

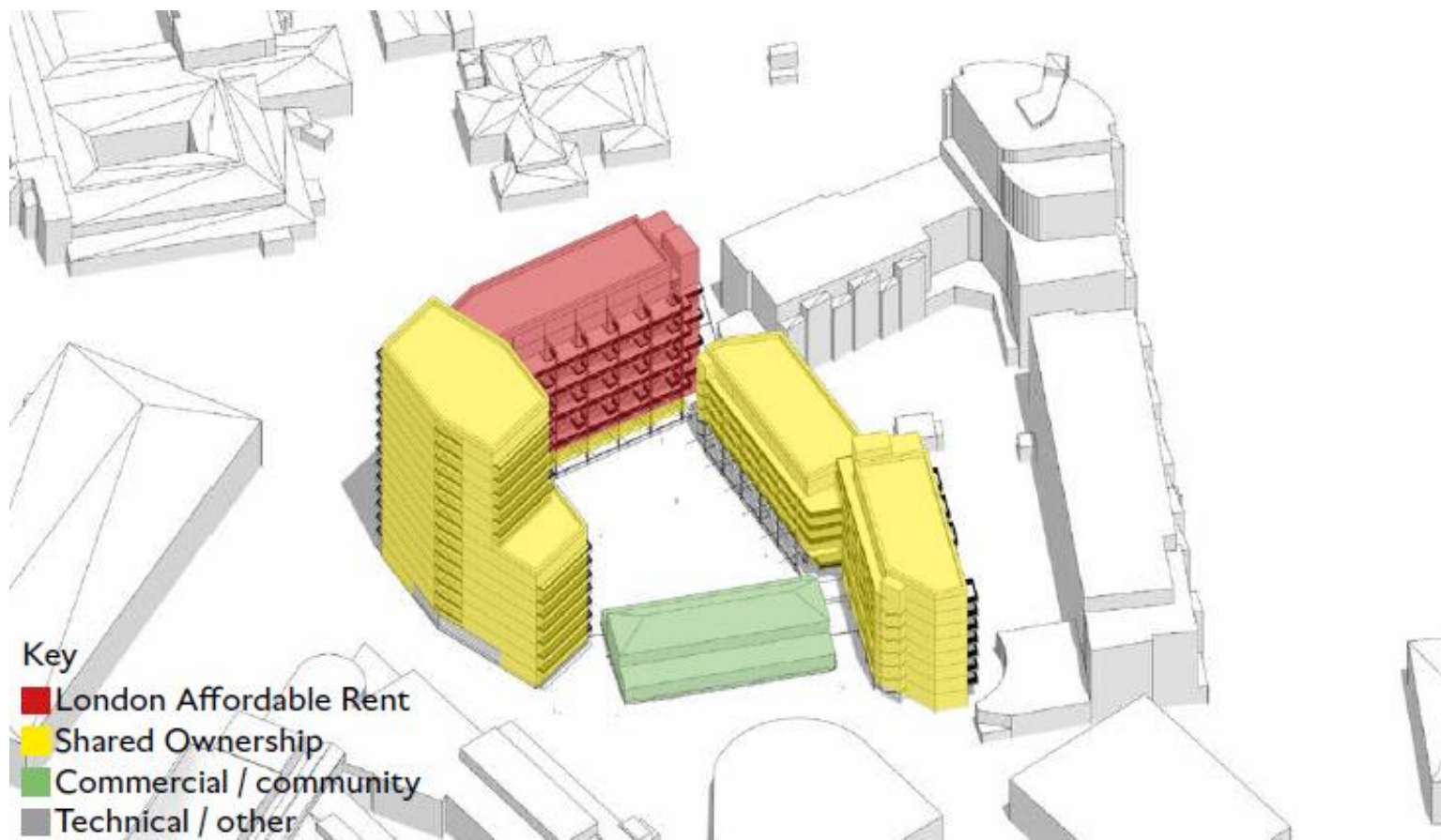
# Network Homes site, north of Central Middlesex Hospital



# 160 apartments on 0.46 ha site



# Network Homes



Building organisation

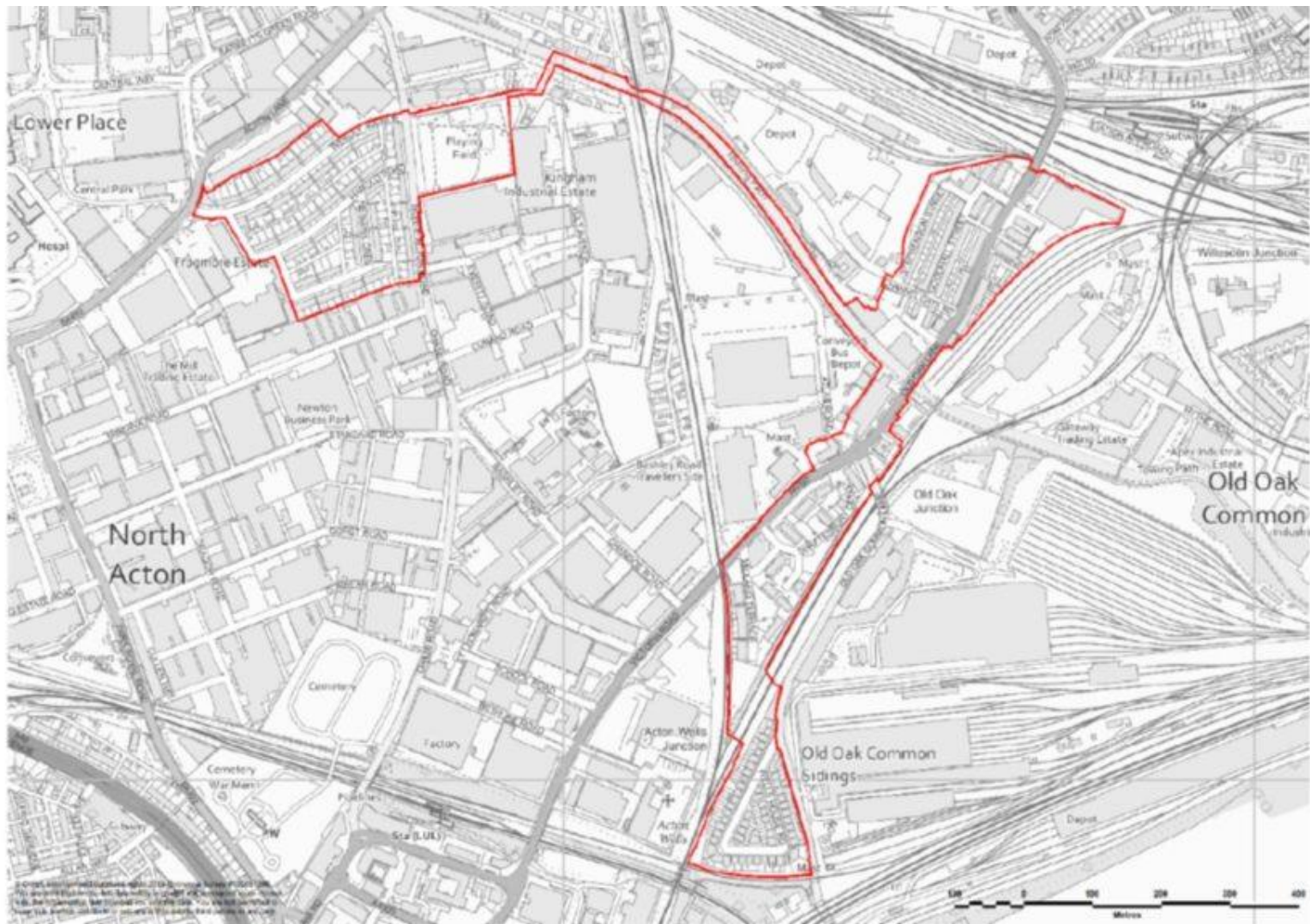
# **Old Oak Neighbourhood Plan**

A strong case for progressing a neighbourhood plan now – given uncertainties ahead on OPDC Local Plan.

A neighbourhood plan could allocate sites and introduce policies during what may become a long hiatus and delays over HS2, Crossrail and OPDC Local Plan

We could prepare an 8 year 'interim' Plan from 2020-2028





Boundary of Old Oak Neighbourhood Area (designated by OPDC)

# 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

# Suggested 'overall vision'

overall vision for this 2020-2028 neighbourhood plan is ***To create a successful and integrated London neighbourhood which forms a 'zone of transition' between the Strategic Industrial Land of Park Royal and the planned development of high-density transit oriented housing and commercial development at Old Oak North and (in the longer term) at Old Oak South.***

# Objectives (part 1)

Objective 1 *To improve cohesion and integration between the spatial areas within the neighbourhood through physical and social connectivity.*

Objective 2 *To establish a vibrant and successful neighbourhood centre at Atlas Road Junction, through site allocations and design guidelines*

Objective 3 *To enhance the public realm and open spaces especially in these underperforming areas*

- *Wesley Playing Fields*
- *Grand Union Canal towpaths*
- *Midland Terrace/Shaftesbury Gardens*

Objective 4 *To deliver an allocation of new housing that reflects development capacity within the neighbourhood area, at residential density levels mediated between those in Park Royal and those proposed for Old Oak.*



**Objective 5 *To ensure that new development encourages pedestrian and cycle movement and modal shift to sustainable form of transport.***

**Objective 6 *To provide locally specific conservation policies for the neighbourhood, protecting heritage while reflecting contemporary lifestyles in the adaptation of homes.***

**Objective 7 *To mitigate adverse impacts on environmental quality, including air quality, arising from construction activity and works to the local transport network.***

**Objective 8 *To widen and improve the range of local shopping, health and social facilities in the area, through supportive and flexible policies on change of use***

**Objective 9 *to ensure that new development within the OONA meets high standards of quality of urban design, meets 2019 National Design Guidance, and is sensitive to the character, built form, height and massing of neighbouring buildings.***

**Objective 10 *To reduce traffic congestion in the area, encourage modal shift or cycling and walking and mitigate where possible the impact of HS2 construction traffic.***

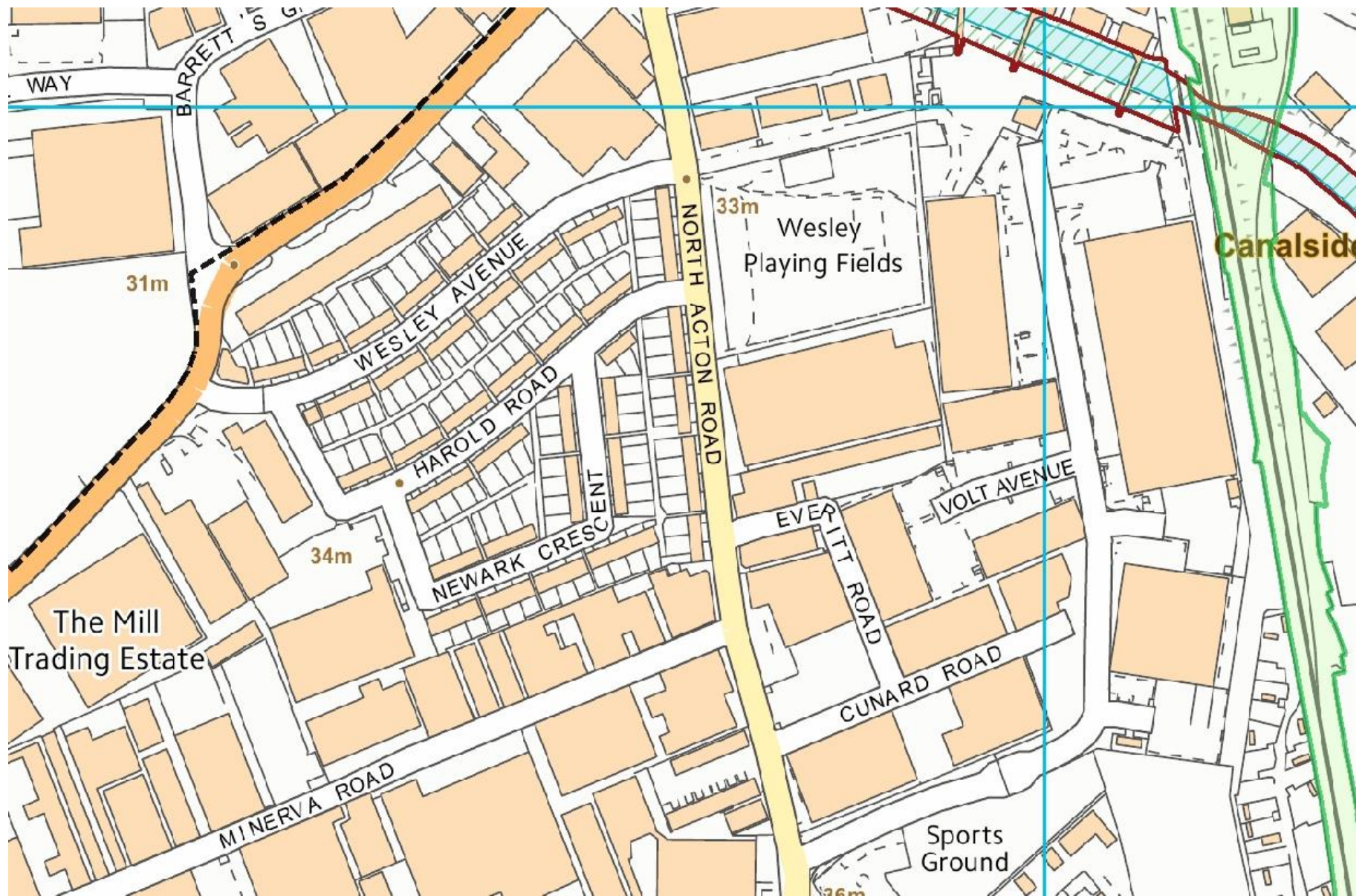
# Policies applying to all areas

- *Housing densities of new residential development within the neighbourhood area should not exceed 95 units/hectare for locations at PTAL levels 0-1, 170 units/hectare at PTAL levels 2-3 or 260 at PTAL levels 4-6 for locations at PTAL*
- *OONA Area 3 at Atlas Junction is recognised as a location appropriate for tall buildings (i.e. above the OPDC definition of 15 storeys). In other parts of the neighbourhood area new development will be resisted unless of a height and scale, mass and volume that is proportionate to its location and in keeping with the positive character of the local context and its surroundings, including the predominant building heights.*

- *All residential developments, with the capacity to provide more than 10 self-contained units (or have a gross internal residential floorspace of more than 1,000 sqm) will be required to provide affordable housing, subject to viability, in accordance with the overarching 50% target set out in the London Plan, OPDC Local Plan, and Ealing DPD Policy 3A)*
- *In the interest of retaining a balanced community within the OONA, to resist proposals for large and small scale student housing developments within the neighbourhood (but not co-living schemes such as the Collective?)*

# A policy on HMOs?

*Where planning permission is required for change of use from residential to sui generis (more than 6 occupants in a House of Multiple Occupation) to resist proposals for HMOs within the neighbourhood area.*



Wesley Estate



# Wesley Estate

Possible site allocations and policies

- *Designate Wesley Playing Fields as Local Green Space*
- *Same for the green alleys at rear of houses*
- *Encourage social and health facilities (GP surgery, optician, dentist etc)*
- *Other issues specific to this estate?*



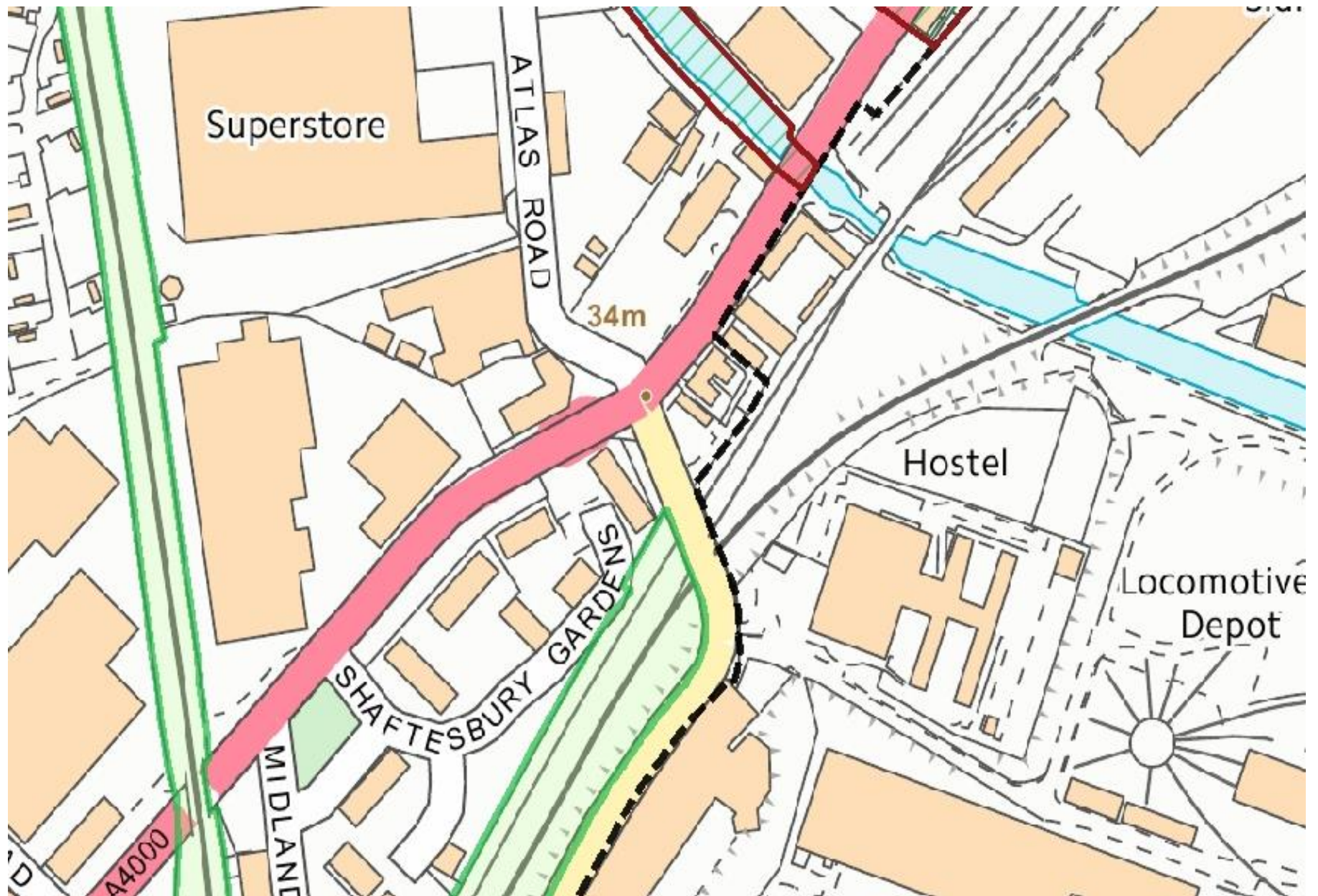
Railway Cottages and Old Oak Lane Conservation Area

# Railway cottages/TITRA

Possible site allocations and policies

- *Seek extension of the boundary of the Old Oak Lane Conservation Area to include the land to the north of Goodhall Street*
- *allocate the land north of Goodhall Street primarily for future housing use*
- *Designate several areas as Local Green Space*





Atlas Junction

# Atlas Junction

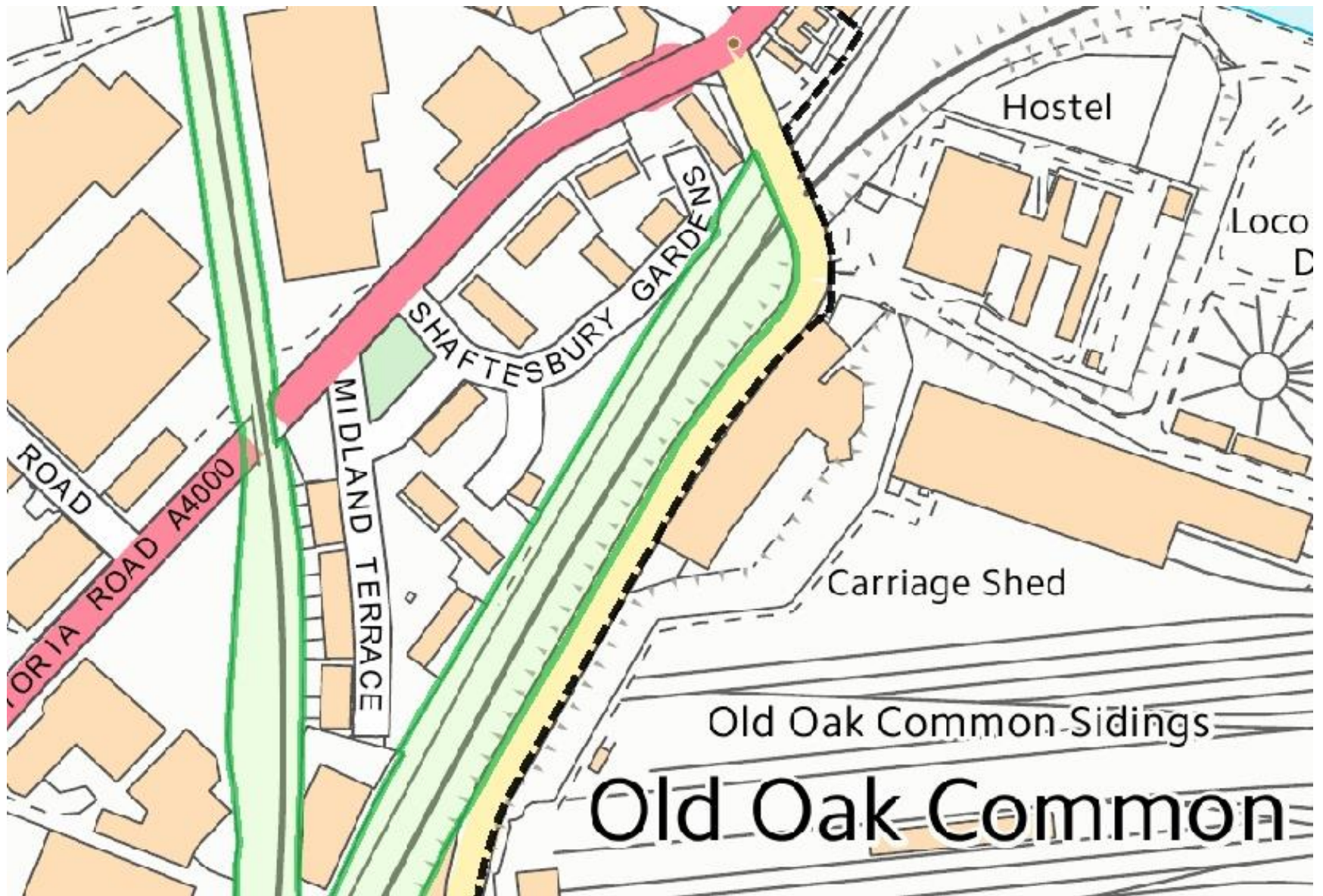
## Possible site allocations and policies

- *progress highway improvements and traffic mitigation measures*
- *de-designate from Strategic Industrial Land (SIL) the former Rowan House site and re-allocate this for mixed use (subsequent to HS2 use as a construction compound)*
- *Allow taller buildings at this location only*



# Victoria Gardens proposal





Midland Terrace and Shaftesbury Gardens

# Midland Terrace and Shaftesbury Gardens

Possible site allocations and policies

- *designate as Local Green Space the childrens play area adjacent to Victoria Road*
- *Support the OPDC 'activation project' for Cerebos Gardens*





Wells House Road

# Wells House Road

Possible site allocations and policies for Wells House Road

- *Use generic OONF policies to resist excessive buildings heights and scale at Old Oak South*
- (Little scope for other specific policies and site allocations given that the area is fully developed).



# **Remaining steps to NP adoption**

Finalise draft of neighbourhood plan, with local consultation and input (leaflet drop)

Pre-submission 6 week consultation and preparation of Consultation Statement

Submission to OPDC (and LB Ealing?). Check on whether the Plan meets the 'basic conditions'

OPDC publishes Draft online for 6 weeks

Examination by independent examiner

Referendum within the OONF neighbourhood

If more than 50% support, Plan is adopted

Remember this from 2015?



Document	OPDC Local Plan
Role and Content	Sets out the vision, objectives and core policies for the area
Coverage	Entire OPDC Area
Preparation	July-December 2015
Consultation (Regulation 18)	January – February 2016
Consultation (Regulation 19)	Summer 2016
Submission	Autumn 2016
Adoption	Spring 2017

OPDC's Local Plan production programme (back in 2015, from OAPF)

# **Any other business**

Contact details for OONF

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