



Old Oak Neighbourhood Forum and Grand Union Alliance

January 4th 2022

On Zoom

Agenda for this session

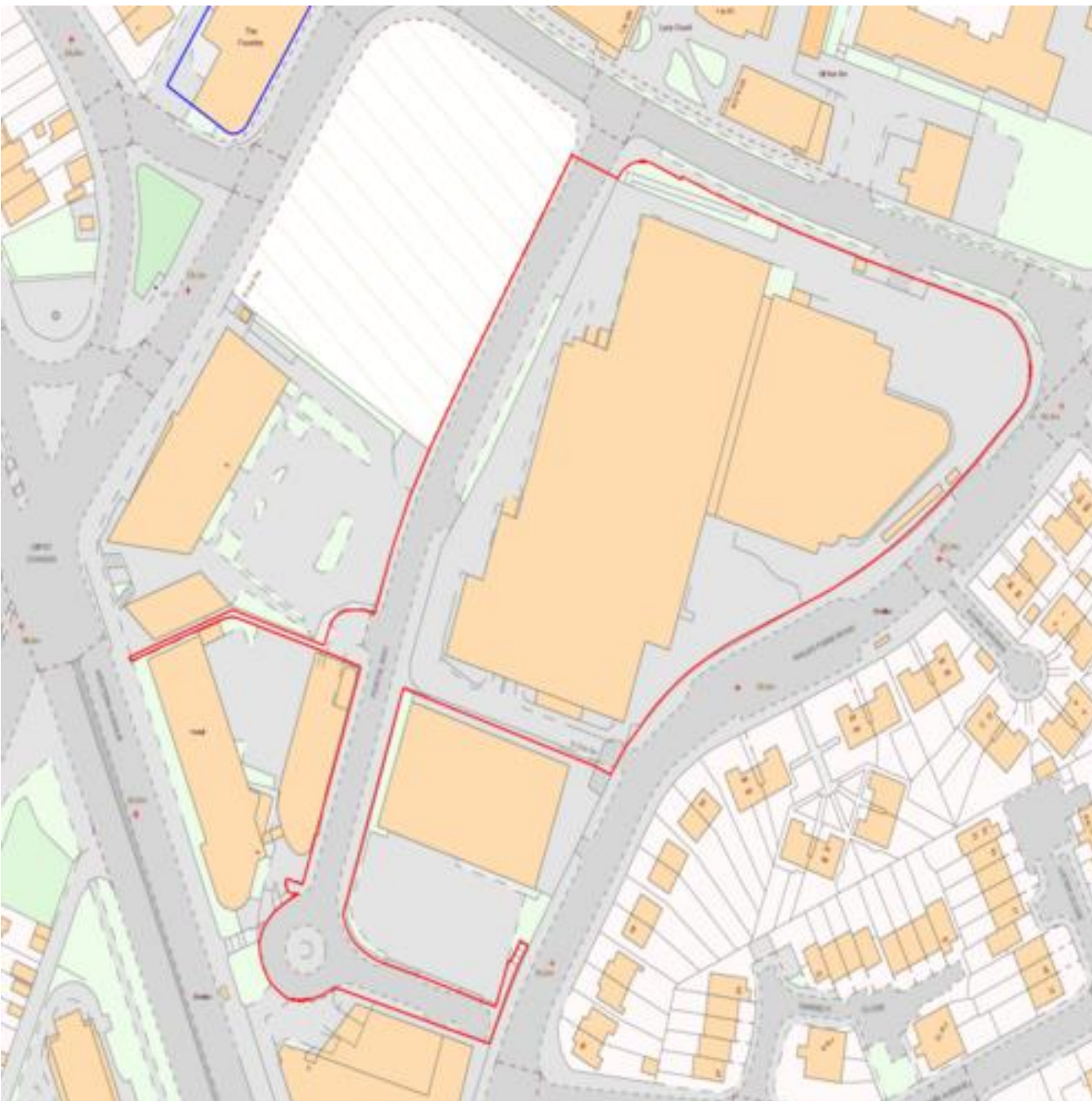
- One Portal Way, North Acton – OONF objection
- Pocket Living scheme at Atlas Wharf – application submitted
- Local Plan EIP hearing on Tall Buildings 11th January – OONF evidence
- Local Plan EIP hearing on PTAL levels/transport connectivity – OONF evidence
- Any further news from the Planning Inspector
- Any other business.

Next meeting



CGI of 'North Acton Cluster' assuming all present and proposed buildings are constructed.

(Image from Imperial's architects Pilbrow and Partners)



Building A and F are part of the Detailed Planning Application, internal layout arrangement have been developed in detail.

- Key
- Phase 1 Detailed Planning Application ■
 - Phase 2 Outline Planning Application ■

Full permission for 56 storey building A with 461 housing units and F with 18 storeys of 384 co-living units and co-working space.

Outline permission for 5 more buildings including C and E of up to 50 storeys for 398 and 413 resi units.

Planning application context

Application submitted in October 2021

All pre-application discussions have assumed that LB Ealing would decide the application, as a North Acton scheme

OPDC recently chose to 'retain' the application, to which LBE objected (but OPDC is the planning authority and has the choice)

OPDC has publicised the application on its website

Only one objection to date (from a local resident)

We need to encourage further objections, including from Ealing organisations (and perhaps wider). Deadline 10th January.

OONF objection – our main points

OPDC delegation scheme has been a mess in 2015-2020 period
LBE never took a formal decision to 'enter into' the scheme
Hence 2016 consent on this site should not be taken into account
Application is 'premature' before EIP hearing on Tall Buildings
Contrary to new parts of NPPF and National Model Design Code
Contrary to 2021 London Plan Policy D9 on Tall Buildings
**Neither the LBE 2012/3 Local Plan nor the OPDC Draft Plan
identify 'appropriate heights' or 'suitable locations' at North
Acton, for tall buildings.**

Points for objections from residents

Where does the OPDC Local Plan or the LB Ealing development plan say that we should expect three more towers of 50 storeys at North Acton?

*We had understood that that the modified **London Plan Policy D9** protects us from further tall buildings of this scale.*

This is massive overdevelopment of the site. North Acton station cannot cope with this number of new residents.

The North Acton 'cluster' is following the example of Nine Elms/Vauxhall/Battersea – already seen as an urban planning failure. We do not want a repeat in West London.

Pocket Living at Atlas Wharf

Application submitted December 2020 (not yet on OPDC website)

436 housing units for rent (not sale). 'Town Centre' commercial uses and 'activated' ground floors. 28 and 16 storey buildings. Site is behind the Collective Building.



Local Plan hearing on Tall Buildings

One of two issues in our response to the consultation on the Modifications, on which the Inspector agreed to further hearings.

The Sec of State Robert Jenrick intervened in Dec 2020 on the London Plan to strengthen Policy D9.

Local Plans in London can still support tall buildings, but they need to identify 'suitable locations' and 'appropriate heights'.

OPDC Local Plan identifies some locations (e.g. Scrubs Lane) but makes no mention of heights above 12 storeys anywhere.

OPDC now argue that their plan is 'exceptional' and does not need to identify 'appropriate heights'.

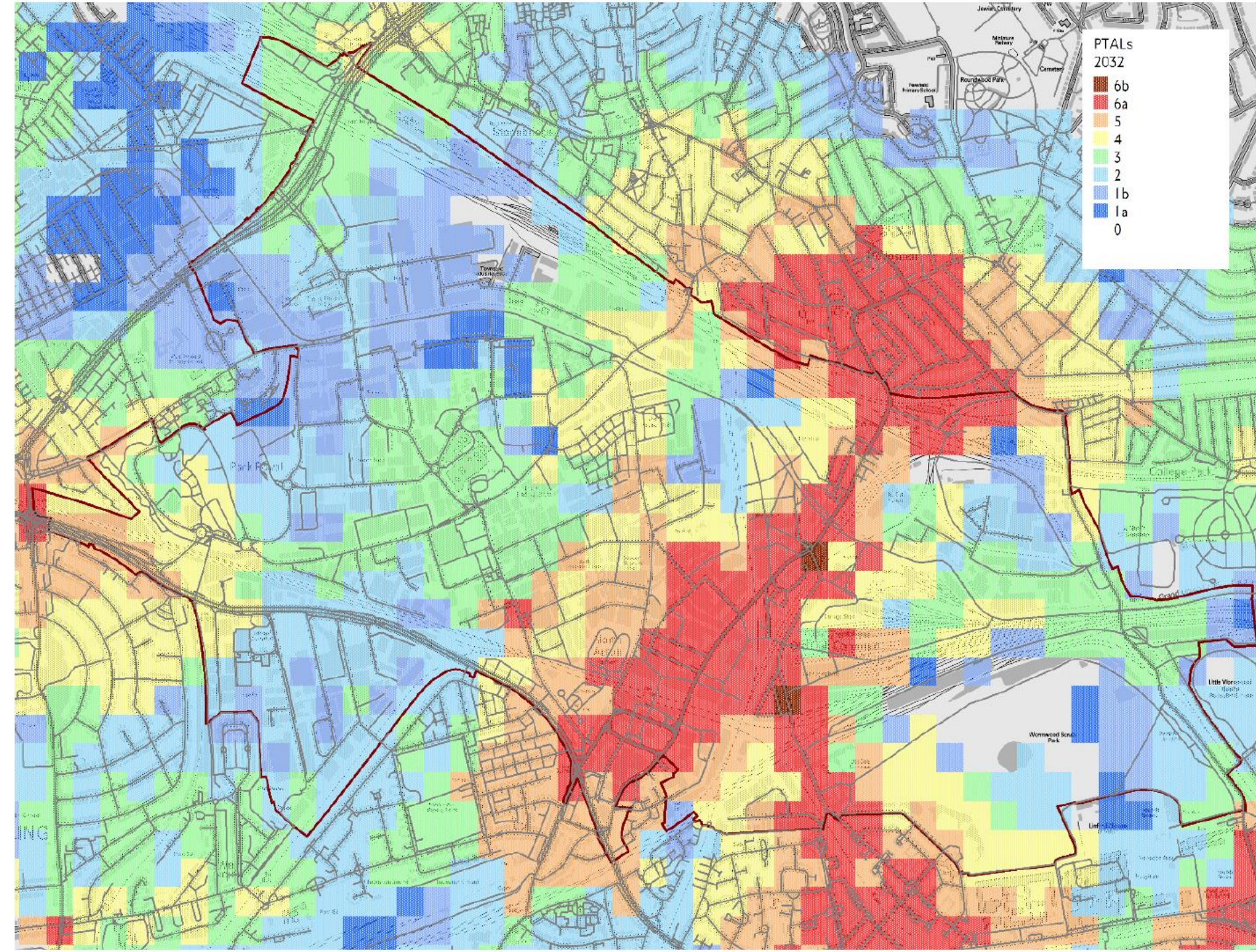
Local Plan hearing on PTALs

PTAL stands for Public Transport Accessibility Level – a tool for measuring how well a location is connected to buses, tubes, trains.

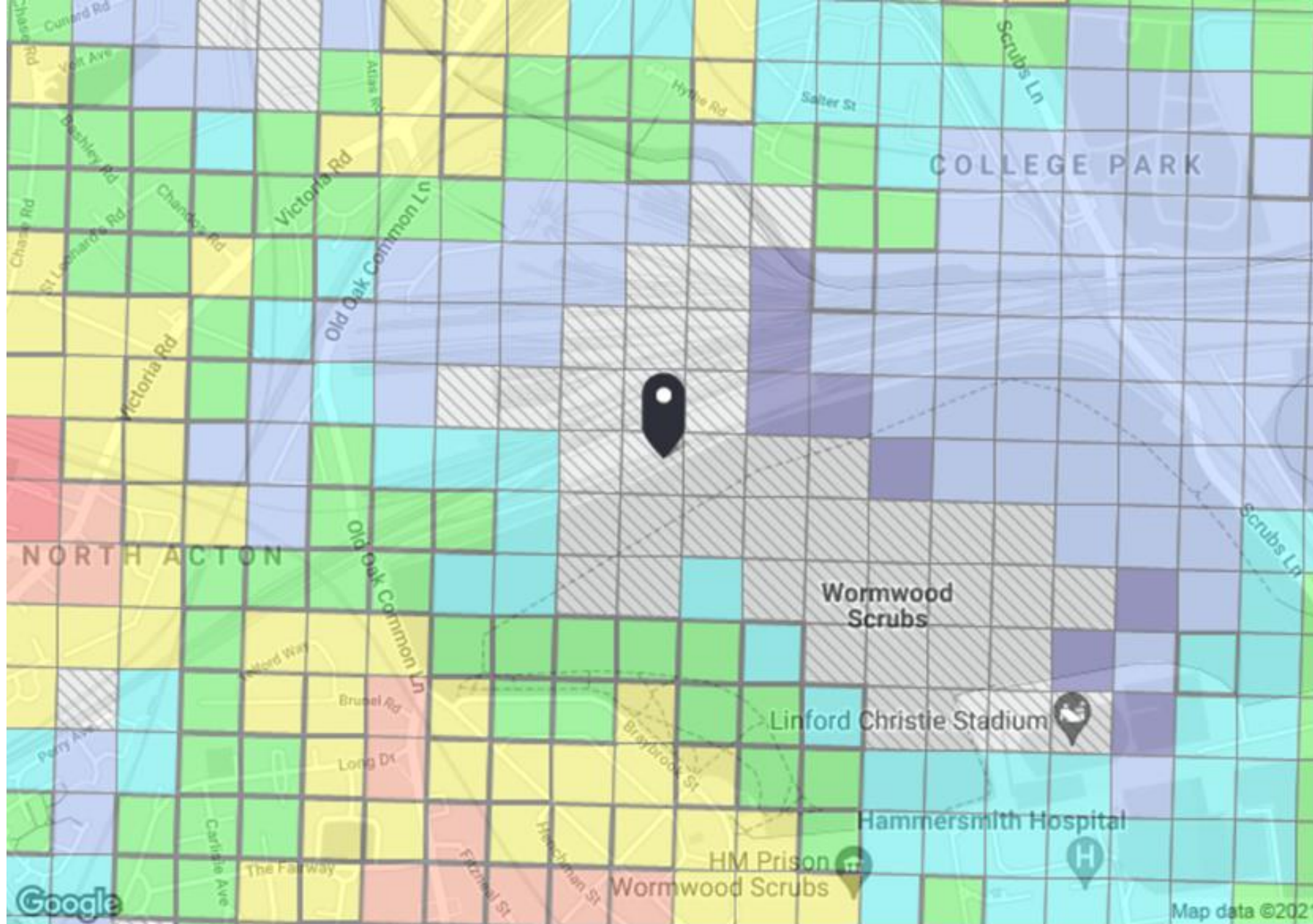
The Inspector asked OPDC to produce fresh PTAL maps, and to explain which transport improvements will raise PTAL levels over the period 2018 – 2038, within the OPDD area.

These latest OPDC maps show much improved PTAL levels of 6b (very good) for North Acton and the Western Lands.

We argue that OPDC assumptions are based on a Bus Strategy which TFL may not deliver, and on a new Overground at Old Oak Common Lane. WebCAT maps for 2032 show a different picture.



OPDC map of
PTAL levels
projected for
2032 (as
submitted to
Inspector
Dec 2021)



TfL WebCAT map of PTAL levels for 2031.

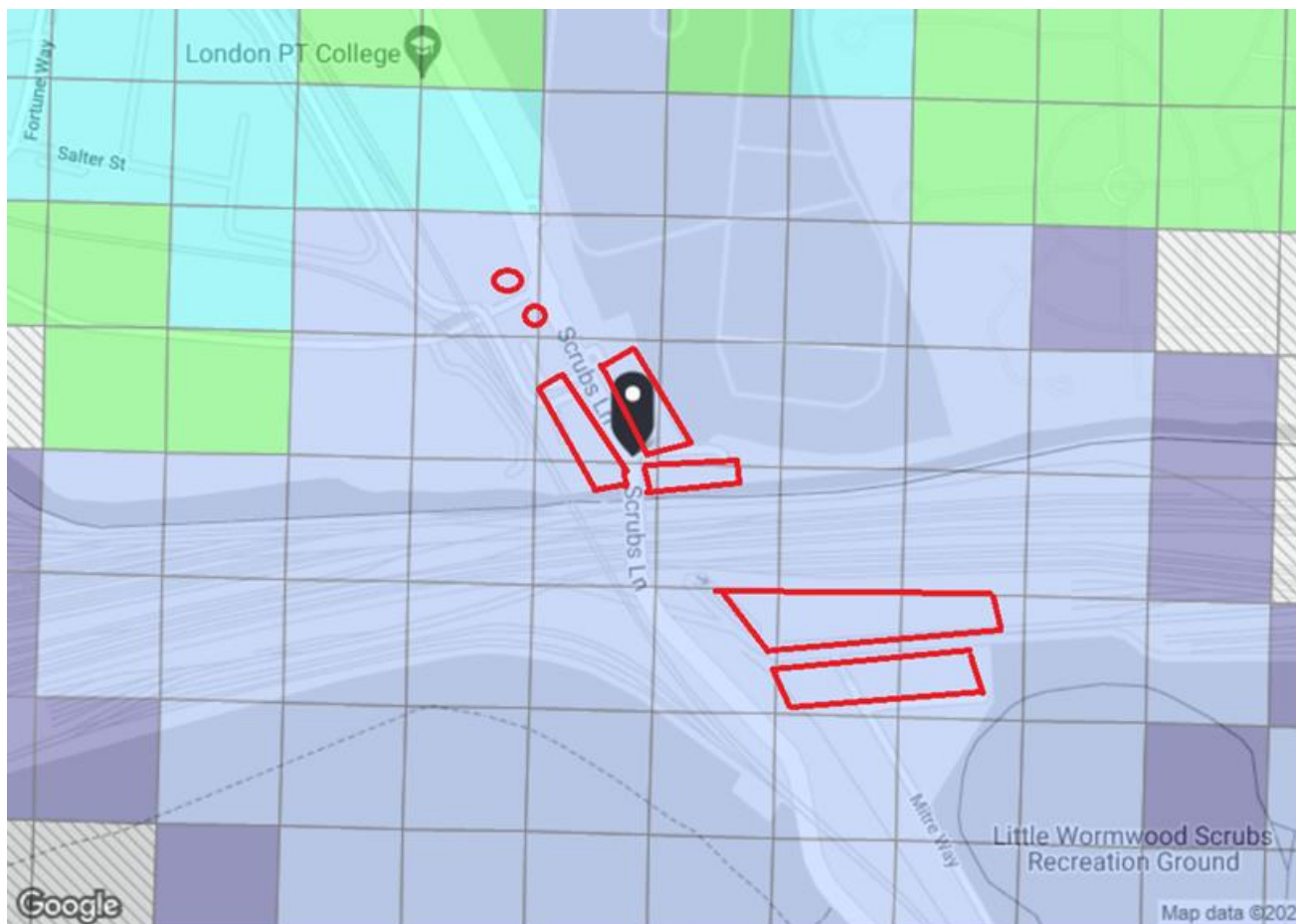
This takes into account transport improvements funded and committed with TfL forward programmes.

PTAL output for 2031 (Forecast)

0

Easting: 521867, Northing: 181946

TfL WebCAT tool for 2031 shows PTAL levels at Scrubs Lane and North Pole Depot staying at PTAL 1b (second lowest level) in 2032.



PTAL output for 2031 (Forecast)
1b
Easting: 522576, Northing: 182297

Map key - PTAL

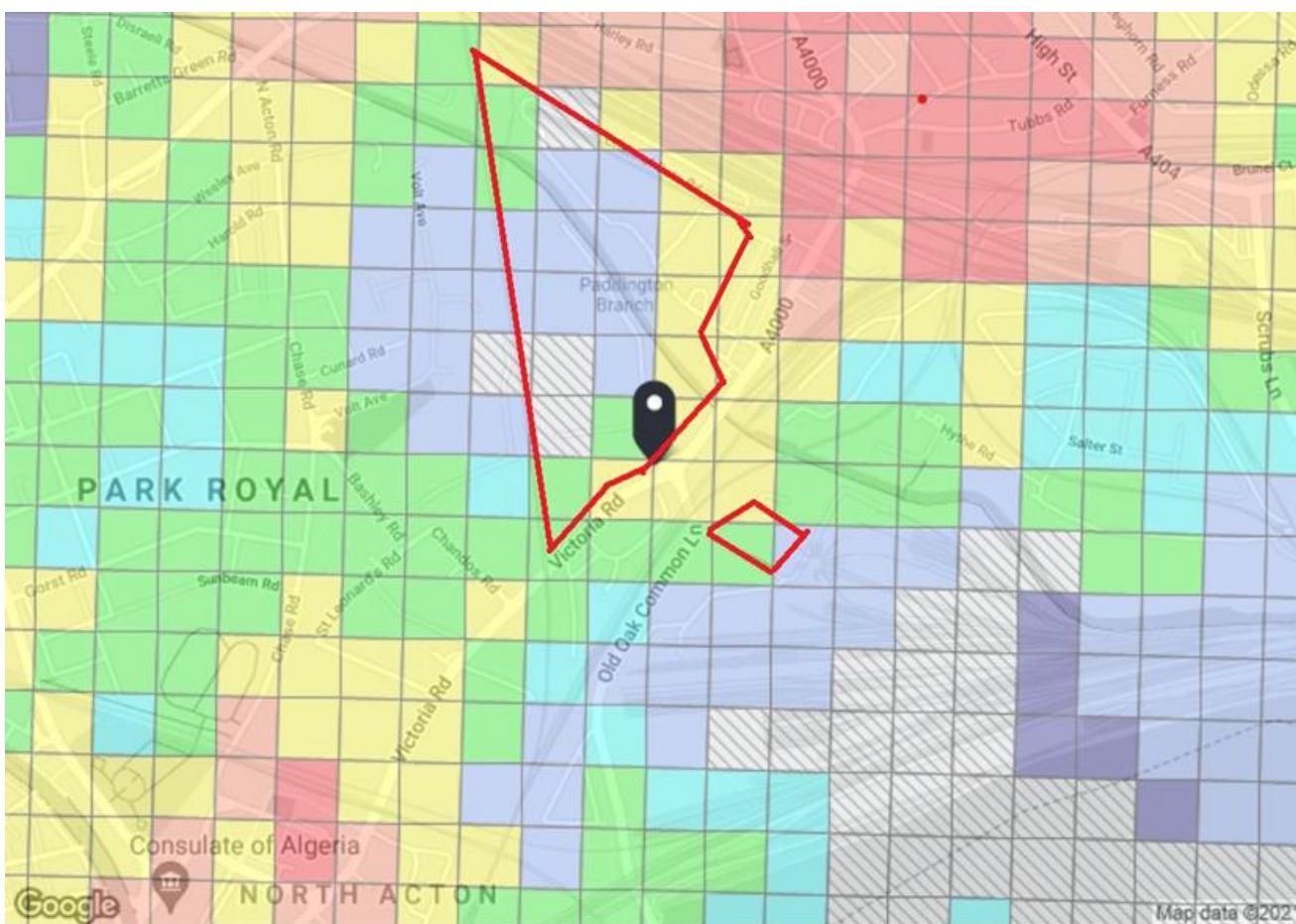
0 (Worst)
1b
3
5
6b (Best)

1a
2
4
6a

Map layers

PTAL (cell size: 100m)

TfL WebCAT tool for 2031 shows PTAL levels at Channel Gate/Atlas Road as ranging from zero and PTAL 1b (blue) to 4 (yellow) nearest to old Oak Lane.



PTAL output for 2031 (Forecast)

4

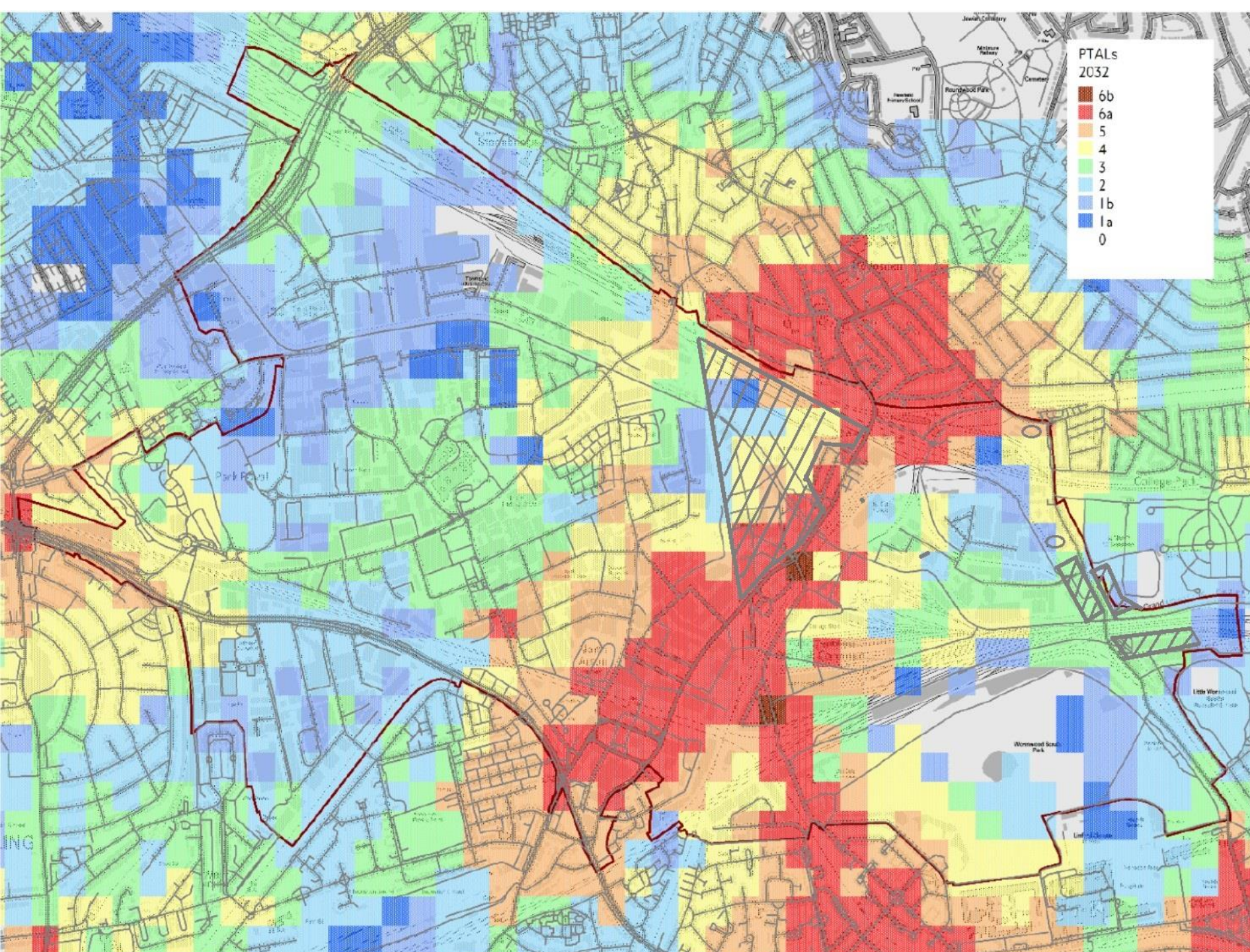
Easting: 521400, Northing: 182478

Map key - PTAL



Map layers

PTAL (cell size: 100m)



OPDC latest map of PTAL levels in OPDC area, with sites at Channel Gate/Atlas Road and at Scrubs Lane/North Pole Depot superimposed (grey hatched areas).

Scrubs Lane remains at PTAL 3 and 2, as does North Pole Depot.

Channel Gate/Atlas Road ranges from PTAL 1a to 6a near Old Oak Lane.

Other examination issues

FoI/EIR request submitted to OPDC last month, asking for copies of exchanges between Inspector and OPDC not already published.

Inspector has yet to respond on our two legal arguments that 1) the 2018 submission was not 'ready for examination' and 2) that the examination has become a process of revision/replacement.

Letter has gone to David Lunts asking that that the OPDC 'Strategic Business Case' asking for Government funding be made public (which did not happen with HIF bid).

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com