



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday March 7th 2023

On Zoom

Old Oak West

Old Oak Neighbourhood Forum
7 March 2023

Agenda

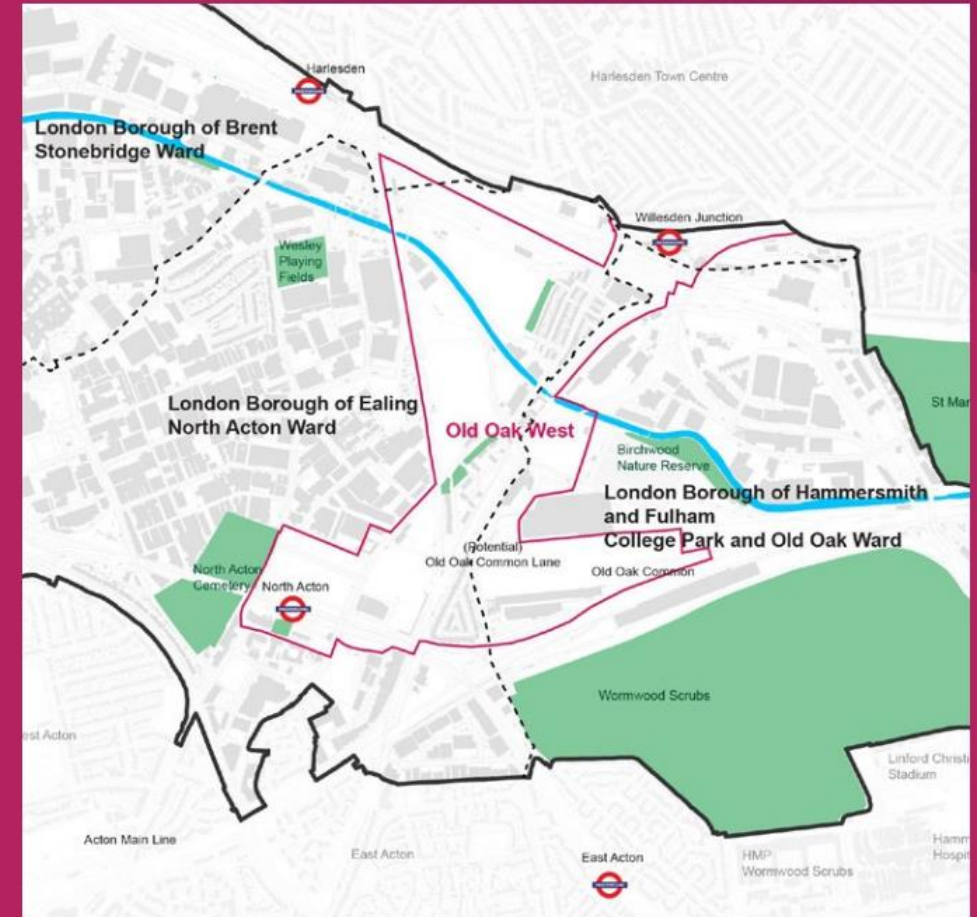


- SPD overview
- Emerging principles for Old Oak West
- Community engagement and co-design
- Working with the community
- Q&A

Old Oak West SPD

Old Oak West

- OPDC's Local Plan was adopted in June 2022
- With the help of the local community, OPDC is now developing the emerging principles for how Old Oak West should take shape
- These principles will inform the upcoming Supplementary Planning Document (SPD) for Old Oak West



Old Oak West SPD draft content



1. **Good Growth** – optimised development/social value
2. **Public Realm and Movement** – walking, cycling, buses, stations...
3. **Green Infrastructure and Open Space** – urban greening, open spaces
4. **Land uses** – Local Plan development capacities, types of town centre and employment uses, meanwhile uses
5. **Design** – local character, viewing points, heights
6. **Utilities** – energy networks, water, waste
7. **Areas guidance** – i.e. for Channel Gate, Willesden Junction

Old Oak West SPD draft key areas of focus



- Shaping the types of uses to be delivered in **Old Oak Major Town Centre**. This could include cultural and catalyst uses.
- Ensuring a coordinated comprehensive approach to development to create a strong **sense of place**.
- More detail on certain **infrastructure** requirements like district heating, transport infrastructure design requirements and potentially other utilities like water and waste.
- Requirements for **open spaces** – ie. Recreational facilities or landscape features for open spaces and parks.

'4 golden threads'

1

A local life



2

Jobs for
the future



3

The middle
of
everywhere



4

A green space
that keeps
on growing



Community engagement timeline

Old Oak
West



Community engagement

Old Oak
West



Community Review Group workshop



Imperial College youth workshop



Pop-up event

Co-design workshops



PlaceLab ①

Saturday 18 March

11am – 1pm

Woodward Buildings
Community Hub, Victoria Road,
W3 6BL

Re-imagining Old Oak West

With HS2's Old Oak Common Station coming to the local area, Old Oak will see growth and new opportunities. How can Old Oak West reflect the local identity? What are the priorities for a new district in London and what should a town centre look like?

PlaceLab ②

Thursday 23 March

6.30pm – 8.30pm

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

Greening & connecting Old Oak West

From new parks to canal towpaths, Old Oak is full of potential to bring nature closer to our everyday lives and to encourage a more active and healthier lifestyle. How can we achieve this by enhancing existing open spaces and through creating new ones?

PlaceLab ③

Saturday 25 March

11am – 1pm

The Collective, Nash House,
Old Oak Lane,
NW10 6FF

Futureproofing Old Oak West

Old Oak West is more than just building new homes and creating jobs. What does the local area need to ensure existing and new communities can thrive together? What types of workspace and community facilities will the local area need?

Co-design process

Old Oak
West



Bishopsgate Goodsyrd



Euston Over-Station Development



Silvertown

Working with the community

Making local improvements

Old Oak West



Old Oak West SPD next steps



- Co-design sessions – March 2023
- Drafting – March to July 2023
- Consultation – September/October 2023
- Adoption – Early 2024

Thank you

consult.opdc.london.gov.uk

engagement@oldoakwest.com

Agenda for this session

1. OPDC Community Engagement team – introduction to the work to be undertaken by Soundings
2. Redesignation of the Neighbourhood Forum
3. Reports on OPDC Board agenda for 9th March
4. OPDC Outline Business Case and ‘delivery’ plans
5. Developments in the pipeline
6. HS2 grant funding for community projects
7. How French cities approach urban regeneration
8. Any other business

Item 2 Redesignation of the Forum

We had to apply to be ‘redesignated’ after five years since 2018

Public consultation held by OPDC, ended Feb 3rd

Total of 61 responses, broken down as below

Summary	Quantity	%
Supportive These comprised the majority of residents, community groups, a business, politician and places of worship.	51	84%
Not supportive This comprised a resident living within the NW10 postcode.	1	2%
Neutral or not related These comprised responses from landowners, London-wide and UK-wide stakeholders.	9	14%

2 Redesignation – latest position

OPDC Planning Committee approved the officer recommendation to redesignate OONF, at the Planning Committee on March 2nd.

Final step is OPDC Board on March 9th, which will consider the same officer report and the outcome at the Planning Committee.

Item 3 **Board March 9th agenda items**

- CEO report: Executive Director of Development post advertised and offered. OPDC back at MIPIM this year.
- Planning report – see next slide
- Officer protocol revised – on ‘Chinese walls’ between ‘delivery’ and ‘planning staff’ to avoid conflicts of interest
- Regeneration and Economic Development report – mainly Park Royal
- Delivery report – recommends approval to £2.4m spend in 2023/4 on Old Oak West SOC and preparation. This adds to £3.1m spent on consultants since late 2019 (OONF analysis of individual approvals).

3 Planning report to OPDC Board March 9th

OPDC is doing more on enforcement (yellow house at WHR, 60 Wesley Avenue). Tri-borough regulatory group established.

Old Oak West SPD consultation will start formal stage Sept 2023 with expected adoption Jan 2024 (a slow process).

Low levels of responses to OPDC consultations on draft SPDs on Planning Obligations (22) and CIL charges (16). These figures include OONF responses.

Item 4 OPDC 'delivery' and Outline Business Case

OPDC working on

- *specific arrangements for organising the public land;*
- *a funding strategy to deliver infrastructure and assemble land*
- *a procurement strategy to secure a private sector master developer and investment partner(s).*

'In discussion with private landowners within Old Oak West and seeking to acquire land by agreement, to be funded by the £50m GLA Land Fund Facility'.

Working draft of OBC needed by April/May

4



On which pieces of land at Old Oak are OPDC ‘approaching landholders’ to acquire land or discuss development?

- Northern part of No.26 Channel Gate (bus depot)?
- No.24 Oaklands North?
- No.21 Willesden Junction Maintenance Depot
- No.10 Boden site?
- No.6 Bashley Road Metal Refinery?
- Nos 22 and 25 Westway Estate and site in Old Oak Common Lane?

Not sites 1, 11, 42, or main part of 26 as these are all HS2 compounds owned by DfT/HS2.

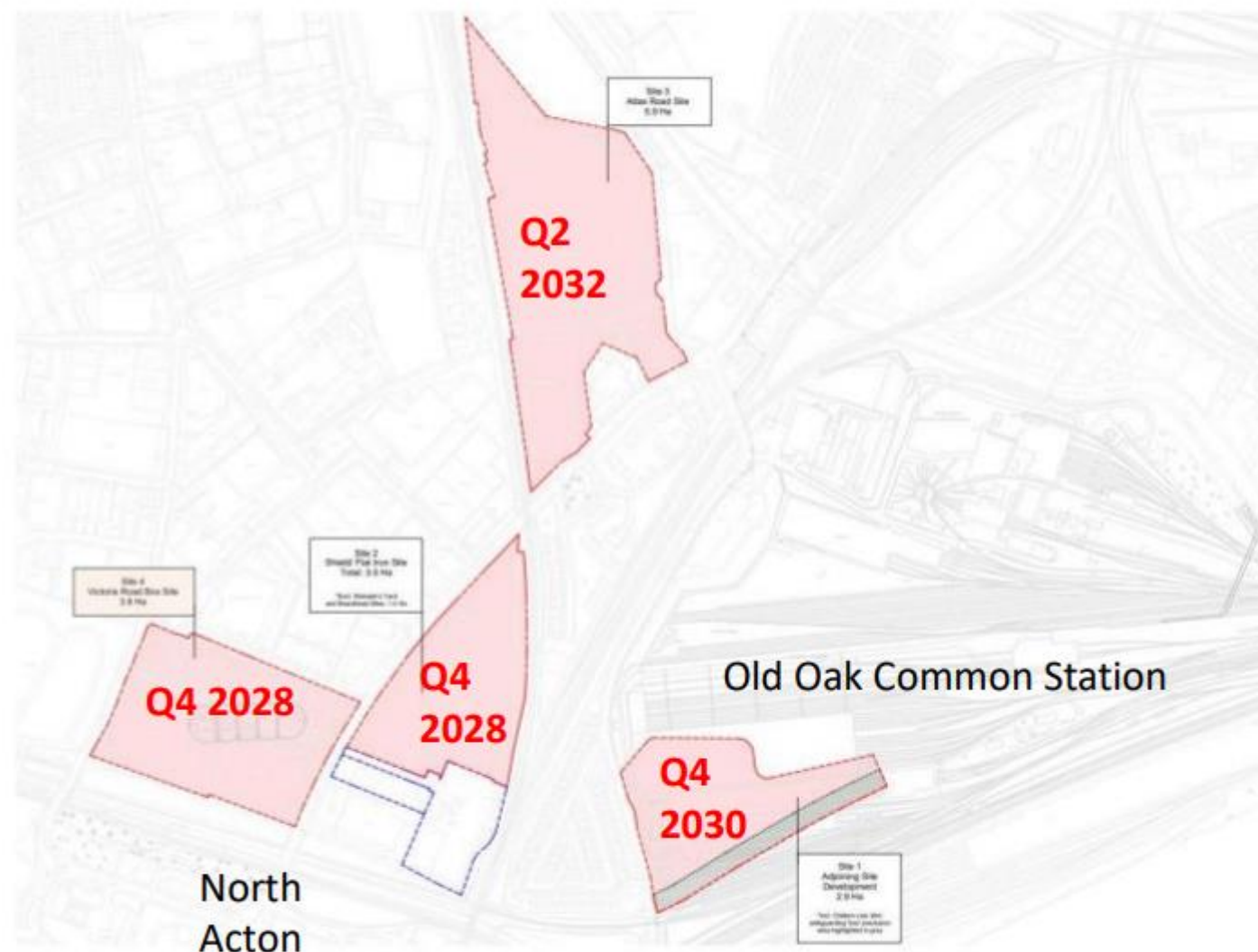
Not No.36 School Road as this at pre-app stage

Old Oak Common

HS2 Development Sites

- ASD - 2.9 ha (7.6 acres)
- Shield Site - 3.0 ha (7.41 acres)
- Atlas Road - 5.9 ha (14.58 acres)
- VRBS – 3.8 ha (9.39 acres)
- Total -15.6 ha (38.54 acres)

HS2 has provided these dates for the expected release of these site from use as construction compounds (response to FoI request)



Item 5 Developments in the pipeline

Extract from report to OPDC Board

Whilst the pipeline of pre-applications and applications is very strong, and is the largest since OPDC's inception, the need for second staircases in buildings over 30m in height, together with the on-going economic instability and time-lags due to the Covid pandemic has led to a reduction in approvals and starts on site. As such it looks unlikely that OPDC will meet its targets in these areas this year. It is expected that this will be made up for in coming years.

5 Developments that may now be stuck

Pocket Living, Atlas Wharf (consented but single stair and no Stage 2 consent)

Mitre Wharf Scrubs Lane (under 30m height, awaiting S106 but should get Stage 2 in due course)

Renault Garage site (has 44m high building and no Stage 2 consent)

1 Portal Way (awaiting OPDC decision for 15 months. Redesign for 2nd stair?)

The Castle Pub, Victoria Rd (consented by LBE but S106 not signed. No Stage 2)

At pre-application stage and with buildings over 30m high

North Kensington Gate

5-7 Park Royal Road

Coronation Road South

Lords Builders Merchants/'Old Oak Wharf'

Holiday Inn Express, 152 Victoria Road

2 Scrubs Lane

Application at 73 Stephenson Street (TITRA area) refused by officers under delegated powers, on multiple grounds.

5 Data centre adjoining Wesley Estate



Item 6

HS2 CEF grant funding

The below examples are purely illustrative and we welcome applications for any projects that will enhance the quality of life and the environment of communities disrupted by the construction of HS2.

- Improved pedestrian, equestrian, or cycle access not provided under statutory services;*
- Landscape and nature conservation enhancement projects which increase biodiversity (including pop up interventions such as skip gardens);*
- Enhancement or replacement of sports and recreational facilities;*
- Improved access and enhancements to public open space;*
- Provision of enhanced or new community facilities; and*
- Refurbishment/re-use of historic buildings and monuments.*

6. HS2 CEF webinar

- **Thursday 16 March: HS2 Community and Environment Fund (CEF) opportunities**

CEF: <https://cef1603.eventbrite.co.uk>

- Time: 6-7pm

Location: via Microsoft Teams meeting

Please note registration closes at Midday on Wednesday 15 March

French examples of urban regeneration

Old Oak Neighbourhood Forum
and Grand Union Alliance
March 2023

Item 7 Urban regeneration in French cities

How does the UK and France now compare?

Similar population and history of 'empire'

Paris is building 196,000 new suburban homes by 2030.

In the outer metropolitan area of Paris, work underway on 68 new stations and 200 km of new track, due for completion between 2024 and 2030. (Yes, we have the Elizabeth line).

French 'delivery vehicles' for city regeneration move faster and with more genuine community involvement.

Massy, a suburb 10 miles south of central Paris



20 years ago a station area with under-utilised industrial land.

Now replaced by dense, mixed-use blocks of offices, housing, & retail.

“One reason that a French suburb like Massy was able to create this sort of redevelopment is the French development tool called “ZAC,” which allows municipalities to manage all aspects of development, from building form to streets to uses”.







Paris Clichy Batignolles

“Paris Clichy Batignolles is a great urban development project:

- Massive park*
- 2 metro stations + tram*
- 3400 hsg units, 50% social + 20% mid-income*
- Office/retail/public uses*
- 85% of water heating & 40% of power from on-site renewables*
- Vacuum trash pickup”*

Yonah Freemark

Housing numbers the same as for Channel Gate

Paris Rive-Gauche

The Paris Rive Gauche project is one of the most important regeneration project in the city. The 130-hectare site is located in the east of Paris, on the banks of the Seine. Paris Rive Gauche means Paris Left Bank and refers to the Paris of an earlier era.



Work on the Paris Rive Gauche redevelopment began in the early 1990s and is now halfway through. The aim is to create a mixed-use neighbourhood around landmarks such as the national library and Paris Diderot University. Paris Rive Gauche

The aim is to redevelop industrial wasteland located around the Austerlitz train station. A publicly owned local development company, SEMAPA, manages the project.

The concerted development zone, or ZAC (*zone d'aménagement concertée*), was launched in 1991. Works included the construction of the François Mitterrand National Library (BNF), which began in 1991 and was completed in 1995.

Despite being overseen by one leading agency, the project is based on strong public involvement and the program has been modified. Powerful local associations went to court as there was not enough public space and the density was too high. In 1997, to prevent further revisions, SEMAPA developed a meaningful public involvement process to ensure the intentions of community stakeholders are incorporated in this large-scale project; developers are obliged to integrate these intentions.

The role of the development agency is to select developers through a competitive process to achieve the best design outcomes. Paris Rive Gauche is not just another business district like La Défense, but a real urban neighbourhood developed around existing urban landmarks. It combines a mix of uses (offices, housing, local retail and services, green spaces) and good access to public transport.

Île de Nantes

The Île de Nantes regeneration project aims to transform a 337-hectare industrial area into a sustainable living and working environment. There is a strong emphasis on preserving the industrial character of the area.



Another objective is to attract creative industry firms

A public redevelopment company known as SAMOA oversees development which will be completed in 2037.

The project includes a lot of consultation with urban stakeholders.

Any other business

Information and contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com