



# Old Oak Neighbourhood Forum and Grand Union Alliance

March 5th 2019

The Collective, Old Oak Lane

# **Agenda for this evening**

- Old Oak North – what happens next?  
Q&A session with Geoff Springer from Cargiant/London & Regional Properties and Jonny Popper from London Communications
- Update on OONF consultancy project funded by OPDC
- OPDC Local Plan examination – what should we say at the public hearings in April?

# **Cargiant v OPDC**

OPDC is the Mayoral Development Corporation in charge of planning/regeneration at Old Oak

Cargiant have been preparing plans for 'Old Oak Park' since 2014 – version 4 was for 6,500 homes

We had assumed Cargiant was discussing with OPDC a detailed planning application for 2019

But Cargiant has now halted all proposals after spending £8.5m

HS2 and OPDC proceeding with their own plans

'Old Oak will provide **24,000 homes** and **55,000 jobs**' Boris Johnson  
*Old Oak and Park Royal Opportunity Area Planning Framework. Draft for Consultation 27 February 2015*

'The Mayor's London Plan identifies that the OPDC area can deliver a minimum **25,500 homes** and **65,000 jobs**'

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

'The Mayor's London Plan identifies that the OPDC area can deliver a minimum **25,500 homes** and **65,000 jobs**'

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

'Old Oak Park North and Old Oak Park South will deliver **3,419 homes** and **17,126 jobs**'

*Reality. February 2019*

June 2018	Reality	Shortfall	%
9,619 Homes 20,046 Jobs	3,419 Homes 17,126 Jobs	6,200 Homes 2,920 Jobs	64% 14.6%

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

- New homes and new jobs will be delivered. No funding needed
- New homes and new jobs could come forward
- Primarily a commercial use providing new jobs
- Unavailable to deliver new homes or new jobs

PARK ROYAL

NORTH ACTON

HARLESDEN

KENSAL RISE

## OLD OAK PARK NORTH

8,114  
 6,190

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

8,464  
 4,556

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

2,264  
 1,636

*Reality. Car Giant can't be relocated. The number of homes and jobs decreases dramatically*

6,200 (73%)  
 2,920 (64%)

Minimum number of homes and jobs that won't be delivered on Old Oak Park North

**HARROW ROAD**  
 700 New homes  
 400 New jobs  
 Planning granted on part of the site. No funding needed

**WILLESDEN JUNCTION**  
 Can't be delivered because the enormous cost to build over the rail lines

**EMR**  
 Could deliver 1,100 homes and 1,100 jobs. The quality of the development will be heavily compromised being surrounded by industrial land

**THE TRIANGLE**  
 Car Giant land for the next 95 years. Not delivering at least 600 homes and 160 jobs

**CUMBERLAND BUSINESS PARK**  
 Multiple ownerships  
 Not delivering at least 300 homes and 110 jobs

**CAR GIANT**  
 Can't be relocated, this will result in the loss of delivering a minimum of 5,300 homes and 2,650 jobs

**MITRE YARD / MITRE WHARF / NORTH KENSINGTON GATE SOUTH**  
 464 New homes  
 136 New jobs  
 Planning granted on part of the site. No funding needed

**POWERDAY**  
 No allocation

**OAKLANDS**  
 Will deliver 805 Homes  
 290 Jobs  
 In construction. No funding needed

**CROSSRAIL DEPOT**  
 No space for pilings to build over the rail lines. Not building over the rail lines result on a loss of 2,650 homes and 26,190 jobs on Old Oak Park South

**RAILWAY LINES**  
 Not possible to build over rail lines

**RAILWAY LINES**  
 Not possible to build over existing depot

**RAILWAY LINES**  
 Could be coming forward as a commercial development delivering very few homes

**CROSSRAIL HS2 STATION**

**RAILWAY LINES**  
 Not possible to build over rail lines

## OLD OAK PARK SOUTH

3,855  
 41,680

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

1,155  
 15,490

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

1,155  
 15,490

*Reality. Reduced local plan figures accurate*

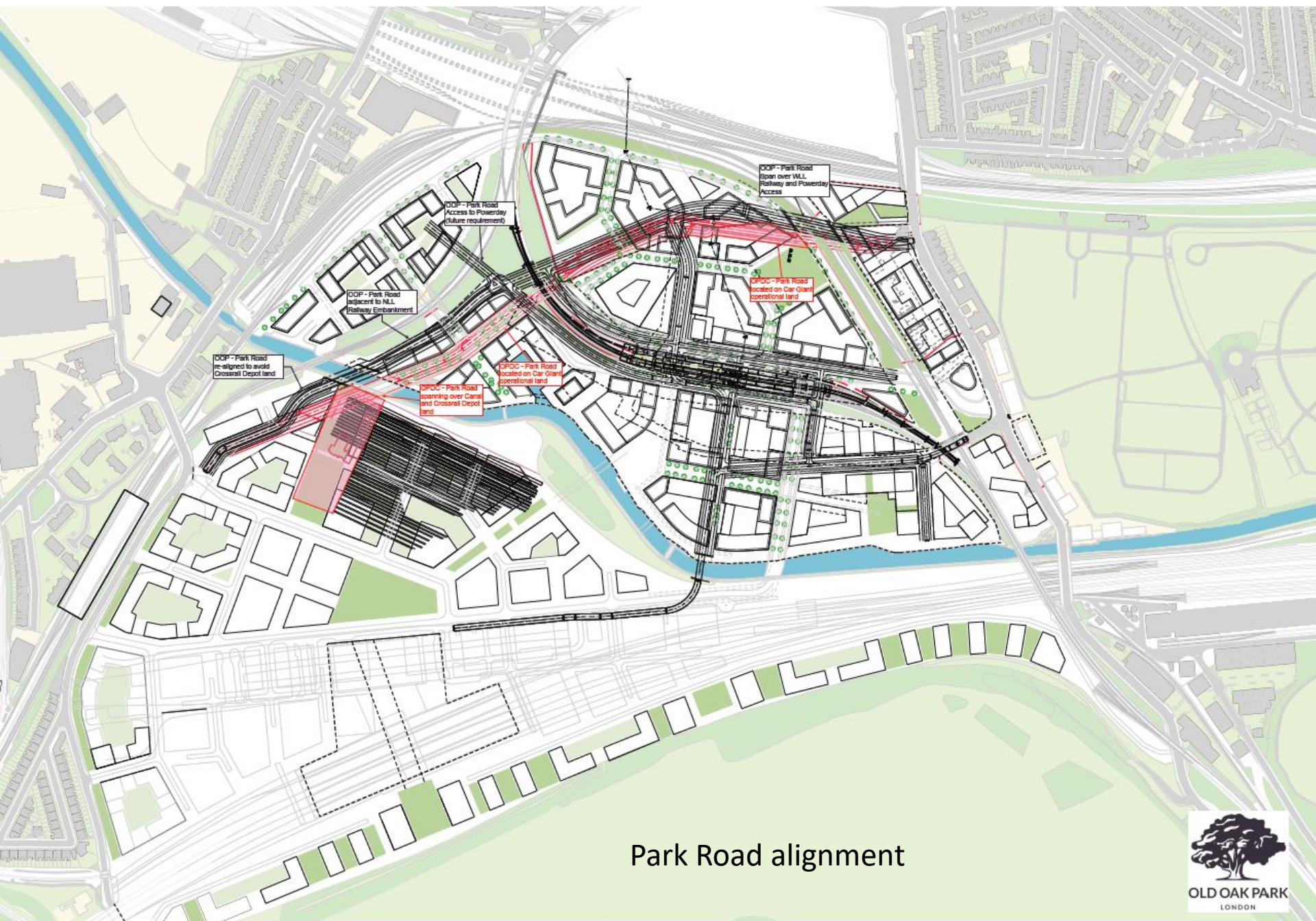
2,700 (70%)  
 26,190 (63%)

Homes and jobs that won't be delivered on Old Oak Park South as a result of not building over rail lines



FEBRUARY 2019





# **OONF consultancy project**

OPDC has agreed to fund consultancy work up to £10,000 to put together initial data on our designated neighbourhood area.

We provided a brief. OPDC carried out a tender exercise.

Two bids received, from Navigus Planning and from Fluid (both consultancies work on urban renewal)

We have fed back our evaluation of the two bids

# **OPDC Local Plan examination**

Planning Inspector appointed is Paul Clark MA  
MRTPI MCMI

He reviews the Draft Plan and decides on  
'soundness' and 'effectiveness' plus legal  
compliance

Public hearings start 2 April

OONF and StQW Forums have sent in 4 sets of  
'Written Statements' to add to earlier  
representations on the Reg 18, 19.1 and 19.2  
Draft Plan.

# **What we will argue at the hearings**

That the OPDC Draft Local Plan has major flaws and is 'unsound' and 'ineffective'

Because it is based on assumptions and expectations which are proving to be false.

OPDC has not changed its position on housing numbers when the facts change. Resultant density at Old Oak North unsustainable.



# 2015 – the Boris ‘vision’

## 2015 Opportunity Area Planning Framework for OPDC area

As Mayor of London,  
Boris Johnson promoted the idea of a ‘Canary Wharf of the West’



Figure 9: Indicative 3D model

# **The facts change**

OPDC forced to accept that 'overdecking' of the HS2 station is not viable – too expensive and the station design requires natural ventilation.

OPDC also have to accept that the newly built Crossrail depot and sidings are here to stay and that these sites are not available until after 2038

The commercial heart of a new Old Oak shrinks to the 'adjacent site' next to the HS2 station.

# HS2 station as per recent consultation



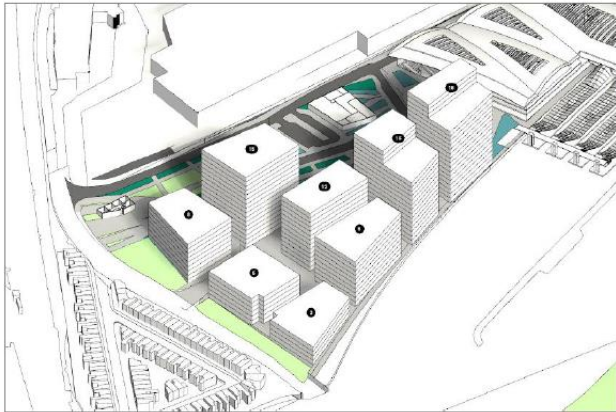


# HS2 station site as being marketed

## Development Capacity

Conceptual studies have explored maximising floor space, achieving 146,000 sq.m. (1,575,000 sq.ft.) of office accommodation.

This is comprised of 8 blocks ranging from 4 to 21 storeys



Block Number	Floor Count	Floorplate	Total GFA	Commercial	Retail
1	4	2,276 sq.m.	9,104 sq.m.	5,463 sq.m.	455 sq.m.
2	7	2,179 sq.m.	15,251 sq.m.	10,458 sq.m.	436 sq.m.
3	9	2,030 sq.m.	18,270 sq.m.	12,992 sq.m.	406 sq.m.
4	10	2,198 sq.m.	21,980 sq.m.	15,825 sq.m.	440 sq.m.
5	13	1,800 sq.m.	23,406 sq.m.	17,284 sq.m.	360 sq.m.
6	17	1,894 sq.m.	32,204 sq.m.	24,248 sq.m.	379 sq.m.
7	19	2,162 sq.m.	38,136 sq.m.	28,503 sq.m.	432 sq.m.
8	21	2,139 sq.m.	41,649 sq.m.	31,608 sq.m.	428 sq.m.
		Total	200,000 sq.m.	146,381 sq.m.	3,336 sq.m.
		Total	2,152,800 sq.ft.	1,575,645 sq.ft.	35,909 sq.ft.



# The facts change again

Schemes in Scrubs Lane approved by OPDC in 2017 do not start on site – with no certainty on transport infrastructure and a fall in the London housing market



North Kensington Gate on left, Mitre Yard scheme on right, looking south on Scrubs Lane

# **The facts change for a third time**

Cargiant/London and Regional Properties decide to stay on site with their present operation and halt plans for Old Oak Park

This leaves scope for much reduced housing at Old Oak North

Park Road may still prove a viable piece of infrastructure if HIF funds are available

OPDC continue with a Local Plan promoting 25,000 new homes – some after 2038.

# **ELP hearings**

Will be held in public at London Councils offices in Southwark Street

April 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> are important days

Will the Draft Local Plan be 'modified' or declared unsound and back to drawing board?

If OPDC had designated our 280 hectare area, this would have allowed for neighbourhood plan policies that could have been more responsive and quicker to vary than in a Local Plan.

# **Any other business**

Contact details for OONF

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