



Old Oak Neighbourhood Forum and Grand Union Alliance

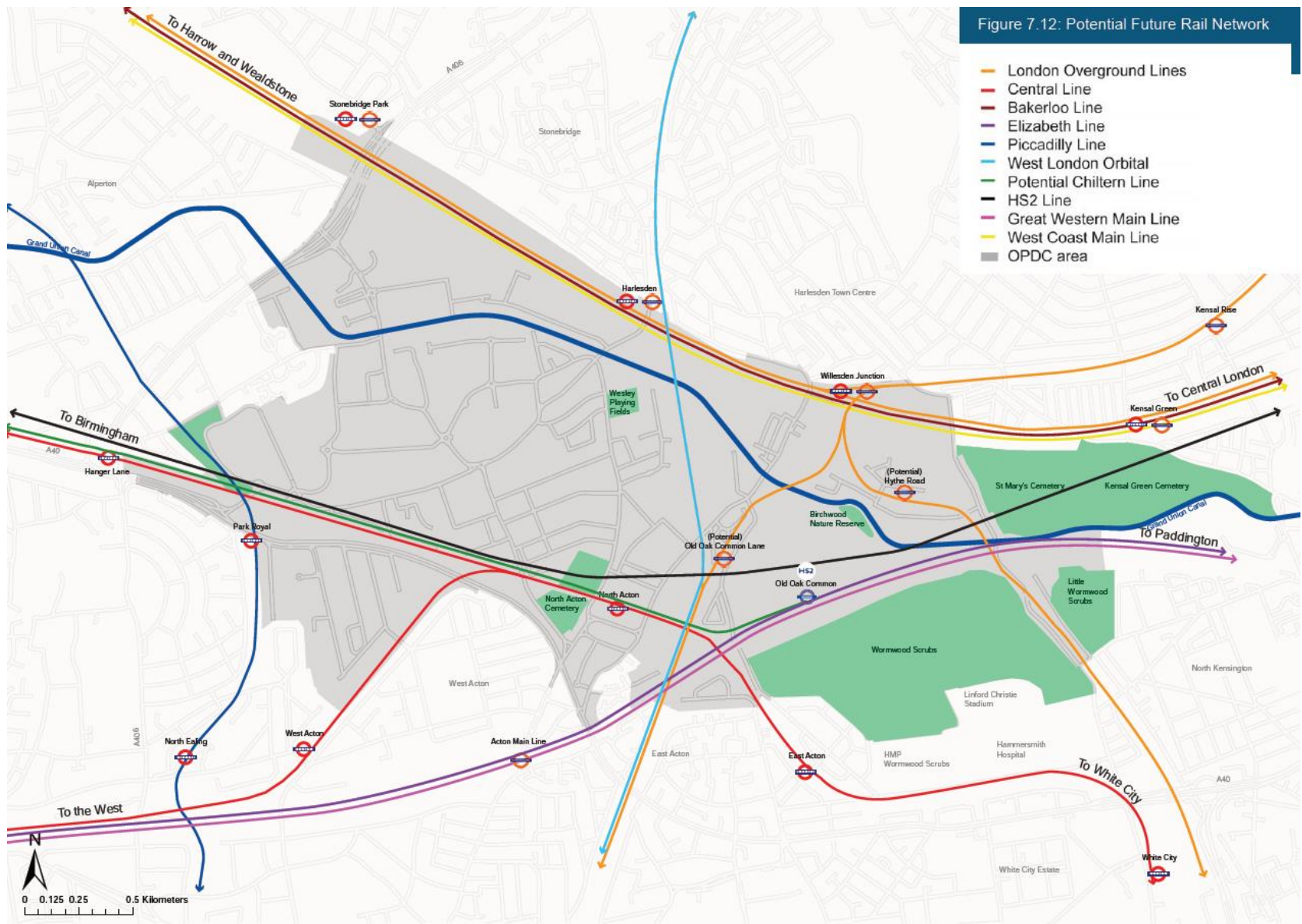
July 2nd 2019

The Collective, Old Oak Lane

Agenda for this evening

1. Notes of meeting on June 4th (circulated and re-attached to notice of meeting)
2. OPDC statements that proposed new Overground stations not happening or very unlikely
3. Other news from OPDC responses at London Assembly Budget and Performance Committee June 11th
4. Cargiant's latest response including a video showing Cargiant's business operations
5. Preparations for July 18th final Examination hearing on OPDC Local Plan
6. London Assembly Plenary session on OPDC July 4th
7. OONF note on OPDC and 'community engagement'
8. Future relationship of the GUA with the OPDC
9. AOB

Overground stations



Liz Peace latest statements

Hythe Road station *'is absolutely off the agenda'*

Old Oak Common Lane station *'is still a possibility... we don't view this one as essential. A 'nice to have'. The probability is very slight'*

Alex Williams TfL *'The proposals were always subject to funding being secured and we are currently seeking a package that could enable the stations to be delivered by 2026.'*

Figure 7.10: Current PTAL

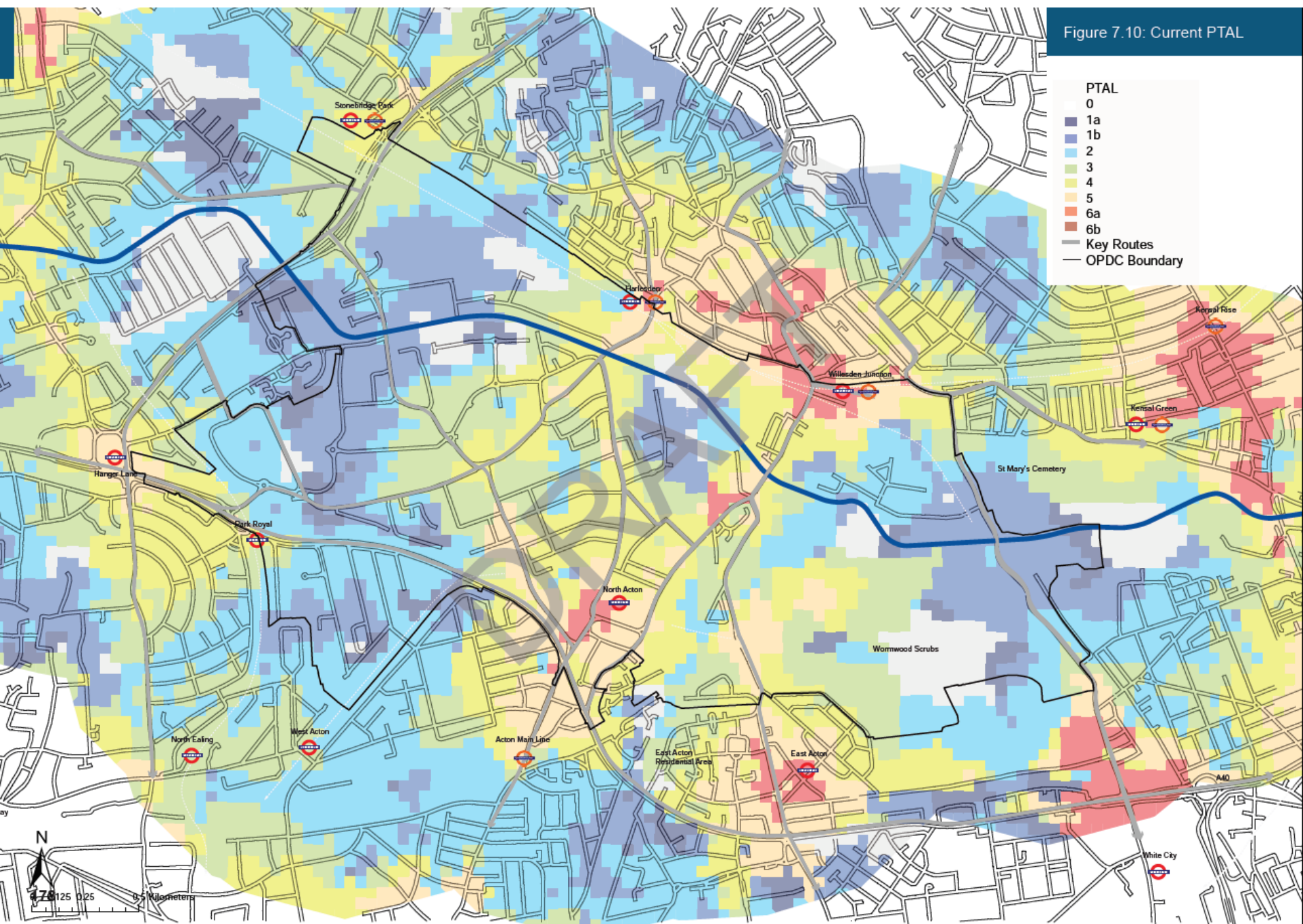
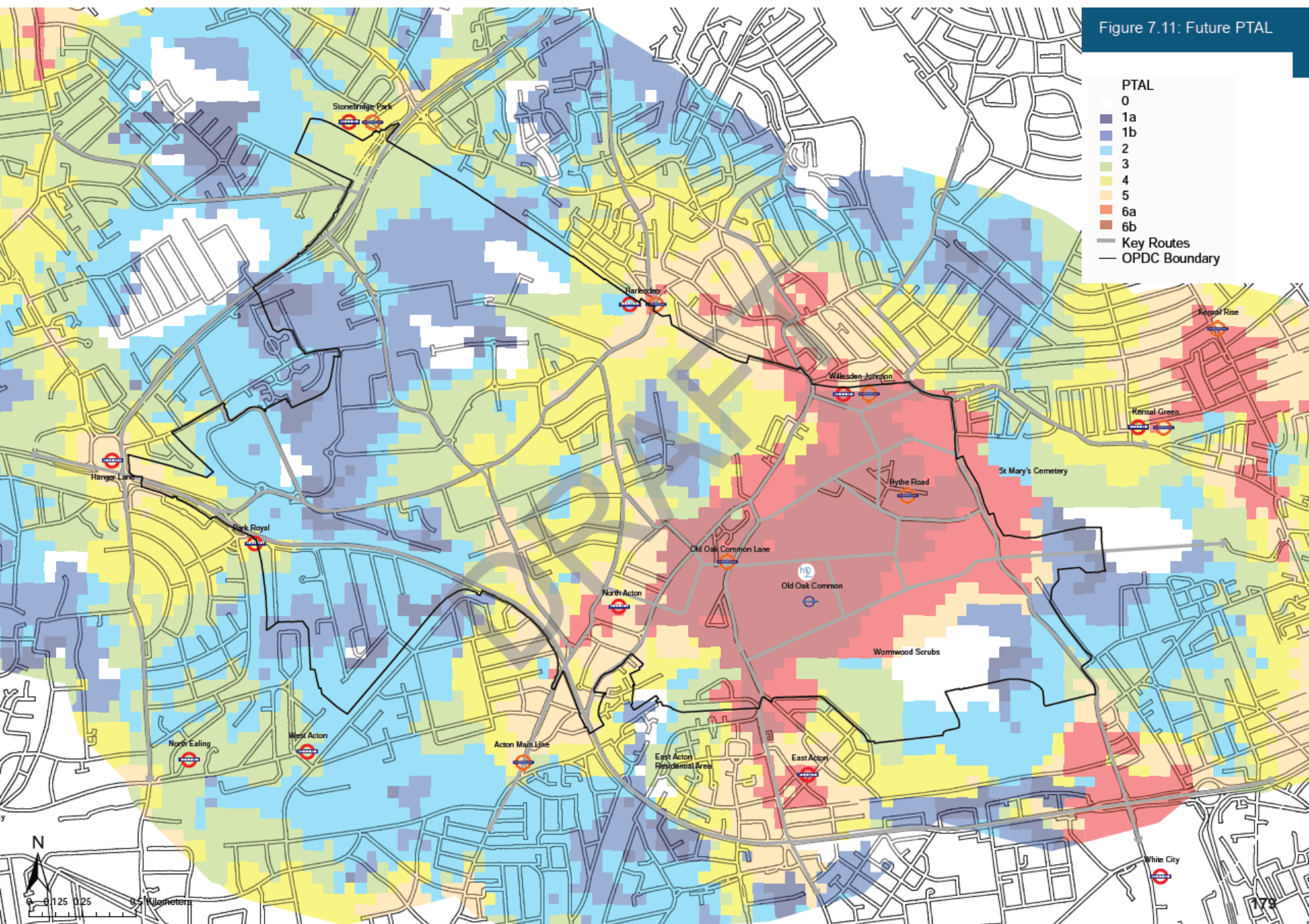


Figure 7.11: Future PTAL



London Plan Density Matrix

Max density at PTAL 2-3 is 100-240 hu/hectare

Max density at PTAL 5-6 is 215-405 hu/hectare

Scrubs Lane developments (approved by OPDC) were at 400 units/hectare. Current PTAL is 1b.

OPDC proposing 600 units/hectare **average** across Old Oak North. What will be the PTAL level with no Hythe Road station ?

Other news from June 11th committee

The £250m HIF funds are 'not in the bank' and have many conditions attached.

Most important of these is having the Local Plan accepted by Inspector and adopted.

Adoption now foreseen early 2020 (3 years later than forecast in 2015).

GLA will be asked to 'underwrite' the £250m and provide OPDC with 'in year cashflow'.

HS2 'notice to proceed' awaited in Dec 2019.

Cargiant's latest response

We have repeatedly and publicly warned that the strategy being pursued by the OPDC can only lead to failure at enormous further cost to the public sector, and we fear that this is already now being borne out as was clearly evident from the numerous ongoing difficulties explained by both Liz Peace and David Lunts.

OPDC's Phase 1a development plan is in fact dependent on utilising 25% of Car Giant land ownership.

Assembly Members might also like to know that the HIF bid was developed in secret from Car Giant and that even today we have still never seen its contents.

Once you gain an understanding of our business operations and how our land is utilised it will become immediately clear that the strategy being adopted by the OPDC is fundamentally flawed and that the HIF conditions can never be met, leaving the GLA footing the bill for the OPDC for little discernible benefit.

Final EIP hearing July 18th

This session will be at the Collective at 12.00.

Members of the public can attend.

GUA (Robin Brown) and OONF (Henry Peterson) will again be present to give evidence.

The focus of the session will be on the 'viability' of the Draft Local Plan.

OPDC may place emphasis on developments at Scrubs Lane and North Acton, already approved.

Cargiant will argue that plans for 'Phase 1A' are not workable as require 25% of their land.

London Assembly session July 4th

This will be a 'Plenary' session of all Assembly members.

OPDC's Liz Peace and David Lunts will again face questions on the Corporation, its work to date, and its Draft Local Plan.

OONF has sent to selected Assembly Members a briefing note on our concerns.

This note focuses on OPDC's inadequate consultation and 'engagement'

With some suggestions on how to improve

OONF note for London Assembly

The concerns set out in the note are

- Too much hype in OPDC communications
- Reluctance to accept consultation responses
- Non-implementation of 2016 OPDC Review
- Changes to Board membership and abolition of 'Community Board member'
- Unrealistic housing targets in Local Plan
- Refusal of original OONF designation proposals for a 280 hectare neighbourhood

Suggested improvements

- Reinstate position of Community Board member
- Allow accredited local groups to elect such a member
- Provide financial support for GUA co-ordinator
- Split OPDC 'comms/marketing' team from 'engagement' team
- Ensure final Local Plan is more honest on public transport, housing densities, heights.

Current OPDC consultations

Consultation on Draft Engagement Strategy and Statement of Community Involvement is at

<https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/get-involved-opdc/opdc-consultations/statement-community-involvement-update-and-engagement-strategy>

Deadline is 26th July

SCI is the more important document as is statutory. Draft of OONF response on our website at

www.oldoakneighbourhoodforum.org

Any other business

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