



Old Oak Neighbourhood Forum and Grand Union Alliance

May 3rd 2022
on Zoom

Agenda for this session

1. OPDC Draft Local Plan – OONF request to meet with the OPDC Board before adoption of Local Plan 22nd June

2. London Assembly Planning and Regeneration session 7th June – Just Space, OONF and GUA evidence

3. Brief update on developments in the pipeline – applications awaiting OPDC decision

- One Portal Way, North Acton
- Pocket Living Atlas Wharf
- Mitre Wharf
- OOC station public realm
- Renault site Western Avenue/Concord Road
- North Kensington Gate (variation of conditions)

4. Planning applications awaited

- 5-7 Park Royal Road
- 3 School Road
- Twyford Abbey
- Cloister Court (Barratts)

5. City Mission church - any further news following eviction from 2 Scrubs Lane

6. Local elections May 5th (new boundaries/new candidates)

OPDC Local Plan and request to meet the Board

Planning Inspector Paul Clark's report on the OPDC Local Plan was published on April 1st.

He has proposed 464 'Major Modifications' needed for the Plan to be 'sound'.

This is a very high number for a Local Plan and reflects the extent of a 'rewrite of the document'.

OONF has argued that the final Plan is no longer that which was submitted in October 2018

Letter to Liz Peace asks for several steps to be taken before adoption of the 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
2. Planning Committee views to be referred on to Board June 22nd
3. OPDC to do its own consultation on OPDC-51
4. 'Stakeholder workshops' to be held on current major applications (a commitment made in the OPDC *Statement of Community Involvement*).
5. A 'round table' meeting between OONF/GUA and the Board and Planning Committee to discuss 'community engagement' (lack of).

London Assembly Planning and Regeneration Committee

Reviewed the impact of London's Opportunity Areas at its February 2022 meeting

Reviewed community involvement in Mayoral decisions on planning applications at its November meeting

These were 'evidence sessions' with written and oral evidence

June 7th meeting will cover LLDC (Olympic Park) and OPDC MDCs

Just Space, GUA and OONF preparing evidence

The committee has questioned London's approach to tall buildings

Next part of the agenda

3. Brief update on developments in the pipeline – applications awaiting OPDC decision

- One Portal Way, North Acton
- Pocket Living Atlas Wharf
- Mitre Wharf
- OOC station public realm (and conveyors)
- Renault site Western Avenue/Concord Road
- North Kensington Gate (variation of conditions)

One Portal Way, North Acton



No sign of Imperial College backing away from these proposals.

This is despite two Chinese developers at Vauxhall/Nine Elms/Battersea selling off their high rise buildings with significant losses.

Fire safety in buildings of up to 56 storeys with a single staircase could still prove an obstacle at One Portal Way.

Atlas Wharf – Pocket Living

Application involves a 29 storey residential tower with a single escape staircase. So is also vulnerable to objection from the London Fire Brigade.

OONF has submitted a detailed objection on several grounds, including fire safety



Building Safety Act

Enacted April 2022. Strengthens 2005 Fire Safety Order

These FSO amendments will drive fire safety improvements for regulated premises where people live, stay or work.

- Increase transparency of regulated activities through the recording and sharing of fire safety information, including with residents;
- Encourage competence in those appointed to undertake fire risk assessments, including the fire risk assessor sector;
- Proportionately align the FSO to the building safety regime;
- Support greater compliance with, and effective enforcement of, FSO requirements.

Plus 2021 London Plan Policy D12 on Fire Safety

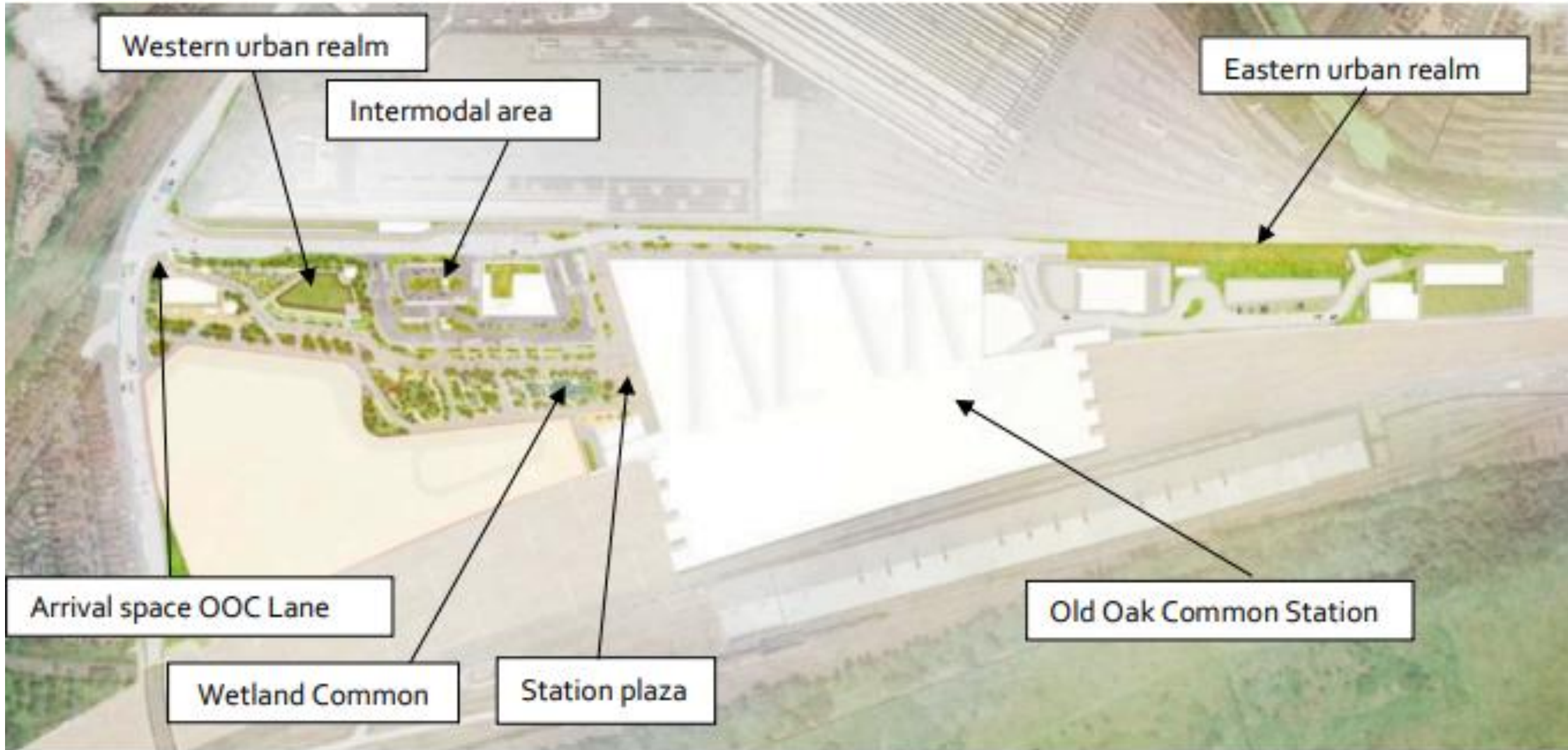
Old Oak Common station – new applications

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.

From Written Statement for application 22/0064/HS2OPDC



Proposed timetable of works

Table 4: Proposed Programme and Sequence of Works

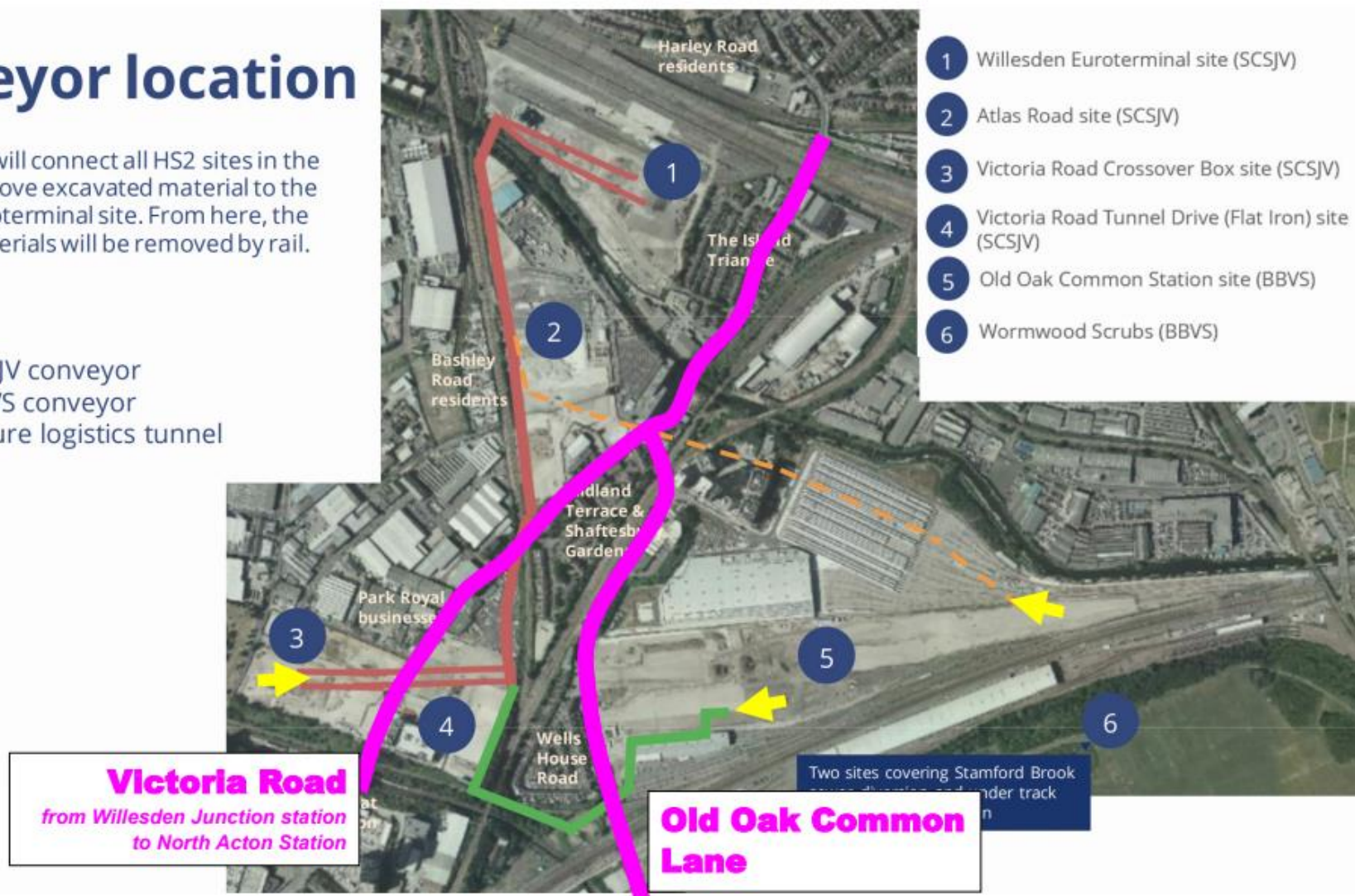
Anticipated Start on Site Date (quarter/year)	Activity	Estimated Completion of Works (quarter/year)
Q3 2020	Old Oak Common Station construction	Q4 2029
Q2 2026	Old Oak Common Station urban realm	Q2 2028
Q3 2020	Enabling works for Old Oak Common Lane utility diversions	Q3 2023
Q4 2023	Old Oak Common Lane utility diversions	Q4 2024
Q3 2022	Replacement of Central Line Bridge	Q3 2027
Q3 2022	Works to replace Great Western Mainline bridge	Q3 2027
Q4 2021	Wells House Road Retaining wall stabilisation works (interim finish)	Q1 2022
Q1 2022	Realignment works to Old Oak Common Lane - interim	Q2 2025
Q3 2024	Wells House Road Retaining wall stabilisation works (final finish)	Q2 2025
Q3 2027	Realignment works to Old Oak Common Lane - final	Q3 2028

HS2 Conveyors and Tunnel

Conveyor location

The conveyor will connect all HS2 sites in the local area to move excavated material to the Willesden Euroterminal site. From here, the excavated materials will be removed by rail.

- SCSJV conveyor
- BBVS conveyor
- - Future logistics tunnel



HS2 Conveyors and Tunnel

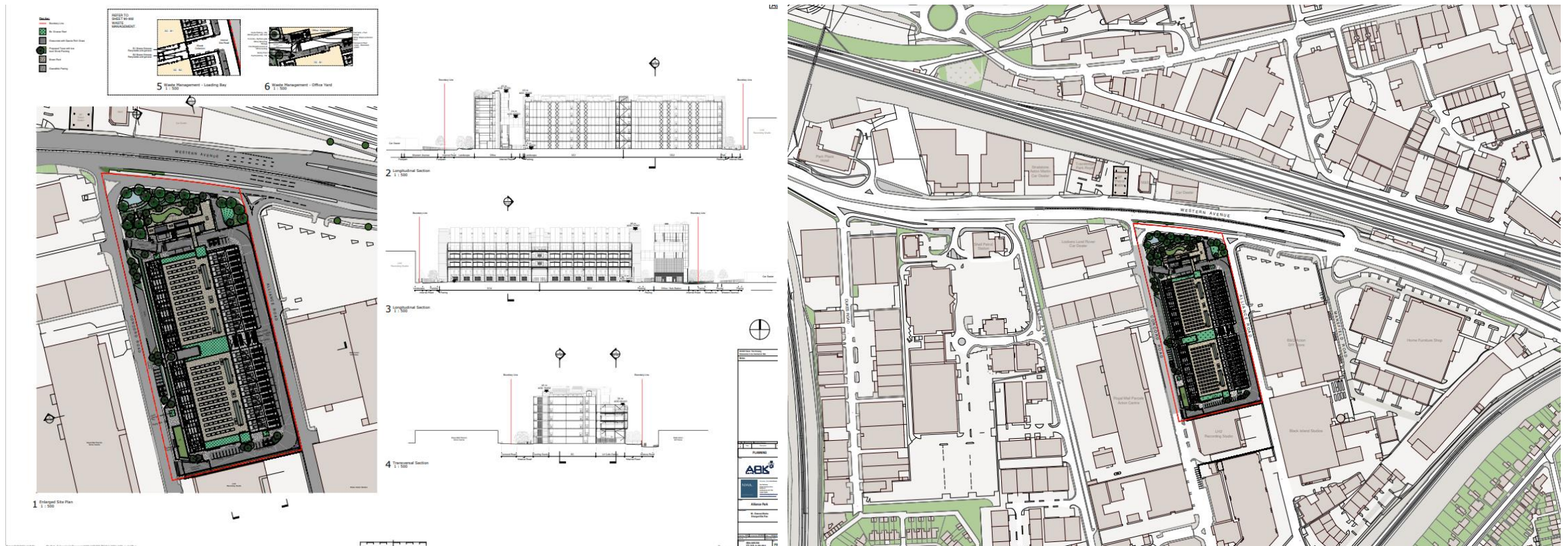


Old Oak Common Lane conveyor bridge



Renault site Western Avenue/Concord Road

A 38,495m data centre (Use Class B8) with associated energy and electrical infrastructure comprising two main linked buildings (up to 8 storeys and 44m in height)





1 CGI View 001 Day
1:1



2 CGI View 002 Day
1:1



1.2 CGI View 001 Dusk
1:1



2.2 CGI View 002 Dusk
1:1

North Kensington Gate South (variation)



Developers City & Docklands bought this site in Scrubs Lane from Aurora, along with a planning consent for this residential tower.

They have since gained a 2021 full planning permission to add an extra floor and make some changes.

Their latest application is for further 'amendments' to the 'residential layouts'.

A new Fire Strategy has been submitted and OONF has objected to the fact that this still involves a single staircase in a 24 storey building.

Mitre Wharf, Scrubs Lane



No objections
online to date,

OONF response?
More
acceptable than
other schemes
in Scrubs Lane?

How come
viability OK at
493 units/ha
when others
need more
units?

Planning applications expected

- 5-7 Park Royal Road
- 3 School Road
- Twyford Abbey
- Cloister Court (Barratts)

Planning applications awaited by OPDC

In its Statement of Community Involvement, OPDC committed to holding 'stakeholder workshops' at early pre-application stage.

These are 3 way public meetings involving applicants/developers, OPDC planning officers and local residents.

These sessions have not been arranged by OPDC for several years.

Instead the OPDC Community Review Group is claimed as an effective form of 'community engagement' at pre application stage.

OONF has asked for workshops on the following schemes.

5-7 Park Royal Road



Aerial view 5-7 Park Royal Road

The consultation website for this proposed development has gone quiet since 2 webinars in early March.

In the version of the OPDC Local Plan due for adoption in June, this site suddenly appears as being 'suitable for tall buildings'.

The consultation webinars held by Hallmark Property Group proposed buildings of 44 and 23 storeys, to the west of the 'North Acton Cluster' and adjoining the cemetery.

OONF wrote to OPDC Emma Wilkinson on April 12th asking for an explanation of why maps for the final version of the OPDC Local Plan have been altered with no public consultation.

We have asked that this request be handled under FoI/EIR legislation. No response to date.

Twyford Abbey



West Twyford Residents Association held a public meeting 25th April on proposals for a development of 325 new homes and restoration on abbey building on this site.

You can see a comparison of the extant school scheme and our proposals below:



Cloister Corner

West Acton Residents Association (WARA) are opposing these proposals from Barratt (London). Height 17 storeys.

Sheela Selvajothy (WARA Chair) has fixed up a meeting with Martin Scholar from Barratt on May 9th.



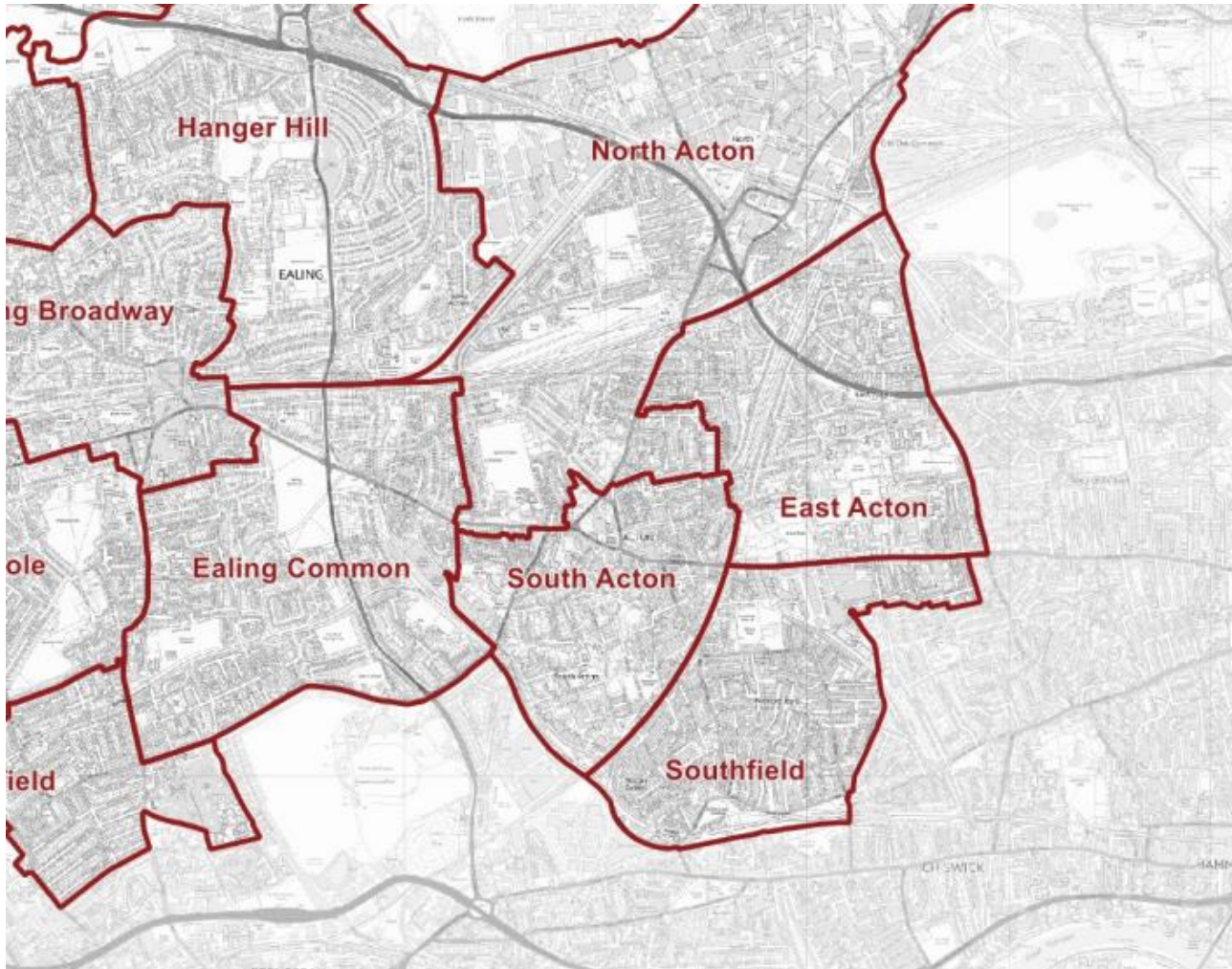
Item 5: City Mission Church, 2 Scrubs Lane

Meetings and discussions are continuing between Fruition Properties Ltd, OPDC and City Mission Church.

These follow the eviction of the church and day nursery.

Ealing local elections

Elections on May 5th coincide with boundary changes



Due to [boundary changes](#), there are now [24 wards](#); 22 with three councillors representing the ward and 2 with two councillors representing the ward.

Lists of candidates for North and East Acton

Name of Candidate	Home Address	Description (if any)
ALLEN Mervyn David George	(address in London Borough of Ealing)	Liberal Democrat
BUNDER Leslie Ben	(address in London Borough of Ealing)	Independent Network
CRAWFORD Daniel Stewart	13 Lynton Terrace, Lynton Road, Acton, W3 9DU	Labour Party
HAILI Hodan	(address in London Borough of Ealing)	Labour Party
HANS-BARKER Ineta	31 Kings Road, Ealing, W5 2SD	Green Party
HARPER James Kenneth	64 Pemberton House, Denman Avenue, Southall, UB2 4FX	Local Conservatives
HASHANI Blerina	(address in London Borough of Ealing)	Labour Party
HOFMAN David Lawrence	(address in London Borough of Ealing)	Trade Unionist and Socialist Coalition
KALKHORAN Andy	Flat 1, 36 The Avenue, London, W13 8LP	Local Conservatives
LAZAROW Ann	25 Mount Park Road, London, W5 2RS	Local Conservatives
SALAMAN Myer Redcliffe	24 Mount Pleasant Road, London, W5 1SG	Liberal Democrat
WHELAN Alan	30 Heronsforde, London, W13 8JE	Liberal Democrat
WIXTED Greg	207 Hawkins House, Dolphin Square, SW1V 3NT	Independent Network

Name of Candidate	Home Address	Description (if any)
BENVENISTE Jonathan Howard	28, Heathcroft, Hanger Hill, Ealing, London, W5 3EZ	Local Conservatives
BEST Mark Allan	13F Queen Anne's Grove, London, W4 1HW	Trade Unionist and Socialist Coalition
CRAWFORD Kate	13 Lynton Terrace, Lynton Road, Acton, London, W3 9DU	Labour Party
DALAL Rusi Keki	3 Carlton Gardens, London, W5 2AN	Liberal Democrat
DONNELLY Stephen Owen	(address in London Borough of Ealing)	Labour Party
HORWICH Margaret Jane	20A Warwick Road, London, W5 3XJ	Liberal Democrat
LALLA Dan	(address in London Borough of Ealing)	Independent Network
LUZAC Erwin William	27 Agnes Road, London, W3 7RF	Local Conservatives
MCCLOSKEY Roisin Clare	(address in London Borough of Ealing)	Green Party
RANDALL Jim	67 Fowlers Walk, London, W5 1BQ	Local Conservatives
SIRISENA GUNATILAKE Deshanth Tharindu	(address in London Borough of Ealing)	Liberal Democrat
TAILOR Hitesh	(address in London Borough of Ealing)	Labour Party

Any other business

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