



Old Oak Neighbourhood Forum and Grand Union Alliance

June 7th 2022

on Zoom

Agenda for this session

1. OONF correspondence with Liz Peace (OPDC Chair) on Local Plan (due to be adopted 22nd June)

2. London Assembly Planning and Regeneration Committee – November session

3. Update on latest developments in the pipeline –

- 5-7 Park Royal Road
- Coronation Road South
- Cloister Court (Barratts)

4. HS2 Update

**5. Any other business - City Mission church any further news?
Visit by OONF to Oaklands Rise.**

Local Plan OPDC-51 and tall buildings

OPDC-51 is a document from OPDC dated Jan 26th 2022, following the extra EIP session on Tall Buildings and London Plan Policy D9.

It sets out (for the first time) 'appropriate heights' for various 'Places' in the OPDC Local Plan'.

Old Oak South 20-30 storeys with up to 45 storeys around OOC station.

Park Royal West 20-30 storeys outside SIL (to fit in 5-7 Park Royal Road)

North Acton and Acton Wells 20-55 storeys (20-25 north of Central Line to fit in site at 3 School Road).

Channel Gate 20-30 storeys (to fit in Atlas Wharf Pocket Living)

Scrubs Lane 20-25 storeys (schemes already granted permission).

Nothing above 12 storeys referred to previously in whole Local Plan.

Our requests to OPDC

1. A report to the Planning Committee explaining the 'suitable locations' and 'appropriate heights' for Tall Buildings added via the late document OPDC-51
Liz Peace says not needed and that the committee are 'fully aware' of OPDC-51 (but how? No meetings held since 20th Jan).
2. Planning Committee views to be referred on to Board June 22nd
As above – Planning Cttee was never asked for views on OPDC-51.
 1. OPDC to do its own consultation on OPDC-51 – no answer provided.
 2. 'Stakeholder workshops' to be held on current major applications (a commitment made in the OPDC *Statement of Community Involvement*).
Workshop promised on 5-7 Park Royal Road.
3. A 'round table' meeting between OONF/GUA and the Board and Planning Committee to discuss 'community engagement' (lack of). Liz Peace says not needed at this time.

Our further response to Liz Peace (draft)

- OPDC-51 and building height proposals came as news to local people – never consulted on
- Did Planning Committee Chair discuss with Borough Leaders?
- Sec of State's Dec 2020 intervention on tall buildings ignored
- Inspector wrong in claiming this issue raised '*at late stage*'
- New sites added by OPDC after 2021 Modifications consultation
- No 'stakeholder workshops' held at pre-application stage
- Rejection of proposed 'round table' session confirms OPDC's refusal to listen to local people.

London Assembly Planning and Regeneration Committee

The committee wants to examine the track record of LLDC and OPDC
Session was due to be held on June 7th – now deferred to November
OONF evidence circulated with invitation to tonight's meeting
Calls for OPDC to be wound up with planning responsibilities handed
back to the 3 Boroughs and delivery activity integrated within the GLA
Just Space (London-wide alliance of 80 groups has also submitted
evidence
Committee has new membership Sakina Sheikh (Chair), Emma Best
(Deputy Chairman), Elly Baker, Siân Berry, Andrew Boff.

Next part of the agenda

3. Update on new schemes in the pipeline

- 5-7 Park Royal Road
- Coronation Road South
- Cloister Court (Barratts London at Gypsy Corner)

5-7 Park Royal Road



Aerial view 5-7 Park Royal Road

Nothing added since March on developer's consultation website. Two webinars held in early March.

OPDC say that Hallmark Property Group are 'very aware' of height limit of 20-30 storeys at these sites (as in OPDC-51)

Hallmark Property Group had proposed buildings of 44 and 23 storeys (including 1,200 units of student housing)

Continuing correspondence with OPDC on how these sites were added at late stage to the Draft Local Plan. Was the Inspector even aware? The developers were talking to Tom Cardis from Feb 2021 onwards

This is one of several examples of 'retro-fitting' the Local Plan. OONF has sent in objection to request for EIR Scoping Opinion and is pursuing FoI/EIR request.

Coronation Road South



The site lies to the north of the A40 Western Avenue, and between two roundabouts on the southern side of Coronation Road, Park Royal.

Planning consent granted in 2013 for a 11 storey hotel.

Savills responded to Modifications version of OPDC Local Plan in July 2021 saying '*planning context has changed*'. And that PSMDLP *inadvertently excludes SHG site as an appropriate location for tall buildings*.

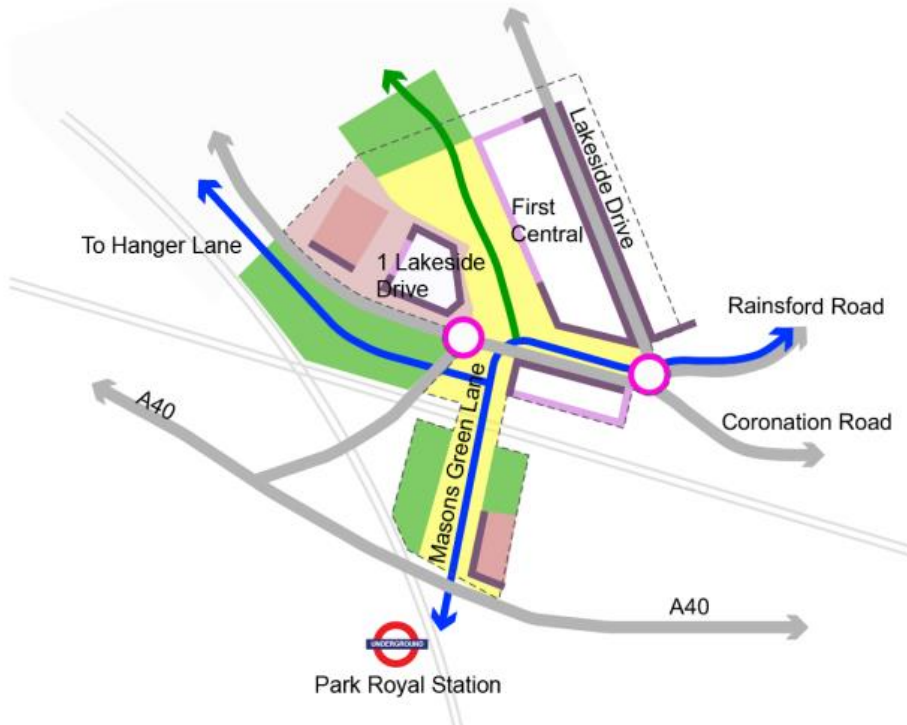
OPDC respond by extending 'Brewery Cluster'

Coronation Road South (slide 2)

Annex 17

Replacement figure 4.15

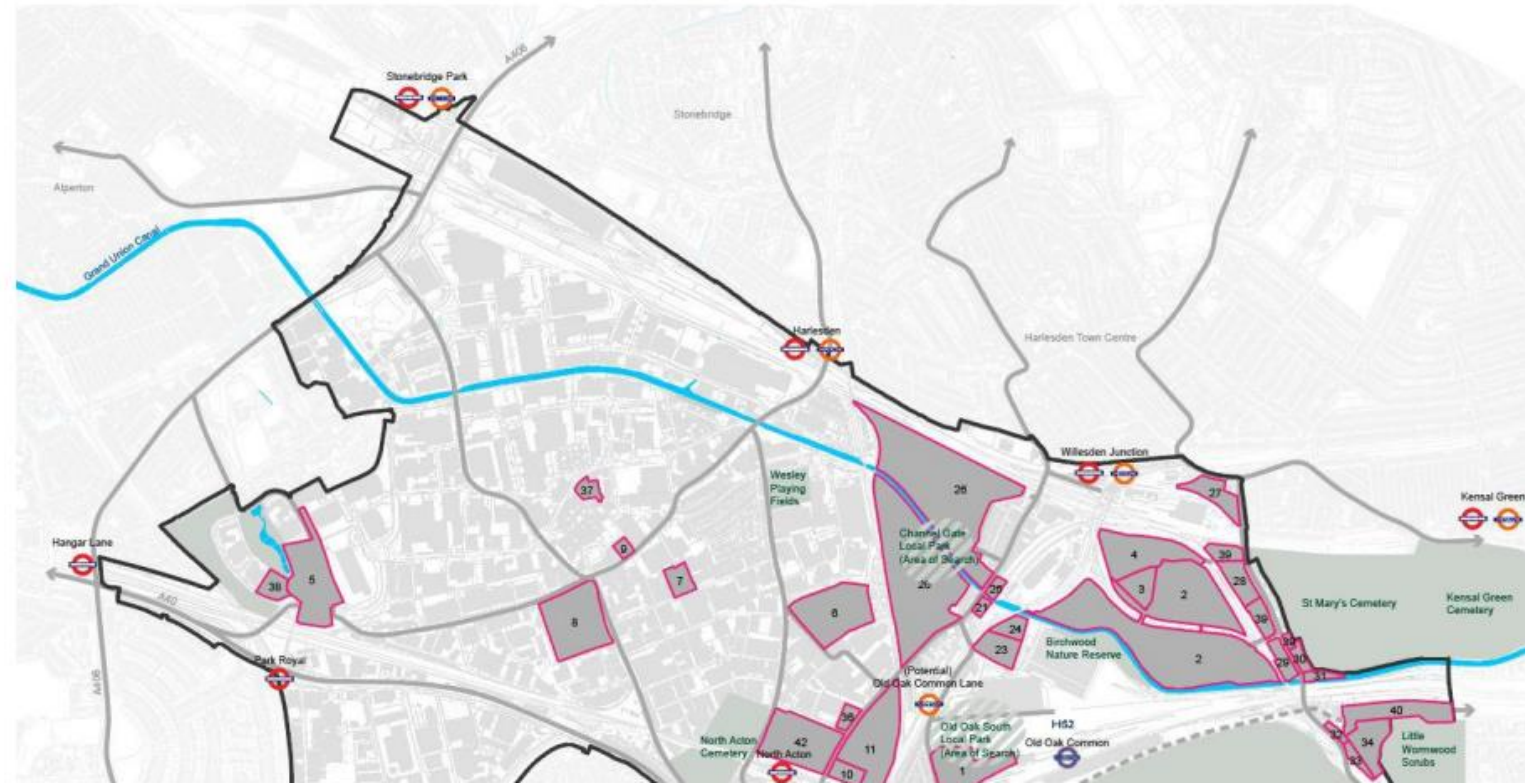
- Road network
- Segregated cycle lane
- Walking and cycling routes
- Publicly accessible open space
- Existing buildings
- Existing green open space
- Active frontage
- Positive frontage
- Improved junction and crossings
- Rail lines
- Cluster boundary



Annex 9

Replacement figure 3.17

- OPDC Boundary
- Site allocation
- New and enhanced publicly accessible open space
- Local Park area of search
- New and enhanced routes
- Potential future new routes



Coronation Road South (slide 3)

Members of West Twyford see consultants EB7 acting for developers taking photos for 'visualisations' from viewpoints around the site.

Local concern the two towers are proposed, higher than 27 storeys at nearby 'Regency Heights' tower at 27 storeys.

OONF and West Twyford RA have sent joint letter to OPDC asking what is going on? A further example of very late changes to Local Plan - adding another site as 'appropriate for tall buildings' and retro-fitting after the consultation on Modifications.

Old Oak Common station – new applications

Two S17 applications (meaning only limited grounds for refusal).

works associated with the urban realm - earthworks; wetland area; retaining walls; bus canopies; fences and walls; bollards; seating; planters; cycle stands; lighting; hard and soft landscaping; road vehicle parks and onsite road layout.

amendments to ancillary buildings approved under OPDC ref: 20/0012/HS2OPDC) headhouses, ventilation structures and the cycle hub.

Cloister Corner (south side of A40)



Proposed housing development by Barratts London.

Series of blocks ranging from 9-17 storeys
Claimed to be a transition or buffer
between low rise Cloister Road and North
Acton Cluster. Ealing will decide the
application as site is outside OPDC area.



Cloister Corner (slide 2)

West Acton RA organised an online session with Barratts London on 9th May. Followed up by letter from OONF.

Site is not part of 'North Acton'. LBE Development Sites DPD includes it as part of '*Western Avenue Sites North of Park View*'.

Allocated as 'green corridor' where '*the scale, massing and height of buildings must respect the amenity of adjoining properties*'.

Not a site identified as 'suitable' for tall buildings. Policy conflict with London Plan D9. Barratts should be wary of LBE pre-app advice that officers are '*comfortable with proposed heights*'

HS2 update



HS2 and their contractors have opened a 'visitor centre' on the OOC station site and held a visitor day last week. Little new information available from this session. Photos above show the conveyor from the station site and works done on the wall on Old Oak Common Lane, beneath houses on Wells House Road.

Any other business

- Update on 2 Scrubs Lane (if any news)
- Potential date for visit to Oaklands Rise: late afternoon 17th June. Who wants to come?

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com

New campaign website at www.imperialfolly.org.uk