



Old Oak Neighbourhood Forum and Grand Union Alliance

November 5th 2019

The Collective, Old Oak Lane

Agenda for the evening

1. Notes of meeting on Sept 9th
2. Update on OPDC Draft Local Plan following interim Inspector's report
3. HS2 Review – what do we know?
4. OPDC bid for £250m Housing Infrastructure Fund and Cargiant's position
5. London Assembly scrutiny of OPDC
6. Willesden Junction
7. Other OPDC 'activation' projects – latest position
8. First draft of an Old Oak Neighbourhood Plan

Update on OPDC Local Plan

OPDC planners are packaging together their own 'modifications' plus the major changes required by Inspector Paul Clark.

A further 6 week consultation needed on these (or 8 weeks if over Xmas/New Year)

Then OPDC await Inspector's final report.
Adoption could be April/May/June or later.

HS2 Review – what do we know?

Review started in late August with a panel chaired by Doug Oakervee

Work largely completed, with Oakervee writing final conclusions

Lord Berkeley has protested at lack of chance to influence final recommendations.

Grant Shapps has said the report will not be published until after the election

Labour and LibDem position on HS2?

Steve Cowan quotes

“We're still going to make Old Oak Common and the White City area into a global hotspot for STEM industry and creative industries; that's what's going to happen anyway”.

When asked by CN about the impact of HS2 terminating at Old Oak Common rather than Euston, Mr Cowan said: *“We're open-minded to all measures, and we would want to work very closely with our colleagues in Camden on that.”*

OONF submission to Oakervee

We could send in a short submission saying

- Old Oak Common is not a 'destination' for travellers to London
- Do not believe all that OPDC and TfL promise in terms of 'regeneration' at Old Oak
- Hythe Road station will not be there to allow connectivity to the West London Line

(Mayor sent a letter with OPDC/GLA/TfL views on HS2 but refuses to make this public)

OPDC bid for £250m HIF

Bid for Housing Infrastructure Funding approved by Government in March 2019

It emerged in June that these funds are 'subject to conditions' (including Local Plan adoption)

Fol requests to see the bid and the conditions have been refused by OPDC/GLA

London Assembly B&P Committee now has copies following a formal 'summons'

OONF and StQW pressing for publication

Cargiant's position

Cargiant continue to resist proposals for CPO of part of their land to build 'Union Way'

Cargiant has proposed alternative route, which OPDC rejects.

Cargiant has written to Sec of State, Mayor of London, and Planning Inspector saying that

- OPDC Phase 1A plans are flawed and unviable
- Local Plan, HS2 and Crossrail much delayed
- Conditions will not be met (as one of these is the release of Cargiant site)

London Assembly scrutiny of OPDC

Budget and Performance Committee hearing in June 2019

Assembly Plenary session in July

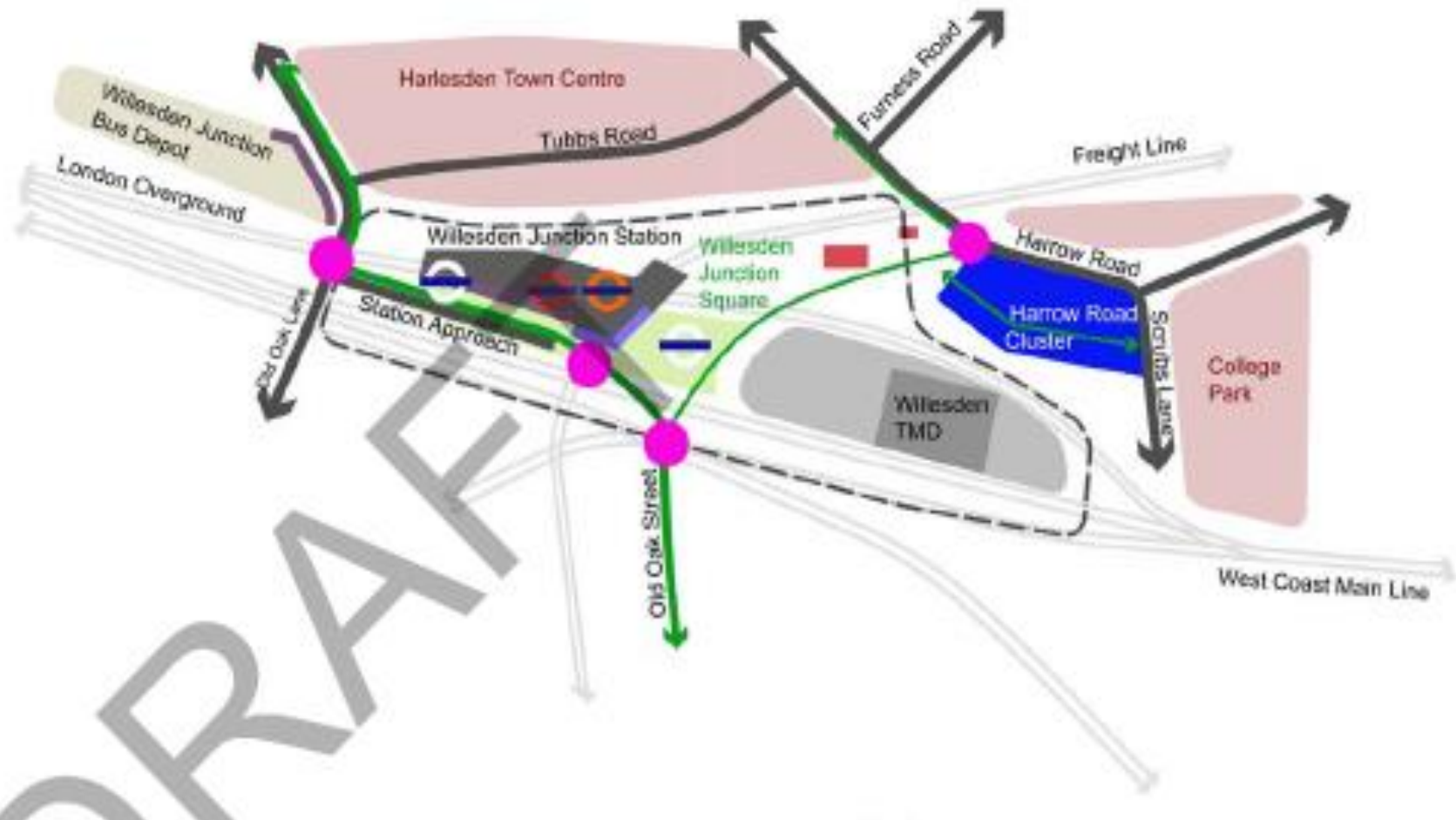
Summons issued for sight of HIF bid/conditions

B&P Committee meetings in Nov and Dec have been postponed

Members taking an interest in OPDC include Gareth Bacon, Sian Berry, Navin Shah, Onkar Sahota, Caroline Pidgeon

Willesden Junction – what do we know about development

Figure 4.44: Willesden Junction Place



OPDC 'activation projects'

Willesden Junction improvements – landscaping treatment to bus turnaround area and footway to Harrow Road

Canalside across from the Collective – canoe club
Cerebos Gardens at Midland Terrace/Shafesbury Gardens

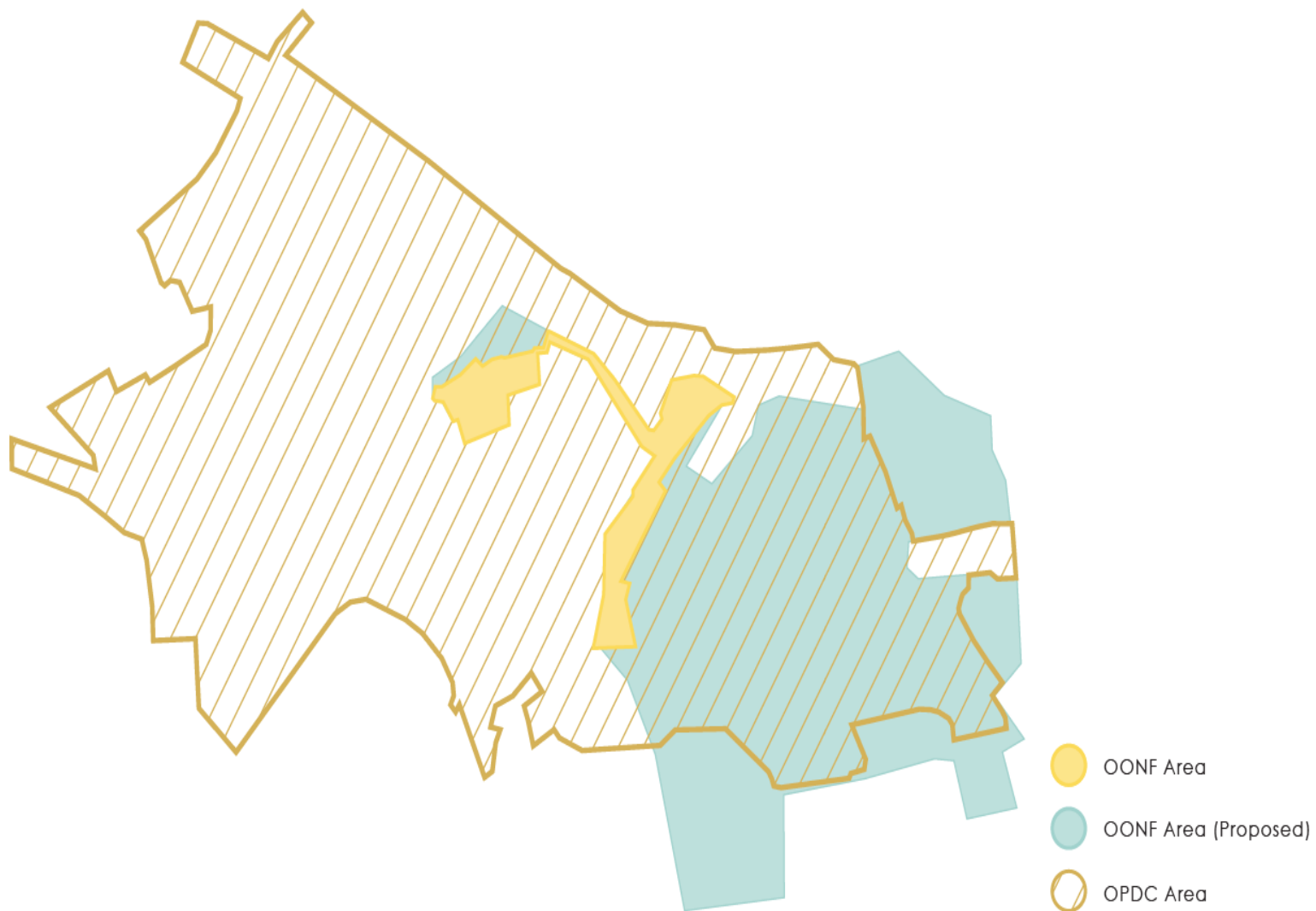
Entrance to Wormwood Scrubs at Scrubs Lane
Good Growth funds matched by OPDC

Old Oak Neighbourhood Plan

A strong case for progressing a neighbourhood plan now – given uncertainties ahead on OPDC Local Plan.

A neighbourhood plan could allocate sites and introduce policies during what may become a long hiatus and delays over HS2, Crossrail and OPDC Local Plan

We could prepare an 8 year 'interim' Plan from 2020-2028



The 22 hectare neighbourhood area designated by the OPDC



Content of a Neighbourhood Plan

Introduction and planning policy context (2013 Ealing Core Strategy and OPDC Draft Local Plan)

Overall vision and objectives

Suggested five sub areas to the Plan

- Wesley Estate
- Railway cottages/TITRA/Old Oak CA
- Atlas Junction
- Midland Terrace Shaftesbury Gardens
- Wells House Road

Plus some policies covering all these sub areas

Suggested 'overall vision'

overall vision for this 2020-2028 neighbourhood plan is ***To create a successful and integrated London neighbourhood which forms a 'zone of transition' between the Strategic Industrial Land of Park Royal and the planned development of high-density transit oriented housing and commercial development at Old Oak North and (in the longer term) at Old Oak South.***

Objectives (part 1)

Objective 1 *To improve cohesion and integration between the spatial areas within the neighbourhood through physical and social connectivity.*

Objective 2 *To establish a vibrant and successful neighbourhood centre at Atlas Road Junction, through site allocations and design guidelines*

Objective 3 *To enhance the public realm and open spaces especially in these underperforming areas*

- *Wesley Playing Fields*
- *Grand Union Canal towpaths*
- *Midland Terrace/Shaftesbury Gardens*

Objective 4 *To deliver an allocation of new housing that reflects development capacity within the neighbourhood area, at residential density levels mediated between those in Park Royal and those proposed for Old Oak.*

Objective 5 *To ensure that new development encourages pedestrian and cycle movement and modal shift to sustainable form of transport.*

Objective 6 *To provide locally specific conservation policies for the neighbourhood, protecting heritage while reflecting contemporary lifestyles in the adaptation of homes.*

Objective 7 *To mitigate adverse impacts on environmental quality, including air quality, arising from construction activity and works to the local transport network.*

Objective 8 *To widen and improve the range of local shopping, health and social facilities in the area, through supportive and flexible policies on change of use*

Objective 9 *to ensure that new development within the OONA meets high standards of quality of urban design, meets 2019 National Design Guidance, and is sensitive to the character, built form, height and massing of neighbouring buildings.*

Objective 10 *To reduce traffic congestion in the area, encourage modal shift or cycling and walking and mitigate where possible the impact of HS2 construction traffic.*

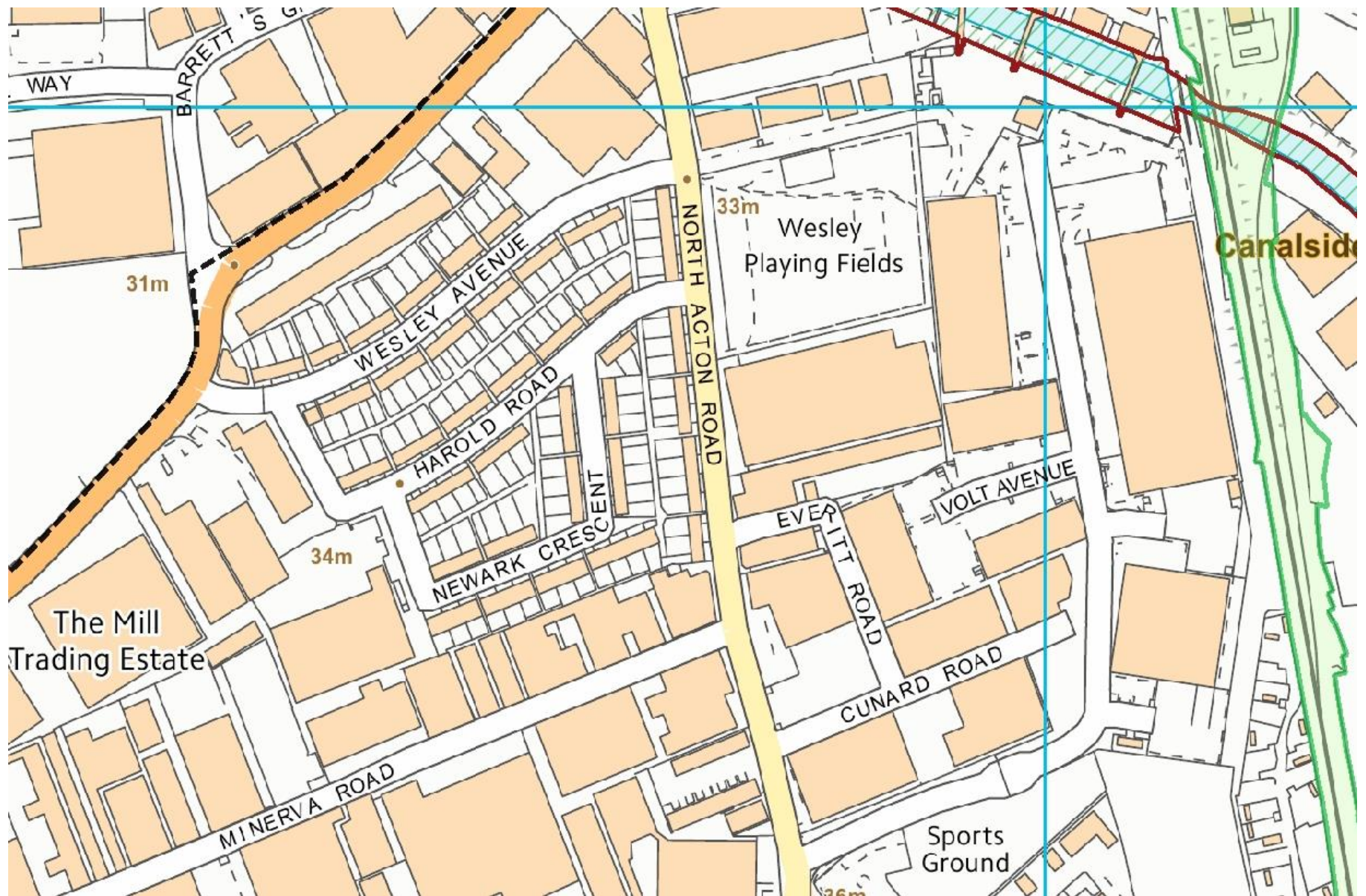
Policies applying to all areas

- *Housing densities of new residential development within the neighbourhood area should not exceed 95 units/hectare for locations at PTAL levels 0-1, 170 units/hectare at PTAL levels 2-3 or 260 at PTAL levels 4-6 for locations at PTAL*
- *OONA Area 3 at Atlas Junction is recognised as a location appropriate for tall buildings (i.e. above the OPDC definition of 15 storeys). In other parts of the neighbourhood area new development will be resisted unless of a height and scale, mass and volume that is proportionate to its location and in keeping with the positive character of the local context and its surroundings, including the predominant building heights.*

- *All residential developments, with the capacity to provide more than 10 self-contained units (or have a gross internal residential floorspace of more than 1,000 sqm) will be required to provide affordable housing, subject to viability, in accordance with the overarching 50% target set out in the London Plan, OPDC Local Plan, and Ealing DPD Policy 3A)*
- *In the interest of retaining a balanced community within the OONA, to resist proposals for large and small scale student housing developments within the neighbourhood (but not co-living schemes such as the Collective?)*

A policy on HMOs?

Where planning permission is required for change of use from residential to sui generis (more than 6 occupants in a House of Multiple Occupation) to resist proposals for HMOs within the neighbourhood area.



Wesley Estate

Wesley Estate

Possible site allocations and policies

- *Designate Wesley Playing Fields as Local Green Space*
- *Same for the green alleys at rear of houses*
- *Encourage social and health facilities (GP surgery, optician, dentist etc)*
- *Other issues specific to this estate?*

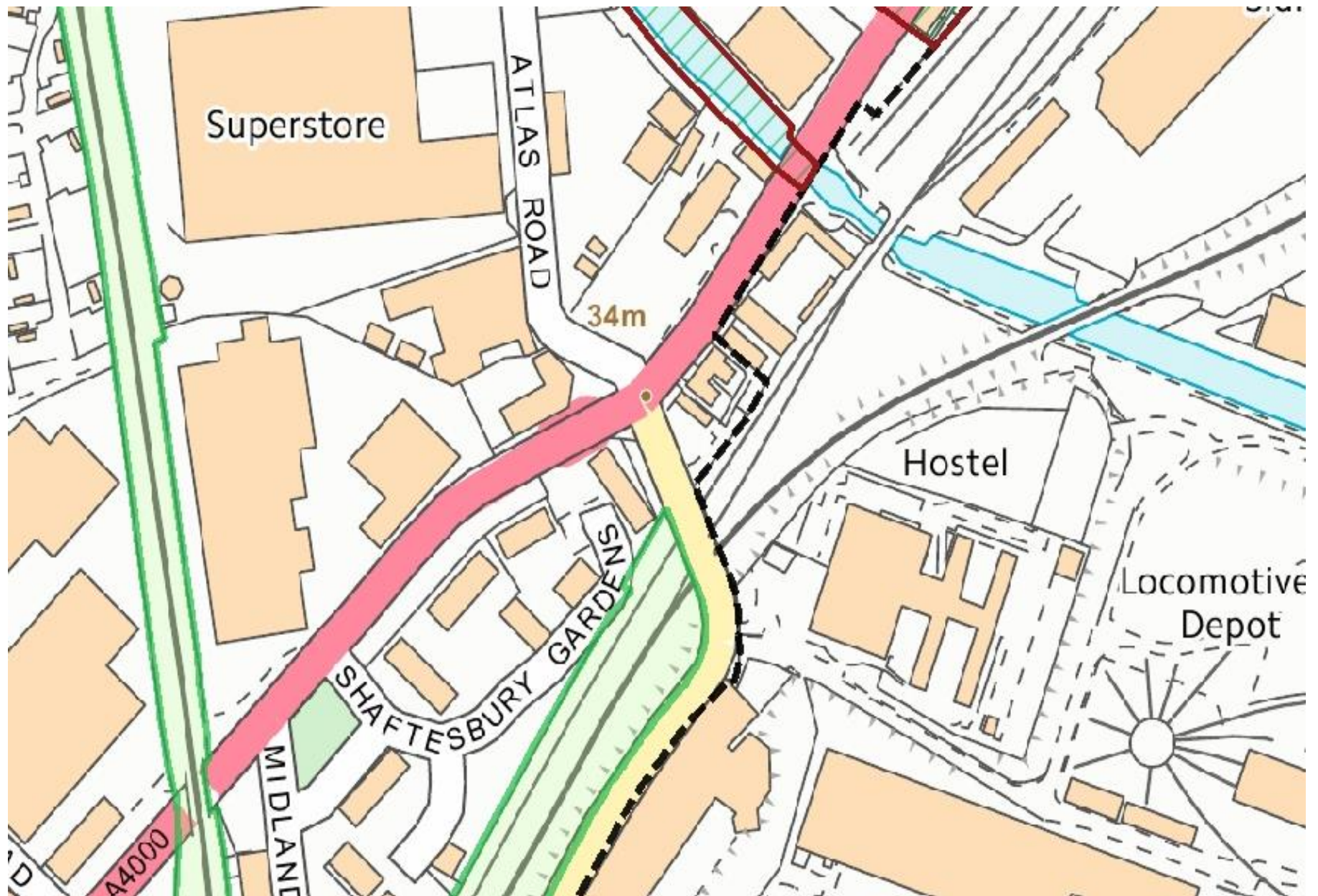


Railway Cottages and Old Oak Lane Conservation Area

Railway cottages/TITRA

Possible site allocations and policies

- *Seek extension of the boundary of the Old Oak Lane Conservation Area to include the land to the north of Goodhall Street*
- *allocate the land north of Goodhall Street primarily for future housing use*
- *Designate several areas as Local Green Space*



Atlas Junction

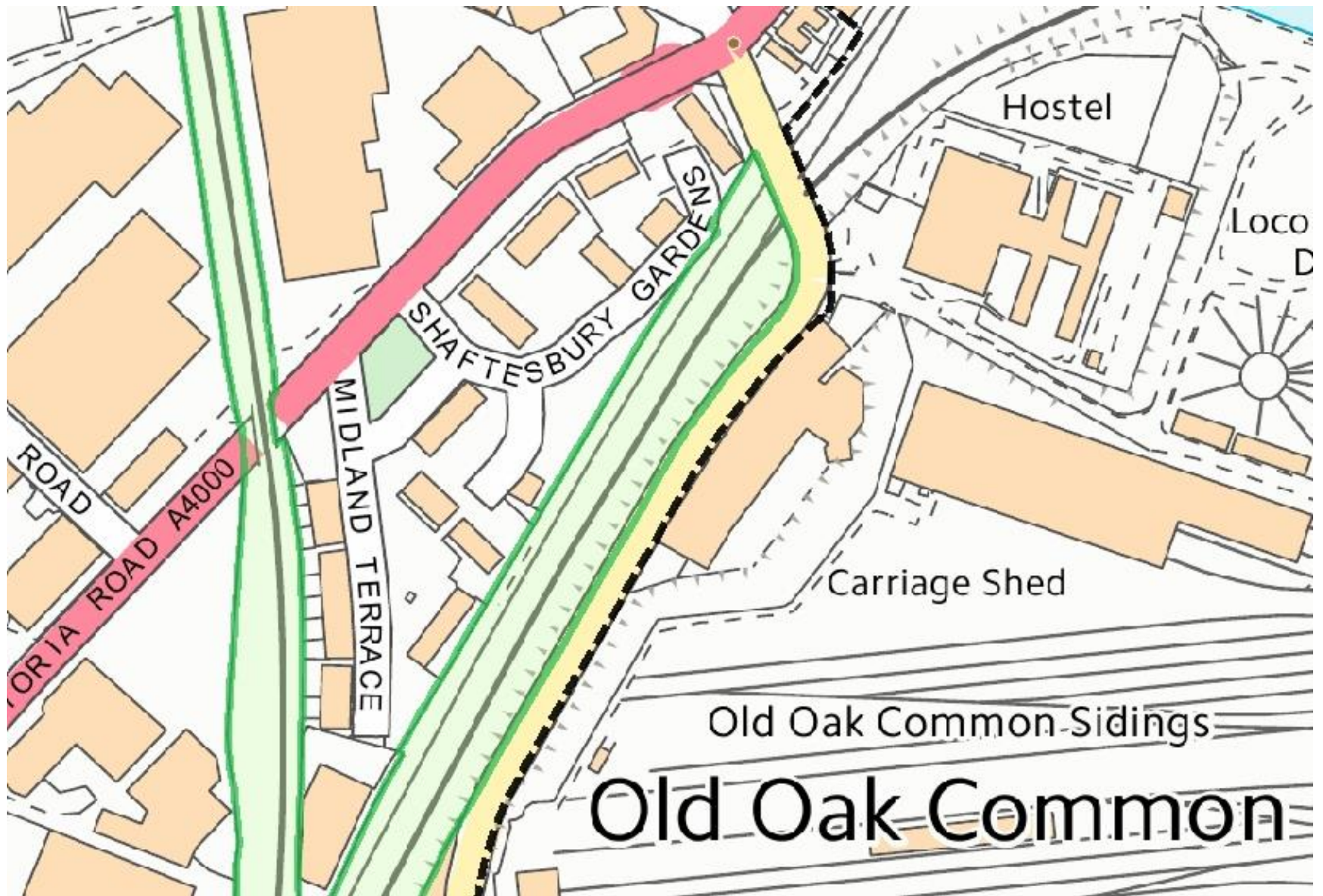
Atlas Junction

Possible site allocations and policies

- *progress highway improvements and traffic mitigation measures*
- *de-designate from Strategic Industrial Land (SIL) the former Rowan House site and re-allocate this for mixed use (subsequent to HS2 use as a construction compound)*
- *Allow taller buildings at this location only*

Victoria Gardens proposal





Midland Terrace and Shaftesbury Gardens

Midland Terrace and Shaftesbury Gardens

Possible site allocations and policies

- *designate as Local Green Space the childrens play area adjacent to Victoria Road*
- *Support the OPDC 'activation project' for Cerebos Gardens*



Wells House Road

Wells House Road

Possible site allocations and policies for Wells House Road

- *Use generic OONF policies to resist excessive buildings heights and scale at Old Oak South*
- (Little scope for other specific policies and site allocations given that the area is fully developed).

Remaining steps to adoption

Finalise draft of neighbourhood plan, with local consultation and input (leaflet drop)

Pre-submission 6 week consultation and preparation of Consultation Statement

Submission to OPDC (and LB Ealing?). Check on whether the Plan meets the 'basic conditions'

OPDC publishes Draft online for 6 weeks

Examination by independent examiner

Referendum within the OONF neighbourhood

If more than 50% support, Plan is adopted

Any other business



Womens Pioneer
scheme for 227
Wood Lane

*'The building
should provide a
fitting gateway to
Wood Lane by
pairing with the tall
building on the
Imperial College
site'.*

Planning
application
expected in
December 2019

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is

oonforum@gmail.com