



# Old Oak Neighbourhood Forum and Grand Union Alliance

October 6<sup>th</sup> 2020

On Zoom

# Agenda for the evening

1. Welcome to the meeting
2. Notes of 8<sup>th</sup> September meeting – any matters arising
3. Update on HS2 works including the Wells House Road wall
4. OPDC Local Plan – what ‘modifications’ are being proposed
5. OPDC budget for 2020/21 and B&P Cttee
6. News from LB Ealing
7. OPDC Community Review Group

# HS2

## Old Oak Common Boundary Wall Meeting

Monday 28<sup>th</sup> September 2020



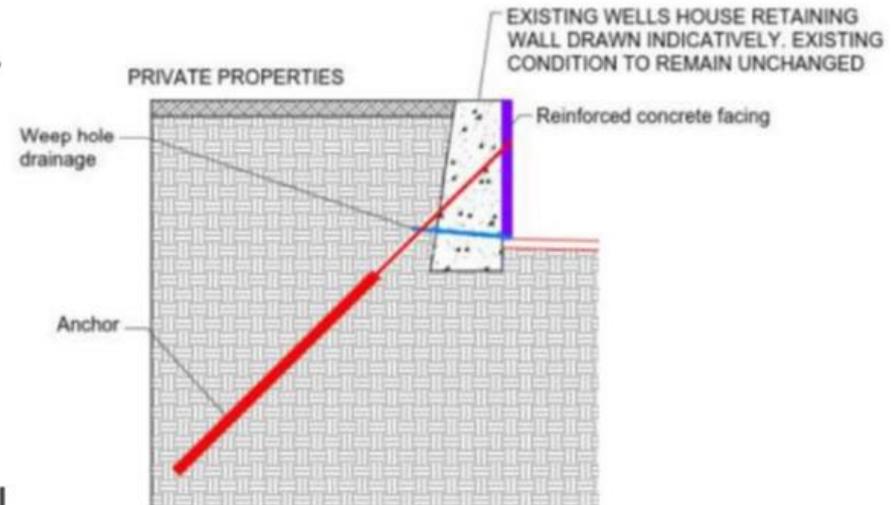
# Condition assessment report

- Two independent assessments have been undertaken and summarised into a single report.
- Report summary:
  - Evidence indicates failure of the wall has continued to occur and there is no option but to take action.
  - The wall without the concrete blocks is unstable and the concrete blocks may not be sufficient in locations where ground was built up above the top of the wall.
  - There are still unknowns regarding the ground conditions, nature and condition of outbuildings, and level of the water table.



# Works beginning 2021

- Removal of outbuildings.
- Reduction of ground level in gardens.
- Installation of ground anchors.
- Demonstration of success by monitoring.
- Mid-2021: Remove concrete blocks and traffic management measures.
- Subsequent phase of permanent wall works scheduled in 2024 after consultation.



# HS2 application on Old Oak Common Lane bridges



## Web APAS - Planning Application - Details

[Home](#) > [Search Criteria](#) > [Search Results](#) > [Application Details](#)

### Application Details

**Web Reference:**  
**Application Date:** 23-Jan-2020  
**Planning Application Ref:** 20/0011/HS2OPDC  
**Registration Date:** 23-Jan-2020  
**Decision Date:**  
**Despatch Date:**  
**Application Type:** HS2 approval request  
**Extension of time to:** 22-May-2020  
**Area:**  
**Parish:**  
**Ward:**  
**Main Location:** Old Oak Common Lane, London, NW10 6DZ  
**Proposal:** Application under Schedule 17 of the High Speed Rail (London – West Midlands) Ac  
**Full Description:** Application under Schedule 17 of the High Speed Rail (London – West Midlands) Act 2017 relating to works associated with the realignment of Oak Common Lane and replacement Great Western Mainline and Central Line bridges.  
**Status:** Pending Consideration  
**Status Description:**  
**Comment:** [Comment on this application](#)

[Applicant & Agent Details](#)

[Decision and Publicity](#)

[Documents \(37\)](#)

[Appeal Details](#)

[Legal Agreements](#)

[Consultees](#)

[Consulted Neighbours](#)

[Amendments](#)

# OPDC Local Plan

<b>Document</b>	OPDC Local Plan
<b>Role and Content</b>	Sets out the vision, objectives and core policies for the area
<b>Coverage</b>	Entire OPDC Area
<b>Preparation</b>	July-December 2015
<b>Consultation (Regulation 18)</b>	January – February 2016
<b>Consultation (Regulation 19)</b>	Summer 2016
<b>Submission</b>	Autumn 2016
<b>Adoption</b>	Spring 2017

Original timetable was for Local Plan adoption in Spring 2017 – now forecast for late 2021

# Where are the 'modifications'?

OPDC changed direction in December 2019 to focus on the Western Lands

Commissioned a new masterplan from consultants Prior + Partners (£100k budget)

Further £40k spent on viability work from Savills

Report due on agenda of October 13<sup>th</sup> OPDC Board – publication delayed as a late item

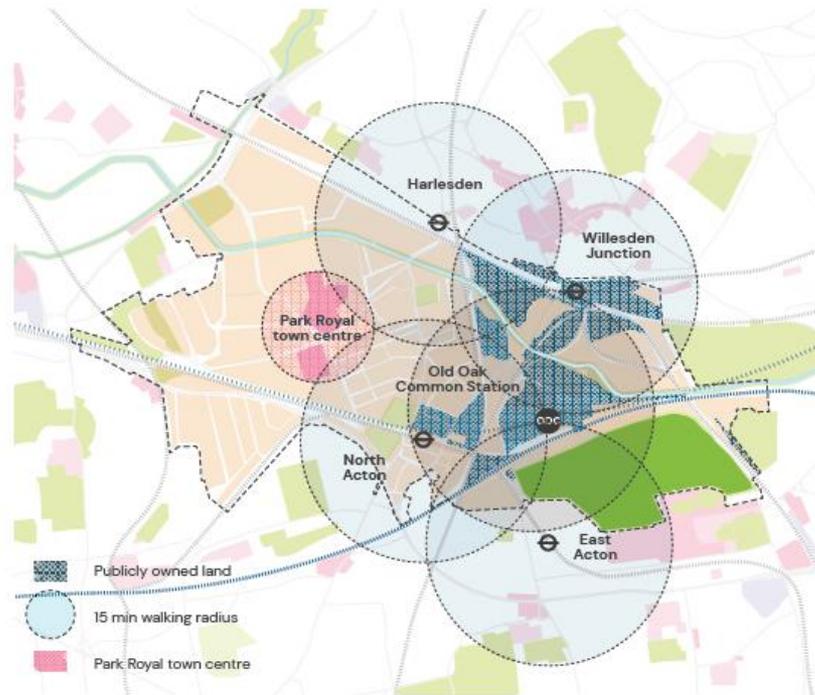
Hence little information to go on

Public consultation on modifications due in November/December

# Prior + Partners 2020 report

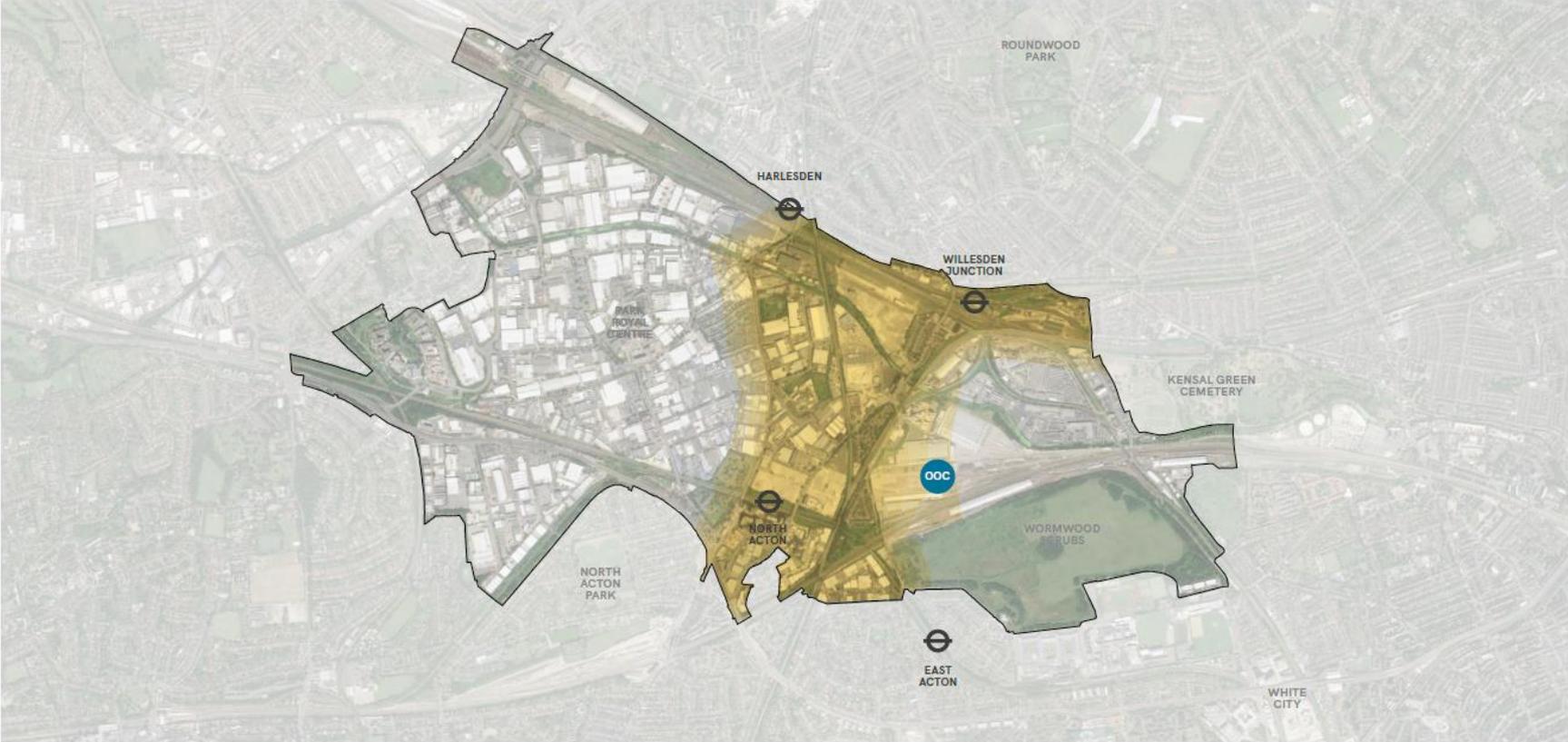
## ... Starts here

Old Oak and Park Royal will be the UK's largest, most dynamic industrial location, delivering innovative, sustainable and flexible mixed-use development made for modern living and industry. It will build on existing initiatives, such as at Park Royal town centre, to deliver vanguard projects which will demonstrate world-leading modern, sustainable industrial development linked to infrastructure, housing and communities.



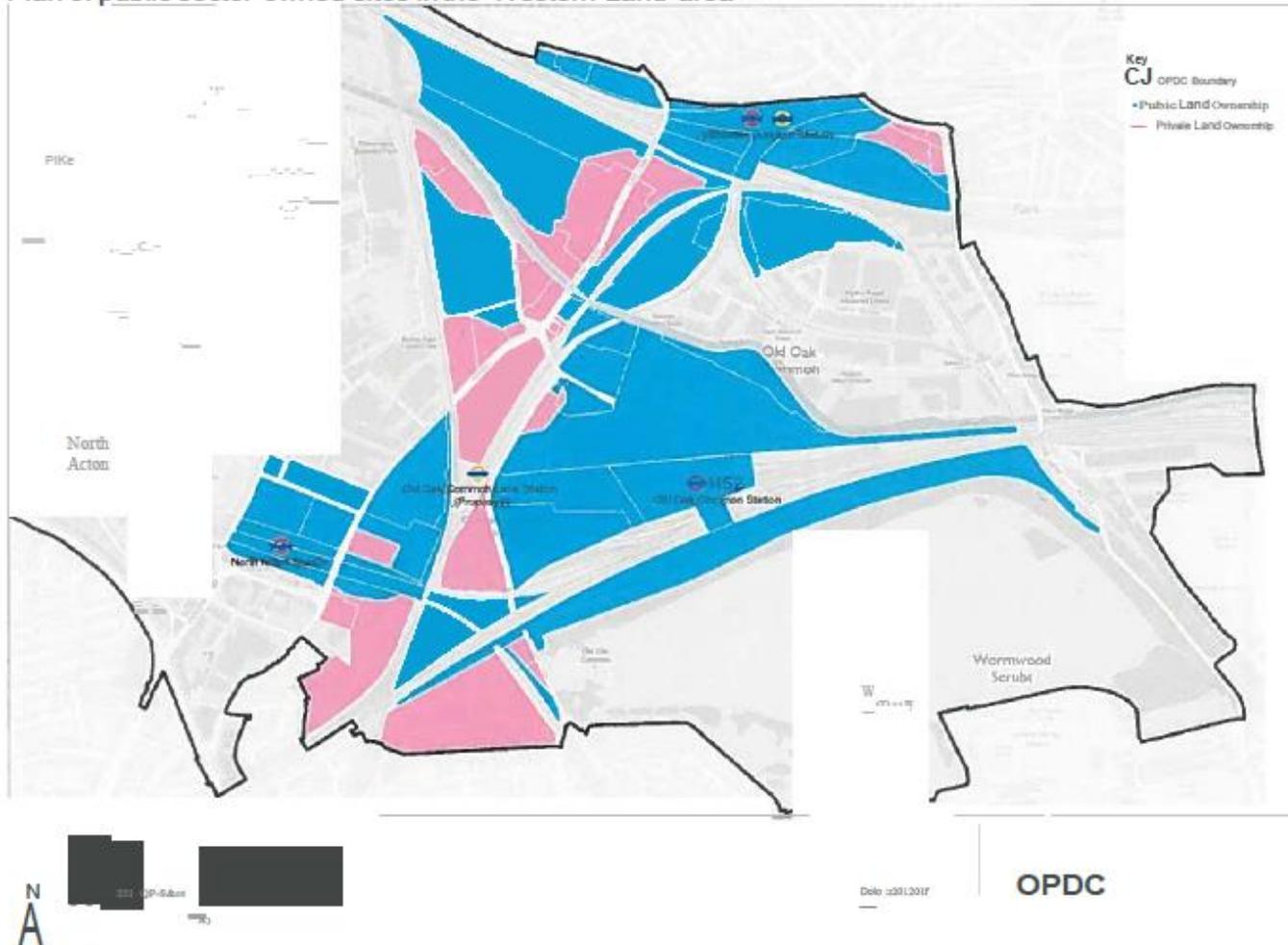
SLIDE OF THE 'WESTERN LAND' SHOWN AT OPDC BOARD 30 JAN 2020

OLD OAK & PARK ROYAL

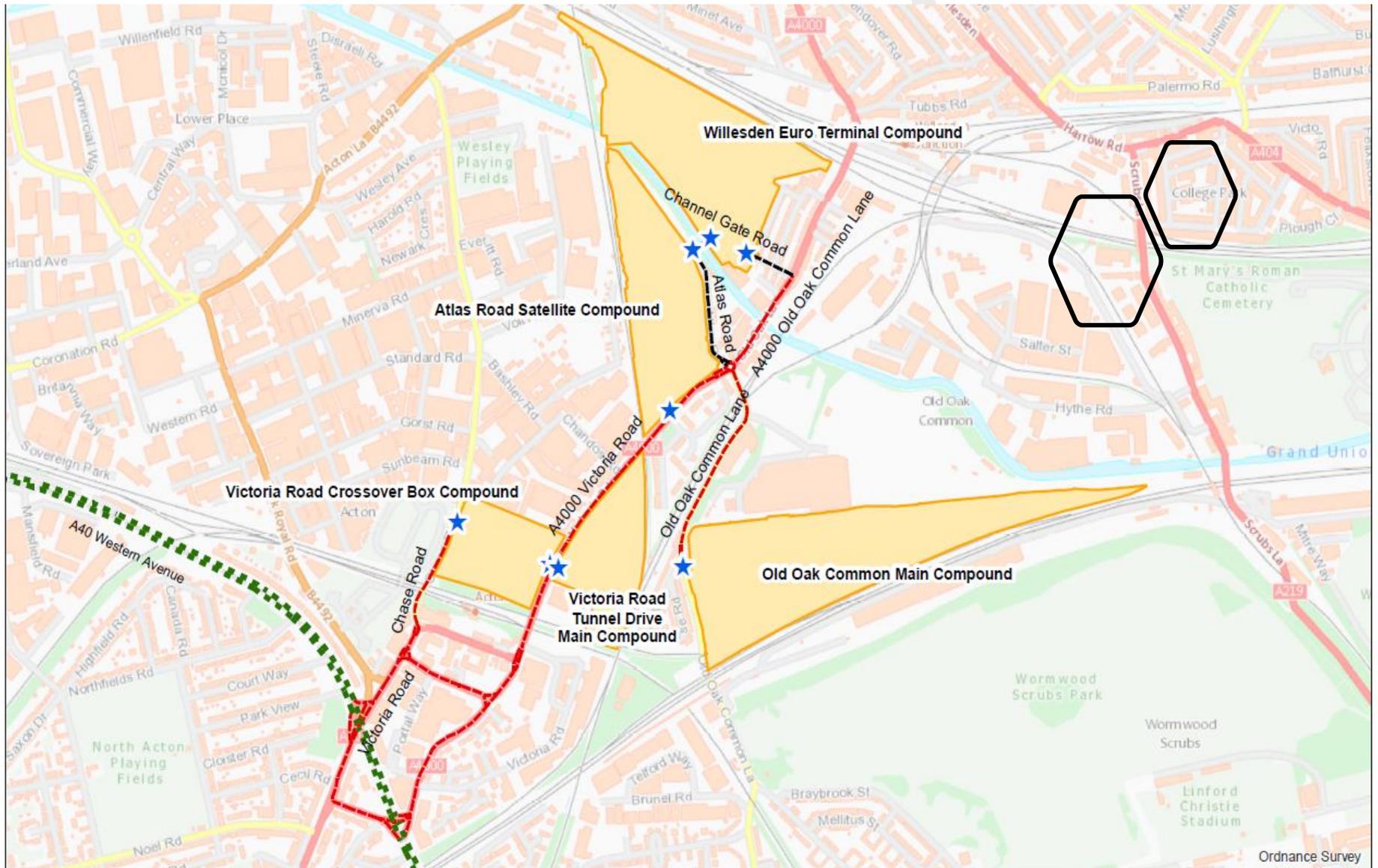


130 Western Land, Old Oak and Park Royal

Appendix A: Plan of public sector-owned sites in the 'Western Land' area



OPDC plan to allocate 3,571 new housing units in this area – mainly on public land (shown in blue)



Ordnance Survey

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- Legend**
- ★ Worksite Access Locations
  - Proposed Lorry Routes (Private Roads)
  - Proposed Lorry Routes (Local Authority Roads)
  - Proposed Lorry Routes (TLRN)
  - Worksite Area



Old Oak and Park  
Royal Development Corporation  
Lorry Route Plan  
(For Information)

**HS2**

Scale at A4: 1:11,000

0 0.35  
Kilometres

Registered in England. Registration number 06791698.  
Registered office: 2 Snowhill, Queensway, Birmingham B4 6QA.

Doc Number: 1MC04-SCJ-IN-PLN-S002-000011

Date: 21/11/19

OONF/GUA and others have raised the issue of the lack of an 'eastern approach' to the rail 'hub'. OPDC say '*constructive discussions in progress with HS2*' Report to future Board.

## Old Oak Common 'Super-hub'



# OPDC having a rethink?

The CEO report on the October 13<sup>th</sup> Board agenda says that this is *an ideal opportunity to work up approaches to regeneration that can address some of the emerging challenges and opportunities of the pandemic.*

OPDC are working on 4 'thematic missions' one of which is *'locally focused centres'*

Described as *The lockdown demonstrated the possibility for London to enjoy high-density living without the stress and pollution associated with road traffic. Covid-19 has generated a renewed interest in the need for high quality and multi-purpose communities, with excellent access to local services and amenities.*

# OPDC budget for 2020/21

Mayor's 'Budget Guidance' to OPDC requires savings of £1m, from £7.8m to £6.8m.

GLA has agreed a request to carry forward £1.5m from 2019/20 to 2020/21. Allocated to fund UKPN power network expenditure.

*Savings have been found against planned expenditure activities that are no longer possible because of Covid-19 restrictions, and have not involved any substantive cuts to staffing numbers or posts.*

Budget to be reviewed by London Assembly Budget and Performance Committee on October 14<sup>th</sup>.

We could send to this committee some questions that we would like to be asked?

# Possible questions for B&P committee

1. The committee's session in March 2020 was due to examine whether *the OPDC HIF Bid might reasonably be viewed as a dishonest attempt to secure £250 million of public money*. This session was cancelled but the question remains.
2. OPDC now talk about applying for Single Housing Infrastructure Funding (SHIF). Can OPDC be trusted on this?
3. OPDC commissioned a consultant's report on masterplanning for the 'Western Lands' costing up to £100k. The resultant report is meaningless.
4. The OPDC Local Plan is now running 4 years behind its programme set in 2015.
5. Might a large scale neighbourhood plan (as proposed in 2017) delivered more responsive planning policies and site allocations for Old Oak – by now already put in place?
6. Is it time to consider closing down the Corporation and handing back planning responsibilities to the 3 Boroughs?

# News from Ealing

Cllr Peter Mason has stepped down as Cabinet Member for Housing, Planning & Transformation

Cllr Julian Bell seems to have taken on this portfolio for the time being

Uncertainty over impact on timetable for new Local Plan preparation

LBE proposes to set up Community Review Panels and a Design Review Panel

# OPDC Community Review Group

OPDC are recruiting new members to its  
Community Review Group

Recruitment being handled by Frame Projects

Flyer with info on the Group on OPDC website  
under *Get involved with OPDC*

Deadline for applications October 19th

# Any other business

Contact details for OONF

[www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

[www.facebook.com/OldOakNeighbourhood](http://www.facebook.com/OldOakNeighbourhood)

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