



# Old Oak Neighbourhood Forum and Grand Union Alliance

September 7th 2021

On Zoom

# Agenda for this session

1. HS2 update – feedback from engagement session, walkabout, and outcome on S17 application for Victoria Road box
2. Draft presentation for OPDC Planning Committee briefing session on 8<sup>th</sup> September at 10.00am
3. OPDC responses to representations on OPDC Post Submission Draft Local Plan (PSMDLP)
4. Update on developments in the pipeline
5. Any other business

# Design Loading

- Existing structures have been factored into the stabilisation design
- Bridges/ Platforms generally designed for loading of 500kg per square metre
- Residents wanting to build in gardens should go through appropriate planning permission channels. HS2 will also be able to advise on whether planned structures such as sheds, paving etc. are ok, up until the wall is handed over the permanent owner.

Existing Structures



Millennium Bridge- London



00:36



Request control



Madeline Woodhead-Jardine

+7

GC

Gina Cole

MW

Madeline Woodhead...

J

joanna (Guest)

Chris Perlin

A

Amanda (Guest)

PT

Patricia Thompson

JB

Jonathan Barker

Ceredig Thomas

# Briefing to OPDC Planning Committee

A chance to persuade OPDC to approve our proposal to extend the Old Oak neighbourhood boundary.

And to question how OPDC are responding to representations on their PSMDLP.

Offer of the session dates back to our '*Plea to the Planning Committee*' in February 2021.

London Assembly members have criticised OPDC's lack of genuine dialogue with local residents.

# Planning Committee membership

William Hill (Chair, former Head of Property Schroders plc))

Gordon Adams (Battersea Power Station Development Ltd)

Gary Rice (**new member**, former interim Head of Development Southwark, Lewisham, and Havering)

Steve Quartermain (**new member**, former Chief Planner MHCLG)

Councillor Matt Kelcher (LB Brent)

Councillor Wesley Harcourt (LB Hammersmith & Fulham)

Councillor Natalia Perez (LB Hammersmith & Fulham)

Councillor Hitesh Tailor (LB Ealing)

# What future for Old Oak?

Presentation to members of the OPDC Planning Committee from  
Old Oak Neighbourhood Forum, St Quintin and Woodlands Neighbourhood  
Forum, Grand Union Alliance

A red speech bubble graphic with a white question mark inside, pointing towards the right. The background of the slide features faint, curved, concentric lines in the top left and bottom right corners.

Why are we  
here?

- These three community organisations have been involved in each stage of the OPDC Draft Local Plan since 2015
- Last February the Committee invited us to come and discuss our concerns
- This session was deferred for the Mayoral Elections and is only now taking place.

## Content of our presentation

- The location 'Old Oak' means little to most Londoners.
- The OPDC was going to change this and to create somewhere remarkable *not only to live and work, but to visit and enjoy, time and again.*
- Local people have lost confidence that this will be the outcome of the present OPDC Draft Local Plan.
- We want first to explain why, and to persuade you to allow a 'Plan B' for part of the 'Western Lands'.
- We think that there is a case for a rethink of OPDC's 'Plan A' - the Modified Draft Local Plan.
- The timing of OOC station opening will allow for this.



People do not  
understand  
what is planned

Learn about the OPDC opportunity



Watch our video to learn the Mayor's vision for developing the Old Oak and Park Royal area.

- The OPDC Local Plan is running 5 years behind its original timetable.
- This video of an 'indicative masterplan' for a new Old Oak remains on the 'introduction' page of the OPDC website – but is seriously out of date.
- Apartments at 'Oaklands Rise' are being marketed with claims that OOC station is 'coming soon' rather than in 2029-33.
- Most Londoners are completely confused about what is proposed for Old Oak and when it will be delivered.

## Our ideas for a 'Plan B' for Channel Gate

- Use the flexibilities and responsiveness of the neighbourhood planning framework
- Do something other than 'more of the same' as at North Acton and Vauxhall/Nine Elms/Battersea
- Create Channel Gate/Atlas Road as a new part of London seen in 20 years as having shown a way ahead for a global city adjusting to Zero Carbon and ongoing pandemics.

An aerial photograph of a city area, likely Oakland, showing a large-scale development project. The image features several tall, orange-colored building models arranged in a grid-like pattern, representing the proposed development. To the right, there are existing blue-colored buildings, some of which are taller and more modern. The surrounding area includes roads, parking lots, and other urban infrastructure. The text is overlaid on the left side of the image.

OPDC image of future  
Atlas Road and Channel  
Gate sites  
3,100 new homes at a  
net density of 520  
units/hectare

Oaklands development  
nearing completion

Local residents do not  
want OPDC's 'vision'  
for Channel Gate





The route of the 1km walk from HS2 platforms to Channel Gate's *'part of an Old Oak major town centre'*  
How many HS2/GWR/Crossrail passengers will wish to walk there?

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



We believe that a future Old Oak can be better than this



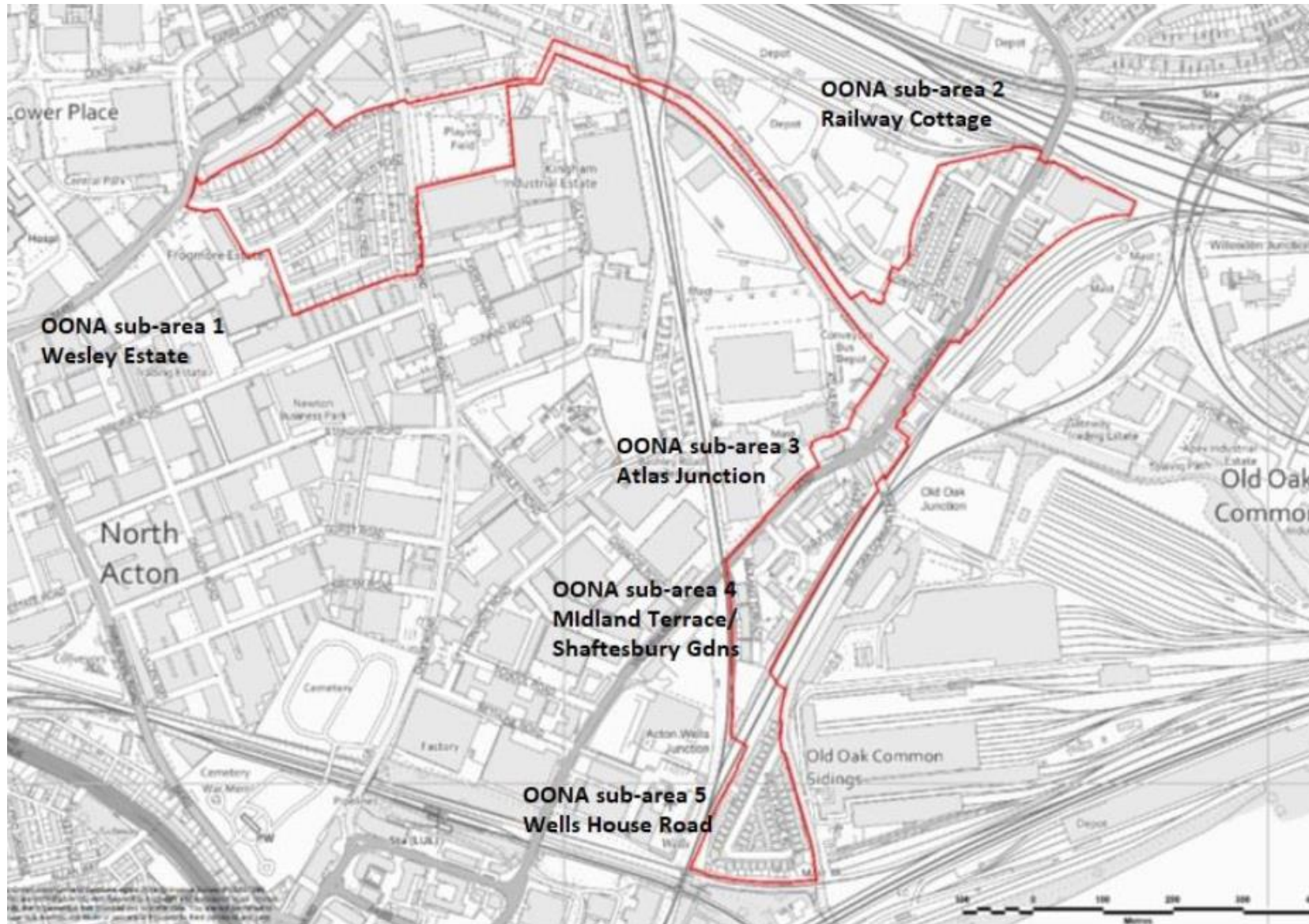
CGI of Oaklands Rise – first units now being occupied

## Unfulfilled promises

- Old Oak will not be *'the most connected place in the UK'* even in the 2030s. Not equivalent to Kings Cross.
- No new Overground stations. No direct access to Underground. No new road network joining East Acton and Scrubs Lane. Just a rail interchange isolated from its immediate surroundings.
- No eastern vehicular access to OOC station. Why will Scrubs Lane develop as a 'place in its own right'?
- Additional sites for housing, identified through OPDC 'modifications', have simply pushed up land values.
- Landowners, public and private, are now demanding yet more 'flexibility' in Local Plan policies on Tall Buildings.



# The current Old Oak neighbourhood area as designated by OPDC



- Old Oak Neighbourhood Forum established itself in 2015
- Combines residents groups in these five 'sub areas'
- Has been meeting jointly with the Grand Union Alliance every month.
- The area boundary was designated by OPDC in September 2017
- Draft neighbourhood plan promotes a 'neighbourhood hub' at this location (but not 'part of a town centre')

# Why not allow the Forum an extended boundary and the chance to prepare a 'Plan B' for this part of Old Oak?



- Red line boundary shows the designated Old Oak neighbourhood area
- Hatched areas show Channel Gate and Atlas Road sites
- OPDC Planning Committee in July approved the start of consultation on our designation application.
- OPDC Planning Committee and Board will decide on designation.



## What would an OONF Plan B include?

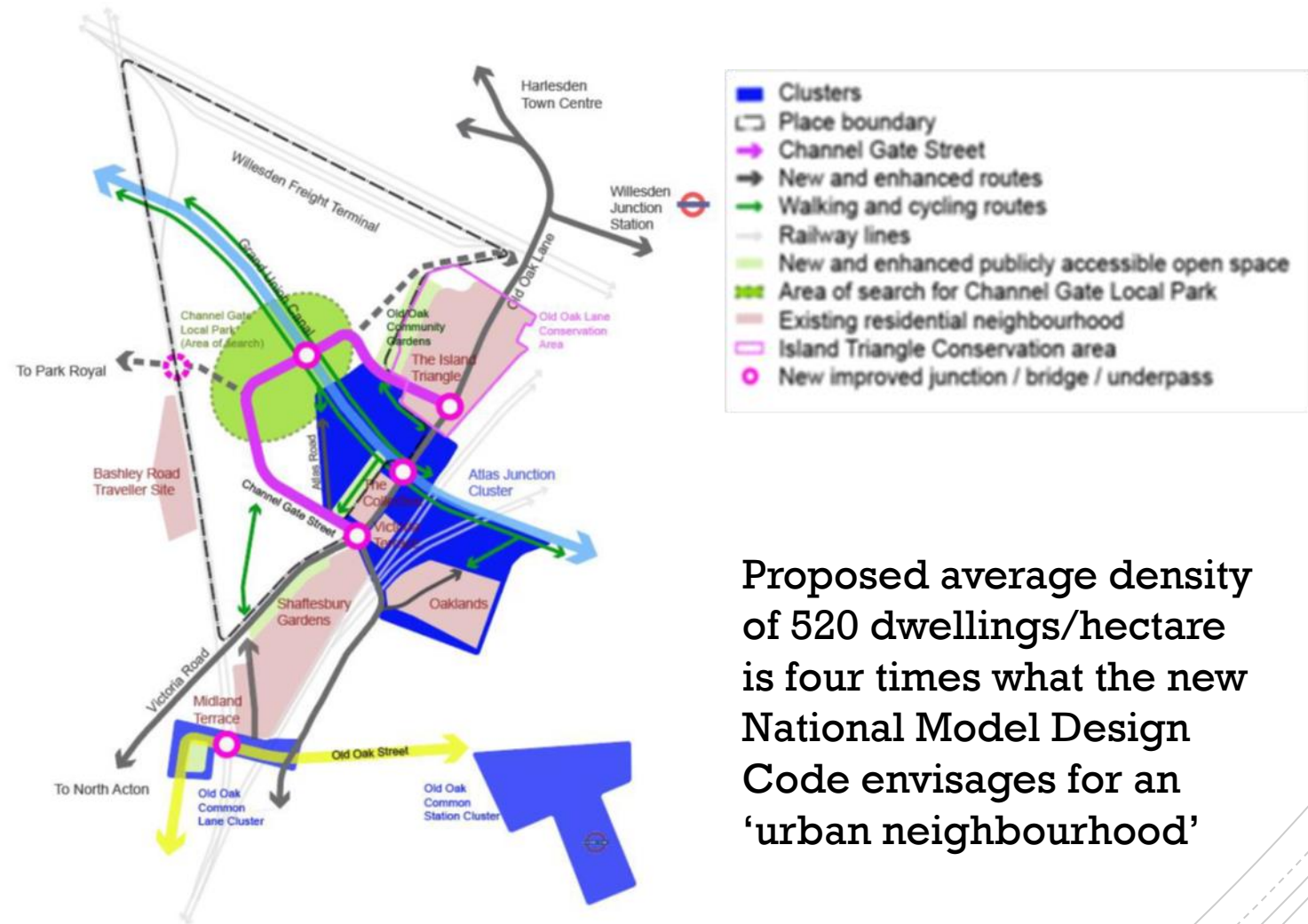
- A 'Plan B' neighbourhood plan would Channel Gate for new housing at 'urban neighbourhood' levels of density matching the National Model Design Code and LB Ealing 2012/13 development plan.
- Including some self-build/custom build 'co-development' housing, implementing the recommendations of the Richard Bacon Review.
- OONF's Plan B could be ready to go if OPDC's Plan A becomes unfeasible or inappropriate, in various scenarios.
- OPDC would retain control on triggering Plan B, as a contingency/fallback spatial plan.

## MP Richard Bacon's review on 'self-commissioned' housing

- *The United Kingdom – and England in particular – operates its housing model differently from any other country in the world.*
- *Our housing delivery system has become increasingly hard-wired in favour of one particular model of limited appeal.*
- *in some markets like Austria, Germany, Poland and Japan, self-commissioned housing is the dominant form of housebuilding.*

“It is unlikely that self-build or custom-build at Old Oak and Park Royal will make a significant contribution to meeting housing need. However, self-build and custom-build will be supported where it accord with the policies in this Local Plan”. (OPDC Modified Local Plan paragraph 8.11)

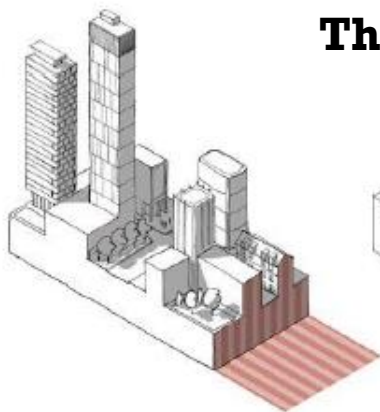
# OPDC's Plan A for Channel Gate in PSMDLP



Proposed average density of 520 dwellings/hectare is four times what the new National Model Design Code envisages for an 'urban neighbourhood'

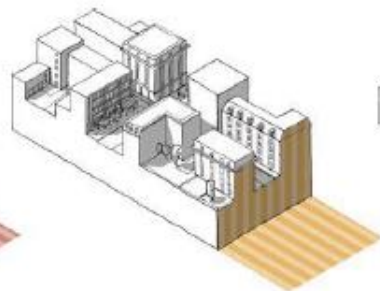
# The National Model Design Code

Figure 10. Example Area Types



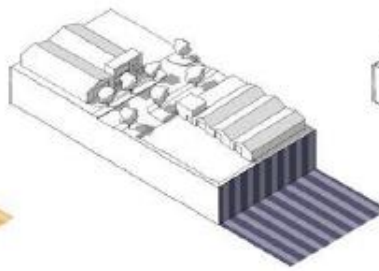
## High rise city

This could apply to parts of large city centres where there would be no or limited restrictions on height.



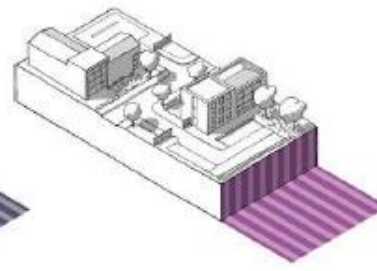
## Town/City centre

A typical dense city typology with over 120 dwellings per hectare (dph) and a strong mix of uses.



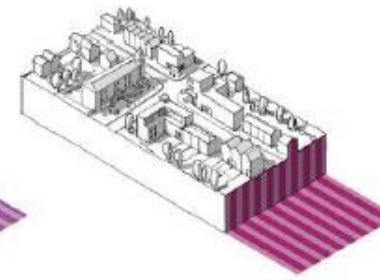
## Industrial areas

Industrial areas of single storey manufacturing and storage units.



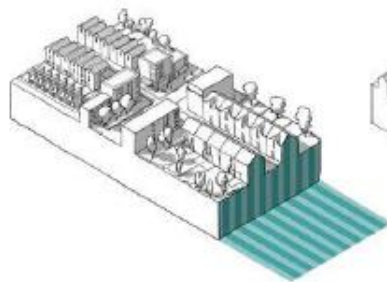
## Business, science or retail parks:

Areas of retail, office development, science and technology parks.



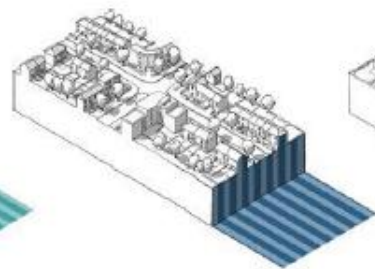
## Local centres

This relates to district and neighbourhood centres and high streets, typically 3-5 storey blocks with other uses at ground floor.



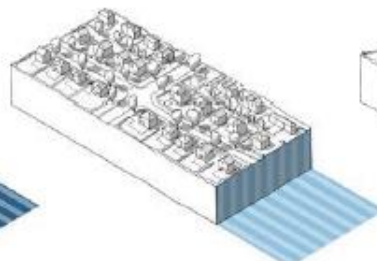
## Urban neighbourhood

Urban neighbourhoods with net housing densities of 60-120 dph and a mix of uses.



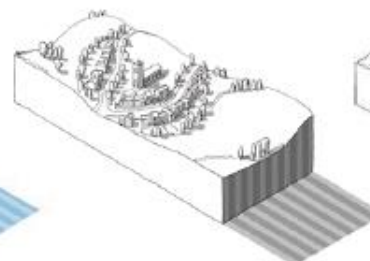
## Suburbs

Neighbourhoods with net residential densities of 40-60 dph. A mix of short terraces and semi-detached units.



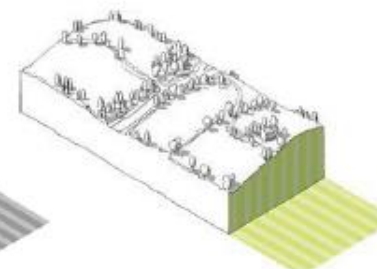
## Outer suburbs

Lower density suburbs with net densities of 20-40 dph, few apartments and less of a mix of uses.



## Villages

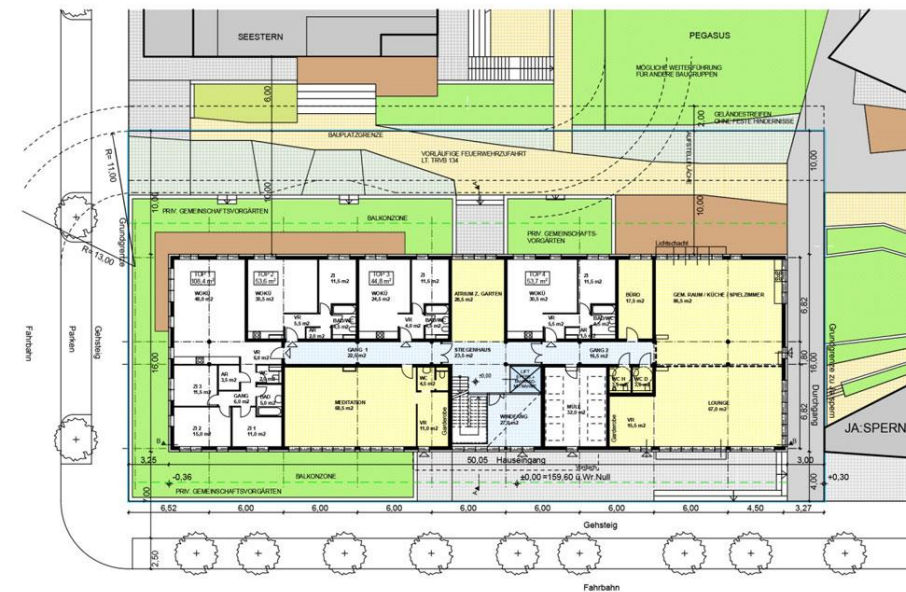
Villages have their own distinctive character often with 2 and 3 storey buildings in an informal layout.



## Rural settlements

Rural areas may include rural building and settlement types.





Aspern  
Vienna

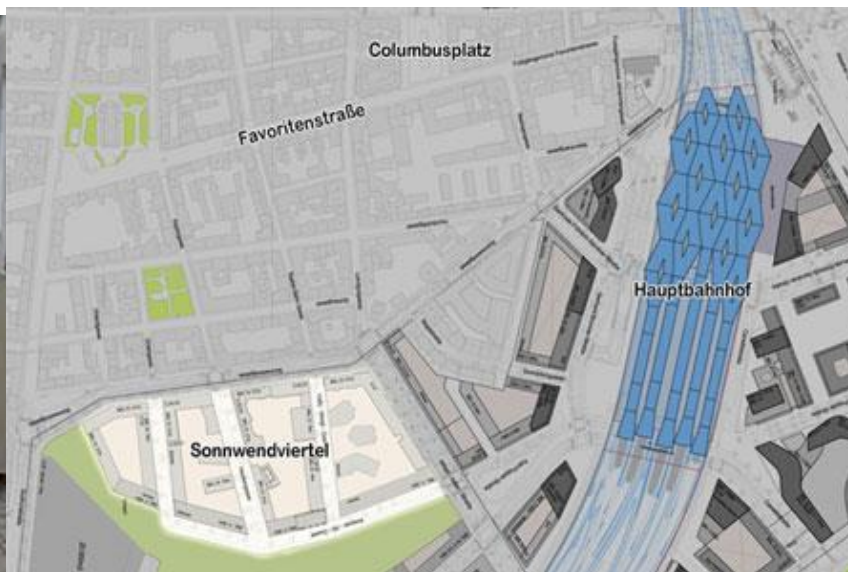
240 ha for  
20,000  
people

Family  
oriented  
design





Co-housing at Vinderhoute (Belgium), Lancaster (England) and Sonnendviertal (car-free, mixed use redevelopment area next to Vienna's central station)





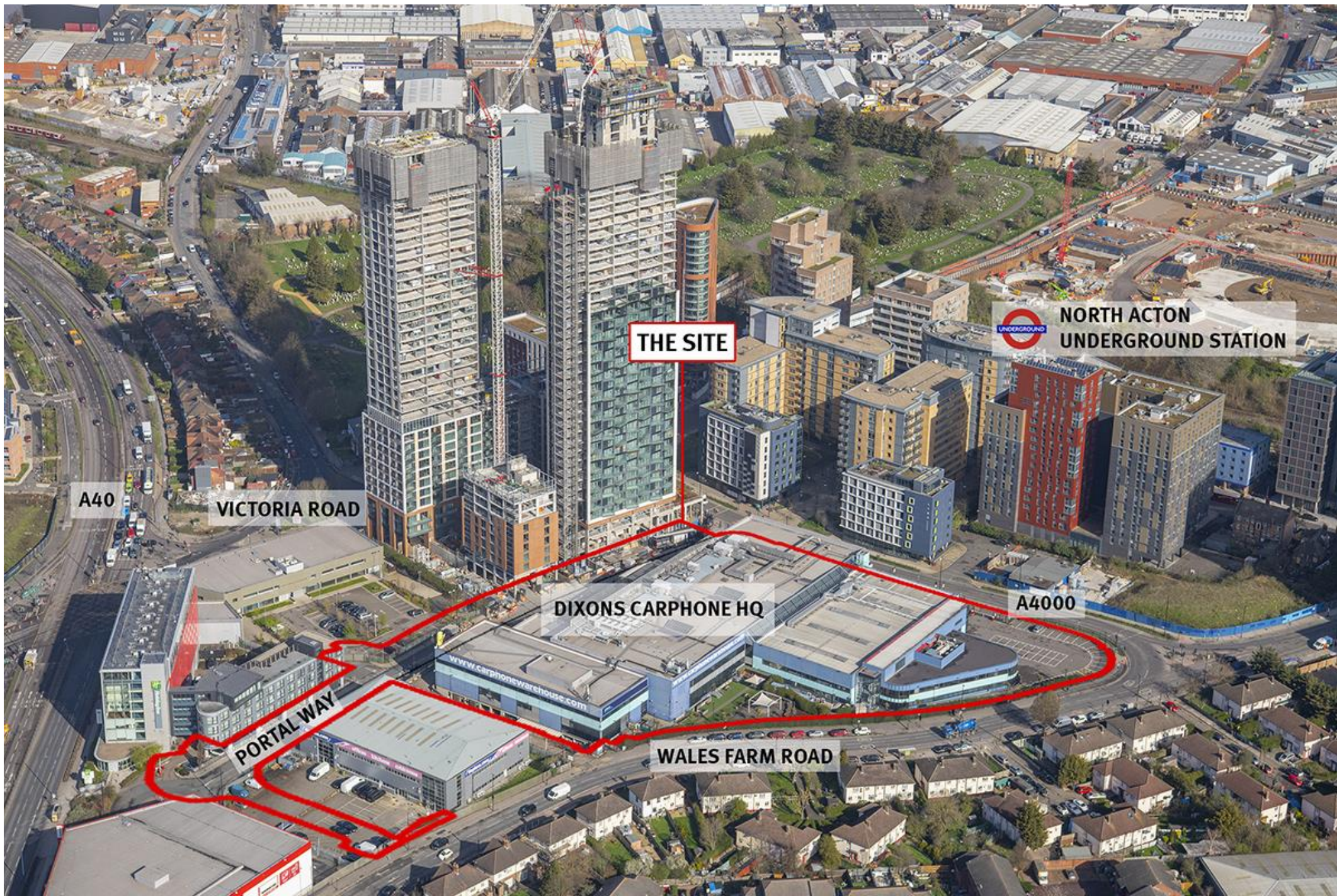
## Reaction to the OPDC Modified Local Plan

- **Caroline Pidgeon London Assembly Member** *It is a concern to me that a significant portion of the proposed development, particularly of new homes, is based on funding not yet secured. I would have thought OPDC would have learnt the lessons of their previous bid to the Housing Infrastructure Fund (HIF) for the Cargiant and adjacent land at Old Oak North. I do think it is essential that this plan makes clear the alternative plans and options available should OPDC fail to successfully bid for some or all the additional funding required. A plan B is needed to give confidence to these plans.*
- **Andy Slaughter MP for Hammersmith** *I do not think I am alone in raising some of these concerns, nor are they new. I have seen the submissions from LBHF, Friends of Wormwood Scrubs and Old Oak Neighbourhood Forum and agree with many points made there. I am concerned that there is not more engagement with these well-informed sources on a regular basis.*

# London Plan and Tall Buildings

- 2021 London Plan Policy D9 (b) requires Local Plans to identify sites for tall buildings. Sub-paragraph 2 states *Any such locations **and appropriate tall building heights** should be identified on maps in Development Plans.*
- *And 3) states Tall buildings should only be developed in locations that are identified as suitable in Development Plans. Assessment of 'impacts' defines 'suitability'.*
- The OPDC PSMDLP **rarely defines 'appropriate building heights' for different locations.** But from density figures (and North Acton experience) very extreme heights are foreseen (up to 55 storeys to date).
- In representations, landowners (including Dept of Transport) are now asking the Inspector for even more 'flexible' and opaque policy wording on Tall Buildings.
- Does the SoS Direction of Dec 2020 to the Mayor of London mean anything? London's public will be fighting battles on multiple planning applications if the new London Plan Policy D9 is to be ignored.





## North Acton

What may prove to be the final phase of ultra tall buildings in London.

Planning consents issued since 2015 by Ealing Council on behalf of OPDC.

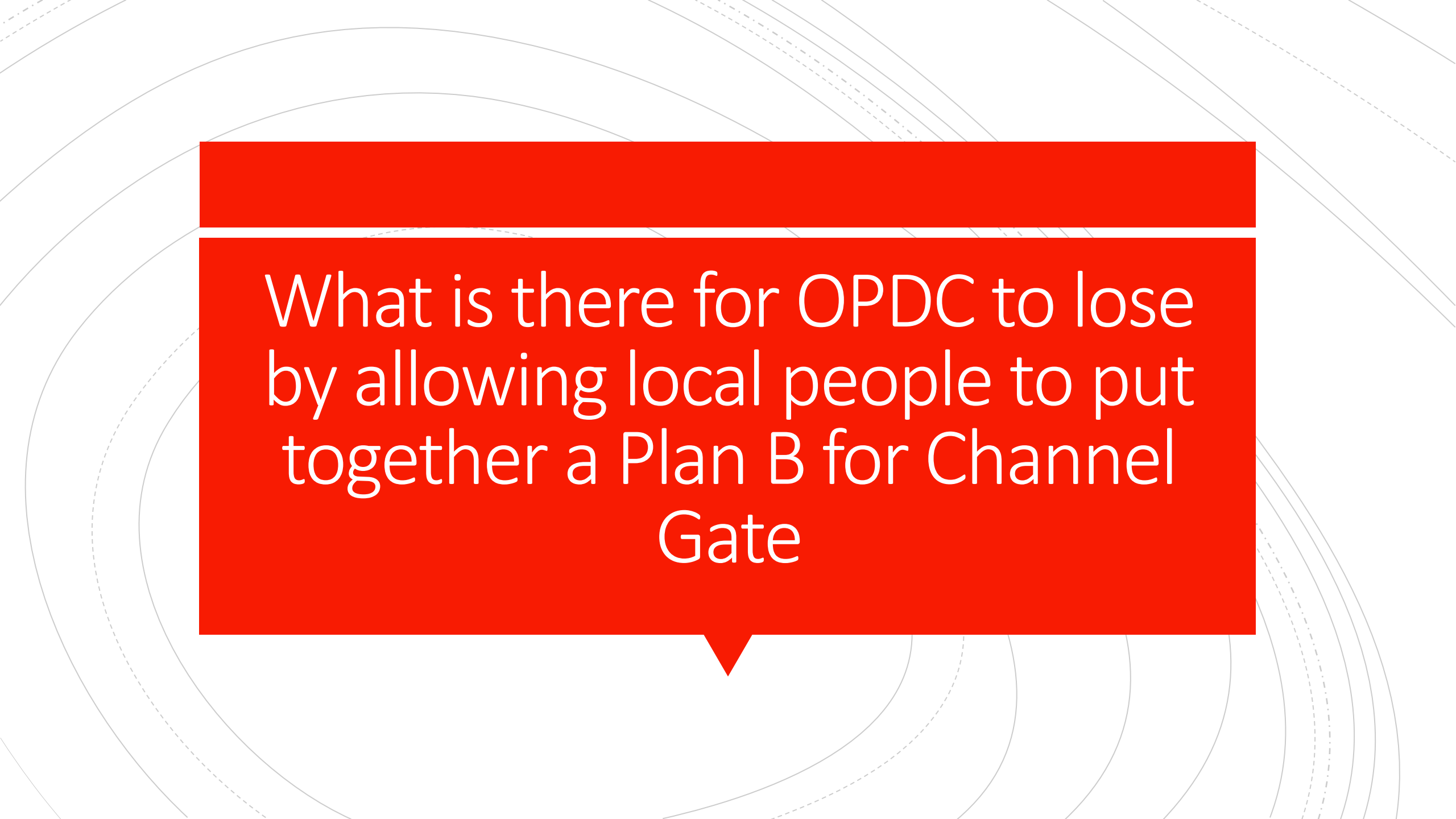
‘The site’ shown in this image is at 1 Portal Way. Application due late 2021.



Pomponi study  
(Edinburgh/  
Cambridge)  
July 2021

- *For a 20k population, moving from a High Density Low Rise to a High Density High Rise typology results in a 140% increase in LCGE (Life cycle greenhouse gas emissions over 60 years, including e.g. embedded carbon).*
- *Specifically, in terms of LCGE impacts, High Density Low Rise urban typologies are the best-case scenario for a fixed population. This can even be argued to be the case for a fixed land area.*

See at <https://www.nature.com/articles/s42949-021-00034-w>

The background features a series of concentric circles in light gray, some solid and some dashed, creating a ripple effect. A large, solid red speech bubble is positioned in the center, pointing downwards. The text is white and centered within the bubble.

What is there for OPDC to lose  
by allowing local people to put  
together a Plan B for Channel  
Gate

# **OPDC responses to representations on PSMDLP**

Representations submitted were 142 in total

Local resident 98

Landowner 18

Community / interest group 8

Local authority 5

Politician 5

Statutory consultee 5 (Dept of Transport, GLA, Heritage England)

Infrastructure provider 2

Local business 1

# How many changes will OPDC accept?

Analysis by John Cox concludes:

40 requests for changes accepted (many correcting simple errors)

783 responses have led to 'no change'.

OONF and StQW representations have led to very few changes. This includes those where we questioned the lawfulness of OPDC's approach to the Examination.

# Update on current development proposals

Portal Way – Imperial Build to Rent proposal. **Pop-up exhibition: Saturday 11<sup>th</sup> September, 10am to 2pm**, at Kemp Porter Buildings (142 Wales Farm Rd)

Castle Pub – application submitted and may be decided at next LBE Planning Committee 14<sup>th</sup> September.

2 Scrubs Lane/City Mission Church – any more news

# Opening of North Acton Station Square

## **Welcome back! launch : Wednesday 8th @ 4 – 7 pm**

An exciting collaboration between Ealing Council, private sector partners including City and Docklands, Imperial College London, OPDC and NLA have culminated in three amazing seating areas.



Celebrate these installations with music, art, and food supplied by local businesses and groups.

# Any other business

Contact details for OONF

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

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

email address for the forum is [oonforum@gmail.com](mailto:oonforum@gmail.com)