



Old Oak Neighbourhood Forum

November 8th 2018

The Collective, Old Oak Lane

Agenda for this evening

1. Welcome and introductions
2. Notes of the Forum's inaugural meeting 15 May 2018 and any matters arising
3. Update on the OPDC Local Plan as finalised and submitted to Government
4. What we know about the OPDC 'masterplan' for Old Oak and Cargiant's latest proposals
5. The OPDC Community Review Group - role and membership
6. The OPDC Board and Planning Committee - new membership
7. Next steps on a neighbourhood plan for the area designated by OPDC
8. Any other business

The OPDC Local Plan

This Plan will set policies and site allocations for the next 20 years

Reviewed and updated every 5 years

3 versions were consulted on between 2016-18

Final version submitted to Govt October 2018

OPDC Board did not discuss letter from local groups setting out local concerns on density, lack of public transport etc

Next stage will be EIP in the New Year

Examinations in Public

Planning Inspector appointed by Sec of State

Reviews draft Plan for 'soundness'

- is it 'positively prepared'
- is it 'justified' (appropriate and proportionate)
- is it effective and deliverable within time period?
- is it consistent with NPPF and London Plan

The Inspector holds a public hearing and can propose 'modifications' to the Plan

Arguments OONF might make

The Local Plan at no stage has explored 'reasonable alternatives' to a 24,000 housing target at Old Oak – contrary to EU requirements

The proposed Overground stations are in doubt and public transport accessibility too low for the extreme densities proposed (600 units/hectare)

The Plan is not clear on likely building heights

The Plan is too detailed and prescriptive in some respects

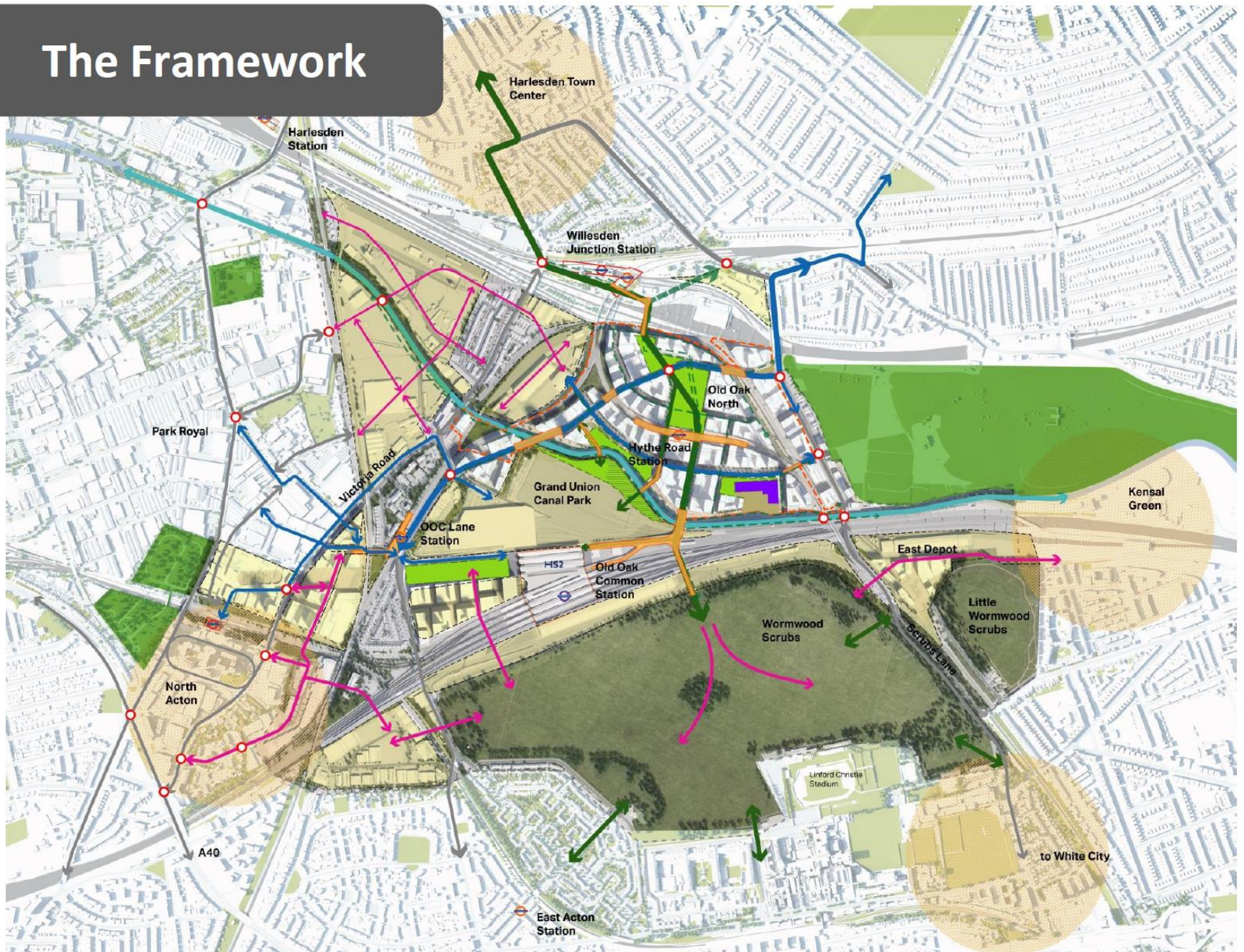
Latest on OPDC masterplan

As a development corporation, OPDC acts as a landowner/developer as well as a planning authority

Supposed to be 'chinese walls' between these two roles.

Consortium of architects and engineers led by AECOM has been working on a masterplan for Old Oak North over the past 18 months.

The Framework





Homes and Jobs numbers

Housing trajectory August 20

- Wave 1 sites
- Wave 2 sites
- Wave 3 sites
- Borough boundaries
- OPDC boundary

Phase 1 (a&b)

- Homes - 7,670
- Jobs - 3,498

Phase 2

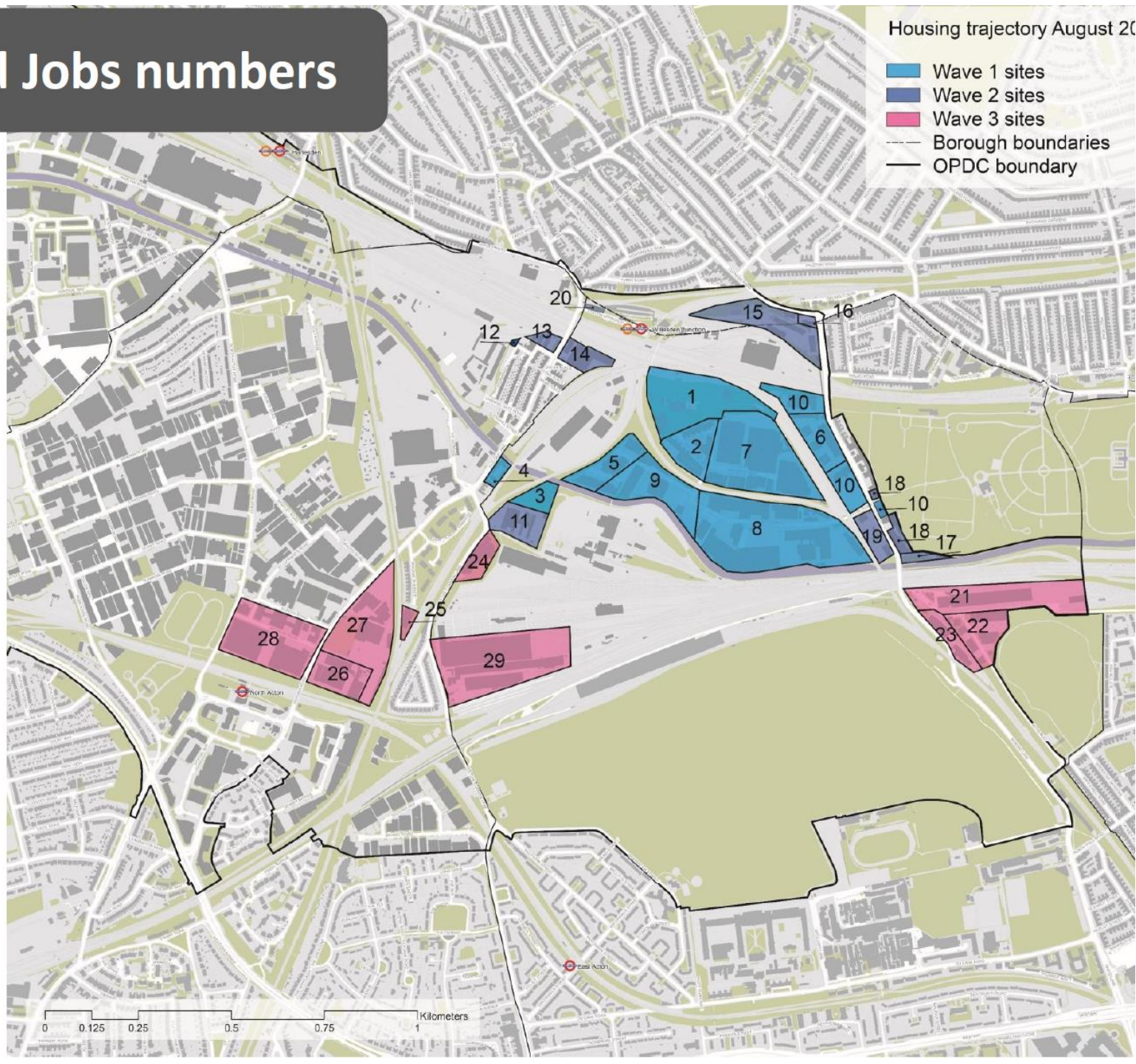
- Homes - 2,179
- Jobs - 2,078

Phase 3

- Homes - 3,270
- Jobs - 18,174

Total Homes: 13,118

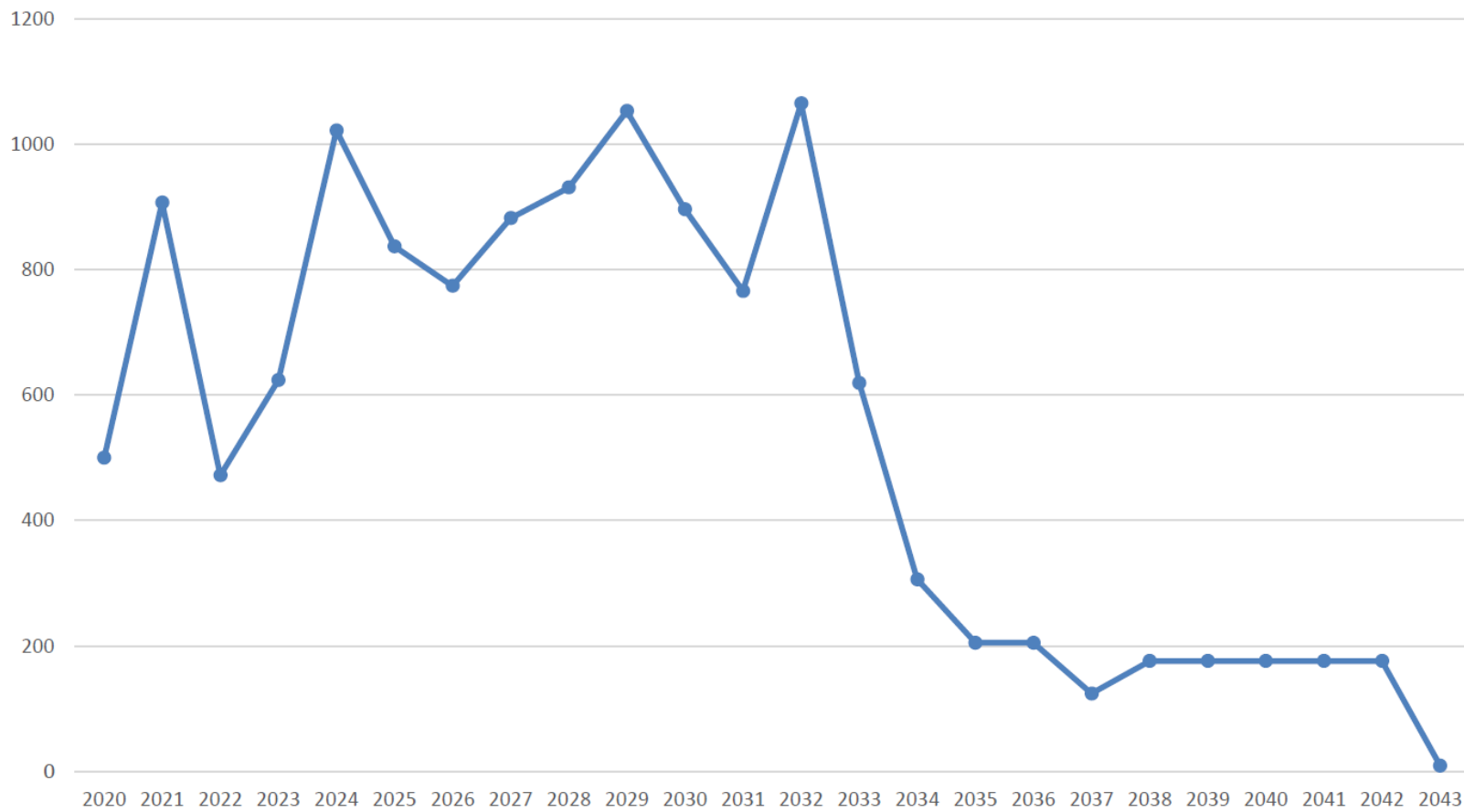
Total Jobs: 23,741



Draft Housing starts

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Housing delivery rates



MAYOR OF LONDON

Changes since 2015 'vision' for Old Oak

- Infrastructure costs and physical constraints greater than expected
- HS2 focused on its own requirements
- 'Old Oak South' and mega development around HS2 station now deferred
- Old Oak North and Park Road come to the fore
- New Overground stations uncertain – reliance on extended bus network
- £250m HIF bid yet to be decided by Govt
- London housing market seeing a downturn

OPDC Community Review Group

‘The Group will meet to discuss development proposals and to give its views’

Around 10 members ‘who reflect the diverse make up of the existing community’

Managed on OPDC’s behalf by Frame Projects
(a consultancy)

Applications invited 14 June to 25 July

No list of appointed members yet published

What level of influence on decisions on applications? More or same as other groups?

OPDC Board and Planning Committee

The original appointments to these bodies by the Mayor ran for a 3 year term

New appointments due to be announced following a recruitment and interview process

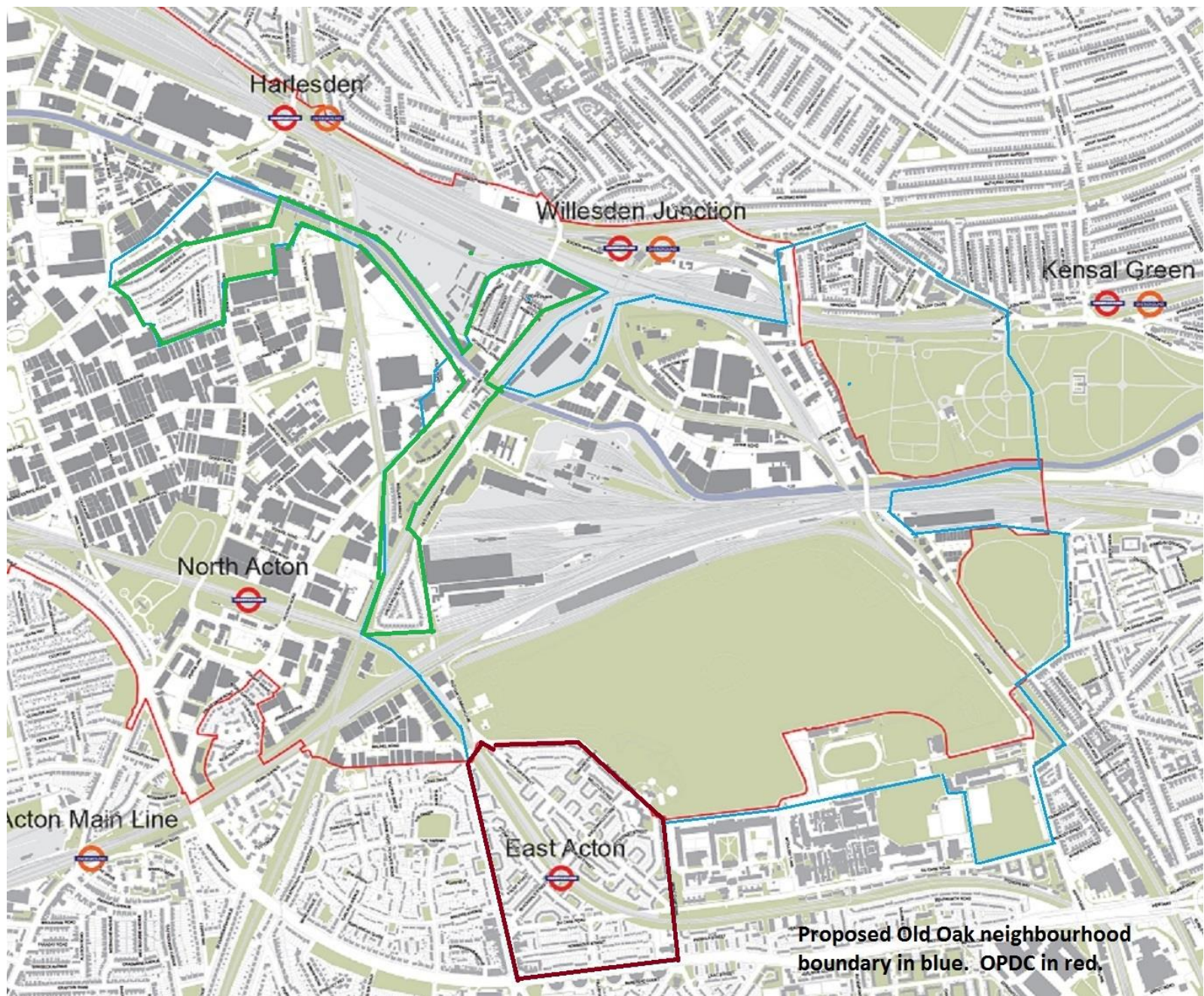
Announcements promised as imminent for several weeks now, but no news yet.

Next steps on a neighbourhood plan

This plan can cover only the 22 hectare area finally designated by OPDC

No detailed work has yet been done on e.g. collecting an 'evidence base' of data for this area

How much should we do before outcome of Local Plan is known?



Two separate neighbourhoods designated – ‘Old Oak’ and ‘Old Oak Estate’

What an Old Oak NP might include

Ideas and site allocations for a 'neighbourhood hub' at the Atlas Road roundabout

Local Green Space designations for existing small green spaces that meet NPPF criteria

Proposals for cycle and pedestrian routes

Ideas for exploiting the stretch of the Grand Union Canal

Policies on conservation, heritage, Local Listing

Policies on any redevelopment at Goodhall Street and on the Wesley Estate

Contact details

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is

oonforum@gmail.com