



Old Oak Neighbourhood Forum and Grand Union Alliance

May 7th 2019

The Collective, Old Oak Lane

Agenda for this evening

1. Notes of OONF/GUA meeting on March 5th 2019 (copy on www.oldoakneighbourhoodforum.org)
2. Report back from the Examination in Public sessions on the OPDC Local Plan
3. Update on OONF research project on a profile for the OONF Neighbourhood Area
4. Update on HS2 consultations and Linford Christie Stadium
5. Update on OPDC Community Review Group
6. Latest on OPDC, Cargiant, and the OPDC 'masterplan' for Old Oak North

OPDC Draft Local Plan

EIP hearings held in public from April 2nd until April 15th

Now adjourned by Inspector Paul Clark until a day (prob mid June) when OPDC and Cargiant will set out their positions on Old Oak North.

Grand Union Alliance gave evidence each day with local residents taking up their 'hot seat'.

OONF gave evidence on housing density, tall buildings, Strategic Industrial Locations and NPs
Density examples in OPDC Addendum challenged

OPDC add a late document

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Old Oak North Development Framework Principles Addendum

March 2019



MAYOR OF LONDON



SAXON
COURT/ROSEBERRY
MANSIONS, AT KINGS
CROSS.

OPDC CLAIMS DENSITY OF
647 UNITS/HECTARE

WE SAY **306**
UNITS/HECTARE



ALDGATE PLACE, WHITECHAPEL

OPDC CLAIM DENSITY OF **780** UNITS/HECTARE
WE SAY **609** UNITS/HECTARE



WOODBERRY DOWNS ESTATE RENEWAL, HACKNEY
OPDC CLAIM DENSITY OF **641** UNITS/HECTARE
WE SAY AROUND **231** UNITS/HECTARE OVERALL



LONDON CITY ISLAND, TOWER
HAMLETS

OPDC CLAIM DENSITY OF **631**
UNITS/HECTARE

WE SAY **364** UNITS/HECTARE
OVERALL



ELEPHANT PARK, ELEPHANT AND CASTLE IN SOUTHWARK – CGI OF DEVELOPMENT

OPDC ADDENDUM CLAIMS DENSITY OF **741** UNITS/HECTARE
WE SAY MORE LIKE **555** UNITS/HECTARE

Draft Local Plan – what next?

OPDC can make ‘minor modifications’ and Inspector can recommend these.

Or the Inspector can decide that ‘major modifications are needed – with a further round of public consultation.

Or if the Plan is found to be ‘unsound’ or ‘unjustified’ then OPDC will have to go back several steps.

Cargiant will resist CPOs. Court battles ahead?

'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

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

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

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

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

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

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

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 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

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

CARGIANT'S VIEW OF THE REALITY OF WHAT CAN BE BUILT AT OLD OAK



FEBRUARY 2019



Our only image of what the OPDC 'masterplan' looks like. We have made a FOL request to see a copy of the Corporation's Housing Infrastructure Bid to Government. £250m awarded.

OONF consultancy project

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

Consultants Navigus Planning are carrying out the work.

We have agreed a list of datasets to be used.

Will need extra data on the Collective, which has changed the demographics since 2011 Census.

HS2 works and consultations

Amanda Souter to report back on recent meetings

Linford Christie consultation ends on 12th June



THE COUNCIL OFFERS THREE OPTIONS:

OPTION 1 Do nothing

OPTION 2

Support developing an improved genuine community sports centre through a local non-profit partnership

CHOOSE OPTION 2

– a refurbished community sports centre

- A smaller-scale development would cost less (£10–30M) and could be achieved more quickly without harming the local environment
- It could improve the lives of residents. LBHF has NO decent public sports centre within its boundaries
- It could help reduce antisocial behaviour by offering good, affordable sports facilities for the young

OPTION 3

Build a major commercial multi-purpose venue and facility with a 45,000-seater stadium – more like Wembley – to host big sports and music events, and other activities



Impact of Option 3 as proposed by Hammersmith & Fulham

THE FRIENDS OF WORMWOOD SCRUBS AND CONCERNED LOCAL RESIDENTS URGE YOU TO OBJECT TO OPTION 3

Here's why:

1. Option 3 would seriously affect the lives of local residents and also the Scrubs nature reserve

Effects of up to 45,000 people entering surrounding neighbourhoods on a regular nightly basis and at weekends are:

- **Parking** your car would be impossible
- **Noise** from the stadium would be horrendous
- **Travel restricted** – tiny East Acton tube station nearby and Du Cane Road would have to be closed and bus routes diverted
- **Traffic congestion and pollution** on surrounding roads would increase
- **Crowds** would walk through your streets and across the Scrubs wilderness area
- **Crime and antisocial behaviour** could increase
- **The unique tranquillity and biodiversity** of the Scrubs would be destroyed
- **A massive stadium complex** would visually dominate the area



2. Option 3 might be difficult anyway because:

- **Incompatible** with the needs of the **hospital** right next door
- **Access** to the site is very restricted
- **Planning permission** would be difficult, if not impossible, as the stadium land (the Scrubs) is Metropolitan Open Land and protected by an Act of Parliament
- **Planning and construction** could take years
- **Cost** could be half a billion pounds, and might not make money

Update on OPDC Community Review Group

This Group was set up by OPDC in summer 2018 to assess new developments at pre-application stage.

10 members appointed by OPDC.

The Group has looked at 'early activation' projects but not yet reviewed a major application.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

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