

StQW and St Helens Residents Association

Open meeting
18th July 2018
Part 1 of 2

Agenda for this evening

1. Updates on StQW Forum and our neighbourhood plan
2. Latest proposals from the Old Oak and Park Royal Development Corporation
3. Latimer Road and North Pole Road – what new ideas should be progressed?
4. Any other business

Update on StQW Forum and Plan

The Council has 'redesignated' the Forum for a further 5 years, following public consultation

The StQW Plan has finally been 'made' (i.e. formally adopted as part of the Borough's Development Plan)

We need another round of awareness raising on StQW policies and RBKC conservation policies

Nursery Lane site remains on market for limited 'outdoor storage' uses.

Nursery Lane – protected from development



‘The site is indeed demonstrably special to the local community.... It holds a particular significance for them’ (NPPF criterion 2 for Local Green Space)

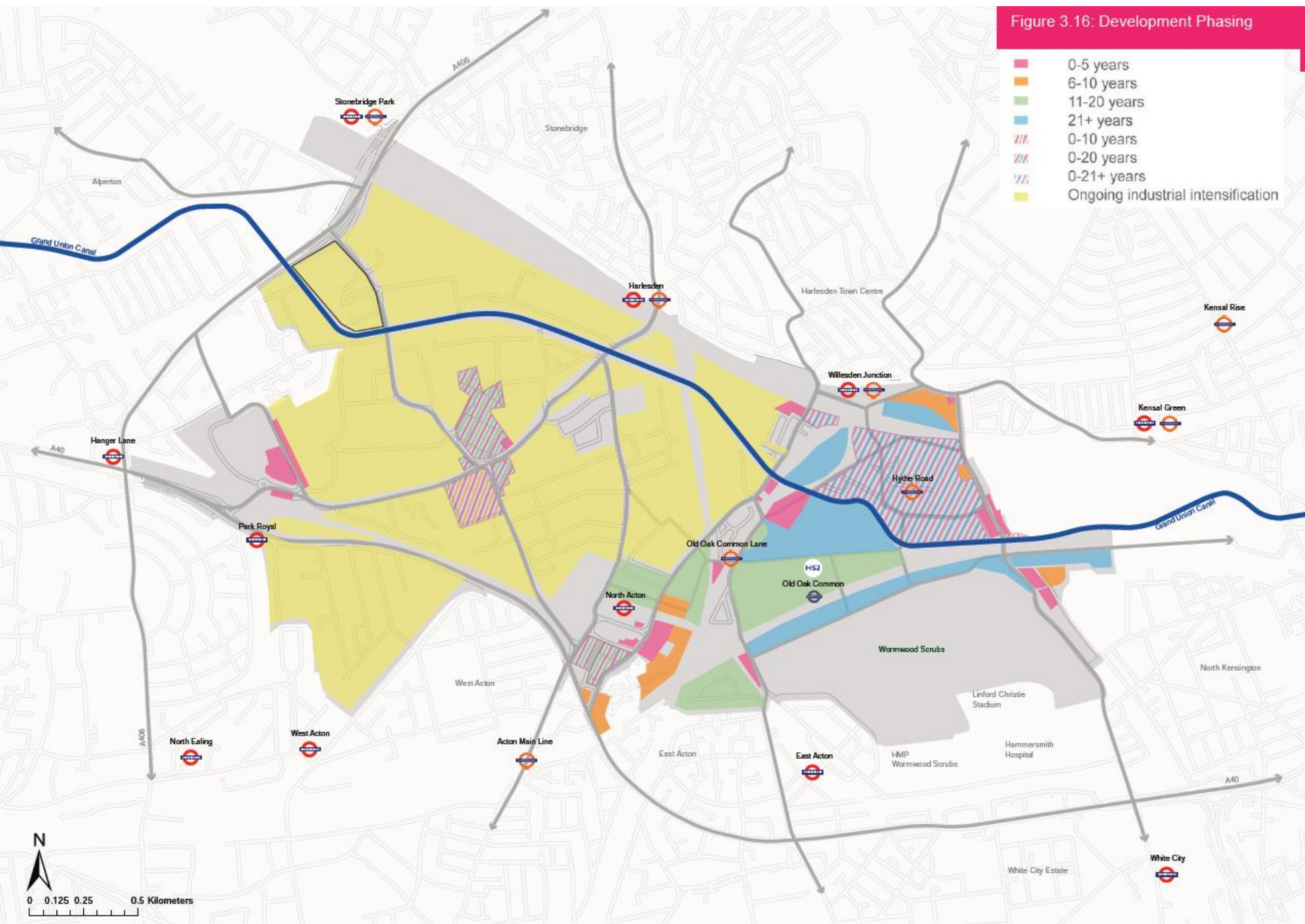
The 2015 Metropolis proposals



OPDC Local Plan consultation

- Third and final consultation ends on 30th July
- Draft Plan has increased planned housing densities at each stage since 2015
- Now proposing 600 housing units/hectare as an ***average*** for 'Old Oak North' and Scrubs Lane (current London Plan max is 405)
- Proposed new Overground station at Hythe Road now uncertain – TfL budget shortfalls

Figure 3.16: Development Phasing



Local Plan – Housing density/height

2015 London Plan Annex A allocated a **minimum** of 24,000 new homes to be built at Old Oak

The OPDC Local Plan continues to base its policies on this figure

Where did it originate from?

How was it justified in 2015?

How is it justified now?

What are the implications for housing density and building height?

Developments approved by OPDC at Old Oak and North Acton

Development	Number of units	Density	Building height
Oaklands, Old Oak Lane	611	518 units/ha	29 storeys
North Kensington Gate (north)	48	450 units/ha	7-11 storeys
North Kensington Gate (south)	120	448 units/ha	22 storeys
Mitre Yard	200	337 units/ha	19 storeys
6 Portal Way, North Acton	578	1,005 units/ha	32 and 42 storeys
The Portal, North Acton	355	Not given	36 storeys
Perfume Factory (Essential Living scheme)	550	1,212 hrha (rooms not units).	33 storeys
Carphone Warehouse	750	Not given	26-32 storeys

Cambridge Berkeley study 2017

24,000 dwellings on 44 hectares would result in an average net density of 550 DU/Ha (240 DU/Ac).

*This first round of modelling revealed a very high net density, **higher than anywhere else in London and more like the densities found in Asian cities like Shanghai and Hong Kong.***

When applied across the site it would result in every block needing to have a high rise tower.



Cambridge/Berkeley study View of development with 18,000 homes and 42,000 jobs



Oaklands, Old Oak Lane

QPR and Genesis
Housing Assoc

600 new homes
45% 'affordable'
(with the help of an
injection of GLA
grant).

OPDC has approved

**North Kensington
Gate
22 storey south tower**

