



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday 6th February 2024

On Zoom

Agenda for this session

1. Latest issues on OPDC and HS2 – OONF request for an ‘open’ Board session on 28th February
2. OPDC updated draft of Statement of Community Involvement
3. OPDC Draft SPD on Public Realm
4. OPDC Infrastructure Delivery Statement for 2022 and use of S106
5. Harlesden neighbourhood area – proposal to expand the boundary
6. Wormwood Scrubs – any plans for ‘southern access’ from OOC station)?
7. Developments in the pipeline (including North Acton station)
8. Any other business

Latest news on OPDC and HS2

Still no sign of the OPDC Outline Business Case to Government. This was submitted in August 2023. May well be decided by DLUHC/DfT/Treasury before the OPDC Board on February 28th.

Huw Edwards from HS2 has been reported in the ES as being '*absolutely confident*' that the OOC to Euston link will be completed. Warned of dangers of mothballing tunnelling machines at OOC station.

Huw Merriman MP's Old Oak Task Force first met on October 31st.

What is this DfT/TfL/OPDC task force now doing? FoI/EIR request to DfT has given us some information.

OONF request for an 'open' OPDC Board session

At our last meeting we noted a question to the Mayor from Caroline Pidgeon AM which had not been answered. She asked: *Will you consider asking OPDC to call an extraordinary board meeting on the future of HS2 in London and the impact of the potential cancellation of the Old Oak Common to Euston link to hear evidence from a range of stakeholders?*

The Mayor's reply to her (now published) referred to the 23rd November OPDC meeting which involved HS2 and DfT – as if this was a sufficiently wide discussion.

We have since asked for an informal session before the 28th Feb Board at which OONF, GUA, the local MPs, Assembly Members, and councillors on the OPDC Board can ask questions.

David Lunts has offered to set up a meeting between OPDC, HS2 and OONF/GUA. This is a second best option. Is it enough? What questions would we have?

Possible questions for OPDC/TfL/HS2

- When will a revised version of the 2015 OPDC Strategic Transport Study be available?
- What are revised predictions of passenger numbers at OOC given initial period of 3 HS2 trains an hour?
- Have HS2 modelled surface transport levels around OOC station? Pedestrians, cycles, buses, cars in light of terminus operation for foreseeable future?
- Can Old Oak Common Lane cope with new traffic levels?
- What progress on identifying a means of eastern road access?

OPDC activity over the past month

January Planning Committee agreed these agenda items

- OPDC Statement of Community Involvement
- Draft SPD on Public Realm and Green Infrastructure
- OPDC Infrastructure Funding Statement for 2022/3

Next meeting on Feb 22nd due to consider one planning application (which?) and the Draft Old Oak West SPD.

OPDC Statement of Community Involvement

All local planning authorities have a statutory requirement to publish a SCI and to review every few years.

The SCI sets out processes for consultation and engagement.

This new draft from OPDC will replace the 2020 version.

Consultation will run for 6 weeks from 1st Feb to 14 March.

Introduces a requirement on developers to provide an 'engagement strategy' at pre-app stage (a small OONF victory).

OPDC also publish a 'Community Engagement Strategy'. This is non-statutory and can cause confusion with the SCI.

Figure 1.2 Public Realm and Green Infrastructure SPD structure

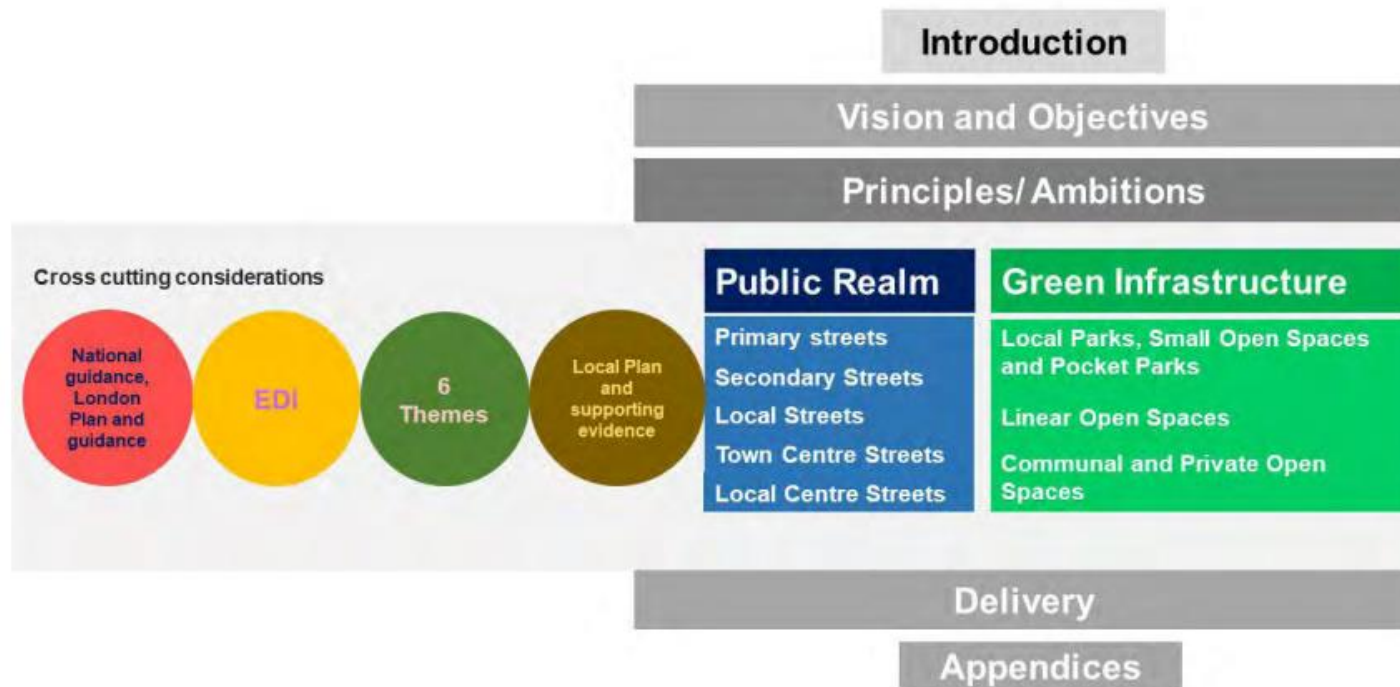


Figure 1.3 Adopted and emerging OPDC SPDs



This diagram shows the series of SPDs which OPDC is continuing to prepare and adopt. These include a 'vision and objectives' taking the form of 'policy guidance' but also a set of 'principles' which 'must' be adhered to in applications. In many instances this is a questionable introduction of 'new policy'. Second question is whether the level of detail required to meet 'principles' would be accepted as 'justified' at an Examination?

5 All Public Realm and Open Spaces

Figure 5.20 Illustration of how design principles could apply to a Pocket Park on a Town Centre Street

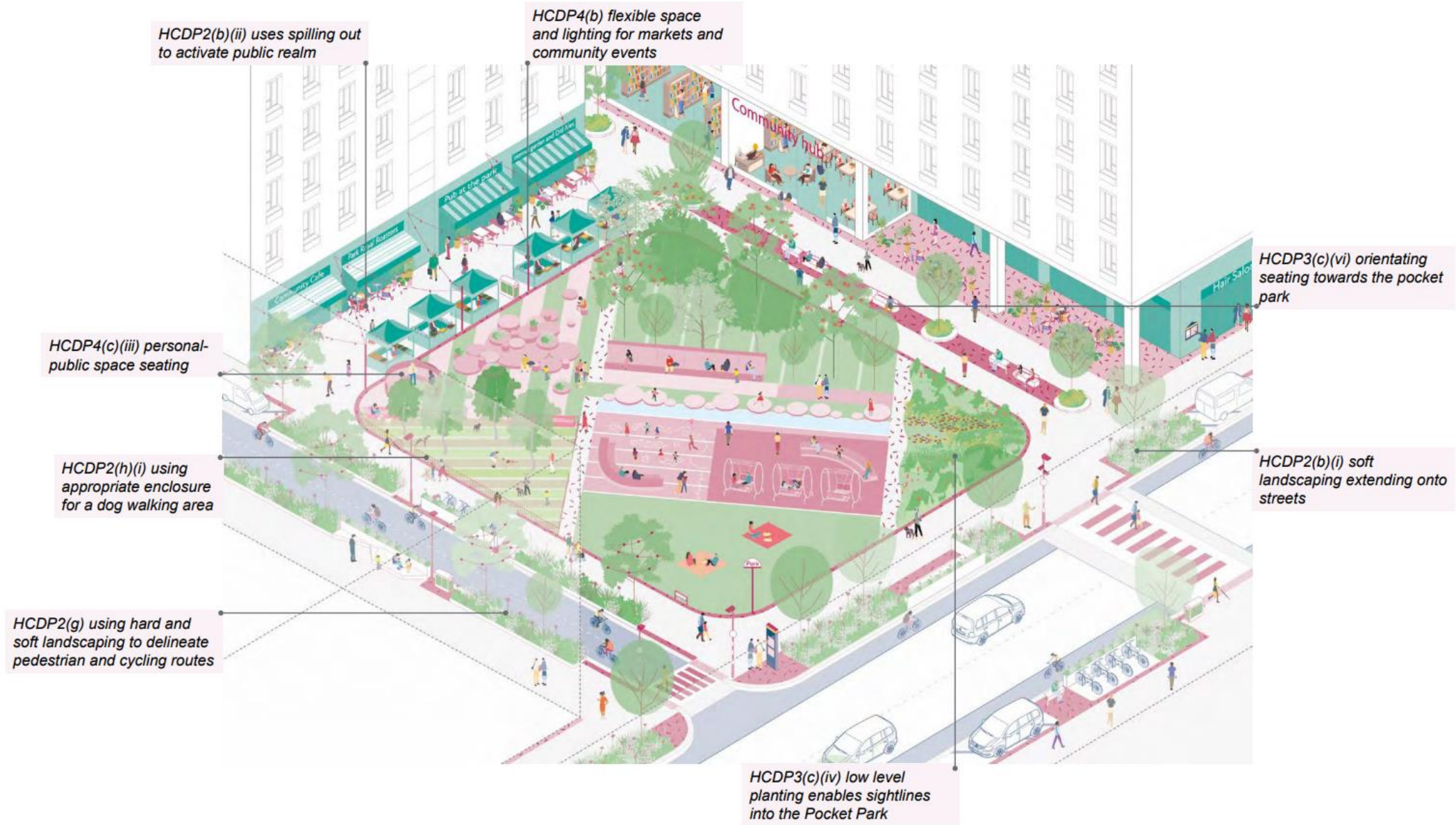
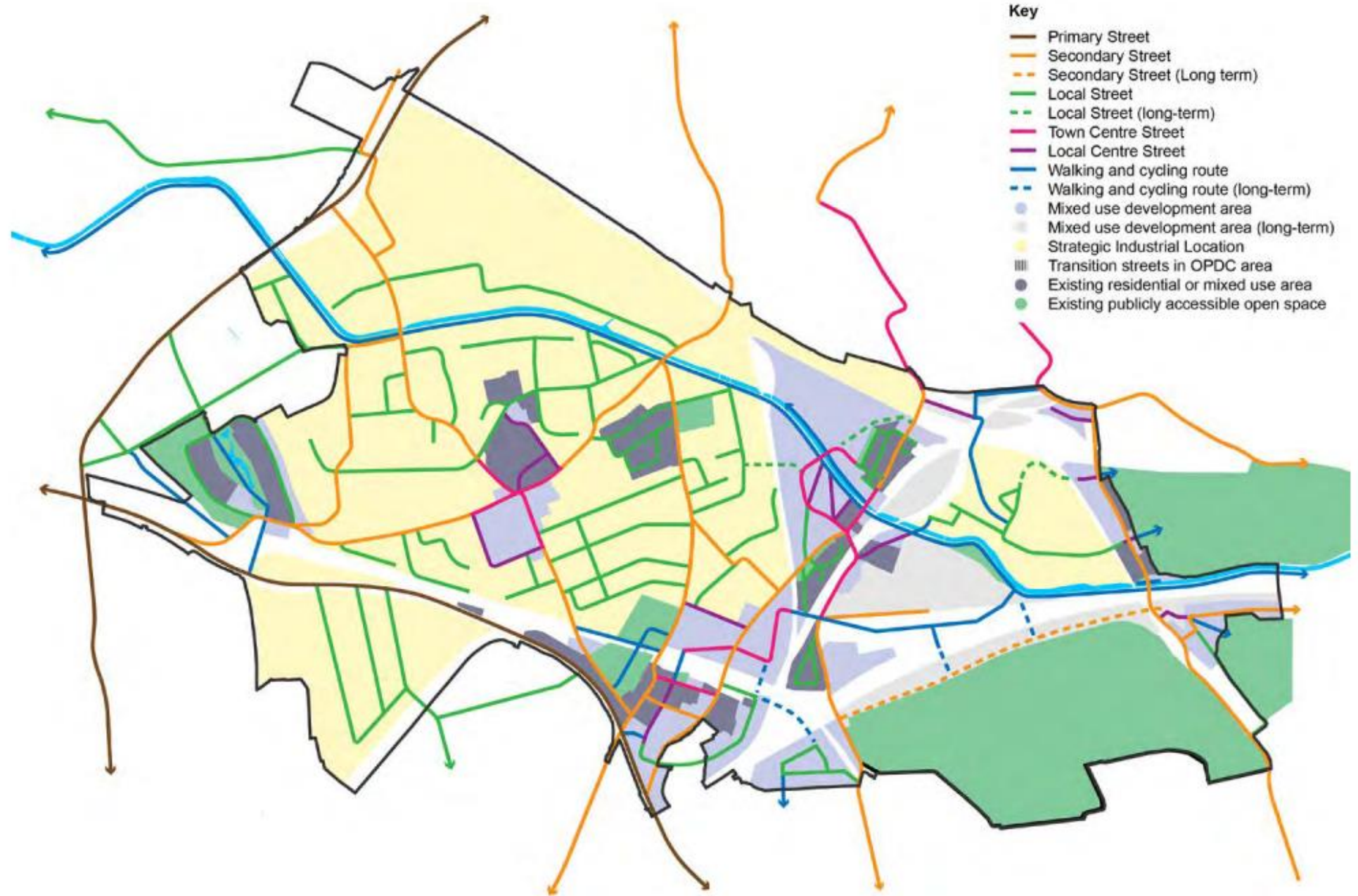


Figure 6.1 OPDC Street Family showing the component street types in 2038



Infrastructure Delivery Statement 2022/3

All planning authorities have to publish this Statement annually. These statements record figures of receipts from all S106 Agreements.

OPDC has secured over £51.6 million through Section 106 agreements, of which nearly £33.5 million is from implemented schemes. Of this, nearly £30.5 million has been received.

S106 funds are allocated to projects by an officer-level Planning Officers Advisory Group (POAG) which meets quarterly.

OPDC has recently started publishing minutes of POAG (another small victory for OONF). See [here](#)
Questions at last Planning Committee on councillor involvement.

HNF AREA EXTENSION 2024

1. Northern Boundary (LB Brent)

Extended to add streets previously part of the (now disbanded) Unity Forum which could not be included in 2014.

2. Southern Boundary (OPDC)

Correct a number of anomalies where our boundary passes through premises and divides them.

Most notably 2 Scrubs Lane and the Lighthouse Building.

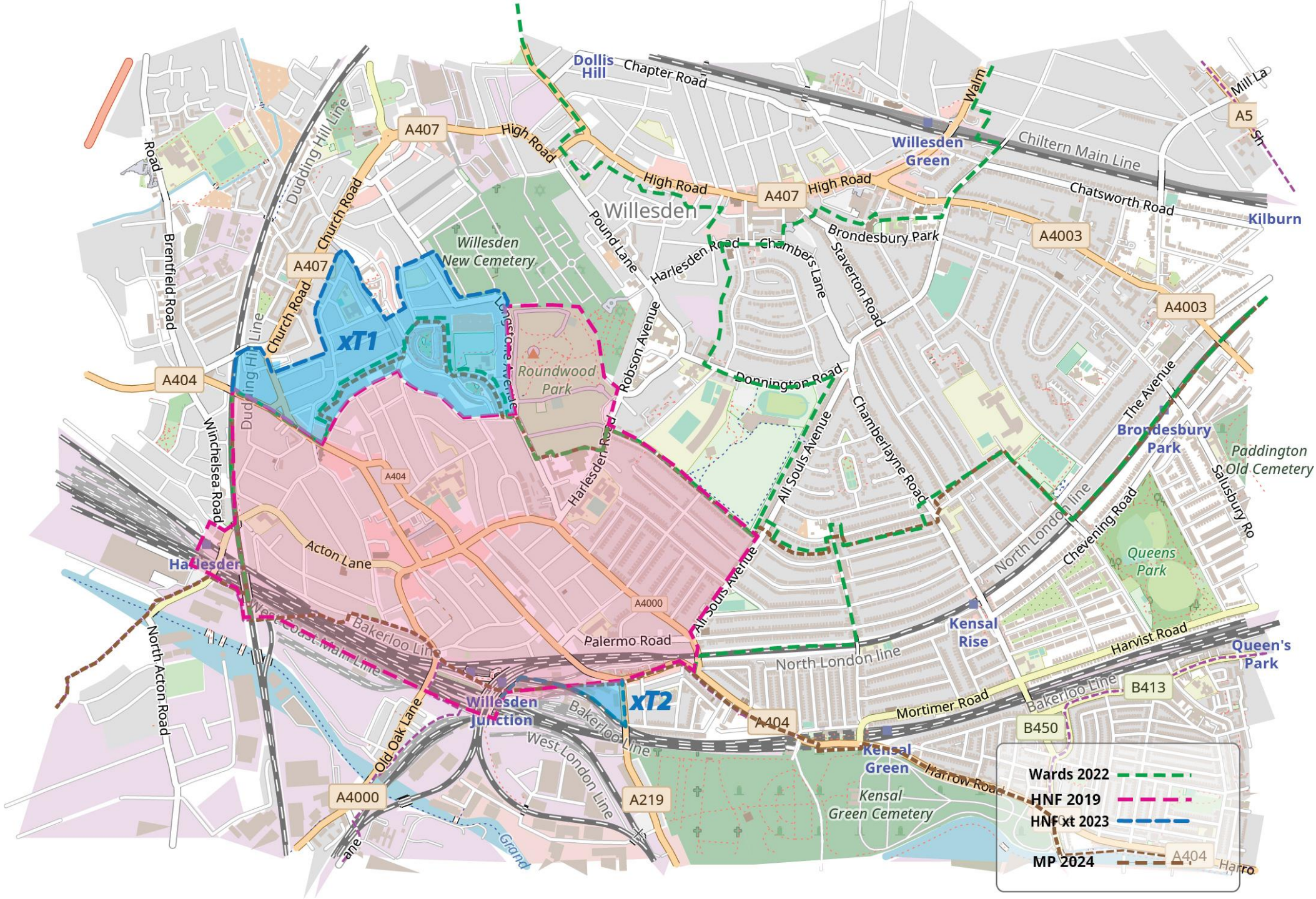
Current boundary followed the LBHF/LBB which does this.

3. Prepare for a new Local Plan to replace our 2019-2034 version

Needed to include site specifics in the new area, update general policies and recognise a shift in HNF strategy



HARLESDEN
NEIGHBOURHOOD
FORUM
shaping . planning . living



HNF AREA EXTENSION 2024

2023

Informal public consultation to establish Harlesden/Church End borders.

Spring 2024

Forum agrees new boundary and proposal submitted to LBB and OPDC.

Summer 2024

LBB arranges fresh statutory public consultation.

Autumn 2024

LBB and OPDC approves amendments. (*Redesignation?*)

Winter 2024

Work begins on revised Harlesden Neighbourhood Plan

Spring/Summer 2026

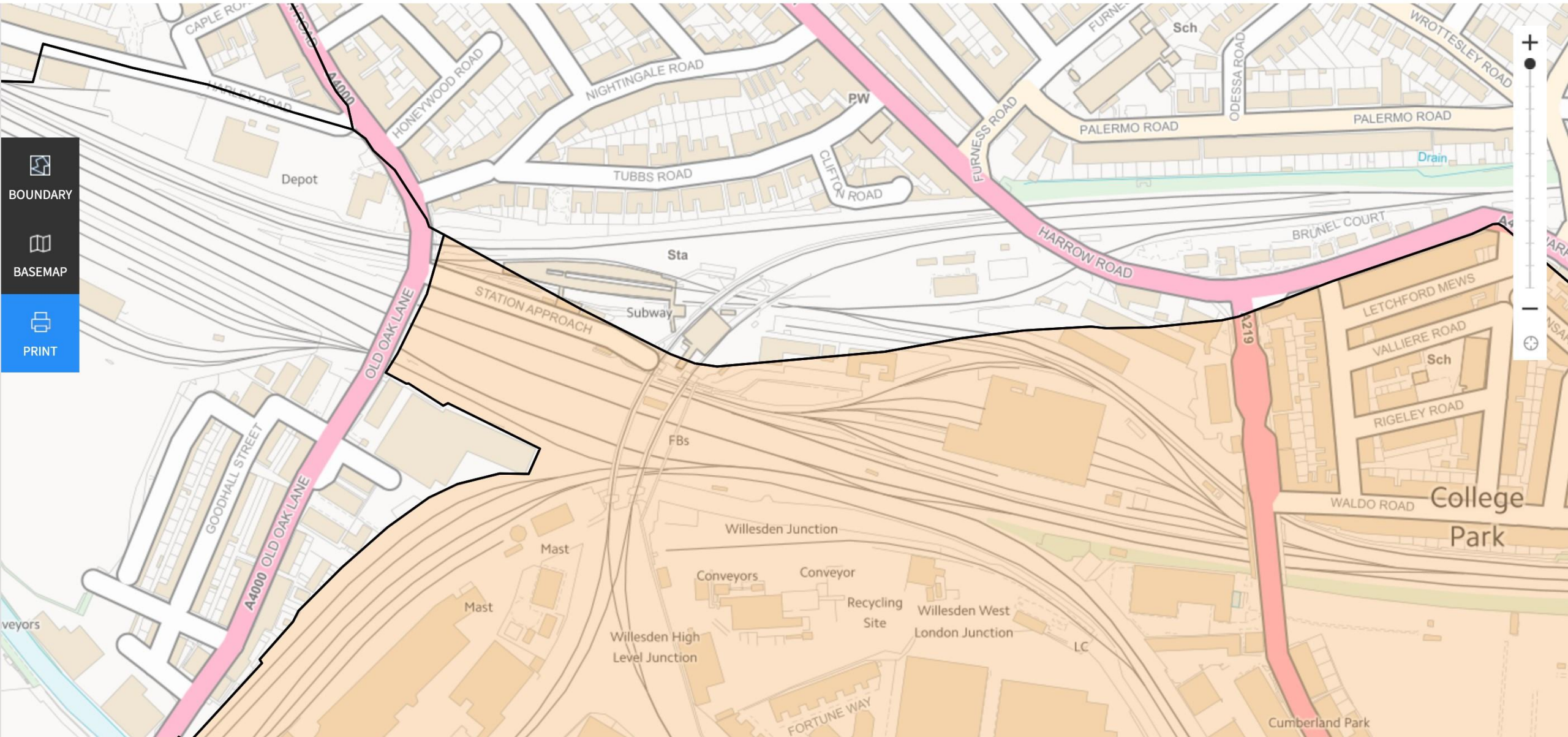
New Plan (2026-2041) approved.
Local Referendum?



HARLESDEN
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COLLEGE PARK AND OLD OAK, GREATER LONDON AUTHORITY

— London Borough Wards





Wormwood
Scrubs looking
westwards.

The 'North
Acton Cluster'
and a forest of
cranes building
further
developments



The Scrubs looking north- east to Scrubs Lane.

‘Mitre Yard’ and ‘North Kensington Gate (South)’.

Approved by OPDC in 2017 and 2018.

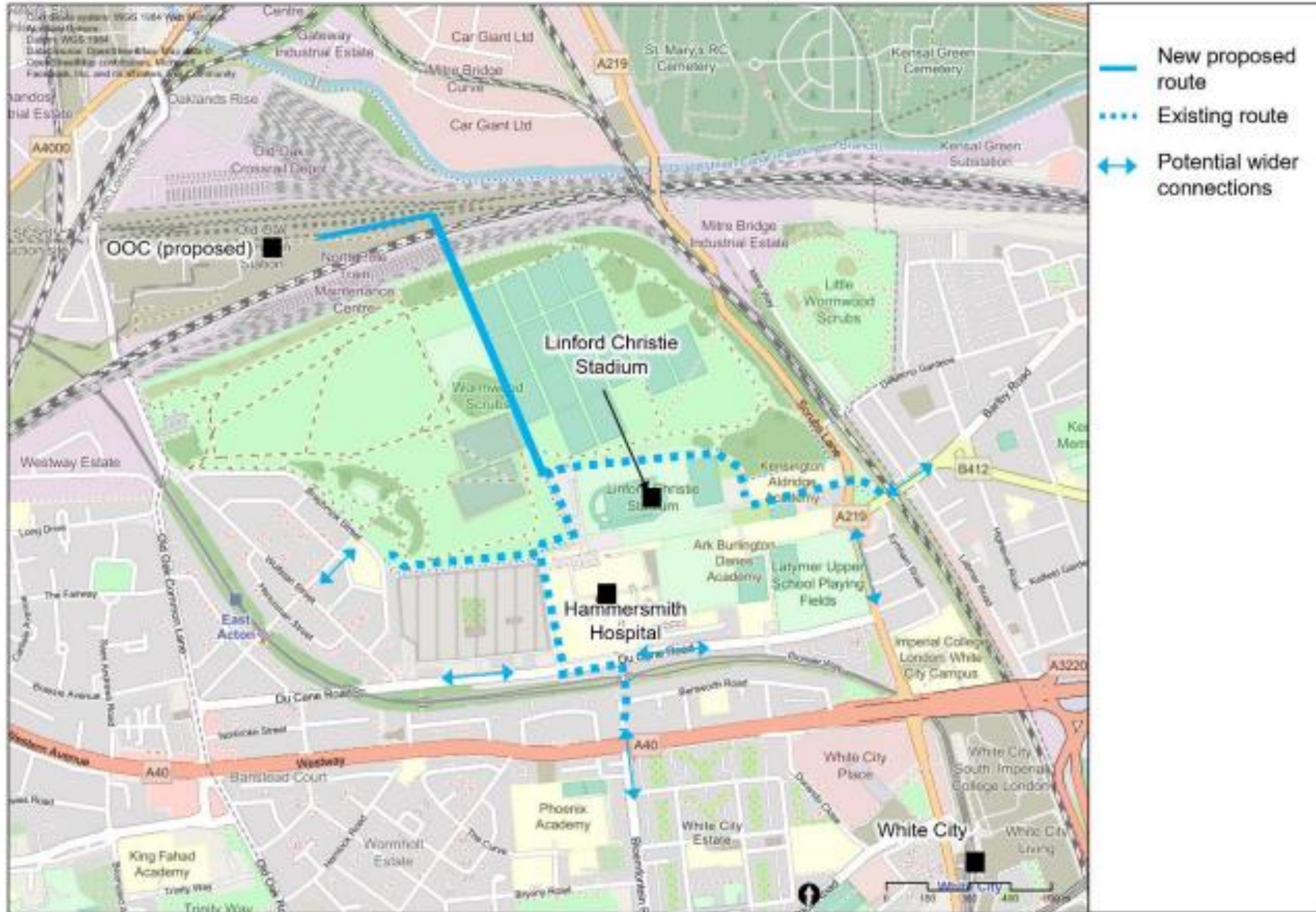
North Ken Gate (North) revised application submitted. Objection submitted from St Helens RA/StQW Forum

Mott McDonald study on 'eastern access' to OOC

The Southern Access Route is a proposed new pedestrian and cycle only route connecting the proposed OOC station to the area to the southeast. The route would include construction of a new bridge over the mainline railway tracks and a connection south across Wormwood Scrubs to the northwest corner of the Linford Christie Stadium site.

Whilst the SAR extends the OOC catchment to the southeast, it has relatively limited impact upon the proportion of population and employment within 1,500m walk distance, as the extended area is generally encompassed by Wormwood Scrubs.

Figure 0.2: Old Oak Common Southern Access Route (SAR)



Map of the ‘Southern Access Route’ as per Mott McDonald second study for OPDC. Finalised Dec 2023.

Optimistic assumptions on business case assume a 24,000 seat stadium at Linford Christie.

Developments in the pipeline

Plans for North Acton station, pedestrian bridges and squares still undecided. John Cox pursuing questions over what has been changed within the Old Oak West Draft SPD.

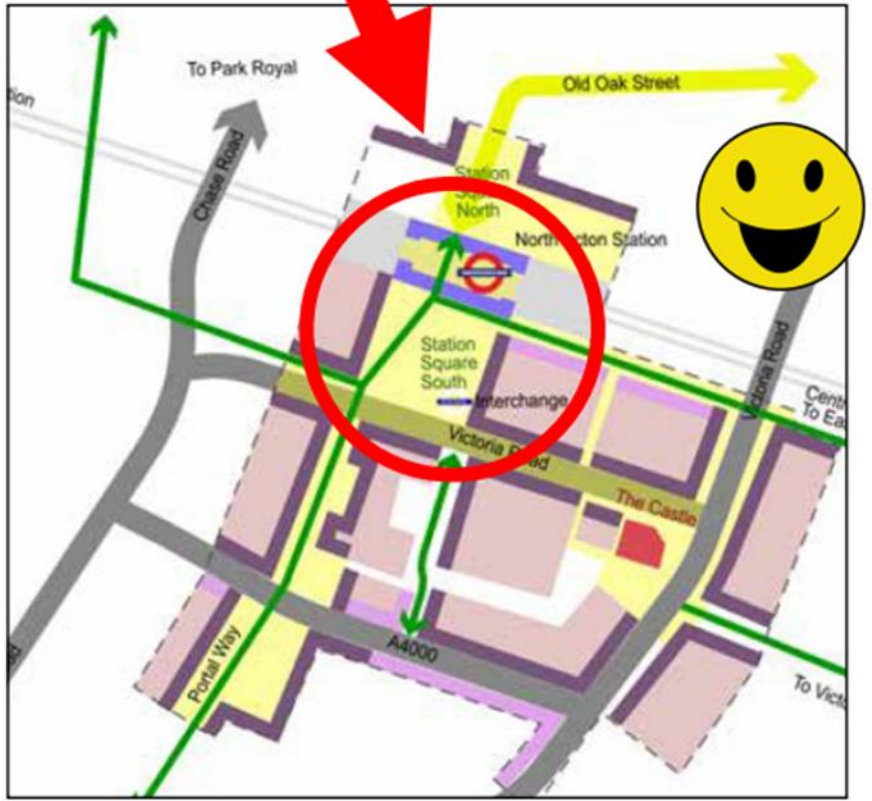
OPDC planning officers hoping that 26 Park Royal Road will be on the Planning Committee agenda for 22nd February.

Storage building (Use Class B8) with ancillary office floorspace. No objections registered.

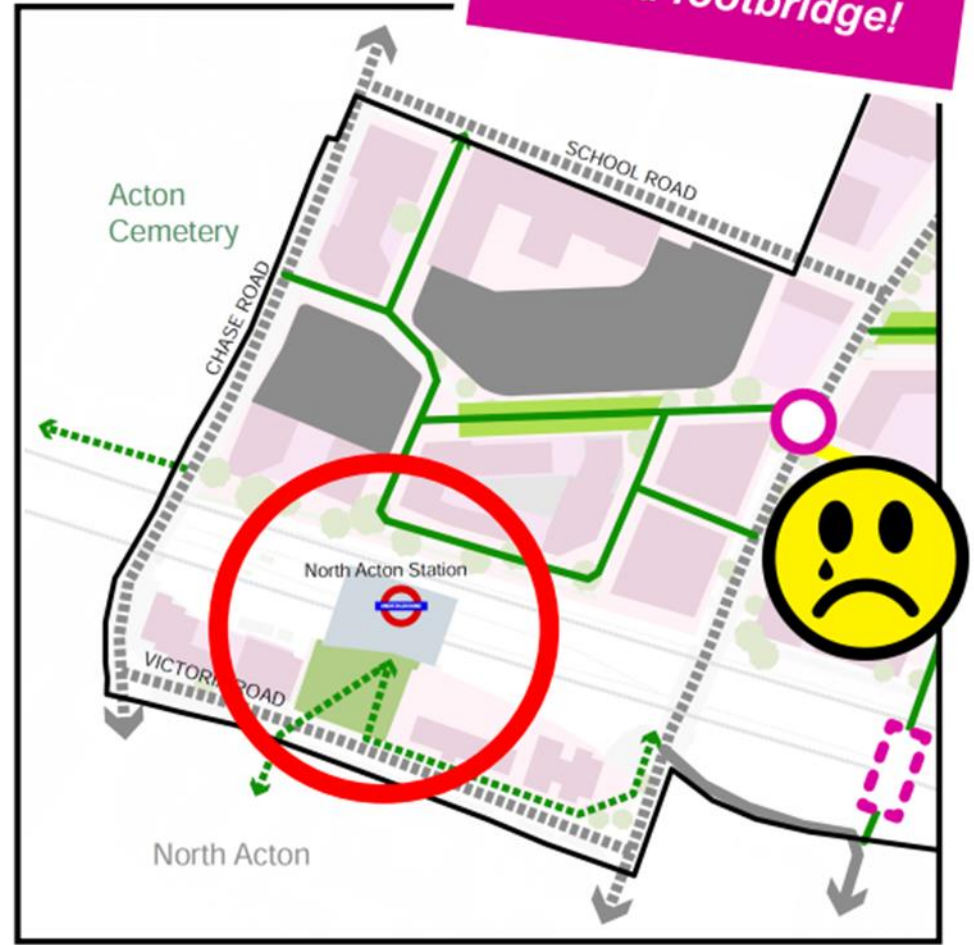
Holiday Inn 4 Portal Way. Revised proposals are still at pre-app stage. OONF meeting with developers yet to happen. One public consultation held. Slides with exhibition board content to follow.



The Old Oak West SPD is trying to change this OPDC Local Plan policy!



**North Acton Central Line station:
Give us back our planned footbridge!**



"A SPD must not conflict with the adopted development plan, and it must contain a reasoned justification of the policies contained in it." (source: legislation.gov.uk)

Liz Peace, chair, OPDC writes...

*“I assume that, in the event that OPDC were to **reinstate** the footbridge (which is, I should stress, a purely hypothetical assumption at this stage) you would not wish to take up the time and resources of the organisation in pursuing your **complaint**.”*

North Acton Central
Line station:
Give us back our
planned footbridge!



The reply...

*“I do not consider you have powers to **reinstate** the footbridge, because you do not have legal powers to **remove** it in the first place.”*

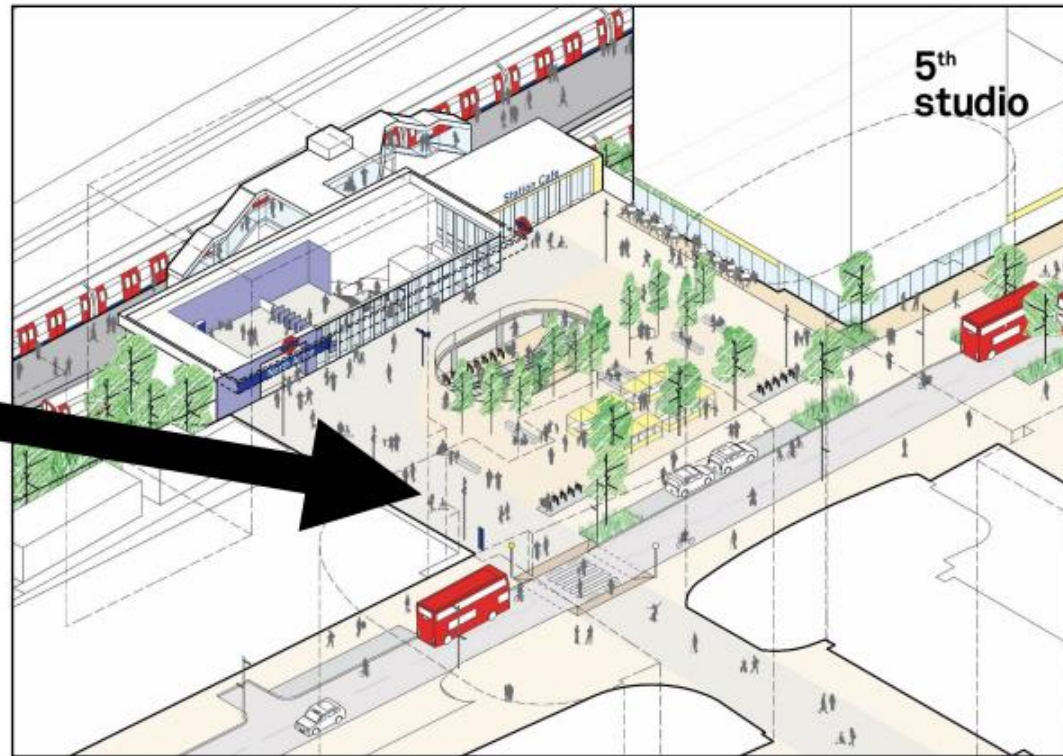
Ealing Council writes in 2021...

*“Recently completed **North Acton Station Square** provides a public space adjacent to North Acton Underground Station. This much needed public space is available for community groups and residents to use informally or as an outdoor space to host events and workshops.”*

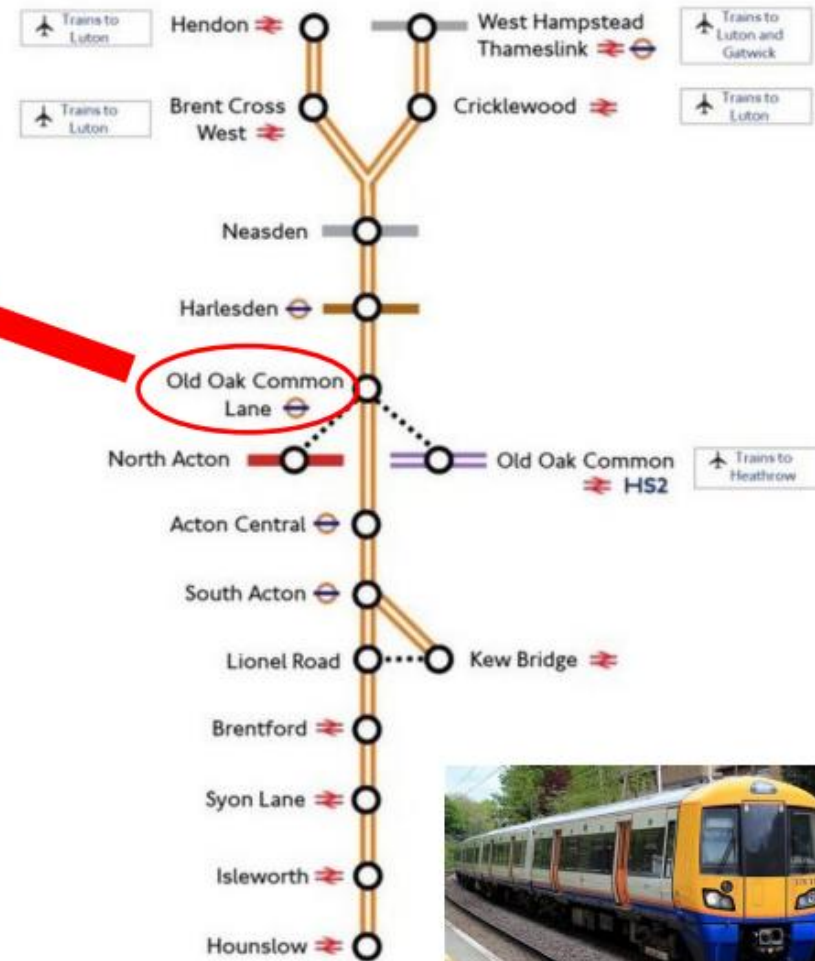
North Acton Central
Line station:
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planned footbridge!

The OPDC SPD contains this study of rafting over ‘Station Square South’.

It also assumes there is no footbridge to ‘Station Square North’.



Media publicity about the 'West London Orbital'



Location map of 26 Park Royal Road





Holiday Inn 4 Portal Way



Previous scheme approved February 2020 by LB Ealing.

New homes and a replacement hotel across two linked buildings of 45 and 55 storeys.



CGI of originally consented scheme

4 Portal Way latest proposals

Aldau development are an Egyptian real estate and hotel company.

The developers argue that the 2020 approval remains an 'extant scheme' and a 'material consideration' for a fresh consent.

This is arguable given that LBE had failed at that time to agree to its end of the OPDC Scheme of Delegation.

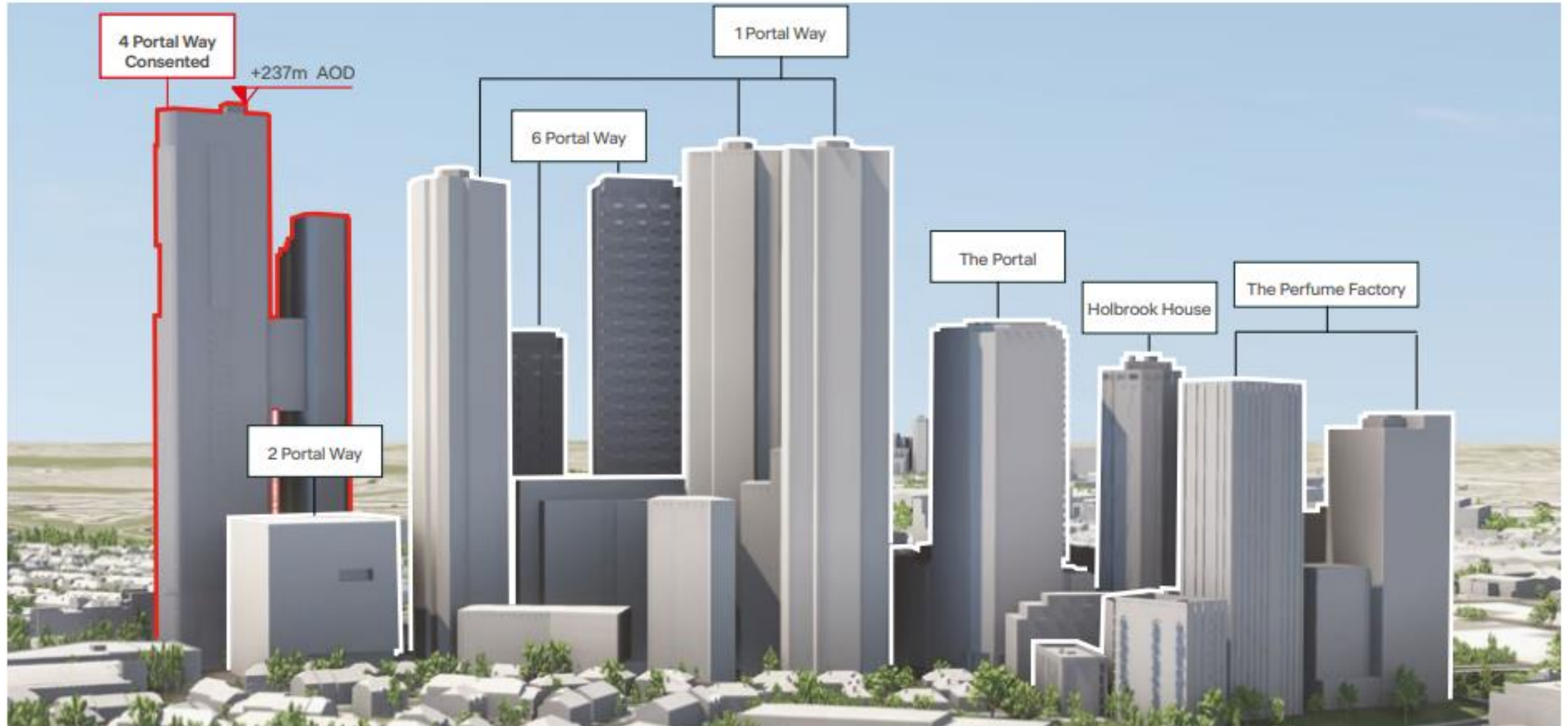
The previous scheme was for 702 residential units. No info yet on numbers in the new proposals.

These proposals promise 35% affordable housing by habitable room.

Construction is expected to begin in 2025 at the earliest and take an estimated 44 months to complete (under four years).

Development Context

The surrounding context continues to evolve with a wide range of applications for neighbouring developments in Pre-Application with the Old Oak and Park Royal Development Corporation (OPDC), being submitted for detailed planning applications, or recently approved.





North Building G+57 Storeys

South Building G+43 Storeys

+237m_{AOD}

+194m_{AOD}

+214m_{AOD}

+215m_{AOD}

+229m_{AOD}

+217m_{AOD}

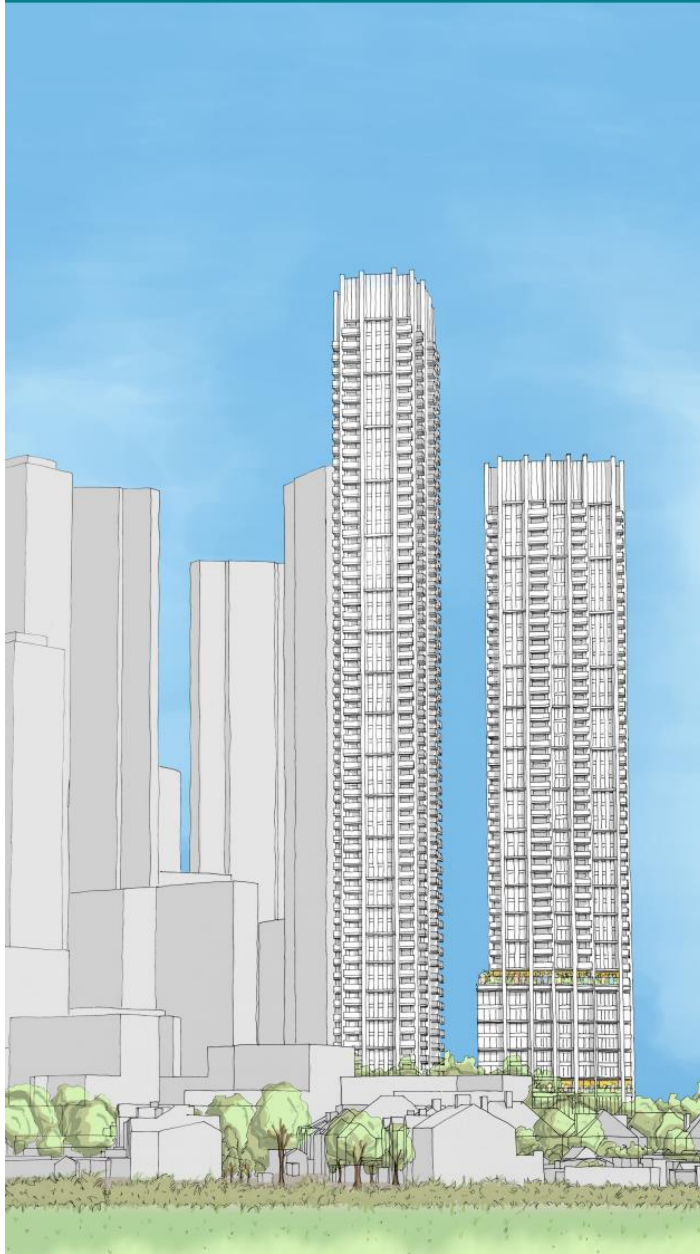
+157m_{AOD}

+87m_{AOD}

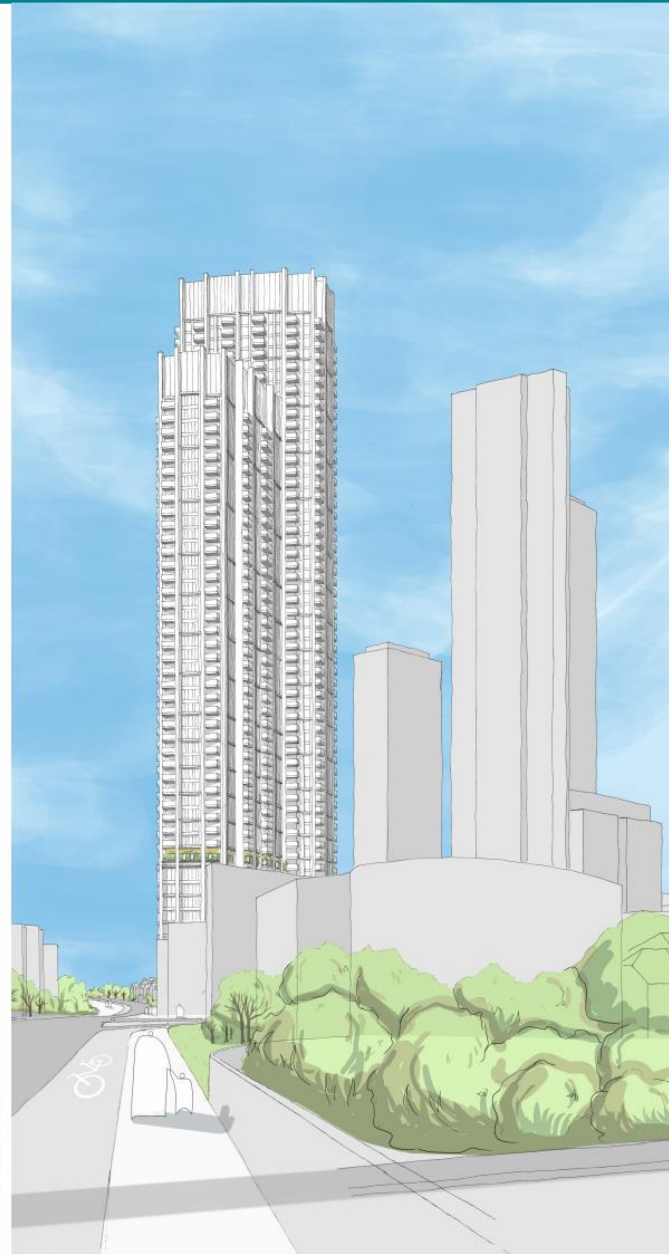
Revised structure showing a balanced cluster

Design Direction





Illustrative sketch of view looking towards West



View along Portal Way from Southeast

Façade development and articulation

The buildings will have richly layered and textured elevations that have been carefully crafted to make the best use of materials and finishes, reflecting the industrial heritage of Old Oak and Park Royal.

They will be robust and easy to maintain, aging gracefully with time. Durable materials with a coarser grain at ground level such as the use of passivated cast iron panels, with softer and more tactile materials above, in response to the residential nature of accommodation and hotel uses above.

The soft, warm palette of materials and finishes conveys a warm welcome and embrace, with a timeless quality in polite dialogue with their neighbours. The hotel will be clearly articulated through the expression, hierarchy and order of finishes that accelerates over the height of both buildings.



Proposed view along Portal Way



Any other business

Contact details for OONF

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