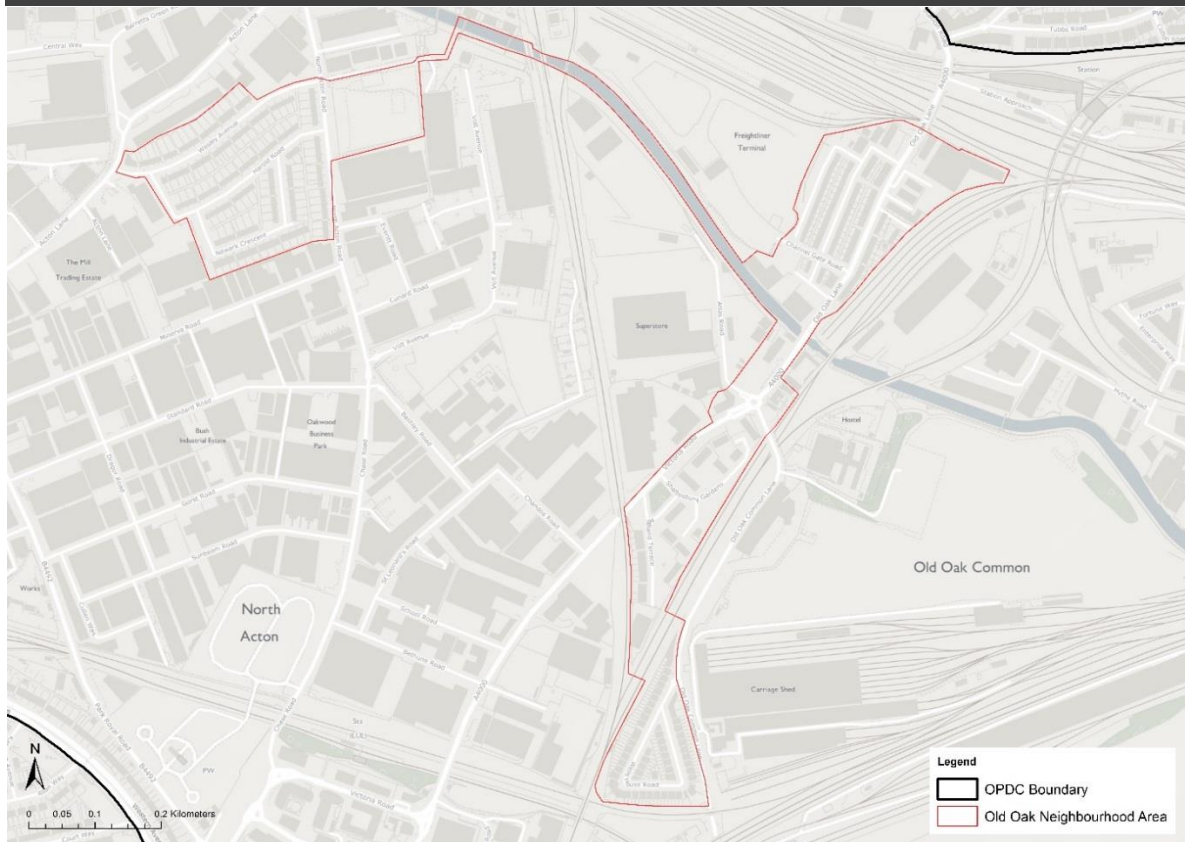


OLD OAK NEIGHBOURHOOD AREA DECISION DOCUMENT

Decision

Notice is hereby given that the Old Oak and Park Royal Development Corporation, pursuant to a decision made on 12 September 2017 by OPDC Board, has refused to designate the neighbourhood area as applied for by the Interim Old Oak Neighbourhood Forum, but has designated part of the submitted area as the Old Oak Neighbourhood Area in accordance with the Town and Country Planning Act 1990 (as amended).

Name of the neighbourhood area	Old Oak Neighbourhood Area
Name of the relevant body who applied for the designation	Interim Old Oak Neighbourhood Forum
Map of the designated Old Oak Neighbourhood Area	



Statement of reasons for decision

OPDC has discretion in determining the boundary of a neighbourhood area pursuant to section 61G of the Town and Country Planning Act 1990 (as amended).

Having regard to the factual and policy matrix, that is relevant to the proposed Old Oak Neighbourhood Area, OPDC considers that on balance the entirety of the proposed neighbourhood area as submitted is not appropriate to be designated. The reasons for this decision is provided in the below table.

Factual and policy matrix component	Consideration conclusions
National Planning Practice Guidance	OPDC considers that the full extent of the proposed neighbourhood area applied for does not fully accord with the guidance set out in NPPG paragraph 033 due to the diversity of the built environment within the proposed area.
Character	A Character Assessment was undertaken to inform conclusions. This demonstrates that the variation in character within the proposed neighbourhood area applied for does not accord with NPPG paragraph 033 bullet points 4, 5, 7 and 8. It is clear from the assessment that the proposed area does not demonstrate a consistent scale or style, it contains multiple business and residential estates, it is divided by many physical features that define a number of natural boundaries across the proposed. In light of these elements, the proposed area constitutes a range of characters with diverse scales and styles. Due to the significant diversity and range in scale of character areas and types, OPDC considers the proposed area cannot be viewed to be a single neighbourhood area but rather a mix of multiple areas. This mix of areas is particularly prevalent along Scrubs Lane, Victoria Road and Old Oak Lane.
Strategic significance of sites	OPDC considers that the development of Old Oak North and Old Oak South is of strategic significance, having larger than local impacts at national and regional scales. This is due to: • the planned delivery of Old Oak Common Station, Elizabeth Line Depot and other new and improved nationally and regionally significant transport infrastructure; • the large scale development potential of these sites that requires comprehensive development; • the significant and complex challenges that will need to be resolved to enable the delivery of the necessary infrastructure across Old Oak North and South; and • the opportunities for delivering significant levels of development of strategic benefit to the capital. As such, it would not be appropriate for any of the land in Old Oak North or Old Oak South to be included within the proposed neighbourhood area as applied for.

	In light of the strategic role of Wormwood Scrubs demonstrated by its designations, OPDC considers that Wormwood Scrubs has a role at a metropolitan scale for all Londoners and not only at a neighbourhood level. As such it would not be appropriate for Wormwood Scrubs to be included within the proposed neighbourhood area as applied for.
Consultation responses	Within the proposed neighbourhood area, consultation responses demonstrated that there was not universal support for the proposed area as applied for. Substantial areas were requested to be removed by occupiers, landowners and other public stakeholders that would result in all of Old Oak North, Old Oak South, Wormwood Scrubs being removed alongside railway land. A number of sites along Scrubs Lane and Old Oak Common Lane would also be removed leaving a patchwork of sites for any neighbourhood area along Scrubs Lane. The largest concentration of objections from occupiers was located in the Old Oak Estate which is located within the London Borough of Hammersmith and Fulham, outside of the OPDC's area as the Local Planning Authority. Within the OPDC area, the largest concentration of supporting consultation responses was received from occupiers and resident groups along Victoria Road, Old Oak Lane and Old Oak Common Lane. This reflects the main focus of community networks and existing residential neighbourhoods and also demonstrates that respondents were not distributed from across the proposed neighbourhood area. In light of the consultation responses supporting and objecting to the proposed area, OPDC considers that an appropriate alternative amended neighbourhood area should reflect the concentration of respondents in the west of the proposed area and should remove areas as requested by occupiers, landowners and other public stakeholders.