



Old Oak Neighbourhood Forum and Grand Union Alliance

September 6th 2022

Agenda for this session

1. OPDC's 'next steps' on Old Oak West and programme of consultations.
2. Update on developments and applications (including new Goodhall Street proposals and 5-7 Park Royal Road).
3. Our future stance towards OPDC and HS2?
4. AOB including latest on City Mission Church at 2 Scrubs Lane.

OPDC's current position

Now 7 years since OPDC began its life as a Mayoral Development Corporation in April 2015 (LLDC at Olympic Park the other MDC).

OPDC's track record has not been great. The 2018/19 saga on the Cargiant land cost a year and a minimum of £6m in wasted public expenditure on local plan preparation.

Award of £250m of Housing Infrastructure Funds not taken up.

Local Plan adopted finally in June 2022 – 5 years late.

OPDC planners proposing a series of Supplementary Planning Documents (SPDs) for 'Old Oak West' as their next step.

How 'sound' is the Local Plan?

OPDC argue that the Plan is now in place, so any flaws in its preparation are now irrelevant.

Was the submission version 'ready for examination' in 2018?

Were 464 'main modifications' an unlawful rewrite of the Plan?

Correct that 6 week period for any legal challenge has now passed.

On the site allocations in the Plan, some were added as 'Tall building sites' after the final consultation.

Does this makes these applications vulnerable to legal challenge?

OPDC's way forward is twofold

Getting hold of Govt infrastructure funding and public land. The OPDC 'delivery team' prepared and submitted to Government in Jan 2022 a 'Strategic Outline Business Case' (SOBC).

The OPDC 'planning team' are preparing a Supplementary Planning Document (SPD) for Old Oak West – to add 'policy guidance' to the Local Plan content.

But OPDC are not the only agency active at Old Oak. HS2/DfT are the major landowner of public land (construction compounds due to be released in the late 2020s).

OPDC's Strategic Outline Business Case

In March OONF asked for the working draft. Also that the Inspector should see this before finalising his report on the Local Plan.

David Lunts said this was not needed and would be 'premature'.

Redacted version of SOBC published in July on OPDC website.

David Lunts replied to subsequent OONF questions by saying:

- A Mayoral answer that the SOBC has been 'approved' is fair, even though this is only the first stage of three stage Treasury process
- All three Borough Leaders are signed up to the SOBC approach
- OPDC 'working closely' with HS2. DfT ultimate owner of HS2 sites

OPDC's proposals for Old Oak West SPD

Timetable is to start public consultation in September

Leaflet circulated with dates for two drop-in sessions and one webinar.

Some OONF members had a preview meeting September 1st.

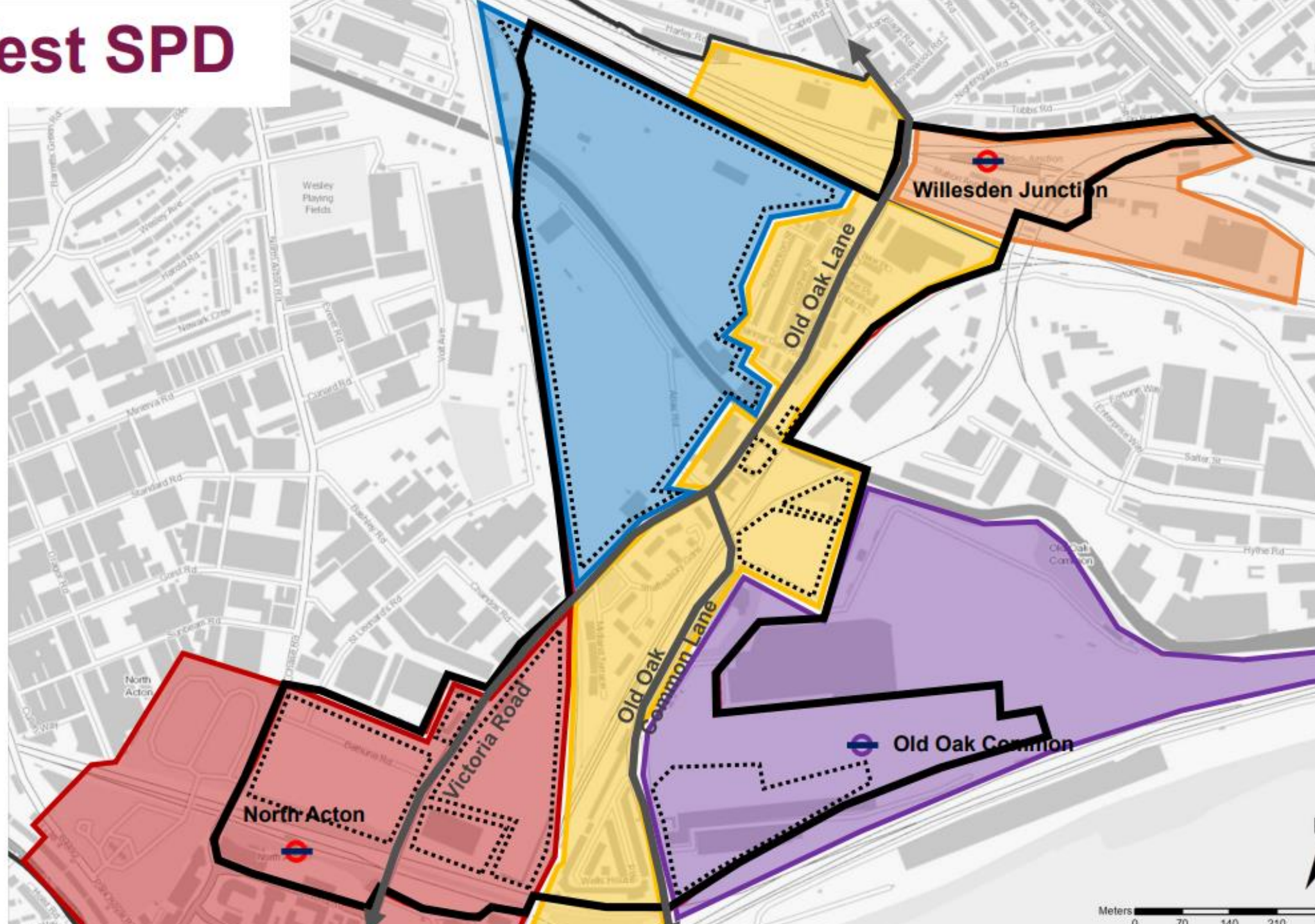
The area now defined as 'Old Oak West' is a combination of parts of several 'Places' in the Local Plan.

Includes the main development sites in use by HS2 and OOC station interchange

Includes our neighbourhood area

Old Oak West SPD

- Channel Gate
- Willesden Junction
- Old Oak Lane & Old Oak Common Lane
- Old Oak South
- North Acton and Acton Wells
- Site allocations
- SPD Boundary



OPDC consultations on ‘shaping Old Oak West’

Tuesday 13th September - Drop-in between 1pm – 6.30pm

The Lab - Oaklands Community Centre, Oaklands Rise, NW10 6FJ

Saturday 17th September - Drop-in between 9.30am – 12.30pm

North Acton Square, next to the tube station

Monday 19th September - 6pm – 7pm

Online, Zoom (register to receive joining details)

Timetable for the Old Oak West SPD

Later in the **Autumn/Winter 2022** there will be further **public engagement activities** such as [charrettes](#) (collaborative urban master planning design workshops).

Summer 2023: the formal opportunity for **public consultations** is intended to follow a report to a circa May/June 2023 Planning Committee meeting with a view to adoption Autumn 2023.

Is there danger of

- Loss of public interest (OPDC has been asking for ideas to ‘shape Old Oak’ since 2015)
- Raising false expectations when site allocations and housing/employment numbers for each site already fixed in Local Plan (and HS2 have their own ideas for their sites)?

Developments in the planning pipeline

One Portal Way, North Acton – no more news, sits with OPDC

Atlas Wharf (Pocket Living) – new docs added inc Fire Statement

Mitre Wharf, Scrubs Lane – application submitted in April - objections from StQW Forum, NBTA and Thames Water issues.

Old Oak Wharf (Lords site) – consultation sessions held in July

3 School Road – no application yet submitted

Coronation Road South – no application yet submitted

Goodhall Street next to FRI building – pre-app consultation

5-7 Park Royal Road – second pre-app consultation Sept 2022

93 Old Oak Lane (East Acton Arcade and snooker club)



Goodhall Street

Site next to FRI building

Proposals for 9 storey development adjacent to 80 Goodhall Street (under construction)



44.200 M

43.700 M

43.200 M

42.700 M

42.200 M

41.700 M

41.200 M

40.700 M

40.200 M

0.000 M

Basement - 3.000 M

5-7 Park Royal Road



Aerial view 5-7 Park Royal Road

Proposals at pre-application stage from Hallmark Property Group.

OPDC held a 'stakeholder workshop' on September 1st.

Latest proposals: two buildings of 33 storeys (96m equivalent to 30 residential storeys) and 15 storeys.

988 student bedrooms, 89 affordable units, commercial and reprovided industrial floorspace.

Other OPDC consultations ahead

13 September to 25 October 2022: 'Planning Obligations draft Supplementary Planning Document (also known as S106 or Section 106 or 'planning benefits' SPD). During this 6-week public consultation period there will be an on-line discussion event **29 September 2022**. Draft presented to OPDC Planning Committee 18 July 2022). To be adopted.

OONF will draft a response to this consultation. The draft SPD identifies core 'heads of terms' and will apply to schemes delegated to LBE and LB Brent.

Further consultations

Winter 2022/2023: Statement of Community Involvement (SCI) of [November 2020](#) will be reviewed. Ideas from other London boroughs on good consultation practice welcomed. Adoption planned for Spring 2023.

HMO Article 4 Direction – to remove permitted development rights on change of use from residential to small Houses of Multiple Occupation. Relevant to e.g. TITRA streets, Wells House Road, Wesley Estate.

What should be stance of OONF towards OPDC?

How should we respond to OPDC's programme of activity and future direction?

Is the development corporation model proving its worth?

Is it sensible to continue with this level of 'planning' activity *before* Government makes decisions on the SOBC?

Will Old Oak be seen as a priority for Govt infrastructure funds?

Does the 'catalyst' vision of Old Oak Common station stack up?

Will the next 5 years see little more than scattered high-rise high density speculative developments, with no real 'place-making'?

Who will in reality 'shape' a future Old Oak?

1. OPDC through its powers as local planning authority?
2. OPDC's 'delivery arm' with new government funding?
3. A new joint venture delivery body as suggested in SOBC?
4. HS2 and DoT as landowners of the major development sites?
5. The three Borough Councils 'taking back control'?
6. Random developers willing to take risks (City & Docklands, Imperial College, Fruition, Pocket Living, Hallmark, Barratts)?
7. Or will little happen while the UK diverts available infrastructure funding to energy generation/electricity supply?

The stance we have taken in past 2 years

We have been saying:

- The Local Plan is flawed and incoherent and falls well short of the 'vision' of 2015 of joining up Hammersmith and Acton.
- OPDC has its sequencing badly wrong, It is 'cart before horse'. Get the infrastructure funded sorted and approved and meanwhile pause on yet more exercises in detailed plan-making.
- The station will not open until 2030 at the earliest. Why rush?

We are seen by Liz Peace as irritating and obstructive local Nimbys. But we have more respect from London Assembly members (of all political parties) who are unimpressed by OPDC's performance to date. This relationship with the Assembly is important.

Why not a 'national emergency' plan for Old Oak

Mothball the HS2 project and revisit cost/benefits in 2030

Redirect the remaining £1.7bn from OOC station to a new set of priorities

- a) Construct a 10 year urban wind farm and solar farm on the OOC station site and the 'Adjacent Site'.
- b) Use resultant spare HS2 electricity supply and new capacity for other developments in West London unable to secure supply.
- c) Build a large NHS 'Nightingale' 10 year extra care facility on Victoria Road Box site (linked to Middlesex Hospital) to reduce bed blocking.
- d) Use the HS2 Atlas Road site and 'Shield site' for low cost/low rise 10 year modular rented housing and live/work use.

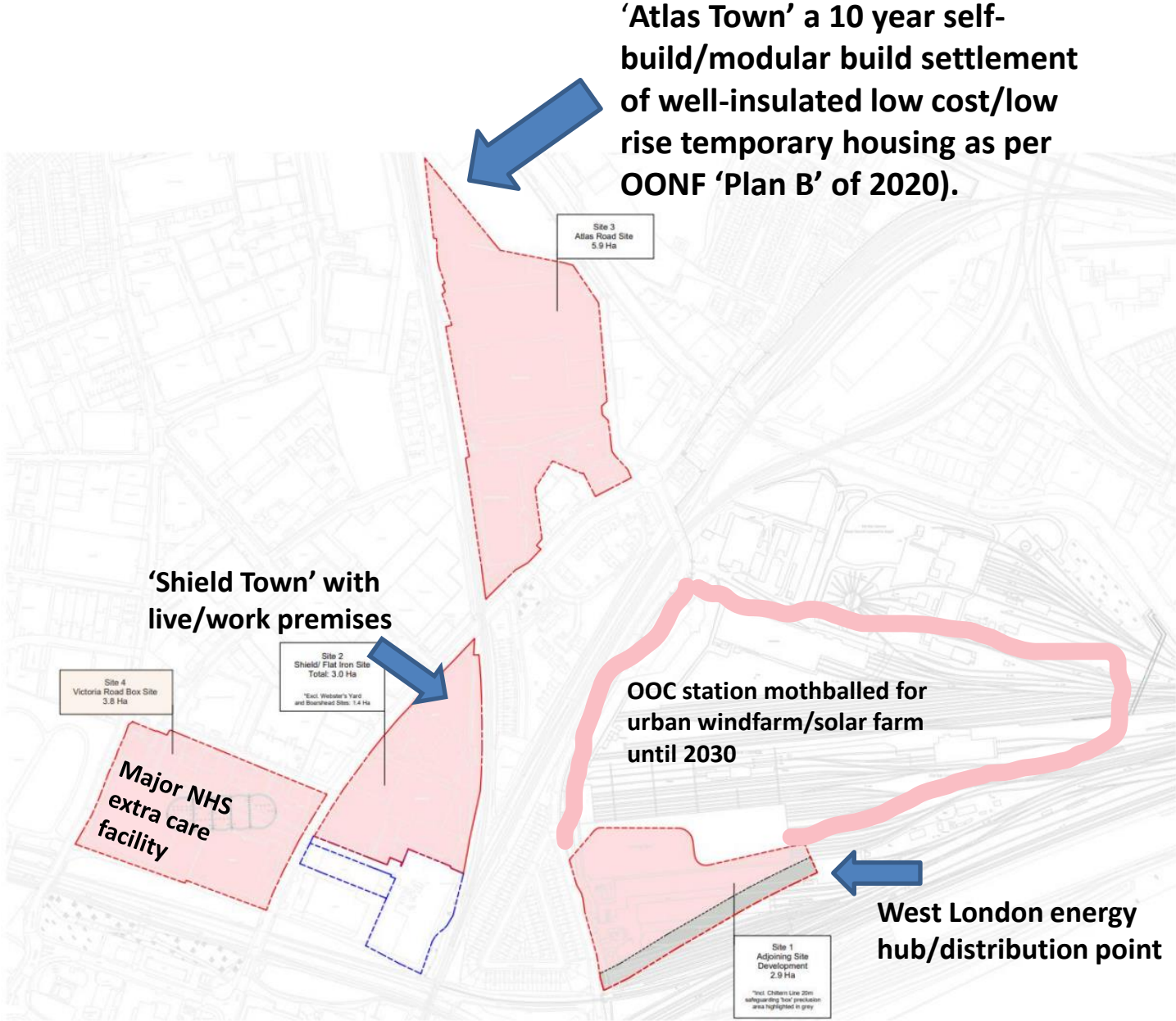
Set aside normal planning rules and restrictions (use of HS2 Act powers?)

Old Oak Common

HS2 Development Sites

- ASD - 2.9 ha (7.6 acres)
- Shield Site - 3.0 ha (7.41 acres)
- Atlas Road - 5.9 ha (14.58 acres)
- VRBS – 3.8 ha (9.39 acres)

- Total -15.6 ha (38.54 acres)



The status of OONF as a neighbourhood forum

OONF was finally designated in February 2018, after 2 years of dialogue with OPDC officers and a revised designation application.

Designation under 2011 Act lasts for 5 years so will expire in February 2023.

We need to think about an application to extend designation.

Most forums are redesignated with no problem but 'hostile' planning authorities can find grounds for 'refusal' (e.g. Lewisham with Deptford).

We prepared our first draft NP but have not finalised or submitted this.

Meanwhile OPDC has been 5 years late in adopting its own Local Plan.

Our governance is based on open meetings. Less 'formal' than most forums which work via a management committee.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

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