



Old Oak Neighbourhood Forum and Grand Union Alliance

January 7th 2020

The Collective, Old Oak Lane

Agenda for the evening

1. Notes of meeting on November 5th 2019
2. OPDC's 'new focus' and change of direction on Cargiant land at Old Oak North
3. Discussions at London Assembly Budget and Performance Committee Jan 6th and 7th
4. Latest timetable for OPDC Draft Local Plan
5. HS2 Review – any recent news?
 - 5.1 HS2 application for Lorry Route Plan
6. Proposals for 80 Goodhall Street
7. Draft Old Oak Neighbourhood Plan

OPDC's 'new focus'

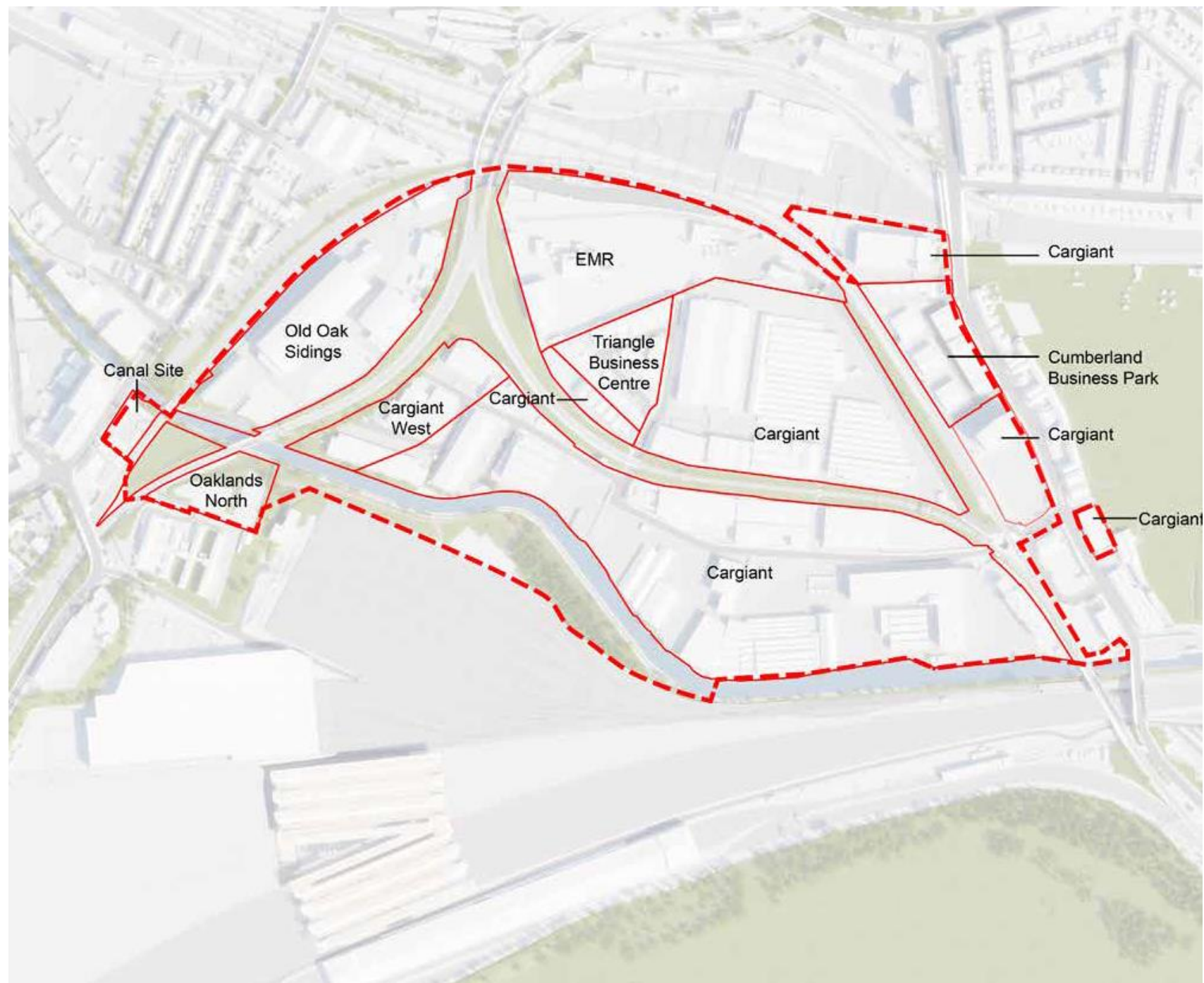
A major change of direction announced by
OPDC press release on December 13th

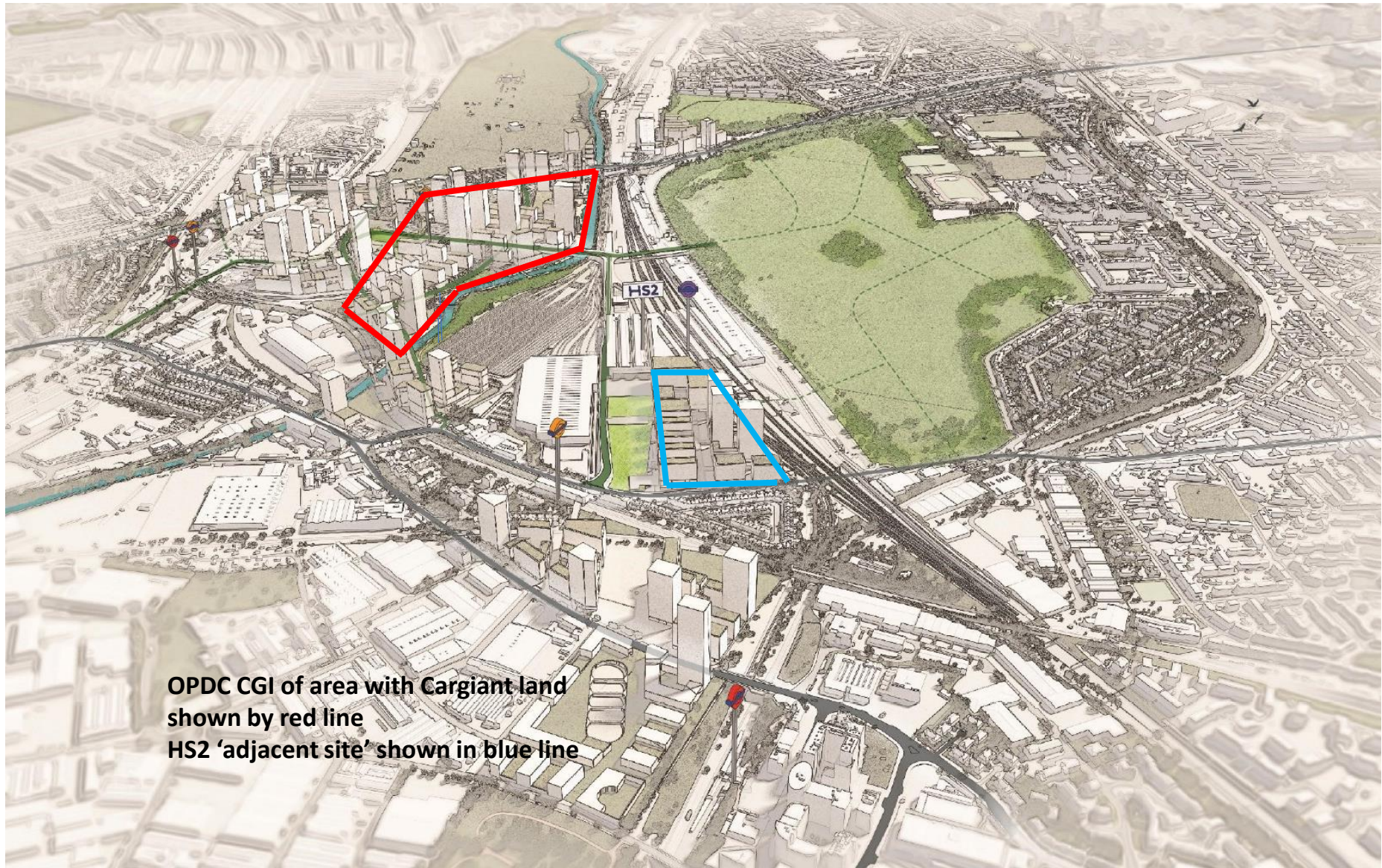
OPDC 'masterplan' for Old Oak North and 'Phase
1A' have been abandoned

A decision welcomed by Cargiant Ltd who will
now intensify use of their land

£250m Housing Infrastructure Funding dropped
by OPDC

Many questions to be answered





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

Press release statements

‘A revised approach to deliver tens of thousands of new homes and jobs through collaboration with major public sector landowners’ (25,000 target remains in place).

‘A focus on the large public sector land holdings that are close to the existing Willesden Junction station and the proposed new HS2 interchange hub.’

‘This new approach to delivering the amazing potential at Old Oak and Park Royal makes good sense given the dramatic changes in market conditions over the last year or so’ (David Lunts, OPDC Interim CEO).

OPDC budget submission for 2020/21 reduced by 20%

Questions to OPDC

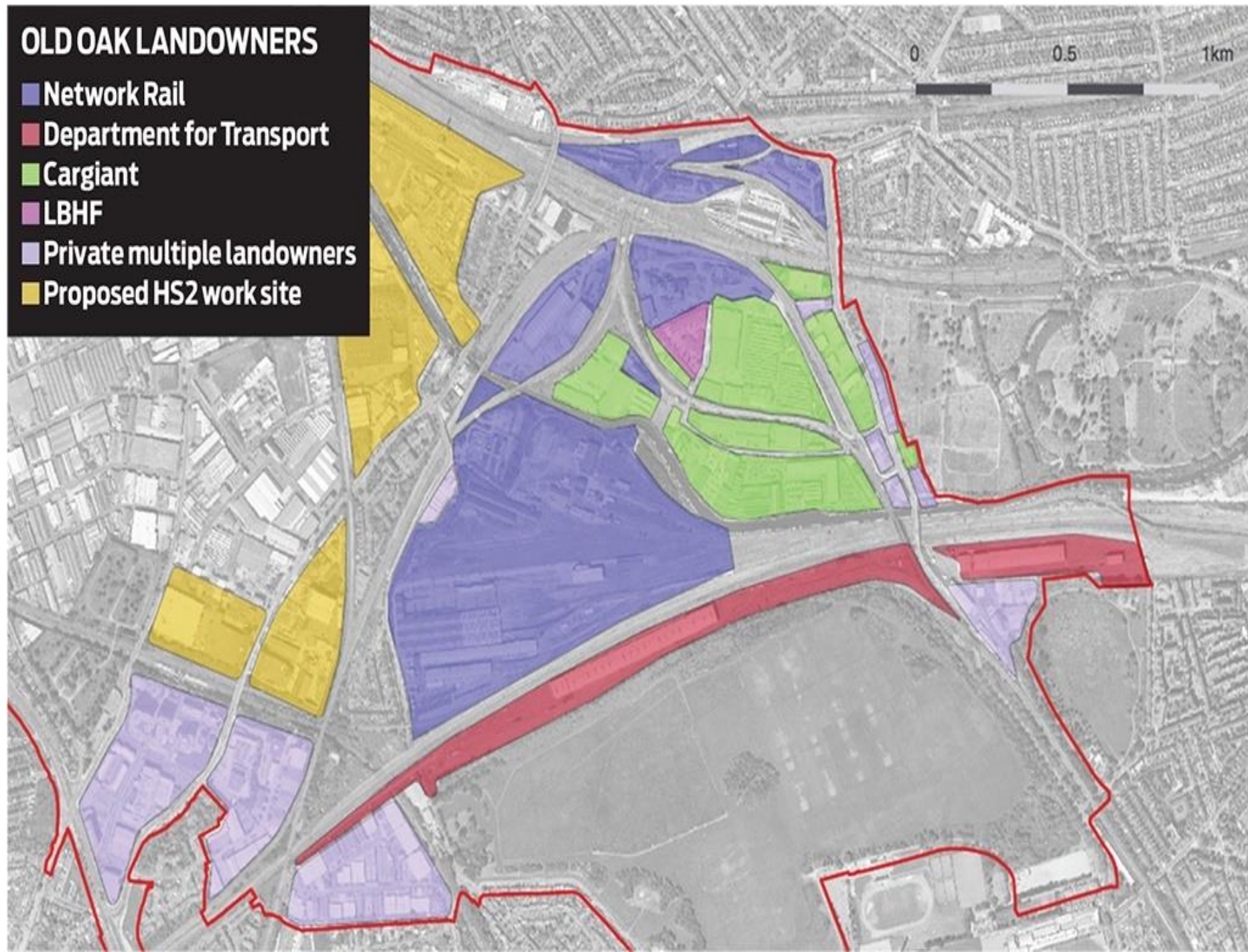
A set of 22 questions sent to OPDC on 17th Dec covering planning, financial and governance issues, e.g.

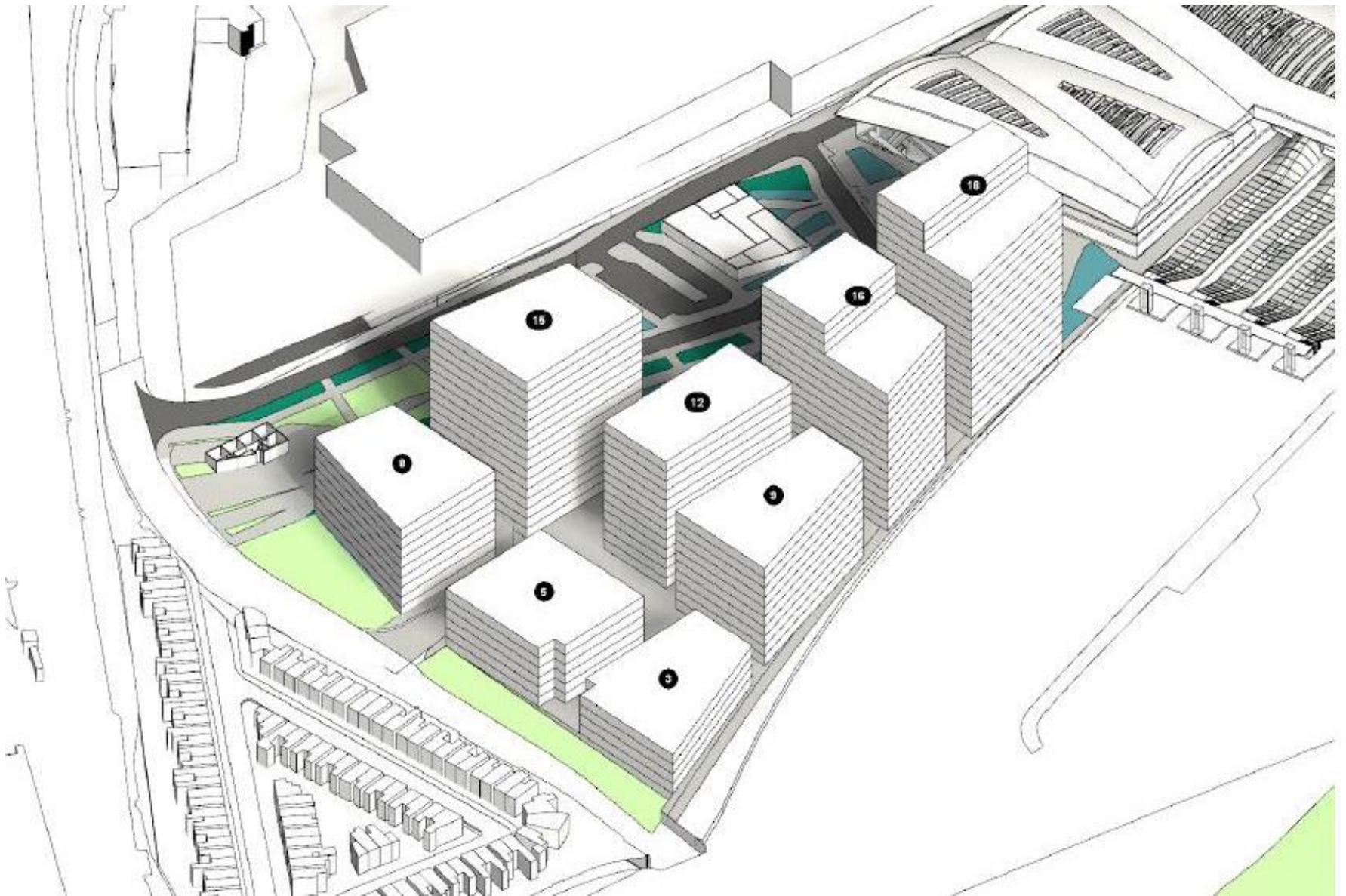
- What alternative sites are being considered?
- Are Willesden Junction and 'overdecking' being looked at?
- What phases of development will be in 2020-38 Local Plan?
- How will infrastructure be funded?
- Why OPDC so slow to notice changed land values?
- How much spent on Old Oak North 'masterplanning'?
- Why no OPDC Board meeting between Sept and Jan 30?
- How were decisions taken on this 'new focus'?
- When will 4th version of Draft OPDC Local Plan appear?

Questions sent to Budget and Performance Committee Jan 2nd

OLD OAK LANDOWNERS

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





The 'Adjacent site' marketed by HS2 in 2018 for 146,000 sq m of office space in blocks 4-21 storeys in height and across the street from Wells House Road.

London Assembly Budget and Performance Committee

This committee scrutinises GLA and all Mayoral bodies, including OPDC

Membership is Gareth Bacon (Chairman) Len Duvall (Deputy Chair) Siân Berry, Unmesh Desai, Florence Eshalomi, Susan Hall, Caroline Pidgeon

January 6th session discussed proposed OPDC Budget of £7.8m (outturn 2019/20 £10.9m)

Revisions to OPDC Local Plan – no info given on timetable but new proposals ‘at early stage’.

Latest timetable for OPDC Local Plan

Fourth version was expected early 2020/21

Now likely be to be delayed until mid 2020

Another 6 week public consultation required

Planning Inspector will then resume 'examination'

OPDC have mentioned likelihood of 'another couple of hearings'

If eventually found to be 'sound' adoption might be late 2020?

HS2 Review – what news?

Review started in late August 2019 with a panel chaired by Doug Oakervee

Work largely completed, but dispute between Oakervee and Lord Berkeley on conclusions

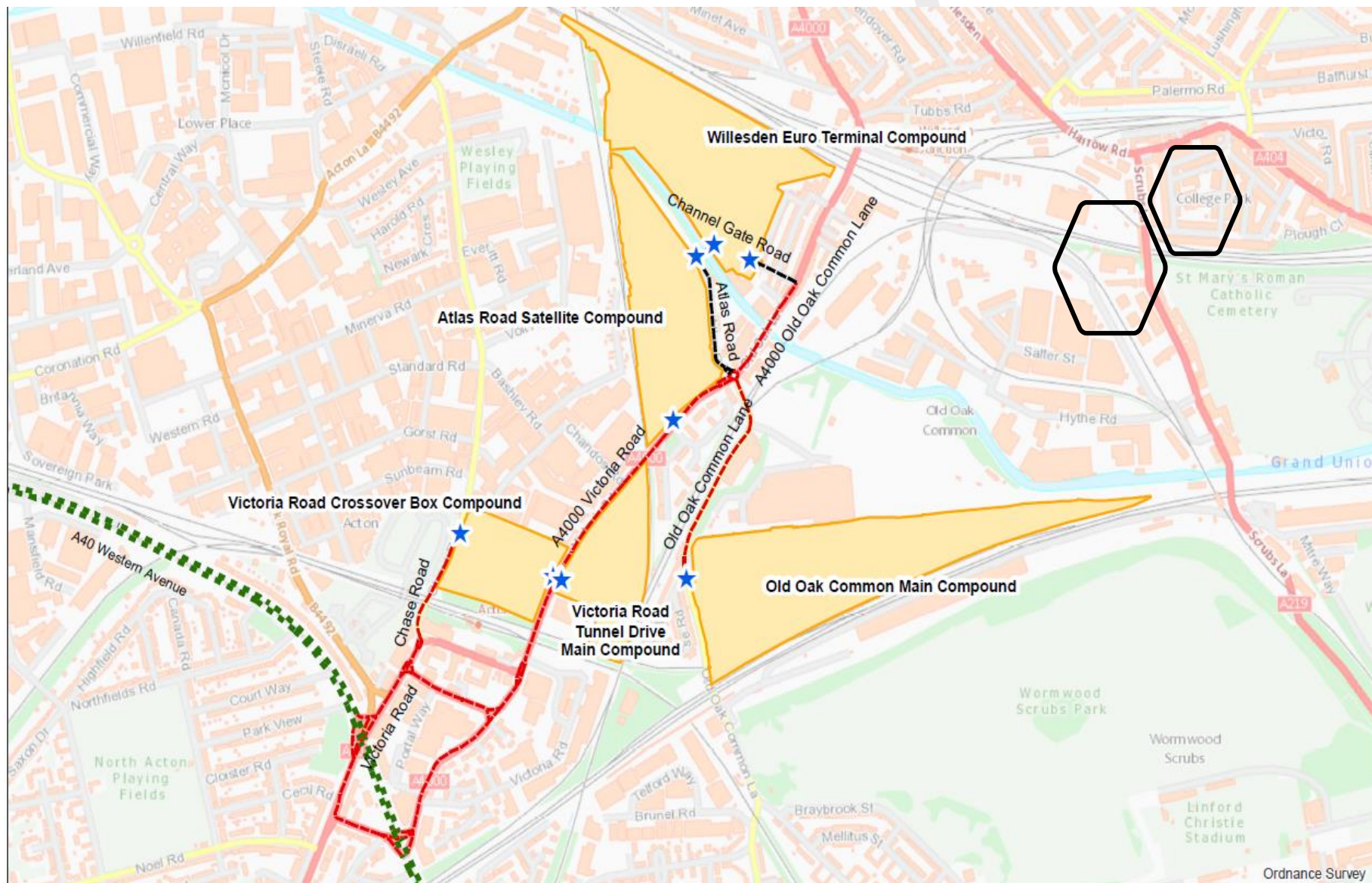
Dissenting report from Lord Berkeley

Publication of review not expected until February

Leaked version in November suggested proceed as planned (inc Euston) with fewer trains per hour

Mayor of London supported Euston plus Old Oak

Little mention in Queen's Speech briefing paper



HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is used in part or issued incomplete in any way.

© Crown copyright and database right 2019
OS 100049190

This material was last updated on [date] and may not be copied, distributed, sold or published without the formal permission of Land Registry and Ordnance Survey. Only an official copy of a title plan or register obtained from the Land Registry may be used for legal or other official purposes. © Crown Copyright Ordnance Survey.

Legend

- ★ Worksite Access Locations
- Proposed Lorry Routes (Private Roads)
- Proposed Lorry Routes (Local Authority Roads)
- Proposed Lorry Routes (TLRN)
- Worksite Area



Old Oak and Park
Royal Development Corporation
Lorry Route Plan
(For Information)



Scale at A4: 1:11,000



Registered in England: Registration number 06791696.
Registered office: 2 Snowhill, Queensway, Birmingham B4 6QA.

Doc Number: 1MC04-SCJ-IN-PLN-S002-000011

Date: 21/11/19

80 Goodhall Street



Proposed part 9,
part 4 and part 3
storey building

38 residential units
and 'community
space'

Closing date for
comments Jan 9th

30 objections to
date



80 Goodhall Street - CGI view from south

80 Goodhall Street – adjacent sites



Key



Site



Adjacent Site - Raban Management Ltd - 1526 m²



Adjacent Site - Brain, Shaun and John Collins - 1163 m²



Adjacent Site - Network Rail - 908 m²

80 Goodhall Street

Application is from developers LEO Homes,
London based – specialise in infill sites

Site currently used for storage (B8 use class)

Currently zoned as Strategic Industrial Land (SIL)

OPDC Local Plan proposes change to mixed use

On boundary of Old Oak Conservation Area

Application delegated to Ealing by OPDC as
being 'under 50 housing units, in Park Royal'

No Community Review Group assessment and
no publication of pre-application advice.

Grounds for objection

- Site currently zoned as SIL and premature to assume change to mixed use will be approved if and when OPDC Local Plan is adopted
- On heritage, contrary to Ealing Policy 7B on setting of heritage assets
- Contrary to OPDC heritage policy D8 a) and b)
- On height, contrary to OPDC Policy P8j(iii)
- Old Oak Draft NP defines as 'area of special character' to be added to Conservation Area
- Delegation to LB Ealing inappropriate (no CRG assessment as for Victoria Terrace)