

# Old Oak Neighbourhood Forum and Grand Union Alliance

May 7th 2019
The Collective, Old Oak Lane

# Agenda for this evening

- Notes of OONF/GUA meeting on March 5th 2019 (copy on www.oldoakneighbourhoodforum.org
- Report back from the Examination in Public sessions on the OPDC Local Plan
- 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 2<sup>nd</sup> until April 15<sup>th</sup>

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



# Old Oak North Development Framework Principles Addendum

March 2019



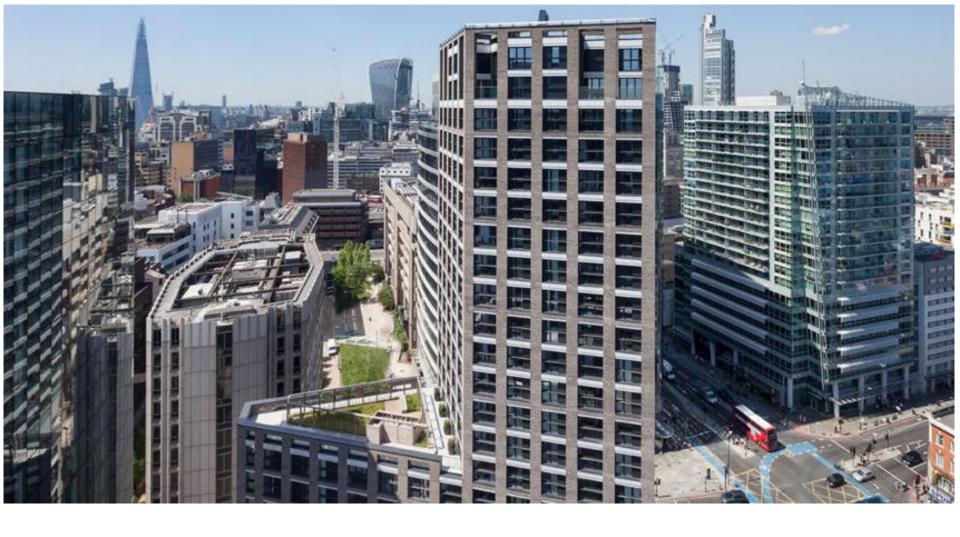
**MAYOR OF LONDON** 



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



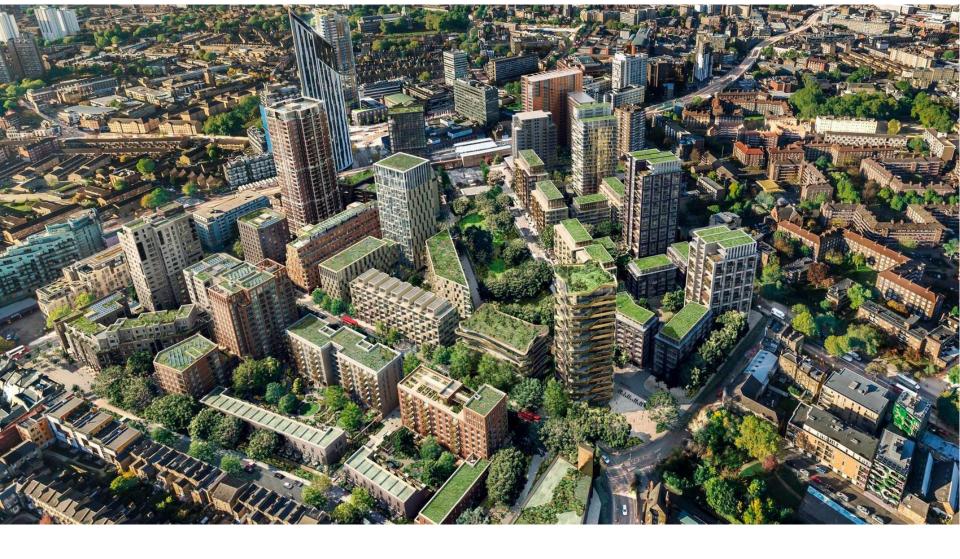
WOODBERRY DOWNS ESTATE RENEWAL, HACKNEY OPDC CLAIM DENSITY OF **641** UNITS/HECTARE WE SAY AROUND **231** UNITS/HECTARE OVERALL



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

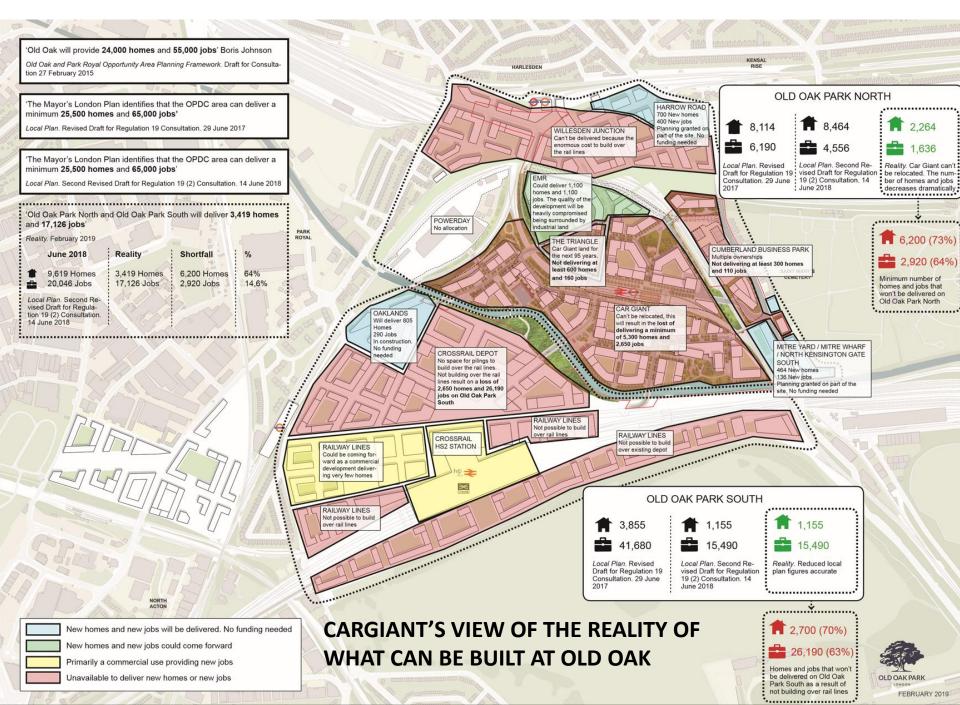
## **Draft Local Plan – what next?**

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?





Our only image of what the OPDC 'masterplan' looks like. We have made a FoI 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 12<sup>th</sup> 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

#### **OPTION 3**

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

# **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





# 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

<u>www.oldoakneighbourhoodforum.org</u>

<u>www.facebook.com/OldOakNeighbourhood</u>

email address for the forum is

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