



## **OLD OAK NEIGHBOURHOOD FORUM**

### **NOTES OF A JOINT MEETING WITH THE GRAND UNION ALLIANCE HELD ON 8th SEPTEMBER 2020 ON ZOOM**

On the session:: Mark Walker (Chair) Amanda Souter, Theresa Magee (Treasurer) Henry Peterson (adviser), Ewa Cwirko Godycka (Sec), Robin Brown (GUA), Rupa Huq MP, Andy Slaughter MP, Cllr Hitesh Tailor, and 23 members. Plus Emma Williamson OPDC Director of Planning for item

Apologies; Eric Leach, Celia Toler

#### **1. Introductions and context**

1.1 Those on the Zoom session briefly introduced themselves. HP reminded everyone that the Forum and GUA had not held a meeting since March 2020 as the Collective was still unable to use its communal spaces.

1.2 The context for this meeting was to hear from OPDC's new Director of Planning Emma Williamson about OPDC's progress on their Draft Local Plan over the past 6 months. The meeting noted slides of Old Oak and the impact of the abandonment of plans for redevelopment of Cargiant's landholding as 'Old Oak Park'.

1.3 Very little was known to date about the OPDC's 'change of focus' to the 'Western Lands'. A map showing this area had appeared at the January 30<sup>th</sup> OPDC Board, but the boundary and any site allocations remained unknown. Same applied to the timetable for the next stages of the OPDC Draft Local Plan.

1.4 On HS2, the level of engagement with Ealing residents remains poor as compared with Hillingon and Camden. Amanda Souter is pursuing scope for funding of a Health Impact Statement covering Old Oak. UCL Jenny Robinson to liaise with contacts at Somers Town NF, who have been down this route successfully.

#### **2. Update from Emma Williamson, OPDC Director of Planning**

EW joined the session and introduced herself, having taken up the Director of Planning post in August. She explained that a number of the written questions which OONF had sent to her could not yet be answered and provided the following information:

- The Prior + Partners report would be published shortly on the OPDC website. This had been an exercise commissioned by the OPDC Delivery team and would not answer all the planning queries of OONF and GUA
- OPDC Planning team were finalising modifications to the Reg 19.2 Draft Local Plan as part examined by the Inspector up to issue of his Interim Findings in Sept 2019. OPDC had no choice but to complete the draft plan by accommodating the 3,571 housing units originally planned for Old Oak North on other sites in the Western Lands

- OPDC continues to work to a 10 year time frame of delivering 13,670 housing units at Old Oak. Clarified that this 10 year period runs from Oct 2018 when the 19.2 Draft was submitted to the Sec of State. The figure of 24,000 new homes at Old Oak remained as the London Plan longer term target.
- OPDC officers hoped to get Board sign off to the Western Lands strategy shortly and will then restart engagement with landowners and local residents. Other parts of the 19.2 Plan remain as was.
- Modifications due to go to the Inspector early 2021. A further period of public consultation likely but form and length of this up to the Inspector. Same applies to the re-convening of the Examination in Public after a year's pause, so not yet known what sessions would be involved and how long this stage will take.
- Majority of the new site allocations will be on public sector land. Most will be for mixed use, with OPDC flexible on uses (once housing numbers are achieved). Old Oak North will be reinstated in the Plan as SIL (Strategic Industrial Land).
- 'Supporting studies' relevant to the modified plan would be updated. These included the Social Infrastructure report which would be re-published alongside the modifications. Viability study will also be updated.

In response to questions from OONF and GUA members on the Zoom call, the following points were also noted:

- ACAVA (BE) asked about affordable workspace. EW confirmed that this would be given some priority, helped by flexible approach to commercial uses in mixed use premises
- Discussion on North Acton and who is in charge of plans for this sub-area, OPDC or LB Ealing? The OPDC delegation scheme has been recently reviewed and remains in place. OPDC will in future take a more visible and closer interest in proposals at North Acton delegated to LBE. Will comment on schemes as they come forward to make the OPDC view more transparent.
- Cllr Hitesh Tailor noted that LBE representation on OPDC Planning Committee, and related issues, would need to be discussed if OPDC intended to lessen the level of autonomy for Ealing in the operation of delegation arrangements to date.
- The map and boundary of the Western Lands as shown by Prior + Partners may not reflect latest thinking by OPDC.
- Sites allocated in the 19.2 modifications would be those where development is feasible in next 10 years. HS2 construction compounds would remain in HS2 use given that latest date for completion of HS2/Crossrail interchange is 2028.
- EW was aiming for a relatively simple overall strategy in the modifications, working to meet London Plan housing requirements. Too early to take on board how London may change as a result of COVID. OONF argue that plans need to change fast, in terms of types of housing now in demand, new patterns of live/work/commuting, potential excess of student homes. Why plan Old Oak on a model of very high density high rise buildings?
- Experience of living at North Acton contributed – 'regeneration' driven by developers looting for offshore sales, serious lack of amenities, not becoming a successful community.
- Ealing was at early stage of consulting on its new Local Plan. Not clear how LBE will respond to White Paper proposals for radical reform of the English planning system.
- Whatever line LBE now take, OONF assume that North Acton will be a 'blank space' in LBE Local Plan as was the case for North Hammersmith in the LBHF Local Plan. EW confirmed that an area cannot be covered by two different Local Plans.

- GUA (RB) asked that plans for Park Royal remain a priority. TM asked that residents in Park Royal (Wesley Estate) are not forgotten. Current spate of planning applications affecting the estate.
- A request for an update on whether modifications and plans for the Western Lands will impact on Wormwood Scrubs. Do OPDC plans for the Scrubs remain as before?
- OPDC (EW) agreed to provide an update on the position on the 'Adjacent Site' next to the station interchange. HS2 images show as open space, OPDC shows as a cluster of high rise commercial buildings.
- JC asked about discussion at OPDC Planning Committee where members had realised that there are now no plans for an 'eastern approach'. This leaves potential developments in Scrubs Lane isolated. EW advised that discussions with HS2 ongoing and that there would be a report to OPDC Board as promised.
- Application for revised proposals at 'North Kensington Gate' would have objections lodged by GUA, Harlesden NF and StQW NF, plus Friends of Wormwood Scrubs and others.
- Andy Slaughter summarised his perspective as MP for Hammersmith. Apart from construction of Oaklands, most development in OPDC area has been at North Acton and not decided by OPDC. He remains unclear as yet what is proposed for the Western Lands. Use of a development corporation was surely aimed at achieving a coherent and long term overall strategy within which development would come forward. Experience of past 5 years has been a piecemeal approach of random developments, few of which were being built. Still hoping for real development strategy for a large part of the Hammersmith constituency but not seeing much sign yet.

Emma Williamson thanked those online for a good discussion and the meeting thanked her for taking part. **Date of next OPDC Planning Committee will be 12<sup>th</sup> October with an OPDC Board meeting on the 14<sup>th</sup>.**

### **3. Application at 73 Stephenson Street**

3.1 Image shown of this proposed development of 9 X 3 bedroom homes. Design now different from previous scheme. TITRA seeking a meeting with the developers. Consultation closes 21 Sept according to LBE website.

### **4. 80 Goodhall Street**

4.1. This 8 storey development adjacent to Old Oak Conservation Area boundary was approved by LBE despite substantive objections (site currently remains designated as SIL). No sign on LBE website for further applications to discharge conditions, or of signed S106 agreement. Developers may be having second thoughts?

### **5. One West Point 6 Portal Way**

5.1 Additional 10 storeys granted permission by LB Ealing in February 2020 (now 54 storeys in total). 'Stage 2' approval given by Mayor of London June 2020. Revised S106 Agreement was 'fairly advanced' in June 2020. Apartments being marketed in Hong Kong and China from £500,000 with an estimated completion date of 2022 and claims that development is 70% sold off plan.

### **6. 4 Portal Way**

6.1 Approved by LBE in February. 702 housing units, 159 bed hotel. No signs of progress on finalising S106 agreement.

## **7. Network Homes site, north of Central Middlesex Hospital**

7.1. Planning consent granted by OPDC Planning Committee

## **8. Bashley Road site**

8.1 Outline permission granted by OPDC Planning Committee 14th July 2020 for up to 60,000 sq m of light industrial/general industrial/storage and distribution, plus a café. Community Review Group commented on the proposals in 2019.

## **9. Ealing Local Plan**

9.1 The current Ealing Plan is made up of 3 documents dating from 2012 and 2013. It is one of the most out of date in London.

9.2 Current LBE timetable assumes

- Submission to Planning Inspectorate – November 2021
- Examination in Public Hearings – Jan 2022
- Adoption by Full Council – April 2022

9.3 Give the Government's White Paper proposals for overhaul of the English planning system, LBE may have a rethink on how they will prepare a new Local Plan and whether it is worth doing this using the existing NPPF format. Government will require all local planning authorities to have up-to-date local plans by December 2023.

## **10. Any other business**

None. Agreed that Zoom format for meetings works OK. Harlesden Neighbourhood Forum is holding fortnightly meetings on Zoom, of one hour, and this seems to work well.

OONF September 11<sup>th</sup> 2020