



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday June 6th 2023

On Zoom

Agenda for this session

1. Update on OPDC activity
2. OPDC Planning Committee agenda for June 8th
 - HS2 application
3. Latest position on OPDC Outline Business Case to Government
4. Current planning applications and developments
 - One Portal Way
 - Holiday Inn Victoria Road
 - 5-7 Park Royal Road
 - Proposals at pre-application stage
5. Any other business (OPDC activation projects)

Item 1

Update on OPDC activity

OPDC continuing to prepare its Outline Business Case to Government.

May be considered by OPDC Board June 15th.

OPDC Planning Committee on 8th June considering several planning documents, but no applications apart from HS2's works to Old Oak Common Lane Bridge.

Pipeline of new developments at Old Oak West moving slowly.

No output as yet from PlaceLab sessions

Draft Old Oak West SPD available 'summer/winter 2023'

Latest Old Oak West newsletter

With the arrival of HS2 and the Elizabeth line at the new Old Oak Common station within the next decade, the area will benefit from unrivalled connectivity to central London and beyond. This brings an exciting opportunity to deliver Old Oak West, a new urban district, building upon the area's character, with affordable homes, jobs, local facilities, green and open spaces.

Over recent months, we have been working with the local community to identify priorities and ideas for how Old Oak West should take shape.

The reality is that OOC station will give no better connectivity in London than any other station on the Elizabeth Line. Connectivity via London Overground and Underground far lower than at e.g. Kings Cross or Waterloo. Hardly 'unrivalled'.



June

Community drop-ins

Join us to find out more about the progress of Old Oak West, key local priorities shared at our PlaceLabs and to provide your views.

Tuesday 20th June: drop-in any time between 1–4pm, or

Wednesday 21st June: drop-in any time between 5–8pm

Location: The Lab, Oaklands Community Centre, Oaklands Rise, NW10 6FJ

Grand Union site tour

Join us for a site tour in Grand Union, a nearby development in Alperton, where we will explore the recently built mixed-use development with St George, meet the local community and discuss how they collaboratively helped shape the plans.

Monday 3rd July: 2–4pm

Meeting point: Outside Stonebridge Park station, NW10 ORL

Free catering from local suppliers will be provided. To find out more and sign up for the tour visit:

opdcgrandunion.eventbrite.co.uk

Item 2 **OPDC Planning Committee 8th June**

Cllr Kate Crawford has replaced Cllr Hitesh Tailor as one of the two Ealing councillors on the Planning Committee.

The agenda on the 8th includes final sign off of OPDC's proposed CIL regime (Community Infrastructure Levy).

Several developers have argued that OPDC's proposed CIL rates are too high and will impact on marginal viability for e.g. offices.

OONF and GUA consultation responses largely ignored.

New consultation launched on Industrial Supplementary Planning Document (SPD).

HS2 application – bridge in Old Oak Common Lane

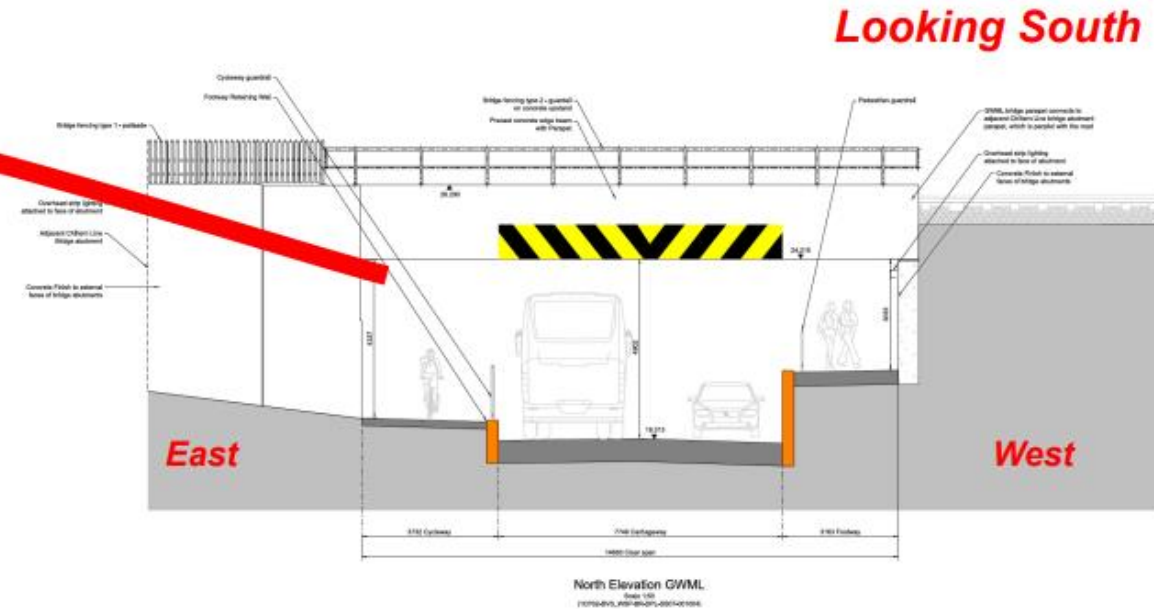
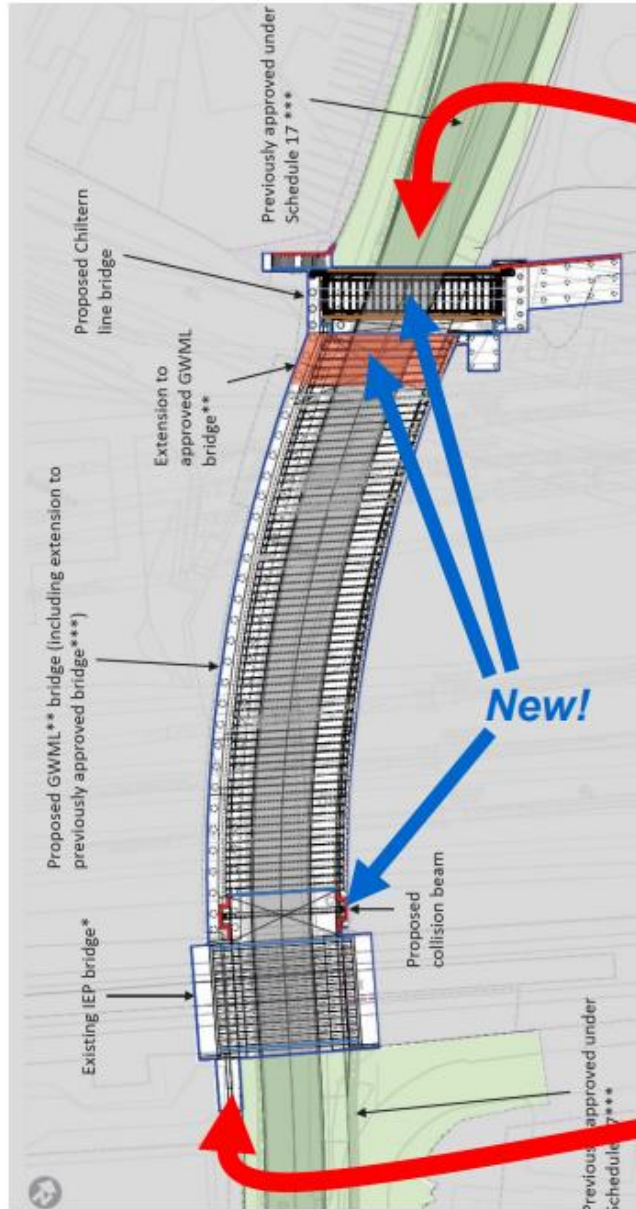
The application seeks approval for the works associated with the extension of the previously consented replacement Great Western Mainline (GWML) bridge and the addition of a new bridge to non-preclude a potential extension to the Chiltern Line.

John Cox has led on objections. Decision was deferred from last OPDC Planning Committee.

Further objection sent to OPDC last night, from JC on behalf of GUA.

Item

HS2 Bridges, Old Oak Common Lane



Looking South



Looking North

3

OPDC's Outline Business Case for Old Oak West

The purpose of an Outline Business Case (OBC) is to:

- identify the investment option which optimises Value for Money (VfM)*
- prepare the scheme for procurement*
- put in place the necessary funding and management arrangements for the successful delivery of the scheme*

(Treasury guidance)

The OBC is an 'intermediate' stage between a SOBC and a Final Business Case. OPDC's SOBC was accepted in April 2022.

3.2

Outline Business Case

A critical moment for OPDC.

Does OPDC have the support of DfT and DLUHC to its proposed way forward?

Assembly Member Caroline Pidgeon (Lib Dem) asked a question of the Mayor. The answer (May 23rd) concluded.

A Mayoral Development Corporation with planning, delivery and land assembly powers, enables development to be unlocked in a focussed, coordinated and holistic way. Without such a mechanism it is hard to see how such a complex project could be assembled or delivered.

Item 4

Update on current developments

- One Portal Way
- Holiday Inn Victoria Road
- 5-7 Park Royal Road

Proposals at pre-application stage

- Kensal Canalside Ballymore/Sainsburys 'Project Flourish' (in RBKC)
- Regency Quarter Coronation Road
- North Kensington Gate (North)
- 2 Scrubs Lane

4.1

One Portal Way

Application may go to July 20th OPDC Planning Committee. Not definite as yet.

Seeks full planning permission for 56 storey building with 461 residential units, plus 19 storey building for 384 co-living units.

Outline permission sought for two further buildings at 51 storeys for 398 and 413 residential units respectively.

Imperial gave assurance that the College is not being used to obtain planning consent and sell on. But their 'development partner' Frame [Re] are no longer involved. Where is funding coming from for such a major 10 year development?

4.2 **Holiday Inn site Victoria Road**

TTL Properties Ltd (part of TfL) have objected on the basis that *they as an adjacent landowner, were not consulted on this planning application and object to the current proposal, which limits wider options for the re-development and regeneration of North Acton, its station and its surrounding area*

GLA at Stage 1 say *'does not yet comply with London Plan'*.

An objection submitted from OONF and two others from local residents. No OPDC decision before September.

4.3

5-7 Park Royal Road

33 storey building with 988 student units on 'east' site Block A

15 storey building with 83 residential units on 'west' site Block B

Objections to date submitted from OONF, WARA, Ealing Civic Society, and 8 members of the public.

Second response from OONF objects on grounds of an over-concentration of student housing.

Application will not be decided before September.

4.4 **Kensal Canalside – Project Flourish**

Kensal Canalside is an Opportunity Area in North Kensington, between Scrubs Lane and Ladbroke Grove.

Developers Ballymore/Sainsburys have been consulting on proposals for a development of 2,600 new homes and a rebuilt Sainsburys superstore.

Involves 3 residential towers just under 30 storeys, and high density with poor access to public transport.

Issues over lack of any road connection to the OPDC area. OPDC's 'Wormwood Scrubs Street' remains unfunded.



Ballymore/Sainsburys proposed scheme for Kensal Canalside.

Application likely to be submitted in late July.

RBKC Draft Local Plan is currently being examined.

Tower heights reduced from 34/35 storeys to 29 (similar height to Trellick Tower)

Sole access/exit from the site at Landbroke Grove.

Creating a new neighbourhood

LADBROKE GROVE

Project Flourish



May 2023: Public Consultation

ballymore. Sainsbury's

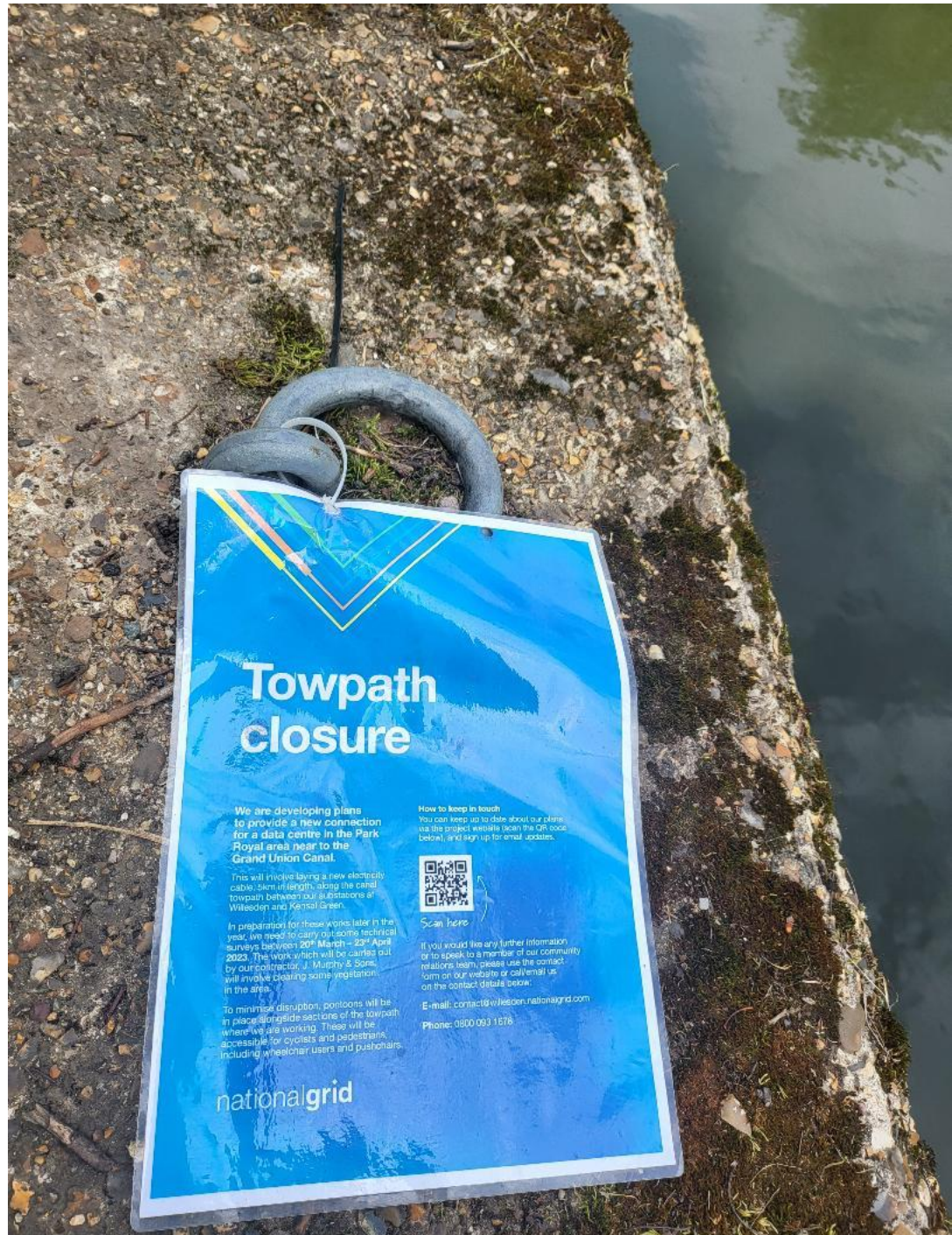
Neighbouring scheme from Berkeley Homes/St William at western of the site.

Even more landlocked. Proposes ped/cycle bridge across the canal and a route through to Harrow Road,

Design team has been 'disinstructed' at present.

RBKC want both schemes progressed in parallel.







← Via bridge for
Willesden Junction

← OLD OAK COMMON 0.75 miles
Wormwood Scrubs

0.5 miles HARLESDEN →
Central Middlesex Hospital





Any other business

Contact details for OONF

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