



# Old Oak Neighbourhood Forum and Grand Union Alliance

February 6<sup>th</sup> 2019

The Collective, Old Oak Lane

# Agenda for this evening

- Projects funded by the Mayors Good Growth Fund presentation from Eleanor Fawcett, Head of Urban Design at OPDC (6.45-7.15pm).
- Linford Christie Stadium – LBHF consultation on 3 options
- OONF project on scoping our neighbourhood plan
- London Plan Examination in Public – issues raised in weeks 1 and 2 (Robin Brown)
- OPDC consultations on Planning Obligations (including Community Infrastructure Levy – CIL; Waste Management in High Density Buildings; Daylight and Overheating in High Density Buildings (Henry Peterson)
- Latest HS2 consultations (Amanda Souter)
- Any other business

# Linford Christie Stadium

Opened in 1970 and currently used by Thames Valley Harriers

Occupies 8% of Scrubs (Metropolitan Open Land)  
Wormwood Scrubs Act 1879 and Charitable Trust decisions impact on future uses



*'for the perpetual use by the inhabitants of the metropolis for exercise and recreation'*

# LBHF consultation

LBHF argue that upkeep of the stadium is too expensive – three options proposed

1. 'do nothing' leading to continued disrepair
2. Enhance current site (LBHF or partnership)
3. Redevelop site (LBHF or partnership led)

Option 3 masterplan includes '*A performance venue of c.45,000 seats which could accommodate football and other sports*'.

12 week public consultation to take place.

# Scoping the OONF neighbourhood plan

OPDC have agreed to fund a £10,000 consultancy project on evidence gathering and scoping for our Old Oak Neighbourhood Plan.

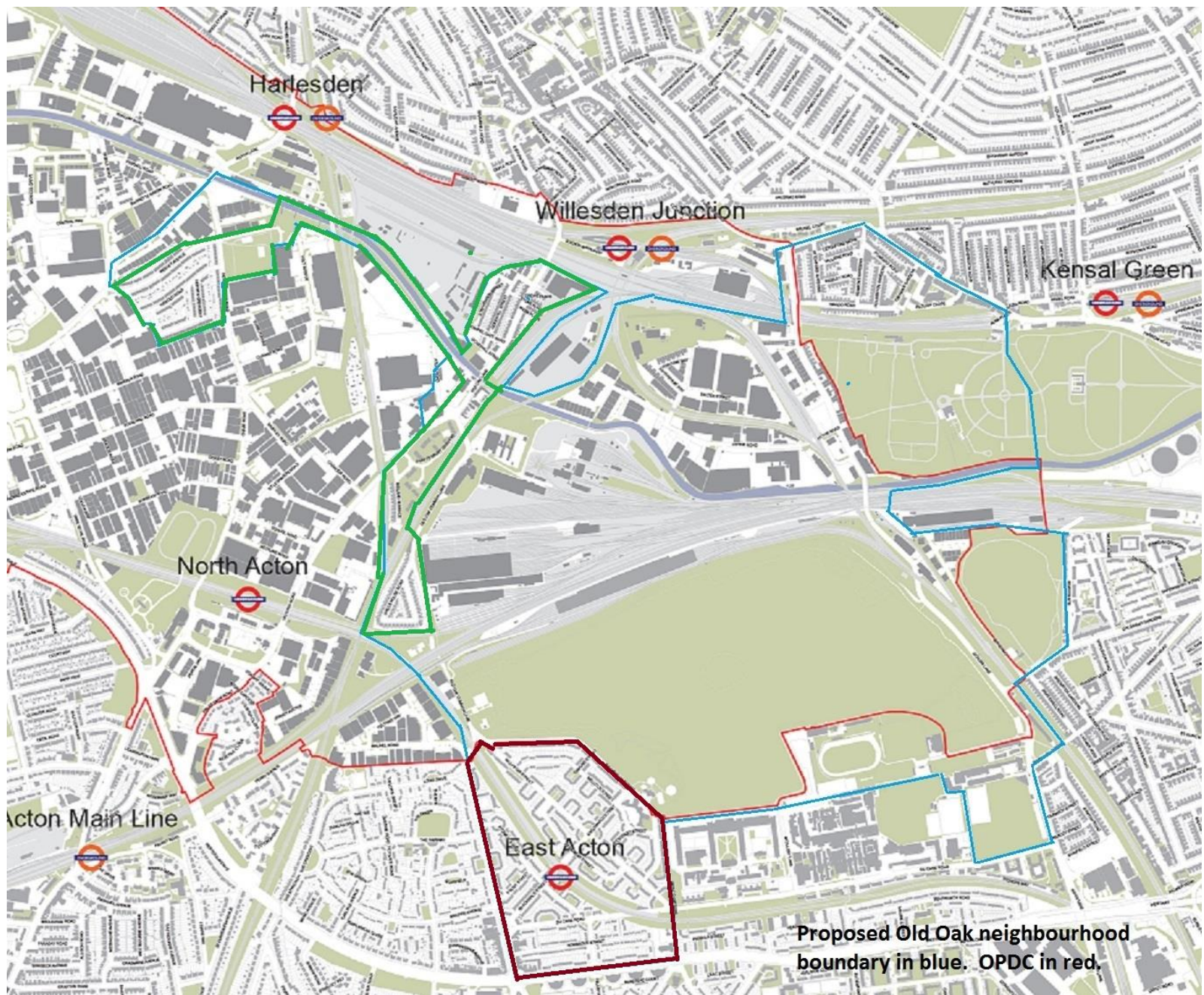
Brief issued to three consultancies:

Fluid

Hatch Regeneris

Navigus Planning

OPDC carrying out tendering exercise



Two separate neighbourhoods designated – ‘Old Oak’ and ‘Old Oak Estate’

# London Plan EIP

The Mayor of London's new spatial plan for the City is undergoing an 'examination in public' by 3 planning inspectors.

Parts of the Draft Plan that are unsound, not justified or ineffective can be modified.

The hearings run from 15 January to 17 May.

GLA planners are being challenged on many issues, including housing targets for Opportunity Areas and lack of 'reasonable alternatives' to the overall spatial strategy of a 'compact city'

# Current OPDC consultations

OPDC are consulting on 3 Supplementary Planning Documents. Deadline 22<sup>nd</sup> February.

- Planning Obligations SPD
- Energy, daylight & overheating in high density developments SPD
- Waste Management in High Density Development SPD

These last two likely to be used as justification that adverse impact of very tall buildings can be reduced through technological solutions.



# Planning Obligations SPD

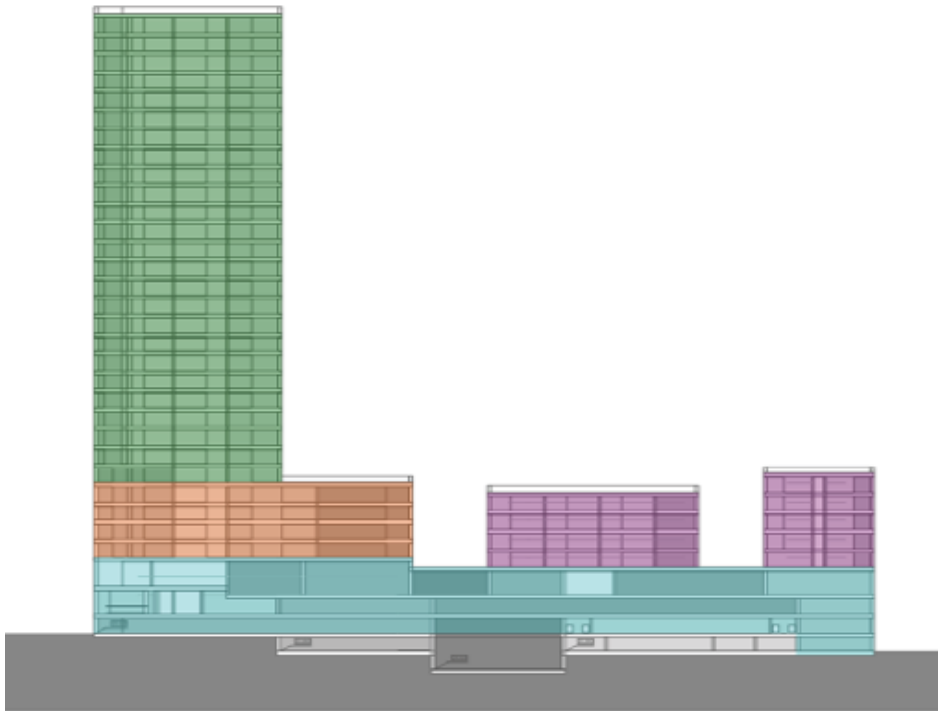
This explains how OPDC will use S106 Agreements and Community Infrastructure Levy (CIL) receipts (if and when OPDC chooses to charge CIL).

Outline of OONF response:

- We challenge non-charging of CIL to date (esp in relation to North Acton). No 15% NCIL available.
- We question the gap in expected infrastructure costs (roads, bridges) and risk of lack of S106 for affordable housing and health/education facilities.

# Energy, daylight, and overheating in high density buildings

This is a 'supporting study' to the OPDC Local Plan. It models a 'typical block' with a 30 storey tower above a podium of commercial space.

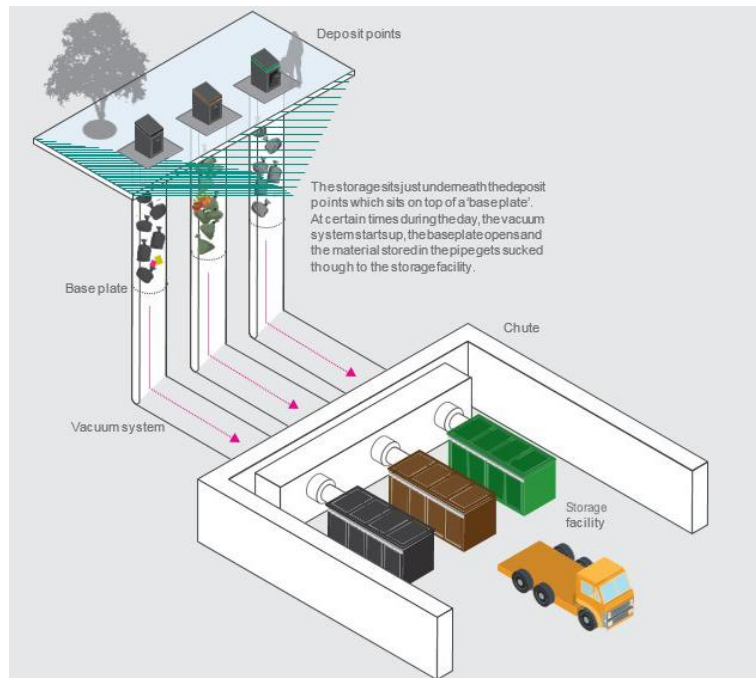


Concludes that such structures can be designed to meet Local Plan requirements, but this involves 'challenges' and requires careful detailed design.

# Waste management in high density and tall buildings

A SPD and Tall Buildings Study which explore the 'challenges' of waste disposal and recycling in the building types that will feature at Old Oak.

Based on 450 units/hectare whereas 600 average now proposed.



Concludes that advances waste management systems will cope (e.g. pneumatic chutes to underground storage areas as at Wembley's new developments)

This is assuming that residents all obey rules on recycling their waste.

# Latest HS2 consultations

Amanda Souter to report on recent meetings.

# Any other business

Future meetings? Collective booked for first Tuesday of each month.

Mick Mulhern (Interim CE at OPDC) is leaving

No announcement yet on OPDC's bid for £250m from Housing Infrastructure Fund

OPDC Local Plan EIP timetabled for April

Contact details for OONF

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