feedback and help us shape the future of Old Oak West.*

*Our Community Engagement team is back at [The Lab Community Centre](#), Oaklands Rise. This year, the community surgeries will be held on a fortnightly basis and the next date we will be there is **Tuesday 7th February from 1-5pm**. You can find out more information [here](#). Remember, there is no need to RSVP, please just drop by whenever is convenient for you!*

# Any other business

Contact details for OONF

[www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

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