



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday November 7th 2023

On Zoom

Agenda for this session

1. Presentation by OPDC on the Draft Old Oak West SPD
2. How should OONF respond to the consultation?
3. Any news on HS2 (website not updated since 4th Oct announcements)
 - Eastern road access and S17 application
4. A further submission to London Assembly on need for review of OPDC
5. Latest on other planning applications and consents
 - One Portal Way consented by OPDC on October 12th
 - 5-7 Park Royal Road - objections from Tarmac on impact on their plant
 - 2 Portal Way (12 storey food hall/kitchens). OPDC pre-app negative.
6. Any other business

Responding to Old Oak West SPD

A two stage response is proposed:

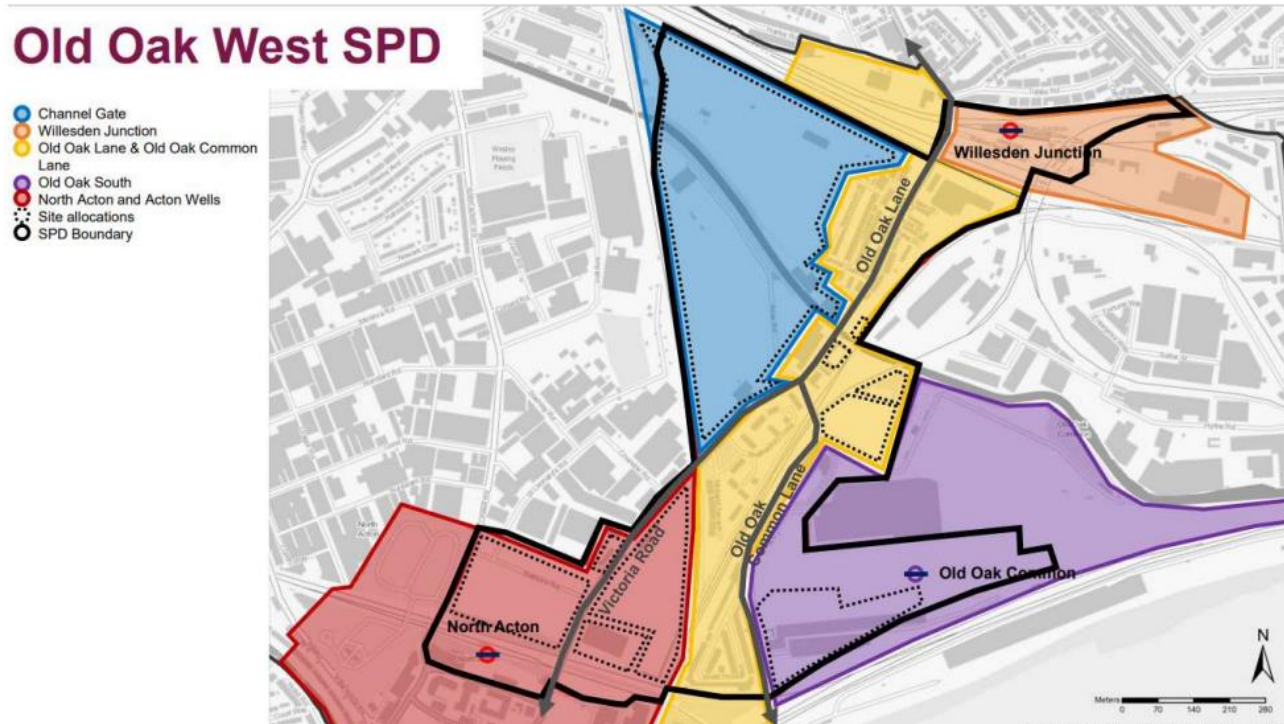
Initial response will question whether this document is lawful as a SPD or should it be a development plan document (DPD).

A DPD requires 'examination' by a planning inspector and public hearings. Might also need a Strategic Environmental Assessment.

Is it worth questioning the status of the document?

Old Oak West SPD

The text ‘amalgamates’ the ‘Place’ policies for six different places in the adopted Local Plan. ‘Old Oak West’ does not feature in LP. An SPD cannot introduce ‘new policy.’



The SPD uses the term ‘principles’ instead ‘policy’ to get round this limitation

Diagrams and maps of the proposed major town centre and ‘major commercial centre’ differ from those in adopted Local Plan..

Not clear if ‘Channel Gate street’ and ‘Old Oak Street remain as in Local Plan.

On Tall Buildings, height ranges added to at last minute now feature as ‘Principles’ rather than only ‘supporting text’.

Initial OONF response would conclude...

- *For all the above reasons, we argue that that the current consultation on the Draft SPD should be restarted. Either the current document should be substantially redrafted in a form which would meet the requirements of a SPD. Or the present draft should be consulted on as a DPD and subject to Examination and any SEA requirements deemed to apply.*
- *Given the wide scope and content of the Draft SPD, and its introduction of new policies, we consider that the proposals in the Draft SPD should be progressed as a Partial Review of the Local Plan.*

What a second response might cover

Detailed comments on the 'amalgamated' Principles which replace the former six sets of 'Place' policies.

Continued confusion over location of a 'major town centre'

Why only half of North Acton covered by this SPD?

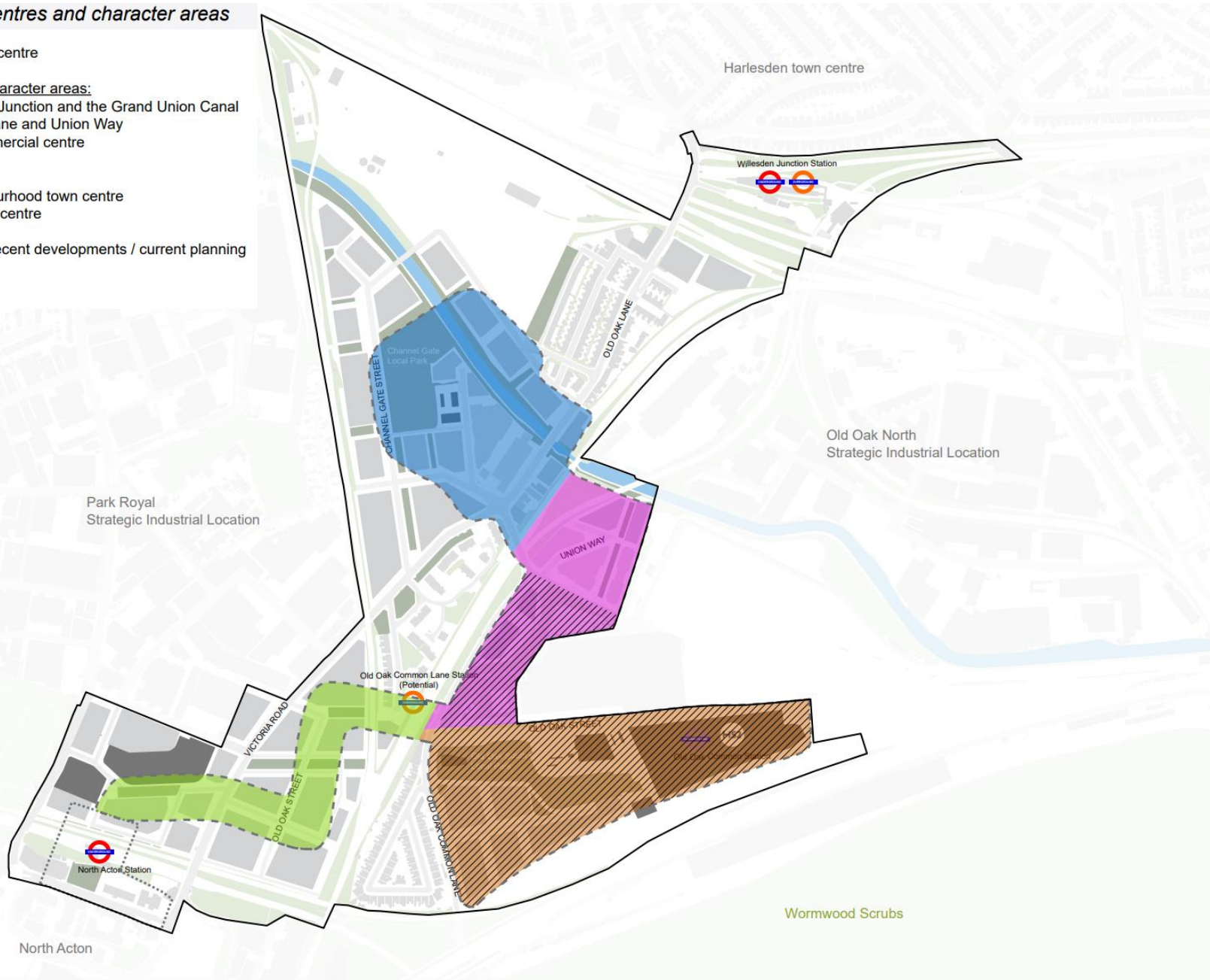
No map of road network (only bus and ped/cycle routes)

Questioning the appropriateness of the many images in the document of 'precedents' for Old Oak West. How meaningful?

Too many full page colour pics that add very little and make the document expensive to print in hard copy.

Figure 9.4 Town centres and character areas

- Old Oak major town centre
- Major town centre character areas:
 - Channel Gate, Atlas Junction and the Grand Union Canal
 - Old Oak Common Lane and Union Way
 - Old Oak South commercial centre
 - Acton Wells
- North Acton neighbourhood town centre
- Old Oak commercial centre
- Illustrative plots
- Existing buildings / recent developments / current planning permissions
- HS2 infrastructure



SPD map of 'town centres and character areas'

Where can a commercially viable 'town centre' emerge?

What is happening on HS2 and OOC station?

HS2 website pages carry a banner saying they have not been updated since October 4th announcements.

A promotional video added on OOC station saying *we're making real headway with what will be the most transformative transport regeneration project in the UK.*

Has anyone seen revised forecasts of passenger numbers on a Birmingham to OOC shuttle service?

London mayor says Sunak plan for HS2 Euston leg 'verging on fantasy' (FT) New homes will not generate investment needed.

TfL Board 'kept in dark' about October 4th announcements.

Current HS2 S17 application

This application is for a 'temporary' building at the eastern end of the OOC station site was deferred from the October meeting of the Planning Committee.

Now due to be considered at the December meeting.

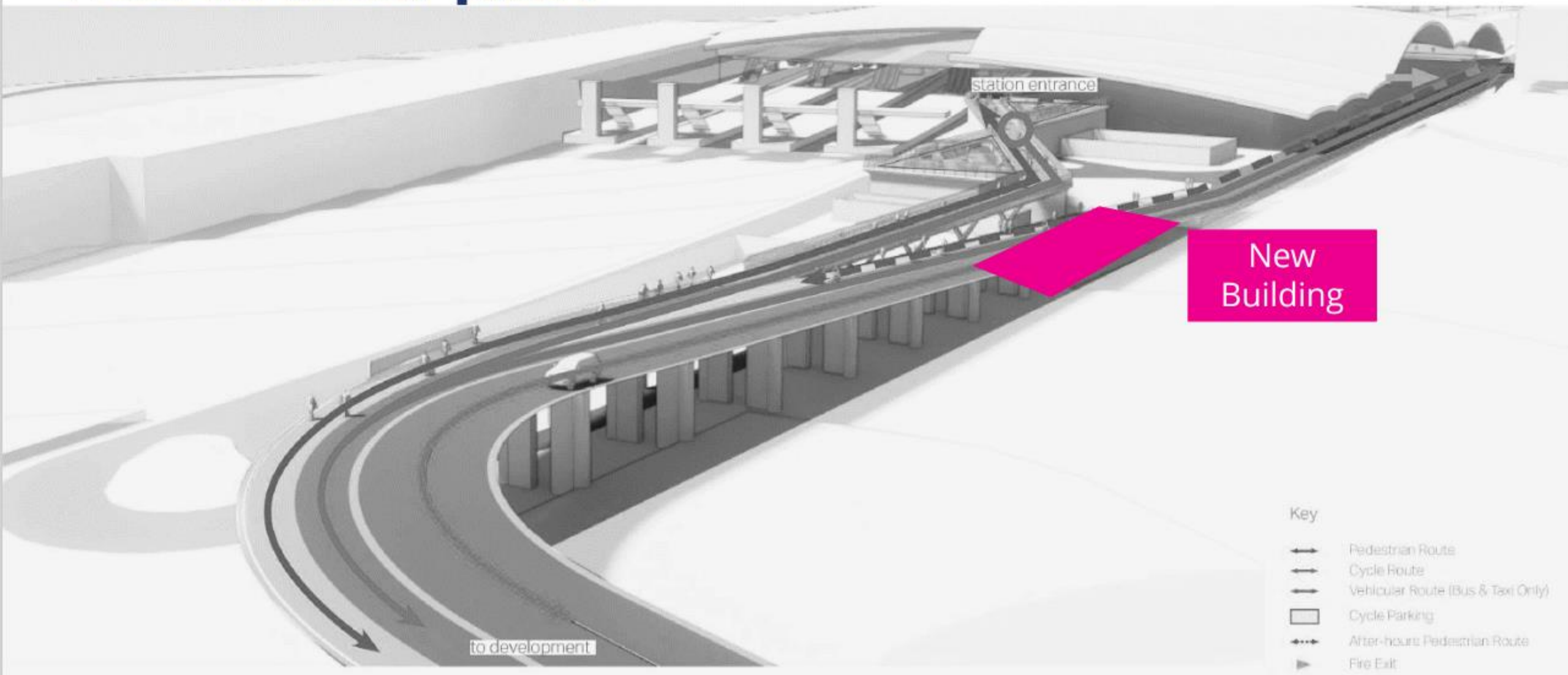
The building is due to provide staff and catering facilities needed for OOC station to act as a London terminus until the 2040s.

OONF/GUA objections have focused on the impact of such a building on the prospects of a road bridge from Old Oak North to the station site. OPDC current plans are for a 'elevated ped/cycle bridge' only.

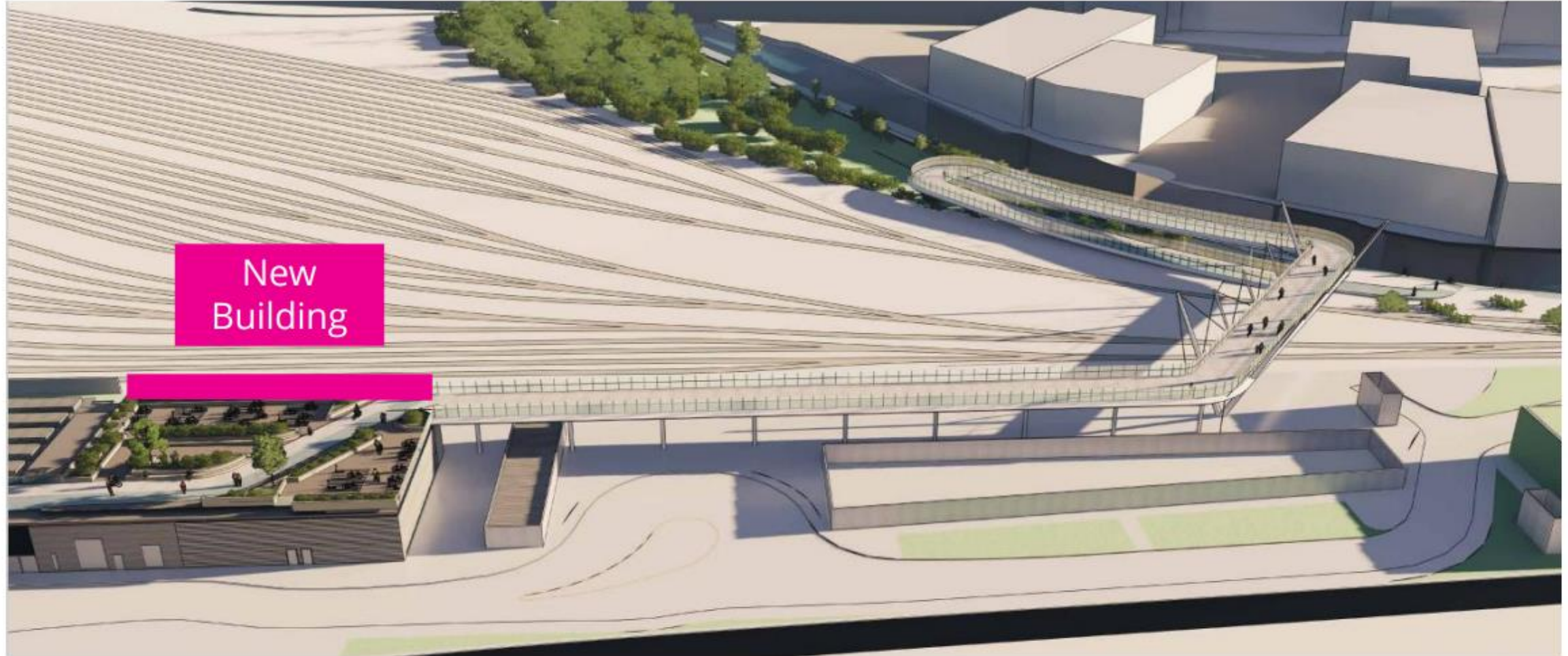
Location of proposed building



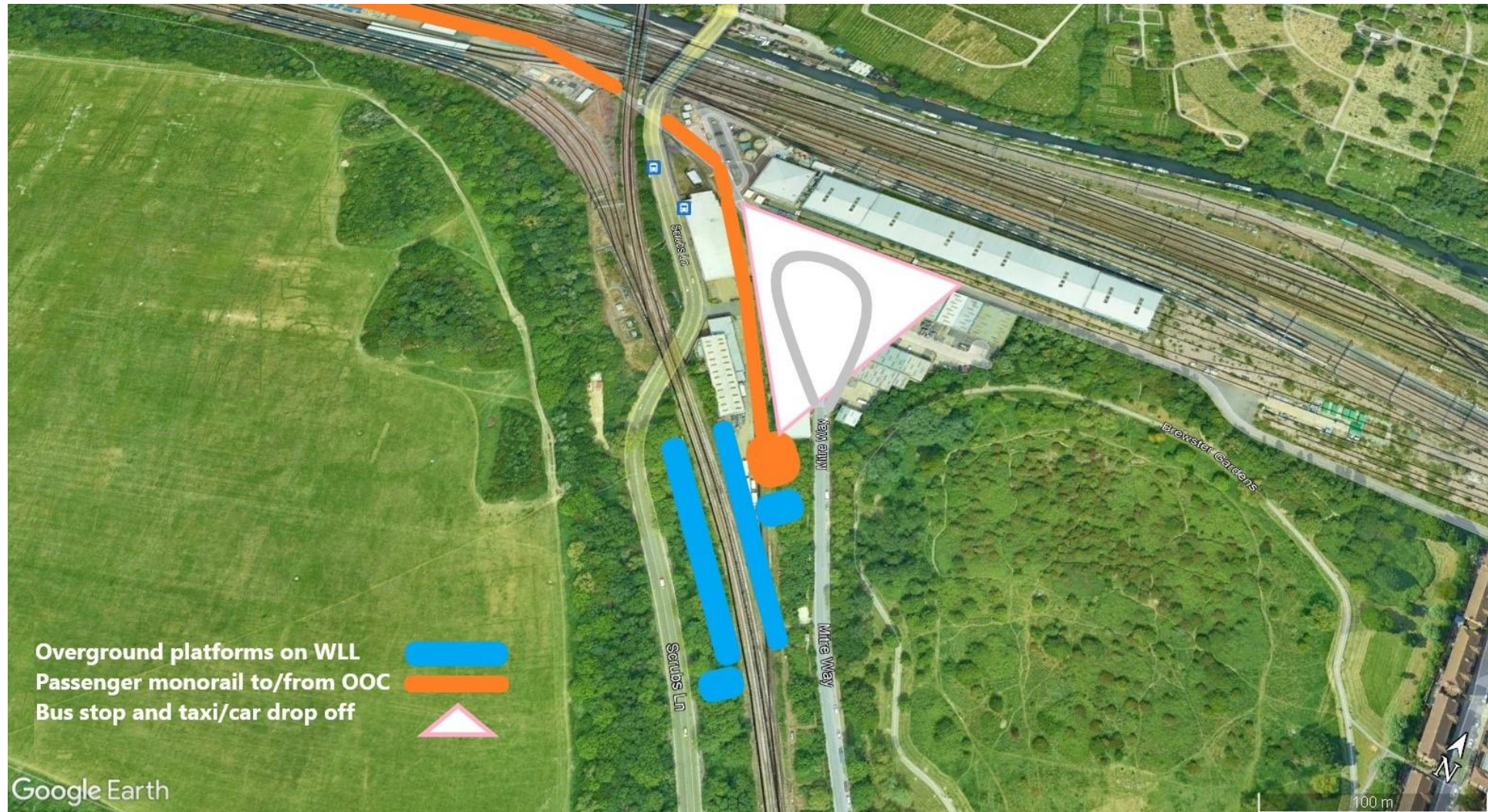
Original Bridge Proposal (2018) Not in local plan



OPDC Bridge Proposal (2022) (Subject to OPDC Business Case)



Suggestion for Overground/bus/car and passenger interchange on land currently occupied by Mitre Bridge Industrial Estate and designated in OPDC Local Plan under POLICY P10C5: Mitre Way Cluster



A further submission to London Assembly

This time last year we submitted two papers to London Assembly scrutiny committees asking for a formal review of OPDC's track record and future plans.

The last review of OPDC was in 2016. The Mayor has a duty to review 'from time to time' both OPDC and the LLDC.

Should we make the case again? OPDC's Outline Business Case has still not appeared (approval meetings were to happen in Sept).

How much of the 2015 'vision' for Old Oak still makes sense?

Is OPDC the right 'delivery vehicle' to lead the next stage?

Should there be a 'reset' on housing and job numbers set in 2015?

Other developments in the OPDC area

One Portal Way has its planning consent (part outline and part full) for 7 buildings at North Acton including 3 towers above 50 storeys.

Application at 5-7 Park Royal Road may be on the agenda for OPDC Planning Committee on November 16th.

Application at 2 Portal Way is for buildings up to 12 storeys for a food hall and kitchen. The site has a 2021 planning consent for 350 housing units in buildings up to 35 storeys. OPDC say the new application is not 'policy compliant'. Suggest that OONF neither objects to or supports the new application.

UCL student involvement

HS2 'Crossover Box' site
Community wants better designs!

North Acton station (Central Line)
Footbridge abandoned in latest SPD plan

Elizabeth Line depot

HS2 station

Willesden Junction station (Bakerloo and Overground)

Desired HS2 station eastern access ROAD

Wednesday 1st November events!
'Old Oak WEST' walk, then visit to OPDC's 'OOWest' consultation at about 3pm, then 'Old Oak NORTH' walk.

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Elizabeth Line depot

"THE LAB" at about 3pm

Coffee in 'Cargiant' cafe

Desired HS2 station eastern access ROAD

Willesden Junction station (Bakerloo and Overground)

Meet 2pm for 2.15 at COSTA COFFEE, roughly opposite front of North Acton station. Still join if late. Find where we are on 07770 471 234.

OPDC's 'OOWest' consultation (1): The Lab, Oaklands Rise, Old Oak Common Lane NW10 6DU, 'drop-in 2pm-7pm'.

JUST SPACE Grand Union Alliance monthly zoom meeting: Tuesday 7th November via Zoom. Invitation will follow.

OPDC's 'OOWest' consultation (2): Tuesday 14th November 6.30pm-8pm, to be held online via Zoom.

Any other business

Flooding in Victoria Road

Contact details for OONF and GUA

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www.facebook.com/OldOakNeighbourhood

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