



# Old Oak Neighbourhood Forum and Grand Union Alliance

February 4th 2020

The Collective, Old Oak Lane

# Agenda for the evening

1. Welcome to the meeting
2. Good Growth 'activation' scheme at Cerebos Gardens, Victoria Road
3. Notes of January 7<sup>th</sup> meeting (circulated) and any matters arising
4. Government announcement on HS2 (if any between now and the meeting)
5. Feedback from OPDC Board discussion on 30<sup>th</sup> January on OPDC's 'new focus'
6. OONF Draft Neighbourhood Plan – including suggested consultation leaflet
7. Feedback from latest meeting with Network Rail
8. Questions for OONF meeting with Tom Cardis on 5<sup>th</sup> February
9. London Assembly Response to Mayor's Budget – section on OPDC
10. Update on planning application at 80 Goodhall Street
11. Planning application for 4 Portal Way (Gypsy Corner, Ealing)
12. HS2 planning applications

# **HS2 Review – what news?**

Publication of Oakervee report still awaited

Media reports suggest that the Government will proceed with HS2.

Timetable for HS2/Crossrail station at Old Oak Common still uncertain

# OPDC's new focus

Cargiant land left alone. Sites for 5,900 new homes need alternative locations.

OPDC now looking at the 'Western Land'

Slide at OPDC Board showed a broad zone running north/south between Park Royal and western side of Scrubs

Many such sites are construction compounds

HS2 'adjacent site' to station to be intensified?

# **New Western Land strategy**

New masterplan consultant Prior & Partners (not very new as Jason Prior was part of AECOM team)

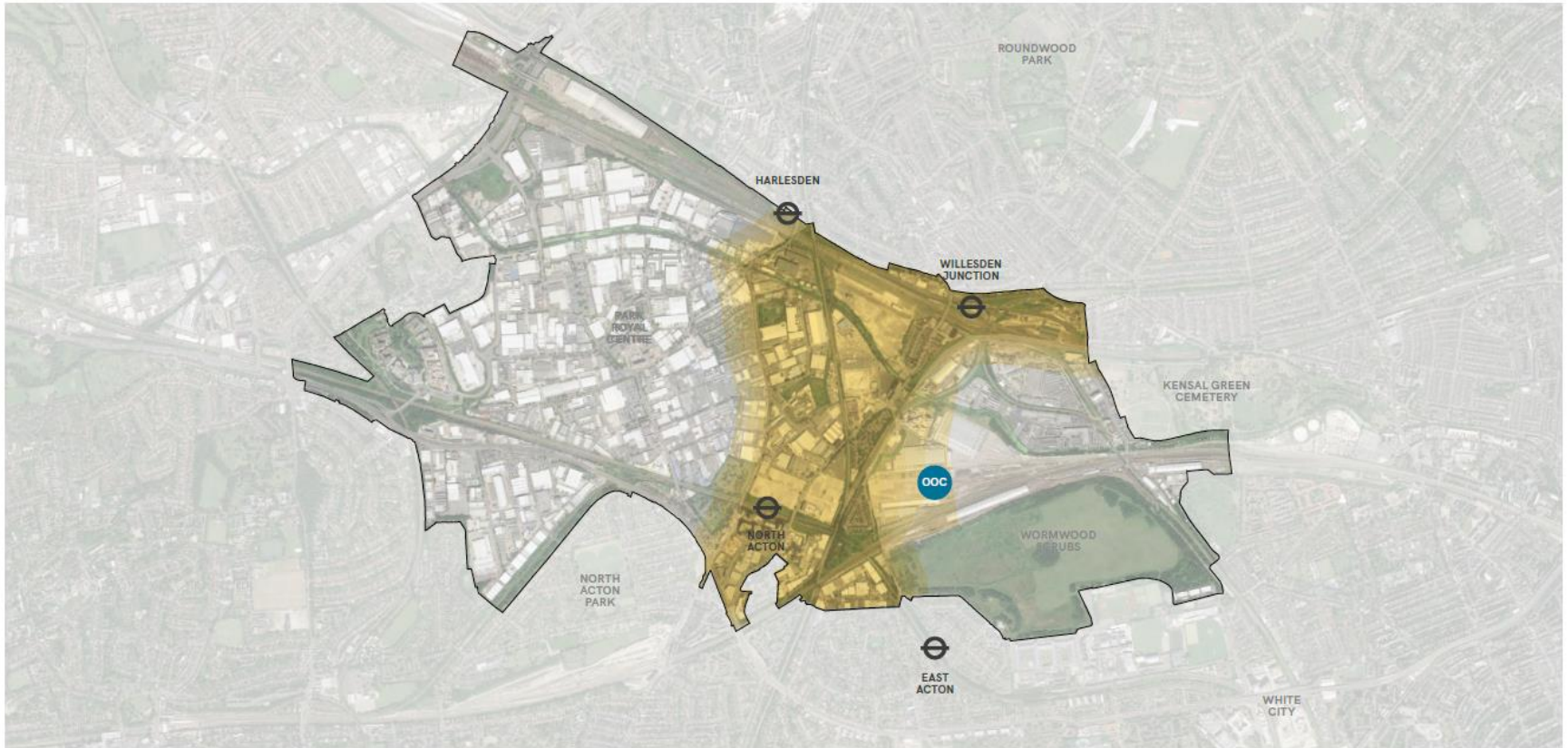
Cargiant land may remain as 'Strategic Industrial Land' not redesignated as per 19.2 Local Plan

Parts of Park Royal may be 'de-designated' from SIL to provide more mixed use and housing

But compounds not available until after 2026 or later? So Local Plan becomes more long-term.

SLIDE OF THE 'WESTERN LAND' SHOWN AT OPDC BOARD 30 JAN 2020

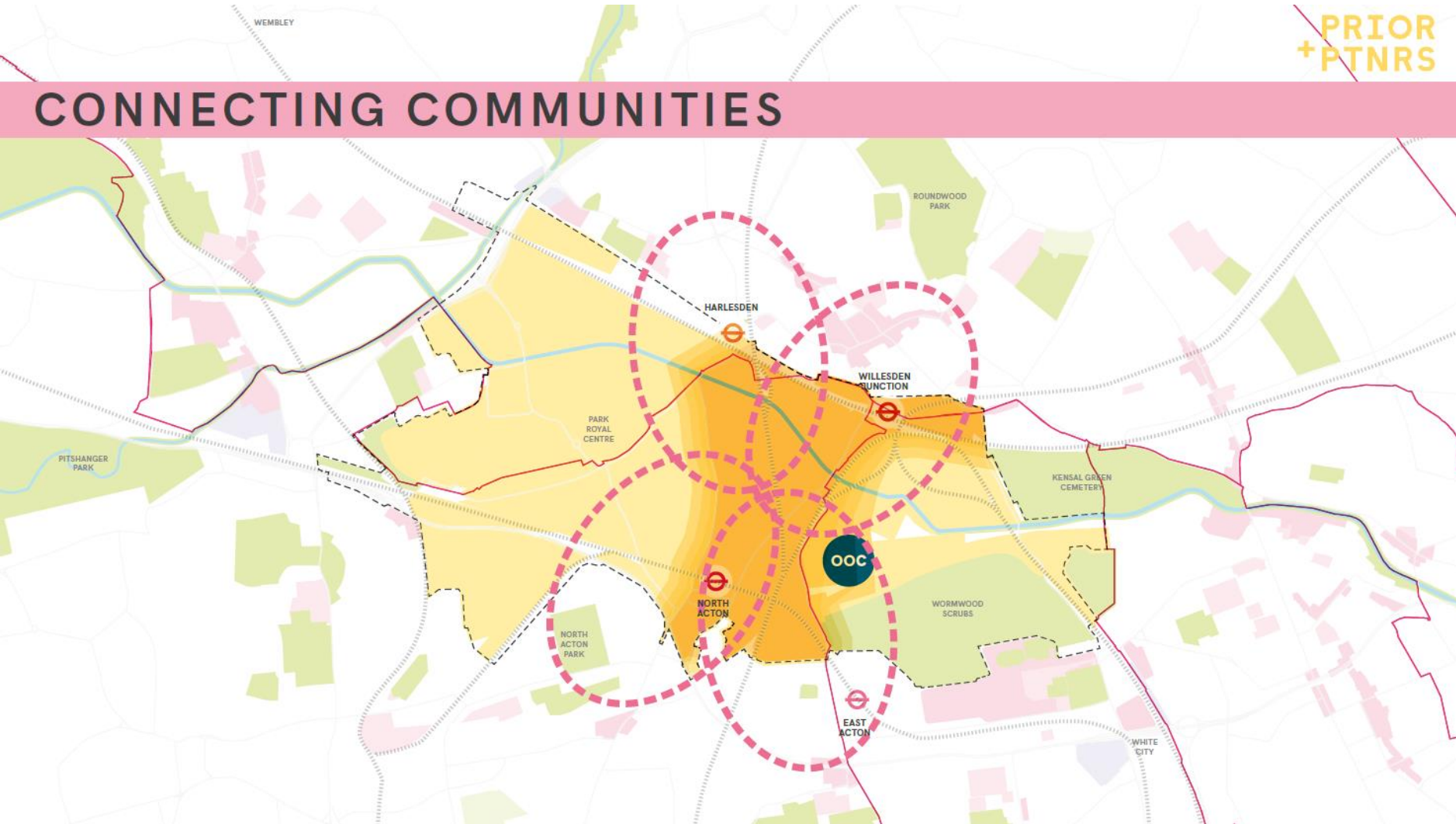
## OLD OAK & PARK ROYAL



# Slide from Prior & Partners

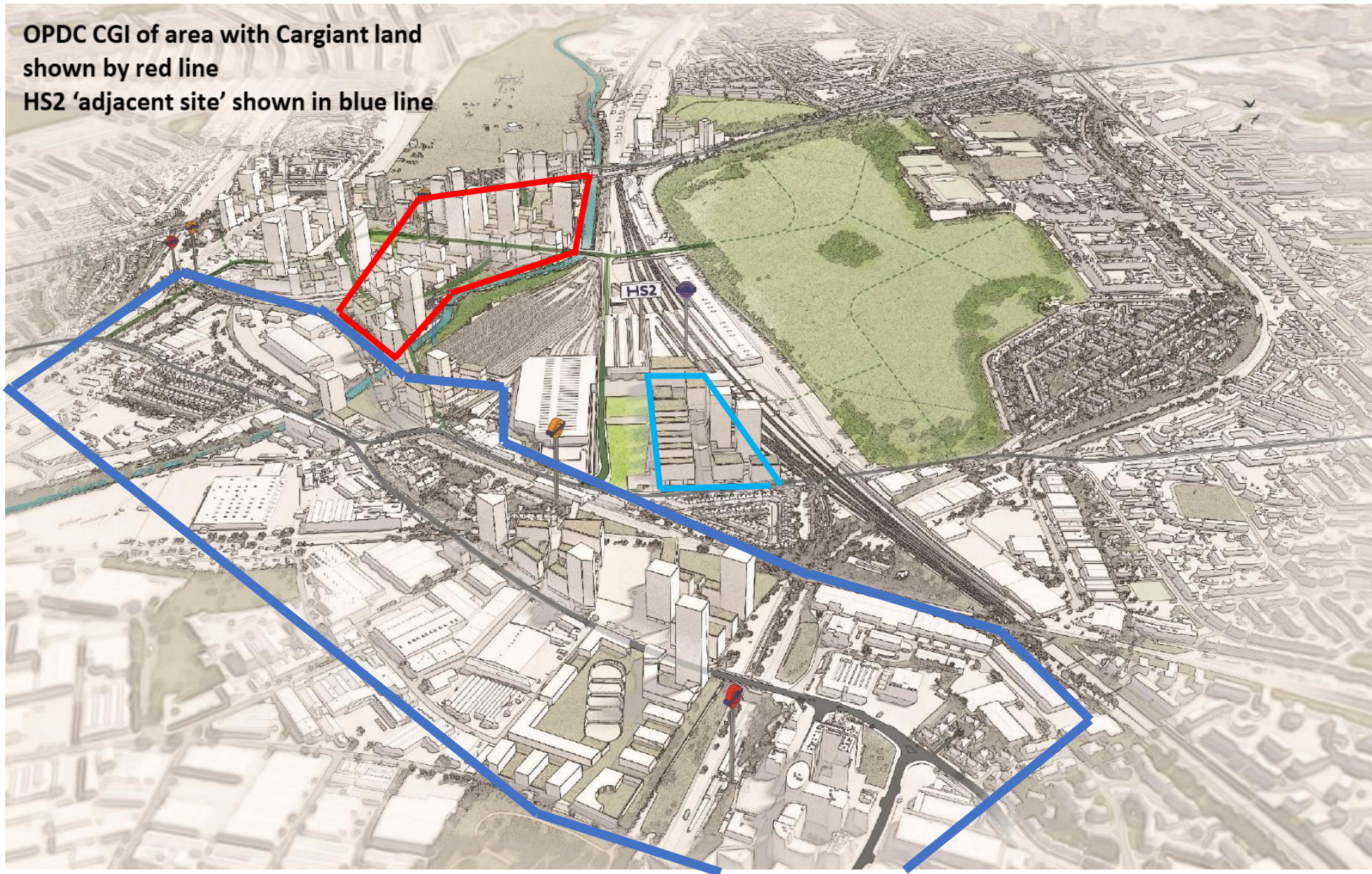
PRIOR  
+ PTNRS

## CONNECTING COMMUNITIES





OPDC CGI of area with Cargiant land  
shown by red line  
HS2 'adjacent site' shown in blue line

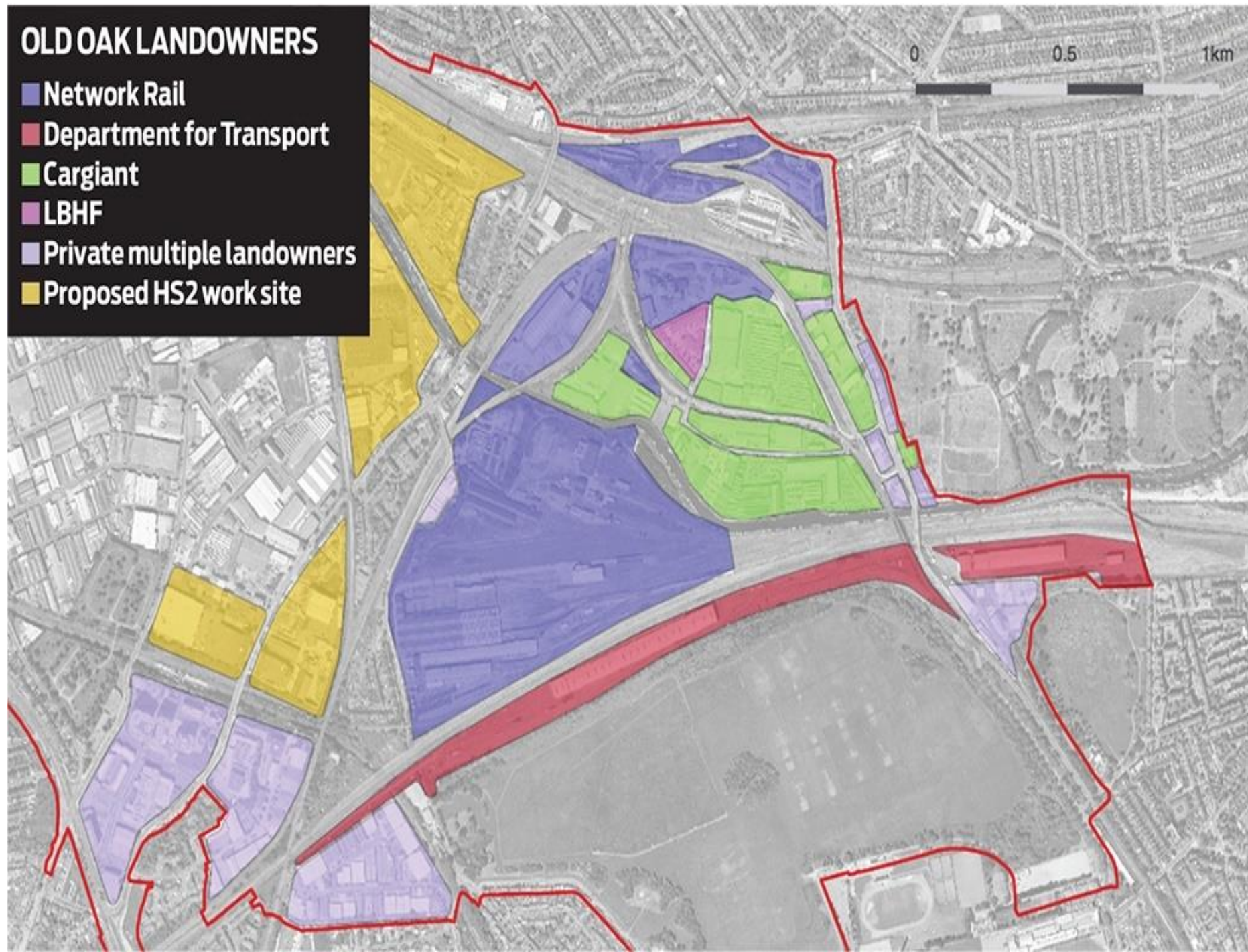


Approximate area at heart of the 'Western Land'

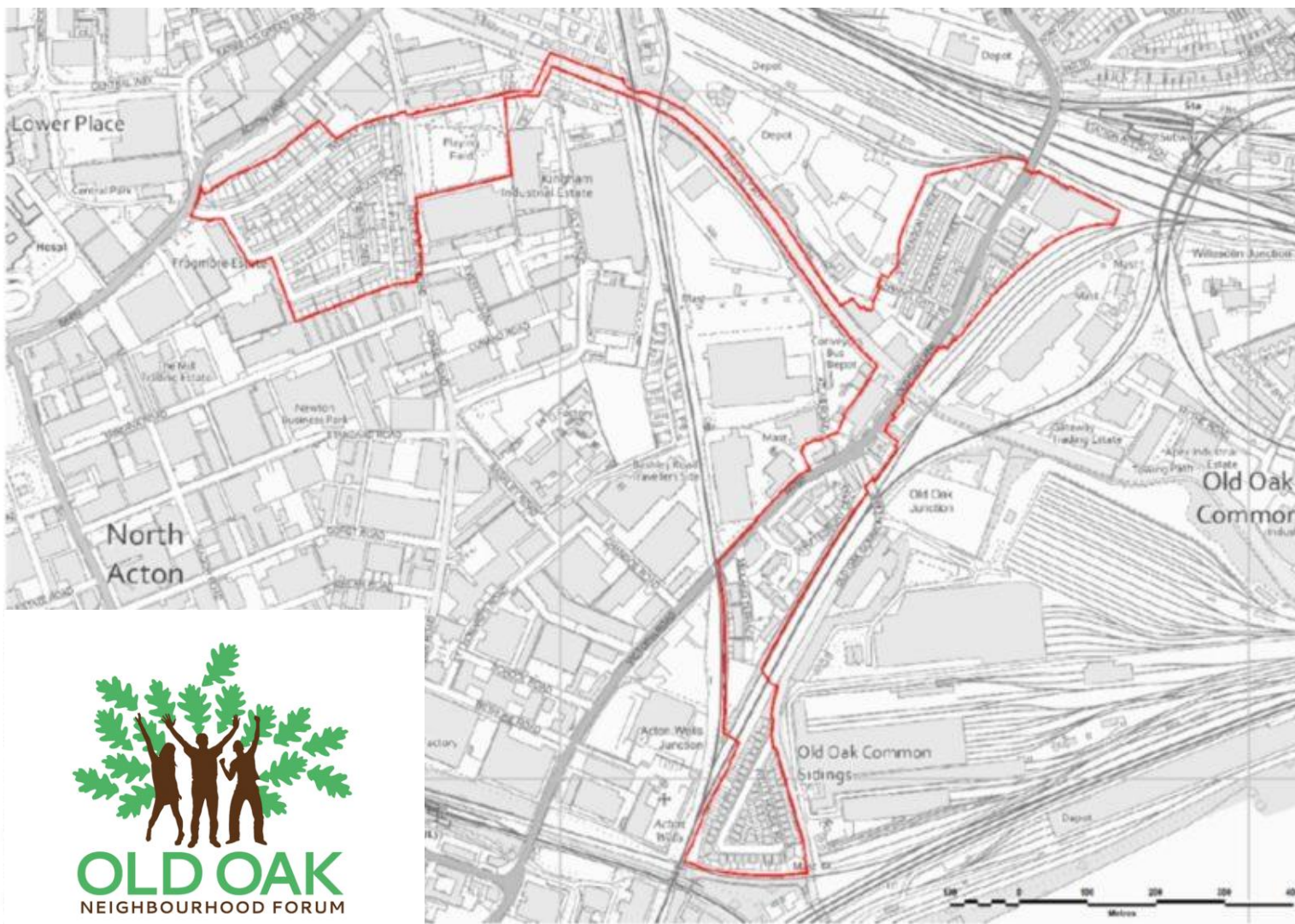


## OLD OAK LANDOWNERS

- Network Rail
- Department for Transport
- Cargiant
- LBHF
- Private multiple landowners
- Proposed HS2 work site







Much of our neighbourhood area lies at the heart of the Western Land (but includes few potential development sites).

Our Neighbourhood Plan proposals will need some reassessment. Our plan is now likely to be ready for 'examination' an advance of a revised OPDC Draft Local Plan.

# Content of a Neighbourhood Plan

Introduction and planning policy context (2013 Ealing Core Strategy and OPDC Draft Local Plan)

Overall vision and objectives

Suggested five sub areas to the Plan

- Wesley Estate
- Railway cottages/TITRA/Old Oak CA
- Atlas Junction
- Midland Terrace Shaftesbury Gardens
- Wells House Road

Plus some policies covering all these sub areas

# Neighbourhood Plan consultation

The draft neighbourhood plan has been on the OONF website since November

We now need to raise awareness by distributing a leaflet to all households in the defined area

Draft leaflet has been circulated to all members

Is it OK? Too much or too little detail?

A pre-submission consultation will run for 6 weeks

Revised Draft Plan then formally submitted to OPDC for a second 6 week 'consultation period'.



# Feedback from Network Rail

John Collins and Robin Hayes to report back on recent meeting

# Questions for OPDC 5<sup>th</sup> Feb

1. What is the timetable for OPDC Local Plan?
2. What is its status now? Back to Reg 18?
3. Will eastern parts of Park Royal SIL be de-designated and become mixed use land?
4. Can this area become the 'transition zone' that OONF argued for in 2016/7?
5. Will new development now await release of construction compounds?
6. Will the HS2 'adjacent' site become a 'town centre' and not just an office complex?

# Questions to OPDC (continued)

7. What now happens in Scrubs Lane and the Mitre Bridge Industrial Estate?
8. What now happens at Willesden Junction (Network Rail say very little)
9. Will the Old Oak Common Lane Overground Station get built?
10. Should the 'Atlas Road hub' become a more significant neighbourhood centre?
11. Should the delegation arrangement with LB Ealing be reviewed?
12. Should the Scrubs come out of OPDC area?