



Old Oak Neighbourhood Forum and Grand Union Alliance

May 4th 2021

On Zoom

Agenda for the evening

1. Welcome to the meeting
2. OPDC Local Plan – latest on ‘modifications’ and ‘examination’
3. Extending the OONF boundary – approaching landowners at Atlas Road/Channel Gate
4. HS2 works on Victoria Road, the Scrubs and Old Oak bridges
5. OPDC and HS2 joint engagement strategy
6. Developments in the pipeline (1 Portal Way, Castle Pub, Kensal Canalside (Sainsburys/Ballymore), 2 Scrubs Lane

Timetable for next steps on Local Plan

OPDC consultation on 'major modifications' due to start after May 6th elections

Will run for 6 weeks

OPDC will seek to limit scope of responses

We will argue that Inspector needs to reconsider the Local Plan as a whole – so much has changed since the Draft was submitted in 2018

OONF representations prepared and circulated with agenda for this meeting. Comments welcome.

Main points in our representations

- No road links between east Acton and north Hammersmith – has become 2 separate plans
- Extent of changes (on which consultation has been limited)
- Location of ‘Old Oak major town centre’ is a muddle – North Acton to Channel Gate?
- Housing targets lead to excessive over-development on every possible available site
- Not *positively prepared, justified, effective, or consistent with national and London policy*

London Plan policy on Tall Buildings

Sec of State Robert Jenrick intervened on New London Plan last December

Directed the Mayor to make changes to **Policy D9 on Tall Buildings**. Mayor accepted these.

Locations for Tall Buildings must be identified and assessed as 'suitable' in Local Plans

OPDC modified Local Plan (arguably) does not include sufficient specifics of locations or assessments of 'suitability'.

'Conformity' with 2021 London Plan required.

Extending the OONF boundary

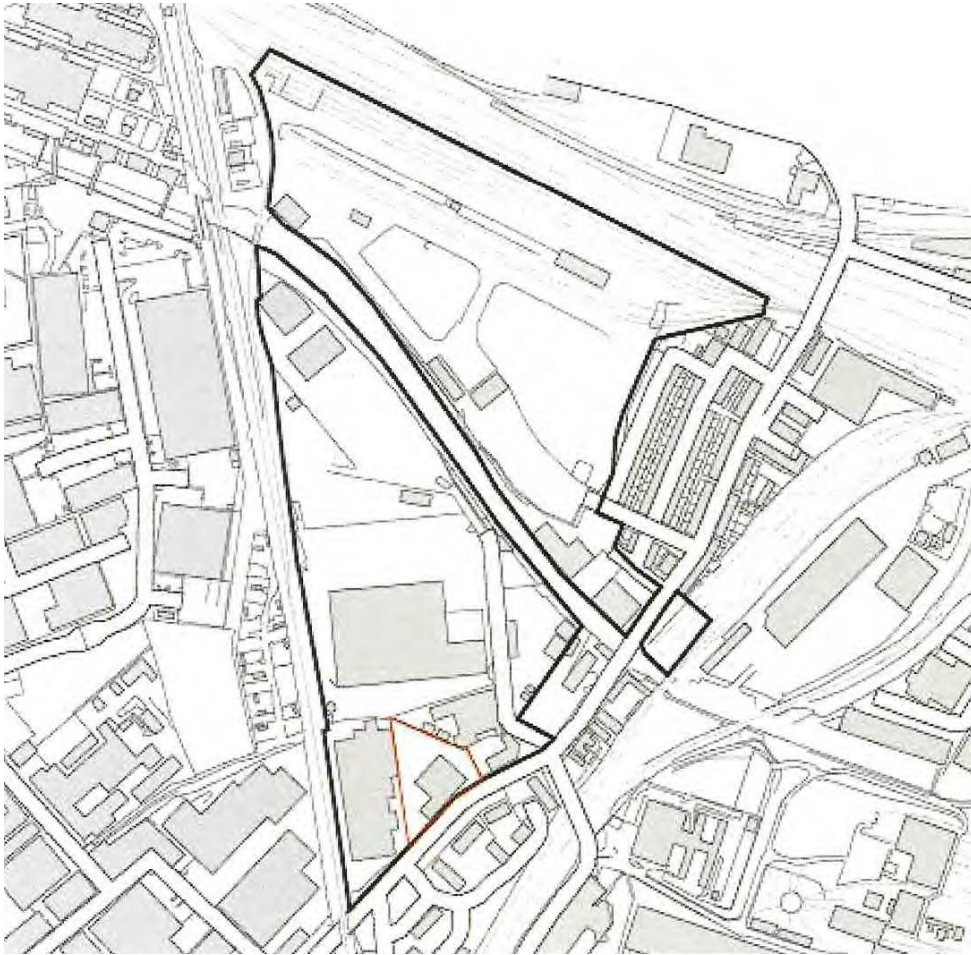


We need to approach existing landowners.

This site is owned by Park Score Ltd. Head Office in Greenford.

Four industrial units, one purchased in 2020.

Approaching landowners Tudor House

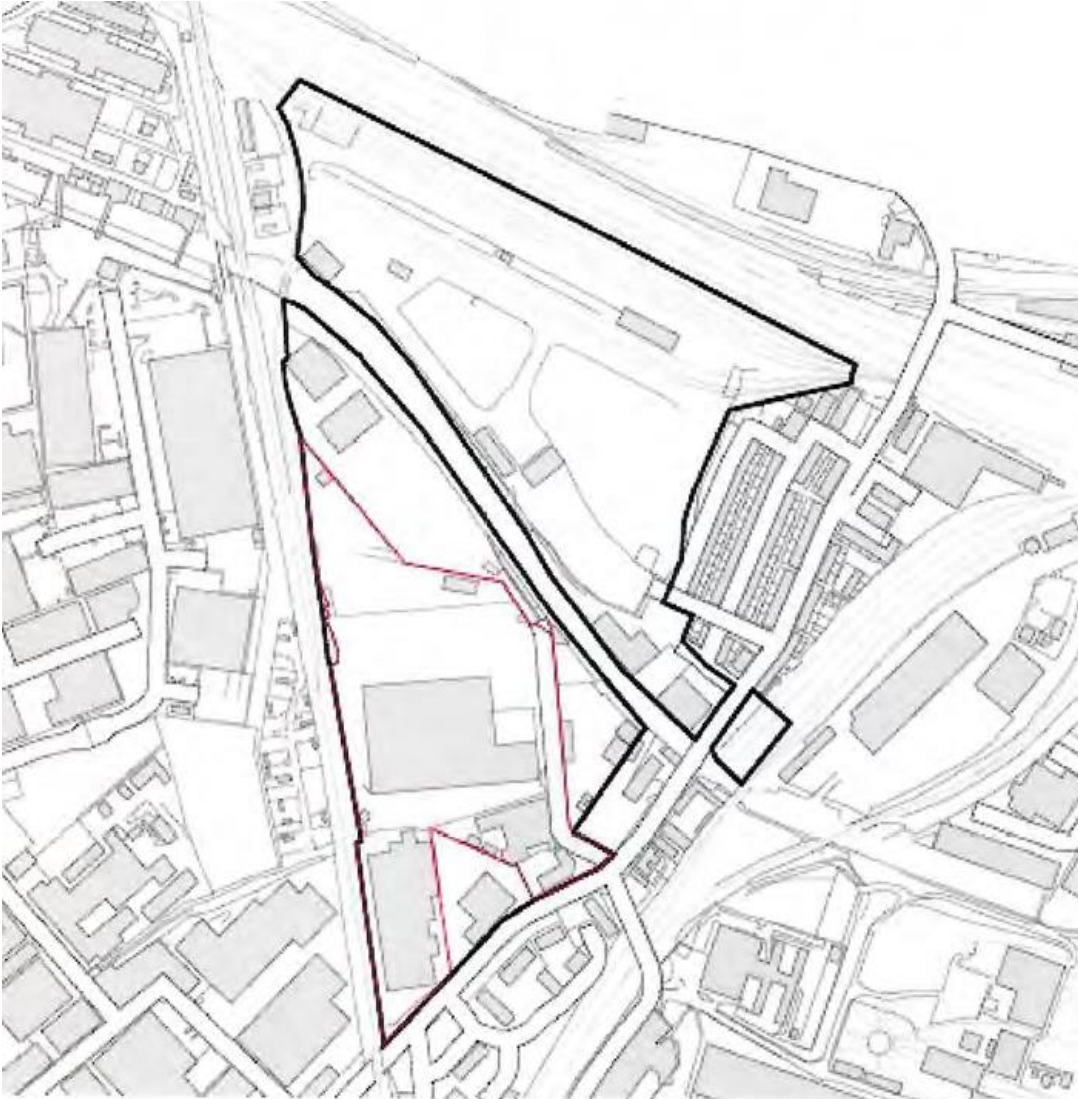


This site on Victoria Road is known by OPDC as the 'Tudor House' site.

Planning records on LBE website 'not available'.

Freeholder 55 Victoria Rd Ltd registered in BVI
Leased by EE Ltd (mobile phone company) until 31 October 2028

Land owned by HS2 and Sec of State



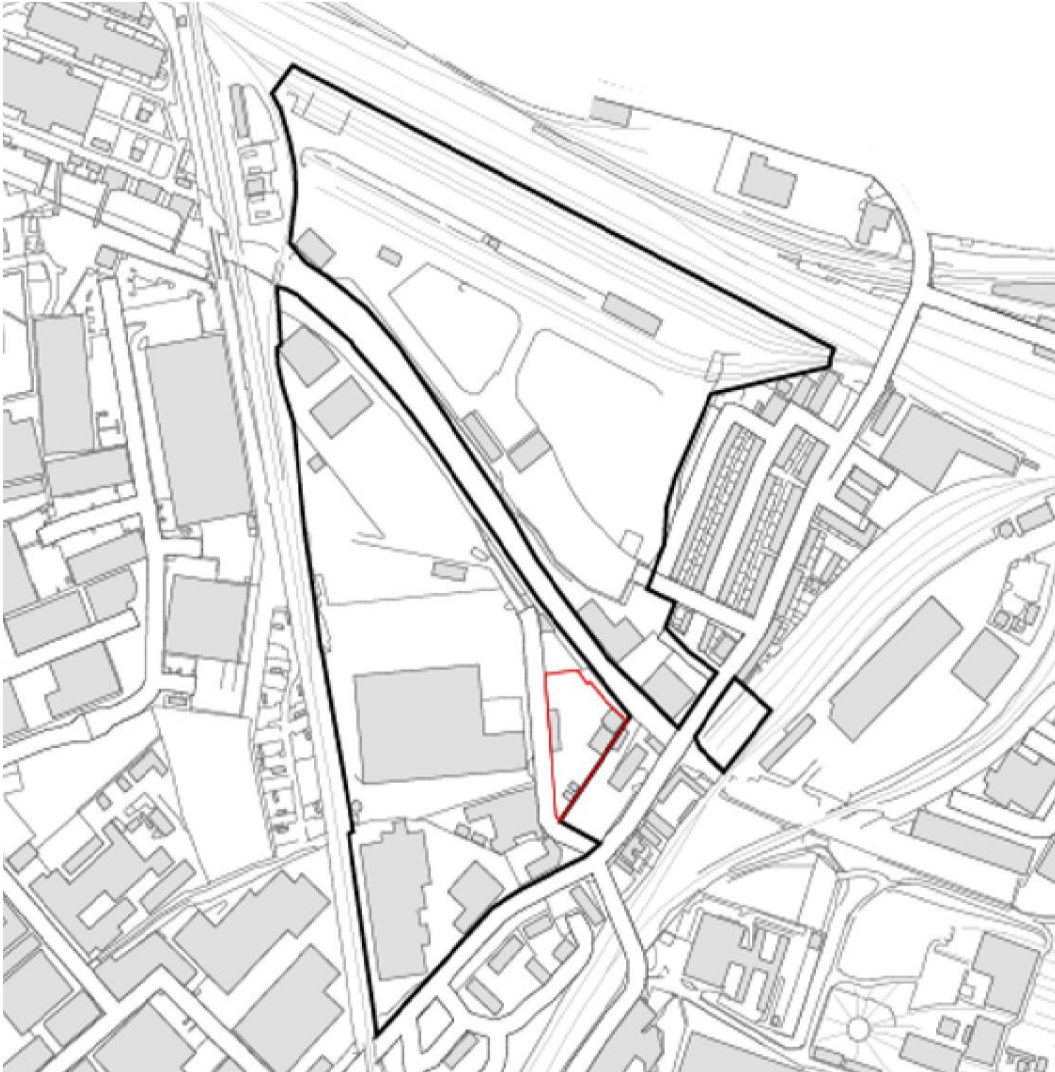
For how long will HS2 be using this site as a 'construction compound'?

Major investment being out in on the conveyors and other construction infrastructure.

2026 earliest departure date mentioned by HS2 in consultation sessions.

OOC station opening now scheduled for 2029-2033,

Approaching landowners (continued)



This site is owned
freehold by
Tommy James and
Eamon O'Loughlin

Current use as bus depot

May have a 7 year lease
from 2018 to Carphone
Warehouse?

(a) PARK ROYAL HERITAGE

as illustrated by 'OPDC Listings'



Road,
Royal
scape
Road

al Herit-
building
nts of its
r to the



Heritage ions	None
	Local List

on
e inter-war period, these are a
mmetrical buildings with stream-
lows, flag poles and Art Deco
p the office components of the
buildings. The buildings are part of a small
group of factories in Elveden Road from the
same period.



OPDC
OAKLAND
ELVEDEN ROAD
WINDMILL ROAD

Local Heritage Listings

MAYOR OF LONDON

nce
eritage
er area
eritage
ions
Local List

on
e 1930s-40s, the office compo-
is canal facing building is con-
of brown brick with metal windows
(r similar) in Moderne Style. It has
erved strong horizontal elements

(b) HS2 PROPOSALS

'Victoria Rd Crossover Box' site



**Can we do better
than this rubbish?**



(c) RESPONSE BY HS2 Ltd

HS2 Head of Planning (May 2021):

"Everything we build above ground, we have to get the design approved by the relevant planning authority."



Community engagement in
design development

HS2 Ltd

Planning Forum
December 2015

- **Key Design Elements** - to include many of the elements outlined for stations, but will focus more on engaging the public in the locality where the infrastructure is located

- Seven criteria identified :
 1. Proximity to overlooking residential areas ✗
 2. Within regeneration area ✓
 3. Scale ✓
 4. Select Committee's instruction ✗
 5. Level of local concern ✓
 6. Sensitivity of local context ✓
 7. Proximity to community facilities ✗

But HS2 says:

"Victoria Road Crossover Box is NOT a statutory 'Key Design Element'."

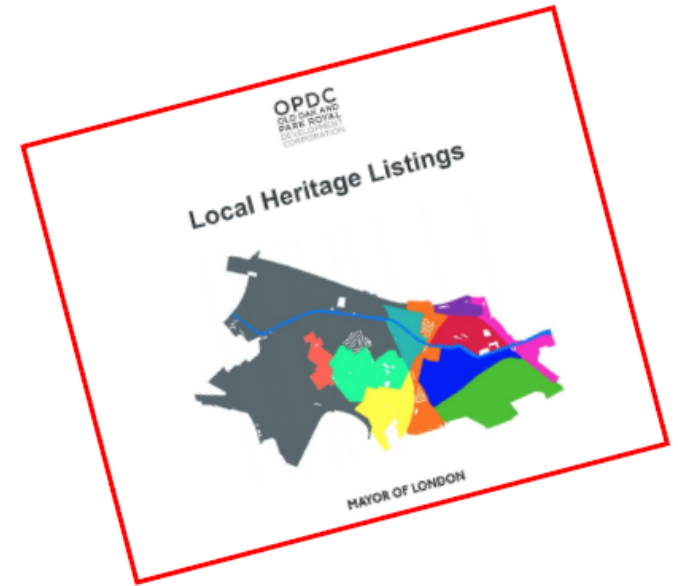
(so it gets a bog-standard design.)

(d) RESPONSE BY OPDC

“OPDC’s design team have been involved throughout the pre-application meetings.

“Their advice has taken into account the local context and the design / external appearance of the buildings.


“A full assessment of the design and external appearance will also be undertaken once a Schedule 17 application has been submitted.”



(a) HS2 and OPDC 'joint engagement'

Already a joint Camden leaflet:

Euston is changing – Who is doing what?




HS2 Ltd	Network Rail	TfL	Lendlease
<ul style="list-style-type: none"> Building a new high speed railway station and tracks at Euston on behalf of central Government. Creating new and replacement open space, bus, taxi and cycle facilities, as well as improvements to Euston and Euston Square tube stations. Responsible for minimising disruption and the impacts of construction. 	<ul style="list-style-type: none"> Managing the existing Euston station and railway tracks. Redeveloping the existing Euston station. Preparing the way for HS2 construction. 	<ul style="list-style-type: none"> Operating tubes, buses, the Overground and strategic roads. Many of these will be upgraded as a result of the HS2 works. Delivering Crossrail 2 which will include a station with entrances at Euston and St Pancras. 	<ul style="list-style-type: none"> Working on behalf of Network Rail.

Camden Council

- We stand with our residents and have a responsibility to help minimise disruption by ensuring planning, noise and highway regulations are met by all Euston partners.
- We are opening up a community hub in the Euston area where you can raise your concerns.
- We are the Planning Authority, and we have a crucial role in deciding what is built at Euston*. We will consider plans from HS2, Network Rail and Lendlease against our planning policies.
- Taking have to plan and build the station will cause later views.

*Network Rail has granted HS2 permission to build the station and the rail links for your journey across the station.

Euston is changing – What's happening now?



HS2 Ltd	Network Rail	TfL	Lendlease
<ul style="list-style-type: none"> HS2 have appointed a construction partner and building works have started on the new station. Some roads have been closed for construction. Thinking about how parts of Euston used for construction will be restored once works are finished. HS2 are in discussions with the Council about the design and appearance of the new station. 	<ul style="list-style-type: none"> Network Rail are writing up options for how the existing station could be redeveloped to work with the new HS2 station and development. 	<ul style="list-style-type: none"> Working on proposals for Crossrail 2 which will need to be agreed by Parliament. 	<ul style="list-style-type: none"> Lendlease are meeting with community groups, businesses, schools, faith groups and others to help develop the Euston station masterplan. They will be consulting on these proposals later this year.

General contact information

HS2 Ltd	Network Rail	Lendlease	Camden Council
<p>For queries about railway construction works at Euston contact HS2 on:</p> <p>HS2 in Camden website: www.hs2inCamden.co.uk</p> <p>The HS2 Helpdesk team can be contacted all day, every day of the year on:</p> <p>Email: hs2enquiries@hs2.org.uk</p> <p>Freephone: 08081 434 434</p> <p>Minkom: 08081 456 472</p>	<p>For queries about the existing station and any Network Rail works contact Network Rail on:</p> <p>Customer Helpline: 03457 11 41 41</p> <p>networkrail.co.uk</p> <p>TfL</p> <p>For queries about TfL services, contact TfL on:</p> <p>Customer Helpline: 0343 222 1234</p> <p>tfl.gov.uk/help-and-contact/</p>	<p>For queries about future development plans contact Lendlease on:</p> <p>Email: EustonCommunity@lendlease.com</p> <p>A website will also go live when the masterplan consultation begins</p>	<p>For queries about what the Council's role is and what our planning policies are please visit:</p> <p>Camden's HS2 webpages: www.camden.gov.uk/about-hs2</p> <p>Planning Policy for Euston: Local Plan: www.camden.gov.uk/local-plan-documents</p> <p>Euston Area Plan: www.eustonareaplan.info</p> <p>Live planning applications: www.camden.gov.uk/search-for-planning-applications</p>

(b) HS2 and OPDC 'joint engagement'

Draft to OPDC Board,
26 Nov 2020

"By entering into this joint working agreement, HS2 and OPDC are seeking to collaboratively:

- **Increase local understanding** of what work is being undertaken and when, making information easier to access and comprehensive
- **Build better relationships** and more regular dialogue between residents and the HS2 and OPDC teams
- **Raise awareness** of the communication channels available for people who live and work near to our construction sites."



April 2021
update:

"[Since Nov 2020] we have liaised with engagement teams in the Boroughs to request their feedback to finalise it, as well as incorporating the feedback we received from Board members."

"Before it is published, we will request a meeting with Borough Leaders and local MPs to approve it. As we're in pre-election period, this will all need to take place after 6 May."

"You may have seen our recent newsletter mailed to 15,000 local properties with a HS2 construction page, updating on engagement events,... and regular, close working between both teams."