



OLD OAK INTERIM NEIGHBOURHOOD FORUM

Notes of meeting held on 7th November at the Collective, Old Oak Lane

In attendance: Mark Walker (Chair), Henry Peterson (Adviser to the Forum) Kieran Morris, Rev Desmond Hall, Paul Lee, Byron Davies, A.Stevani, A.Robinson, Annie Hanson, Cllr Kate Crawford, Clara Curry.

1. Brief introduction to neighbourhood planning in London

1.1 The meeting noted the map showing that over 100 neighbourhood forums are now working across London, and that areas larger or of similar size and complexity to the OONF proposed area have been designated (Norwood, Kennington/Oval/Vauxhall). Two such area (Highgate and Kentish Town have completed their plans which have been adopted and are in use.

2. LB Hammersmith & Fulham decisions on the Forum's designation application

1.2 Noted that LBHF Cabinet on 4th Sept designated a separate 'Old Oak Estate neighbourhood area' and 'refused' our application for designation of the Interim Forum. The basis for taking this route appeared to result from their previous similar decision to a 2012 cross-boundary application (St Quintin and Woodlands) coupled with the 35 consecutive responses from the Old Oak Friends and Residents Association listed on the consultation schedule on the OPDC website.

1.3 Following queries as to whether these responses had come from individuals, they had been removed from the schedules used by OPDC and LBHF. The responses as reported to LBHF Cabinet and OPDC Planning Committee were for a reduced total of 198. From the Old Oak Estate, 11 responses supported the OONF proposals and 5 asked for a separate forum and neighbourhood area covering the Old Oak Estate (plus part of Wormholt Estate) along with removal of Wormwood Scrubs and Linford Christie Stadium.

1.4 The outcome of the LBHF decision was that OONF would not be able to include the Old Oak Estate in a neighbourhood plan despite the fact that it lies close to the boundary recommended by officer for approval by the OPDC Board. Time would tell whether any other organisation would apply for designation as the forum, for this 'orphan' neighbourhood area for which no application had been made.

1.5 Noted that HP would be seeking further advice from London neighbourhood colleagues as to the legitimacy of these decisions. HP will also contact OONF members in College Park as to their reaction and next steps they wish to take.

3. OPDC Planning Committee decisions on the Forum's designation application

3.1. Noted that the OPDC Planning Committee on September 6th had accepted officer recommendations to designate a much reduced Old Oak neighbourhood area of 22 hectares covering the Wesley Estate, TITRA area, Atlas Road roundabout, Midland Terrace/Shafesbury

Gardens, and Wells House Road). The committee has also agreed to 'refuse' designation of the Forum on grounds of insufficient members within this reduced area.

3.2. The committee's case for varying the proposed area (by 89% of a 280 hectare area) rested mainly on an analysis of different parts of the area as having different 'characters'. This was coupled with the argument that Old Oak North, Old Oak South, and Wormwood Scrubs are 'strategic' sites. Discussed the fact that Government guidance does not require (or expect) neighbourhood areas to be of consistent 'character' and states clearly that areas can include 'strategic sites'.

4. Presentation to the OPDC Board September 12th

4.1. Noted that the Forum would have the chance to present to the Board at its 12th September meeting. Agreed that the chair (MW), Ewa, and Annie Hanson would form the panel making the presentation.

5. Further applications to be made

5.1. Discussed the fact that the Interim Forum will need to re-apply to OPDC for designation, with an updated membership list reflecting its increased membership living or working in the reduced boundary due to be designated. This should be fairly straightforward, as membership has increased to approaching 50 in this area.

5.2 Noted that the 2017 Neighbourhood Planning Act introduced new measures under which an existing neighbourhood area can extend its boundary. HP to explore when this part of the Act will come into force. This could be relevant to further applications covering College Park and other areas removed by OPDC/LBHF from our originally proposed boundary.

6. The Interim Forum's response to consultation on the OPDC Regulation 19 Draft Local Plan

6.1 Noted that OPDC had granted a one week extension on the deadline of 11th September and that a response was being drafted. The GUA meeting on the 5th had compared notes on responses to be submitted by Harlsideen NF, Hammersmith Society and others.

6.2 Agreed that the OOF response should focus on

- the issues of over-ambitious housing targets and resultant excessive densities/building heights at Old Oak
- the case for a mixed use 'transitional' zone around Atlas Road and what OPDC now call 'Old Park Royal' (Place P5 in the Draft Plan).

6.3 The meeting agreed that the world of work was changing fast and that models of 'live/work' made sense in an area with poor transport links. The Collective was itself an example of changing living styles with which local planning authorities had yet to catch up.

7. Update on recent planning applications

7.1 Noted the current position on the First Central site, and temporary classrooms on Wormwood Scrubs. The residential towers approved by OPDC in Scrubs Lane had not yet had their permissions finally granted, because of ongoing negotiations on S106 agreements.

8. Any other business - none

The meeting ended at 20.00 hours