

# **StQW and St Helens Residents Association**

Open meeting  
5<sup>th</sup> June 2019 (Part 2)

# Linford Christie consultation ends on 12<sup>th</sup> June



# Linford Christie Stadium

LBHF Cabinet agreed on 4<sup>th</sup> February to consult on the future of LCS

- Option 1 – Do Nothing
- Option 2 – Enhance the current facilities (either through partnership or directly)
- Option 3 – Redevelop the site – Council led or partnership led

Option 3 as consulted on would involve

*A performance venue of c.45,000 seats which could accommodate football and other sports.*

## THE COUNCIL OFFERS THREE OPTIONS:

### OPTION 1 Do nothing

### OPTION 2

Support developing an improved genuine community sports centre through a local non-profit partnership

## CHOOSE OPTION 2

– a refurbished community sports centre

- A smaller-scale development would cost less (£10–30M) and could be achieved more quickly without harming the local environment
- It could improve the lives of residents. LBHF has NO decent public sports centre within its boundaries
- It could help reduce antisocial behaviour by offering good, affordable sports facilities for the young

### OPTION 3

Build a major commercial multi-purpose venue and facility with a 45,000-seater stadium – more like Wembley – to host big sports and music events, and other activities



# Impact of Option 3 as proposed by Hammersmith & Fulham

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## THE FRIENDS OF WORMWOOD SCRUBS AND CONCERNED LOCAL RESIDENTS URGE YOU TO OBJECT TO OPTION 3

Here's why:

**1. Option 3 would seriously affect the lives of local residents and also the Scrubs nature reserve**

Effects of up to 45,000 people entering surrounding neighbourhoods on a regular nightly basis and at weekends are:

- **Parking** your car would be impossible
- **Noise** from the stadium would be horrendous
- **Travel restricted** – tiny East Acton tube station nearby and Du Cane Road would have to be closed and bus routes diverted
- **Traffic congestion and pollution** on surrounding roads would increase
- **Crowds** would walk through your streets and across the Scrubs wilderness area
- **Crime and antisocial behaviour** could increase
- **The unique tranquillity and biodiversity** of the Scrubs would be destroyed
- **A massive stadium complex** would visually dominate the area



**2. Option 3 might be difficult anyway because:**

- **Incompatible** with the needs of the **hospital** right next door
- **Access** to the site is very restricted
- **Planning permission** would be difficult, if not impossible, as the stadium land (the Scrubs) is Metropolitan Open Land and protected by an Act of Parliament
- **Planning and construction** could take years
- **Cost** could be half a billion pounds, and might not make money

# OPDC Local Plan

Planning Inspector is holding a further day of public hearings on June 6<sup>th</sup>

This forms part of his 'examination' of the 'soundness' of the OPDC Local Plan

This session will focus on whether 'reasonable alternatives' to the Plan's proposals have been considered.

Cargiant is arguing that OPDC has failed on this.

Old Oak NF agree with this view.

No alternatives to 25,000 housing target have been assessed or tested, during 3 consultations.



'Old Oak will provide **24,000 homes** and **55,000 jobs**' Boris Johnson  
*Old Oak and Park Royal Opportunity Area Planning Framework. Draft for Consultation 27 February 2015*

'The Mayor's London Plan identifies that the OPDC area can deliver a minimum **25,500 homes** and **65,000 jobs**'

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

'The Mayor's London Plan identifies that the OPDC area can deliver a minimum **25,500 homes** and **65,000 jobs**'

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

'Old Oak Park North and Old Oak Park South will deliver **3,419 homes** and **17,126 jobs**'

*Reality. February 2019*

| June 2018                  | Reality                    | Shortfall                 | %            |
|----------------------------|----------------------------|---------------------------|--------------|
| 9,619 Homes<br>20,046 Jobs | 3,419 Homes<br>17,126 Jobs | 6,200 Homes<br>2,920 Jobs | 64%<br>14.6% |

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

- New homes and new jobs will be delivered. No funding needed
- New homes and new jobs could come forward
- Primarily a commercial use providing new jobs
- Unavailable to deliver new homes or new jobs

PARK ROYAL

NORTH ACTON

HARLESDEN

KENSAL RISE

WILLESDEN JUNCTION  
 Can't be delivered because the enormous cost to build over the rail lines

HARROW ROAD  
 700 New homes  
 400 New jobs  
 Planning granted on part of the site. No funding needed

EMR  
 Could deliver 1,100 homes and 1,100 jobs. The quality of the development will be heavily compromised being surrounded by industrial land

THE TRIANGLE  
 Car Giant land for the next 95 years. Not delivering at least 600 homes and 160 jobs

POWERDAY  
 No allocation

OAKLANDS  
 Will deliver 805 Homes  
 290 Jobs  
 In construction. No funding needed

CROSSRAIL DEPOT  
 No space for pilings to build over the rail lines. Not building over the rail lines result on a loss of 2,650 homes and 26,190 jobs on Old Oak Park South

CAR GIANT  
 Can't be relocated, this will result in the loss of delivering a minimum of 5,300 homes and 2,650 jobs

CUMBERLAND BUSINESS PARK  
 Multiple ownerships  
 Not delivering at least 300 homes and 110 jobs

MITRE YARD / MITRE WHARF / NORTH KENSINGTON GATE SOUTH  
 464 New homes  
 136 New jobs  
 Planning granted on part of the site. No funding needed

RAILWAY LINES  
 Not possible to build over rail lines

RAILWAY LINES  
 Not possible to build over existing depot

RAILWAY LINES  
 Could be coming forward as a commercial development delivering very few homes

CROSSRAIL HS2 STATION

RAILWAY LINES  
 Not possible to build over rail lines

## OLD OAK PARK NORTH

8,114  
 6,190

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

8,464  
 4,556

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

2,264  
 1,636

*Reality. Car Giant can't be relocated. The number of homes and jobs decreases dramatically*

6,200 (73%)  
 2,920 (64%)

Minimum number of homes and jobs that won't be delivered on Old Oak Park North

## OLD OAK PARK SOUTH

3,855  
 41,680

*Local Plan. Revised Draft for Regulation 19 Consultation. 29 June 2017*

1,155  
 15,490

*Local Plan. Second Revised Draft for Regulation 19 (2) Consultation. 14 June 2018*

1,155  
 15,490

*Reality. Reduced local plan figures accurate*

2,700 (70%)  
 26,190 (63%)

Homes and jobs that won't be delivered on Old Oak Park South as a result of not building over rail lines

# CARGIANT'S VIEW OF THE REALITY OF WHAT CAN BE BUILT AT OLD OAK



FEBRUARY 2019





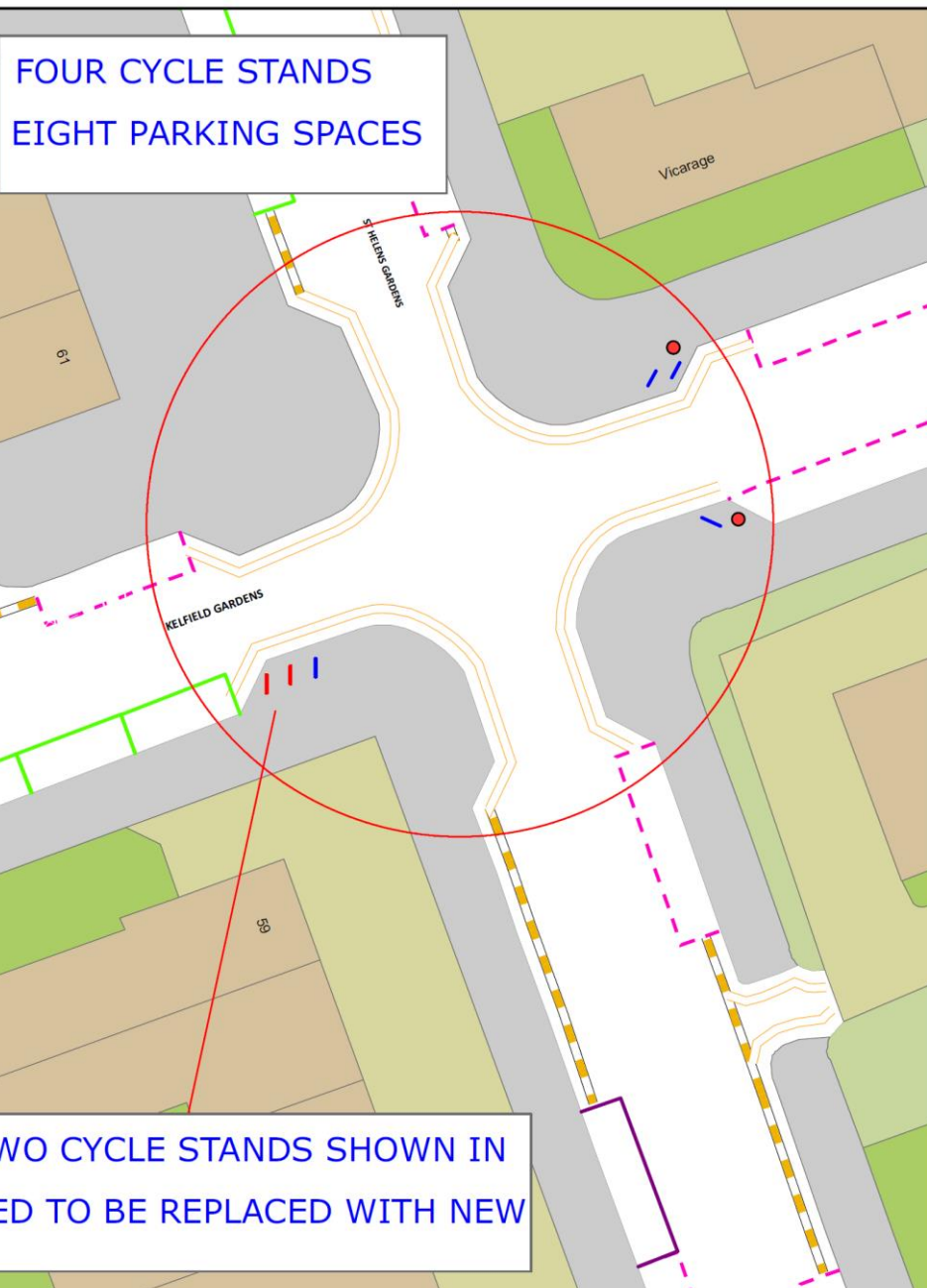
Our only image of what the OPDC 'masterplan' looks like. We have made a FOL request to see a copy of the Corporation's Housing Infrastructure Bid to Government. £250m awarded.



# Other local issues

- RBKC proposals for additional cycle stands
- Street trees – RBKC maintenance and replacement programme

FOUR CYCLE STANDS  
EIGHT PARKING SPACES



TWO CYCLE STANDS SHOWN IN  
ED TO BE REPLACED WITH NEW

ELEN'S GARDENS/KELFIELD GARDENS

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Ordnance Survey 100021668

Date: 04/03/2019  
Scale: 1:250

#### Transport and Highways

Traffic and Transportation Policy Service,  
The Royal Borough of Kensington and Chelsea,  
Town Hall,  
Hornton Street,  
London, W8 7NX



SIX CYCLE STANDS  
TWELVE PARKING SPACES

ST QUINTIN GARDENS/HIGHLEVER ROAD

\* Crown copyright and database rights 2014  
Ordnance Survey 100021668

Date: 04/03/2019  
Scale: 1:500

#### Transport and Highways

Traffic and Transportation Policy Service,  
The Royal Borough of Kensington and Chelsea,  
Town Hall,  
Hornton Street,  
London, W8 7NX



# Website and contact details

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

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