

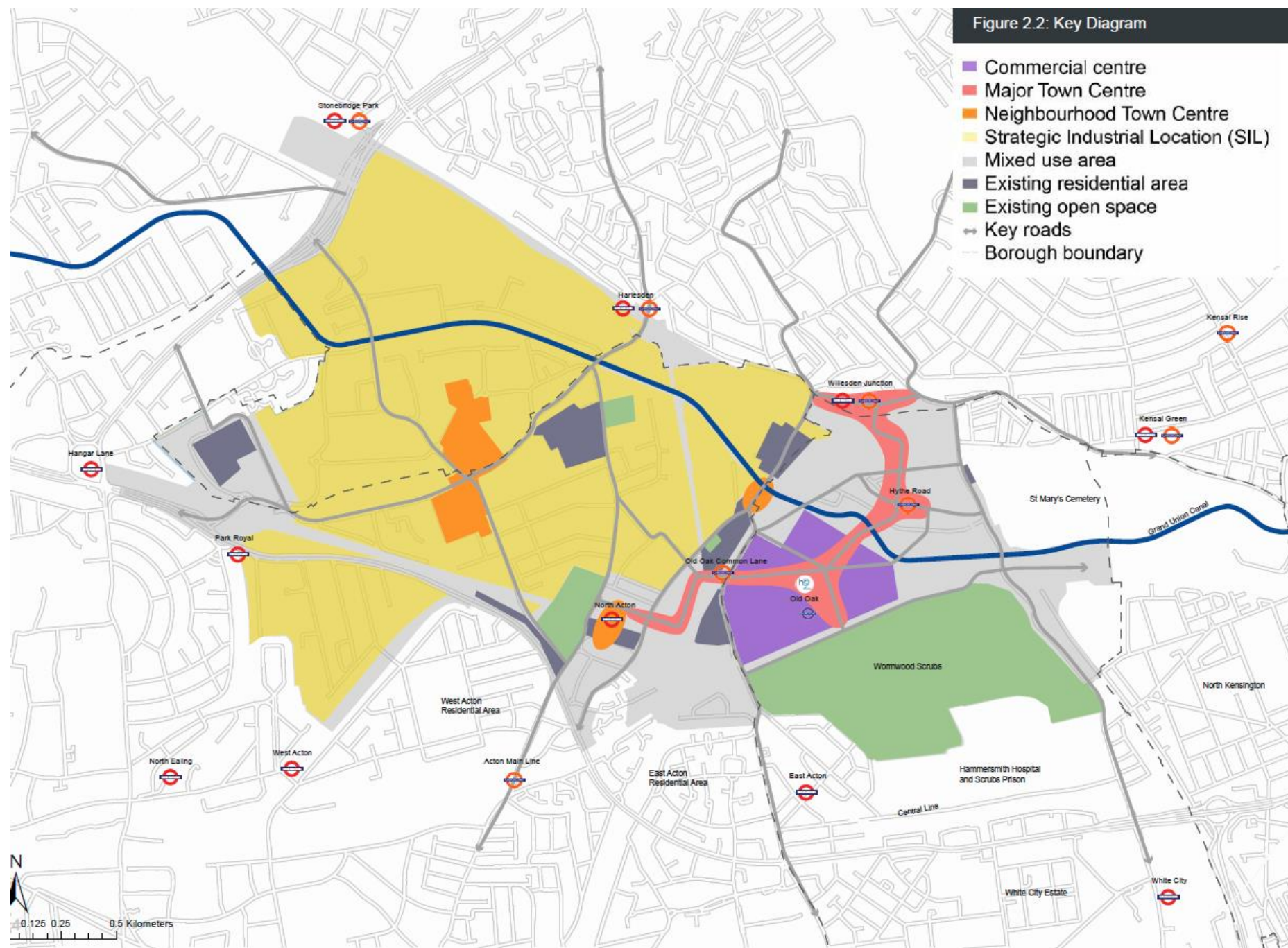
AGM of the StQW Neighbourhood Forum and St Helens Residents Association

St Helens Church Hall
November 16th 2017 (Part 2 of 2)

Update on OPDC plans for Old Oak

- Consultation on OPDC Local Plan (second version) ended September 2017. Examination in Public early 2018
- Plan continues to propose 24,000 new homes at Old Oak
- Resultant densities will be extreme even for London
- Building heights will be far greater than exist at present in this part of London (12-15 storeys for the 'High Street, 20-40 for residential towers and higher at some locations)
- This is unless the 24,000 target is reduced in new London Plan
- Cargiant masterplan on hold pending other decisions

Figure 2.2: Key Diagram



The proposed Old Oak Neighbourhood Plan area – do you agree with its boundary?



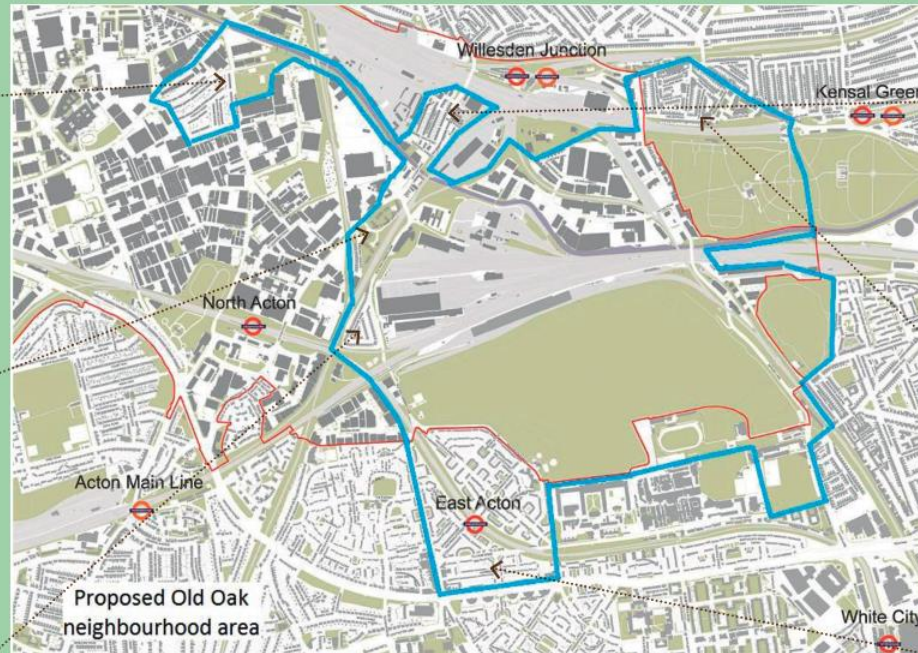
Wesley Estate



Midland Terrace/Shafesbury Gardens



Wells House Road



Proposed neighbourhood area boundary is in blue and the OPDC boundary in red.



The Island Triangle



College Park



Old Oak Estate

The Old Oak Neighbourhood Forum will speak for 7000 people in neighbourhoods in and around the OPDC area. The proposed Old Oak neighbourhood is in blue on the map. The OPDC boundary is in red. We want the communities on the edge of the OPDC area to be involved, as well as those within it.

REGENERATION OF OLD OAK

The Old Oak and Park Royal areas are undergoing massive regeneration.

Thousands of homes will be built. Many of developers' plans will propose high-rise towers. Is there a better solution?

ROLE OF LOCAL COMMUNITIES IN PLANNING

You may live within the OPDC area or in one of the adjoining neighbourhoods, and want a voice on:

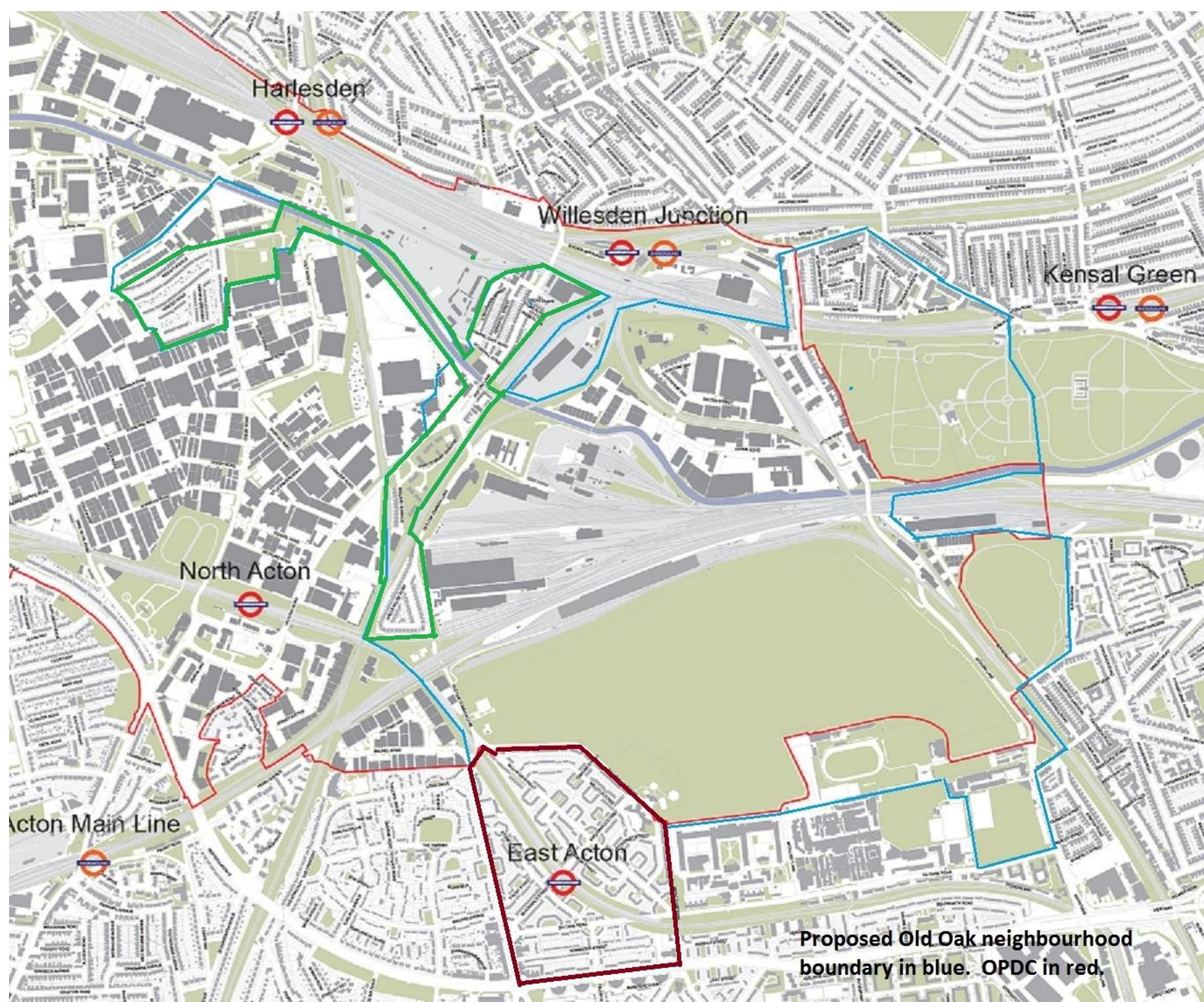
- the type of development (building design and heights)
- amenities needed (schools, health centres, recreation on the canal)

- streets, cycle/pedestrian routes and green spaces
- Run by people from our local communities, a Neighbourhood Forum and Plan will offer this voice by working constructively with the OPDC



to implement the very best planning ideas from the UK and abroad.

Aspern Seestadt, Vienna, a 240 hectare regeneration project creating 8,500 homes and 25,000 jobs on the outskirts of Vienna.



Proposed Old Oak neighbourhood
boundary in blue. OPDC in red.

OPDC planning decisions to date

- OPDC is the planning authority for the area within its boundary, taking over decisions from H&F, Brent and Ealing
- Very determined to demonstrate a 'pipeline' of planning permissions and progress towards 24,000 homes target.
- Examples follow of developments approved to date in Scrubs Lane.
- Other schemes approved on Old Oak Lane and in Park Royal
- LB Ealing approving further towers at North Acton

North Kensington Gate
22 storey south tower





North Kensington Gate on left, proposed Mitre Yard scheme on right, looking south on Scrubs Lane



Proposed scheme for 2 Scrubs Lane, including replacement on ground and first floor for the existing City Mission church and day nursery



Figure 9: Indicative 3D model

OPDC model based on 24,000 homes and 55,000 jobs



Cambridge/Berkeley study – Old Oak as planned with 25% reduction in density (18,000 homes and 42,000 jobs)

What can we do to make Old Oak a success?

- Persuade the Mayor of London that the proposed housing target is unworkable, unless Strategic Industrial Land is released in Park Royal for mixed use employment/residential
- Convince transport planners that many Londoners want to avoid a commute and live near they work. A growing number work from home.
- Convince OPDC planners that many 21st century employment uses can mix with residential use and that 'zoning' is an outdated concept
- 'Open workspace', co-working and co-living are what young Londoners are looking for
- High rise towers do not work for families (unless very rich) – the 1960s learned that lesson
- Comment on the London Plan consultation – starting at end of this month.

Any other business?

Websites:

www.sthelensresidents.org.uk

www.stqw.org

www.oldoakneighbourhoodforum.org

www.imperialfolly.org.uk

Nextdoor is at www.nextdoor.com The 'St Quintin' neighbourhood for Nextdoor uses the same boundary as StQW/SHRA. There are other Nextdoor areas set up in North Ken, Hammersmith, and Ealing.

