

Old Oak Neighbourhood Forum and Area applications

Agenda



1. Recommendations
2. Neighbourhood Planning Overview
3. Overview of the Old Oak Neighbourhood Forum and Area applications
4. Overview of consultation and responses
5. Neighbourhood area assessment and recommendation
6. Neighbourhood forum assessment and recommendation
7. Next steps
8. Wider engagement

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1. Recommendations

Recommendations



1. **Designate** the area as shown edged red on the plan in Figure 7 of the Board report as the Old Oak Neighbourhood Area rather than the full extent of the proposed neighbourhood area applied for shown edged blue.
2. **Refuse** the application for the designation of the Interim Old Oak Neighbourhood Forum, subject to designating the Old Oak Neighbourhood Area set out in Figure 7 of the Board report.
3. **Delegate** a decision to approve the designation of a neighbourhood forum for the designated Old Oak Neighbourhood Area to OPDC's Chief Executive Officer, subject to OPDC officers being in a position to recommend this forum is approved for this area.

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2. Neighbourhood Planning Overview



- 1. Community-led process to shape and promote development at a neighbourhood scale**
- 2. Inform Community Infrastructure Levy spending**
- 3. Establishment of a neighbourhood forum, area and a plan**
- 4. Governed by various legislation and guidance (Localism Act)**

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Main components



Neighbourhood Area

- Proposed by a prospective Forum and designated by the Local Planning Authority
- Sets the boundary for the Neighbourhood Forum and Neighbourhood Plan
- Can cross borough boundaries

Neighbourhood Forum

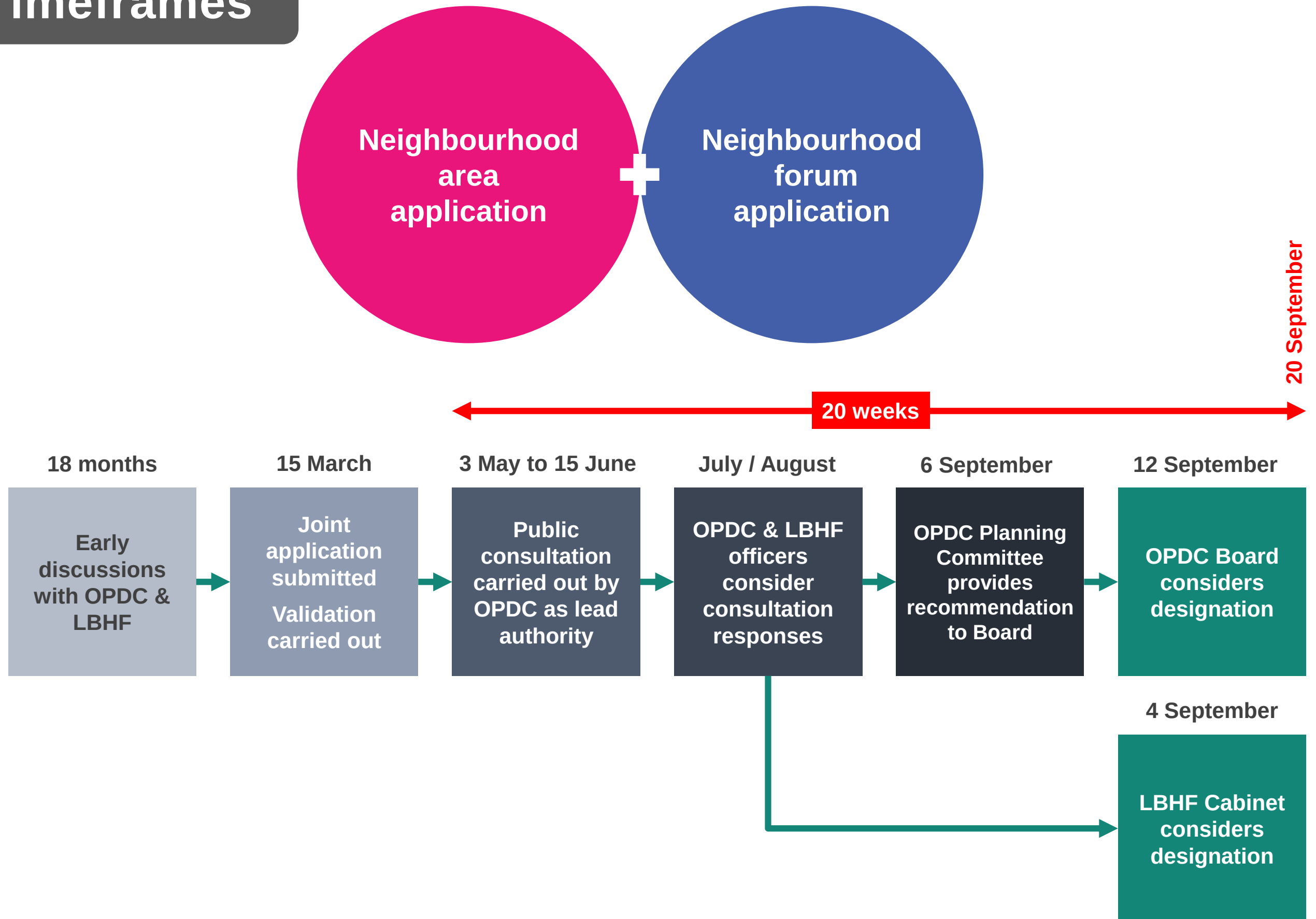
- A community led group designated by the Local Planning Authority to shape and promote development at a neighbourhood scale
- Forums are not intended to be substitutes for parish or town councils
- Forums can develop Neighbourhood Plans for their Area and engage with Local Planning Authorities to inform CIL spending

Neighbourhood Plan

- A planning policy document produced by a Neighbourhood Forum
- Needs to meet the 'Basic Conditions' of the Localism Act
- Needs to be in general conformity with the 'strategic policies' of OPDC's Local Plan and the London Plan.
- Once adopted Neighbourhood Plans become part of OPDC's 'development plan' and are used by OPDC planning officers to determine planning applications.

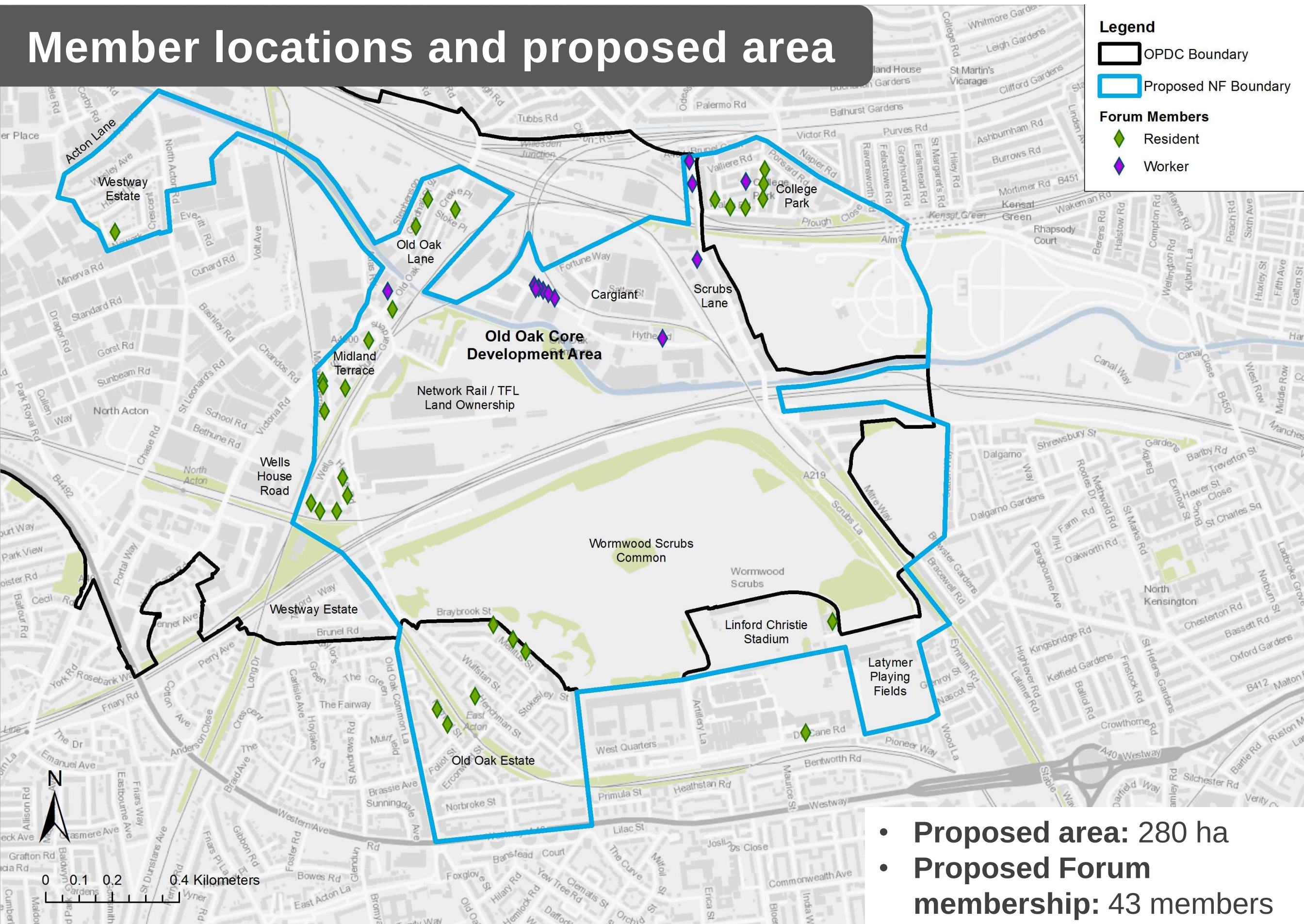
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Timeframes



3. Overview of the Old Oak Neighbourhood Forum and Area applications

Member locations and proposed area



4. Overview of consultation and responses

Consultation overview



- **Consultation period:** 3 May and 15 June 2017
- **Engagement activities:**
 - Public information presentation
 - Application documents on OPDC's website, City Hall and LBHF Town Hall
 - 4 public notices in local newspapers;
 - 14,000 letters
 - Emails to OPDC and LBHF's consultation databases
 - Promoted on Twitter and Facebook
- **198 responses** received:
 - **162** were supportive of the forum and/or the area
 - **23** requesting revisions or removals from the proposed area
 - **13** did not state a clear position

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5. Neighbourhood area assessment and recommendation

Neighbourhood Area application guidance

- OPDC has **discretion** in determining the boundary as ruled by the High Court and Court of Appeal
- Case law recommends development of a “**factual and policy matrix**” which is **individual** to each neighbourhood area
- **One or more** neighbourhood areas must be designated
- Joint applications must be **determined separately**
- **Lead authority** is recommended when considering an area application

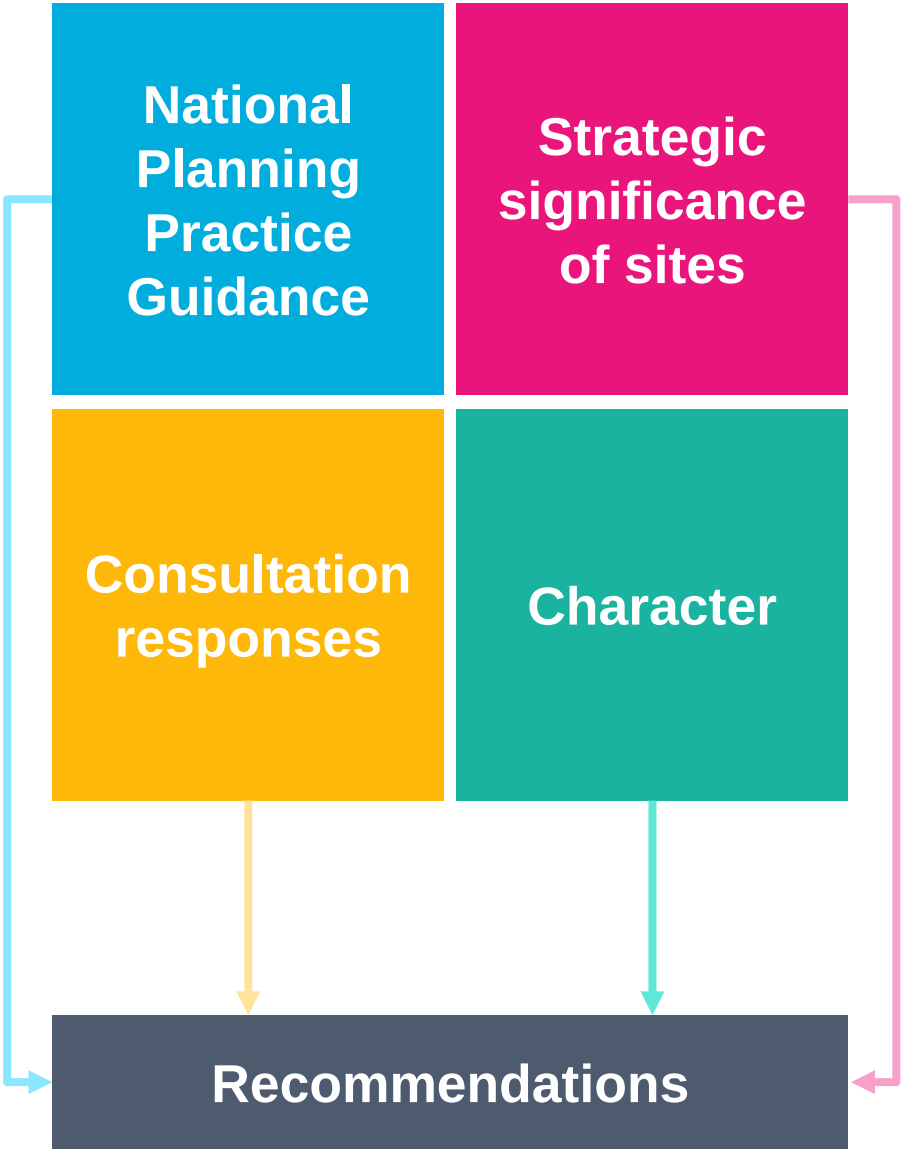
OPDC as the lead authority

- **NPPG** suggests a lead authority to determine boundaries for joint area applications. This realises the following **benefits**:
 - simplify the process for the community
 - minimise the duplication of work by the local planning authorities
 - provide opportunities for authorities to share resources
- **Local Government Association** highlights a lead authority would manage the process
- Once a neighbourhood area is designated the **role of a lead authority falls away**

Area: OPDC's Factual and Policy Matrix



OPDC's Factual and Policy Matrix for specifically considering the Old Oak Neighbourhood Area application:



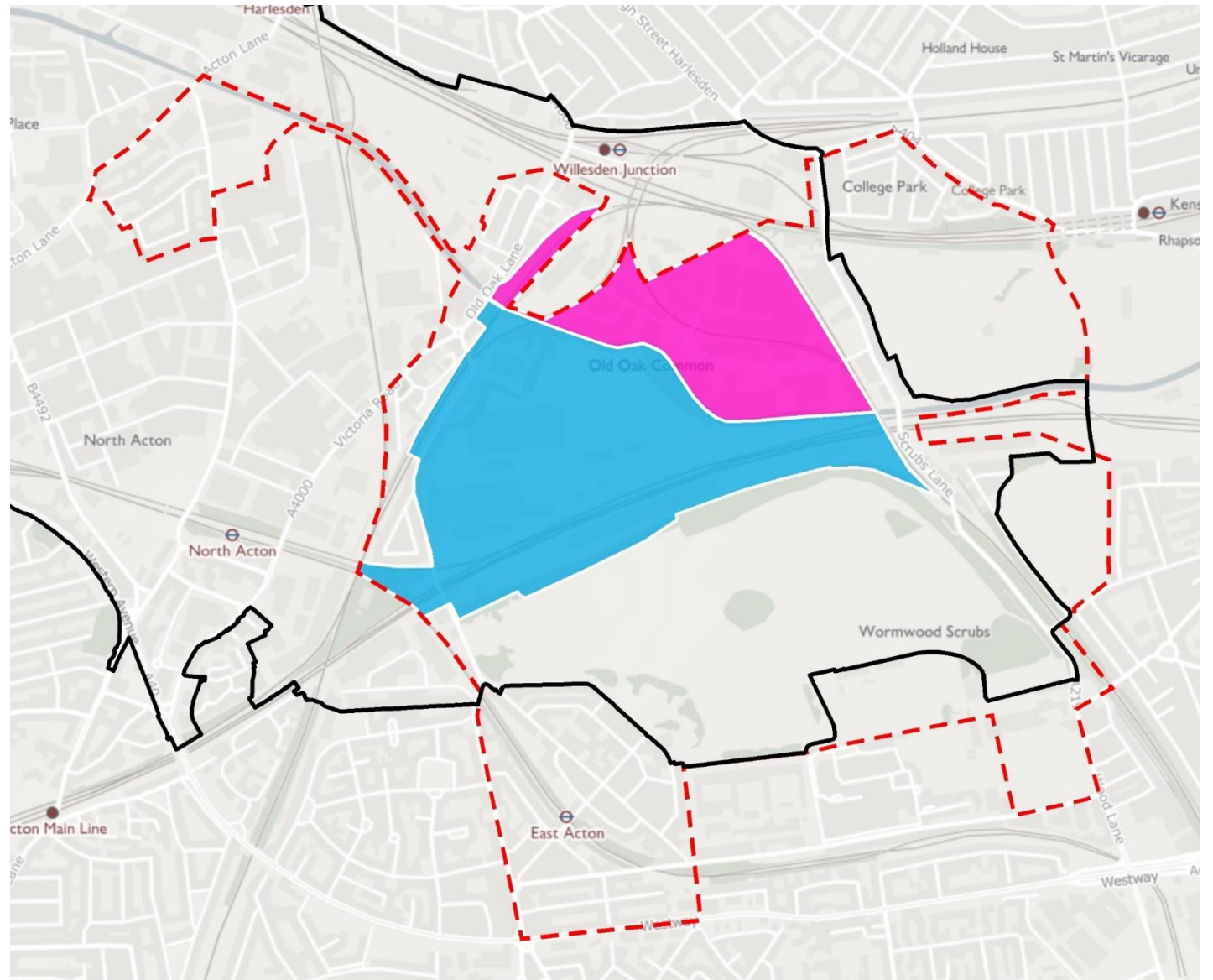
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Area – 1. NPPG Assessment

	NPPG para 033 consideration	Assessment relevant to the OPDC area only
1	village or settlement boundaries , which could reflect areas of planned expansion	Proposed area includes multiple existing neighbourhoods and areas of planned expansion .
2	the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities	Majority of the proposed area does not fall within catchment areas for relevant uses which are located around the edges of the core of the Old Oak area.
3	the area where formal or informal networks of community based groups operate	Community based networks are focused on the western edge and eastern edge of the area and a portion of Old Oak North. There are significant areas not within identified community group networks .
4	the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style	The physical appearance and characteristics of the proposed area are not consistent. There is a broad range of character areas within the boundary.
5	whether the area forms all or part of a coherent estate either for businesses or residents	There are several individual residential and business estates within the proposed area.
6	whether the area is wholly or predominantly a business area	The proposed area is not wholly or predominantly a business area .
7	whether infrastructure or physical features define a natural boundary , for example a major road or railway line or waterway	Land uses, infrastructure and physical features define a number of boundaries within the proposed area creating a series of different character areas.
8	the natural setting or features in an area	
9	size of the population (living and working) in the area. Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a Neighbourhood Area; these have an average population of about 5,500 residents.	The population within the proposed area is greater than the 'useful starting point' figure of about 5,500 residents. However, within a London context this is not unusual.

Area – 2. Strategic significance of sites assessment

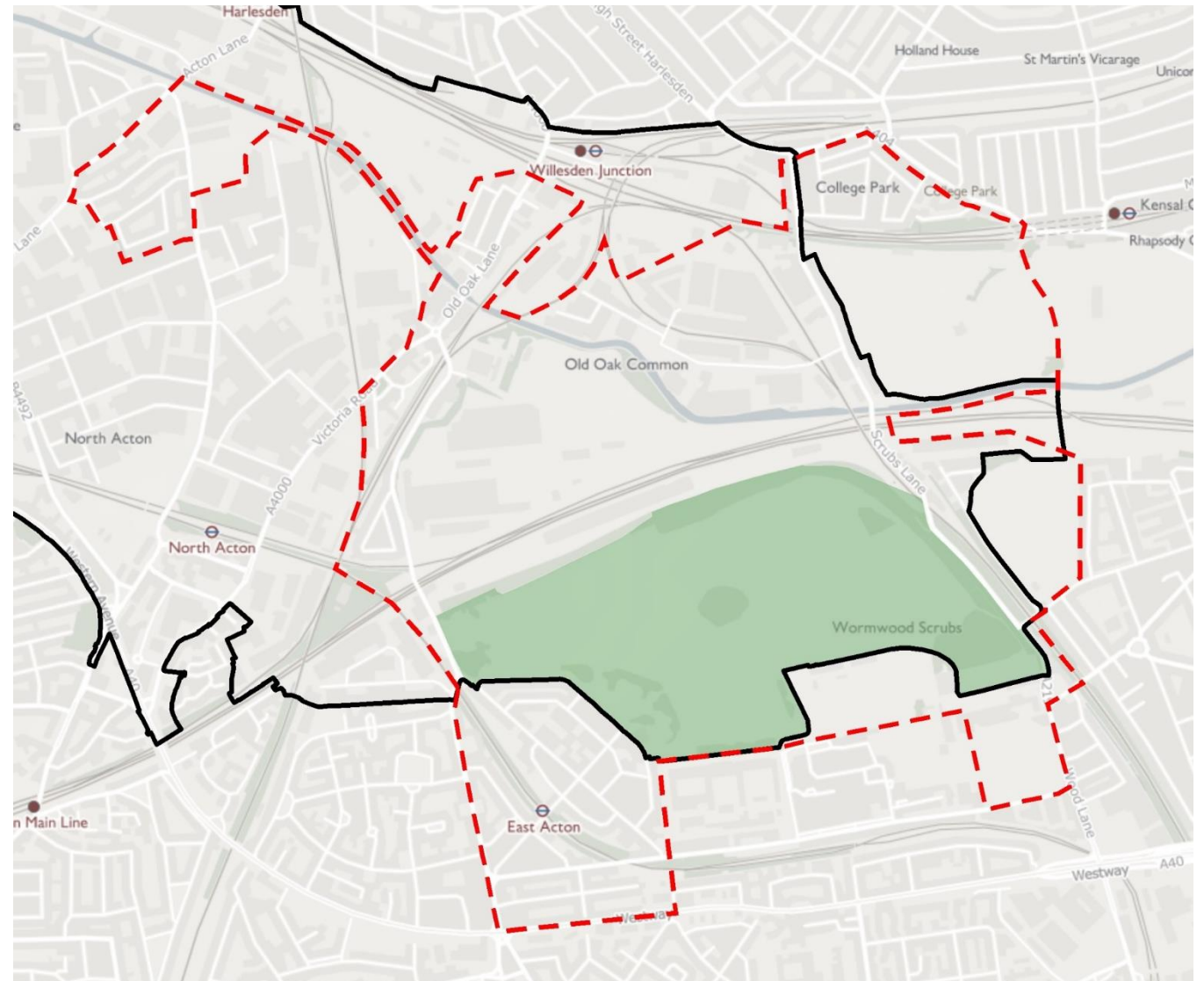
- Strategic significance of sites has been confirmed as a **legitimate** potential **component** of factual and policy matrices
- Old Oak North and Old Oak South are a **significant portion** of the Old Oak Opportunity Area
- Delivery of **significant levels of complex development** of strategic benefit to London
- Delivery of nationally and regionally **strategic infrastructure**
- **Multiple stakeholders** requires extensive collaboration



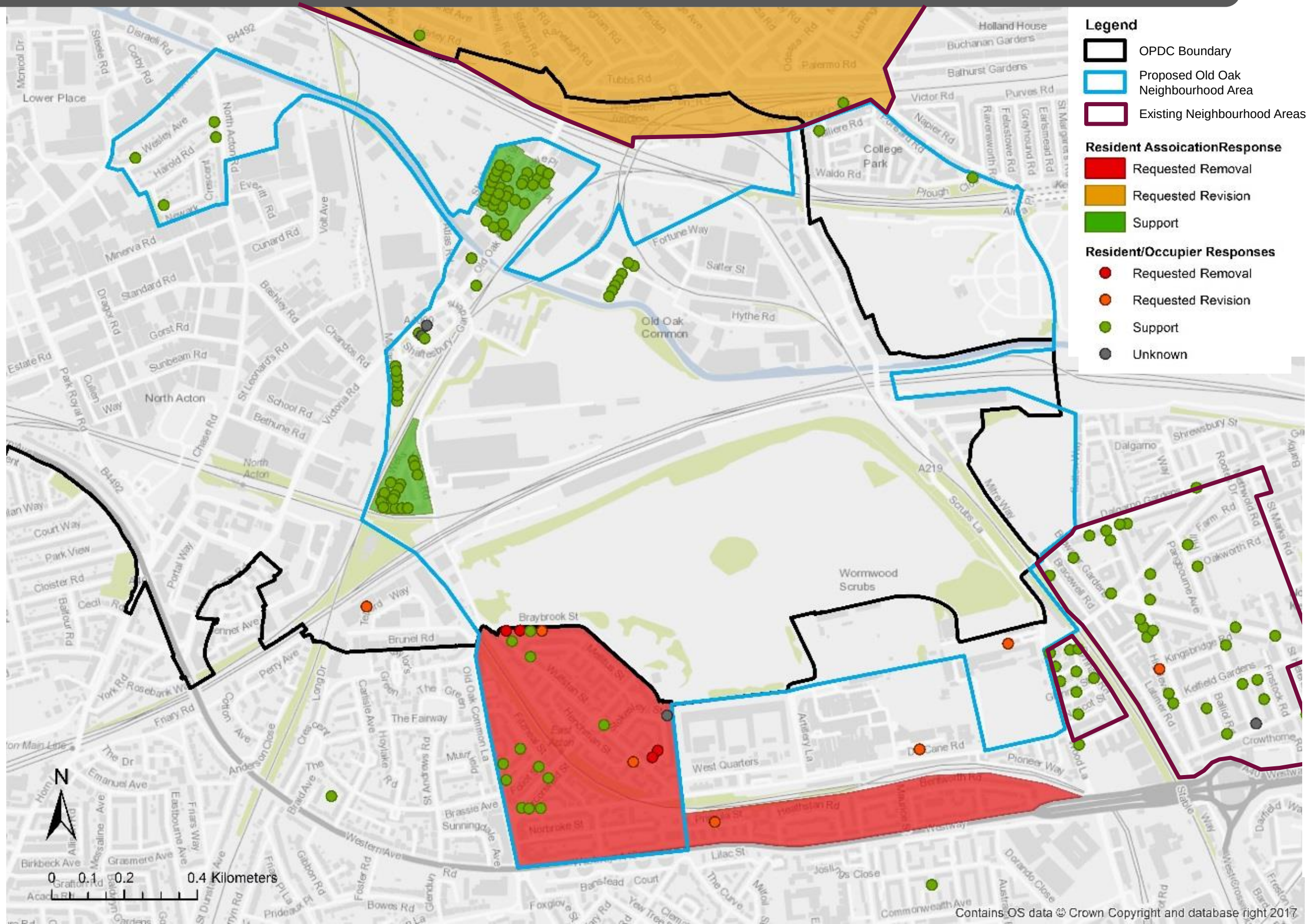
Area – 2. Strategic significance of sites assessment

Wormwood Scrubs is considered to be of strategic significance:

- **Metropolitan Open Land** designation
- Role as a **District** and **Metropolitan Park** for London
- **Wormwood Scrubs Act** (1879) states the scrubs should be for the “perpetual use by the inhabitants of the metropolis for exercise and recreation”
- Protection under **Commons Act** (2006)
- **New and improved connections** requiring coordination with multiple local, regional and national stakeholders:
 - Wormwood Scrubs Charitable Trust
 - Local community groups
 - Local boroughs
 - Transport for London
 - Department for Transport
 - Network Rail
 - High Speed 2 Limited

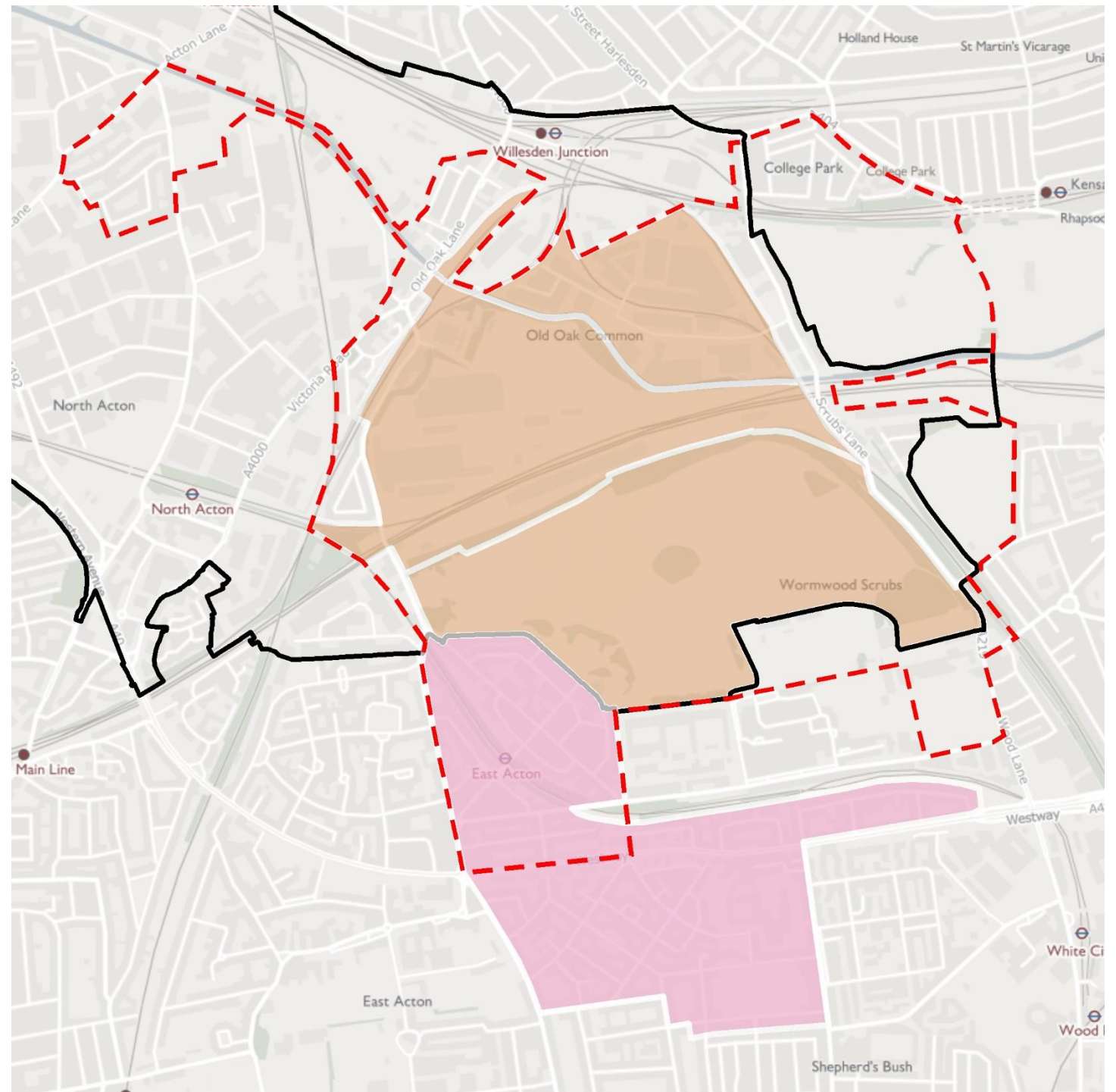


Area – 3. Community consultation responses assessment



Area – 3. Public bodies consultation responses assessment

- **GLA** – remove Old Oak North, Old Oak South and Wormwood Scrubs
- **TfL** – remove Old Oak North and Old Oak South
- **HS2 Ltd** – identified HS2 as nationally significant infrastructure and as excluded development
- **Historic England** – expand neighbourhood area to include full extent of Old Oak and Wormholt Conservation Area
- **London Boroughs of Brent, Ealing and Hammersmith & Fulham** – no comments received

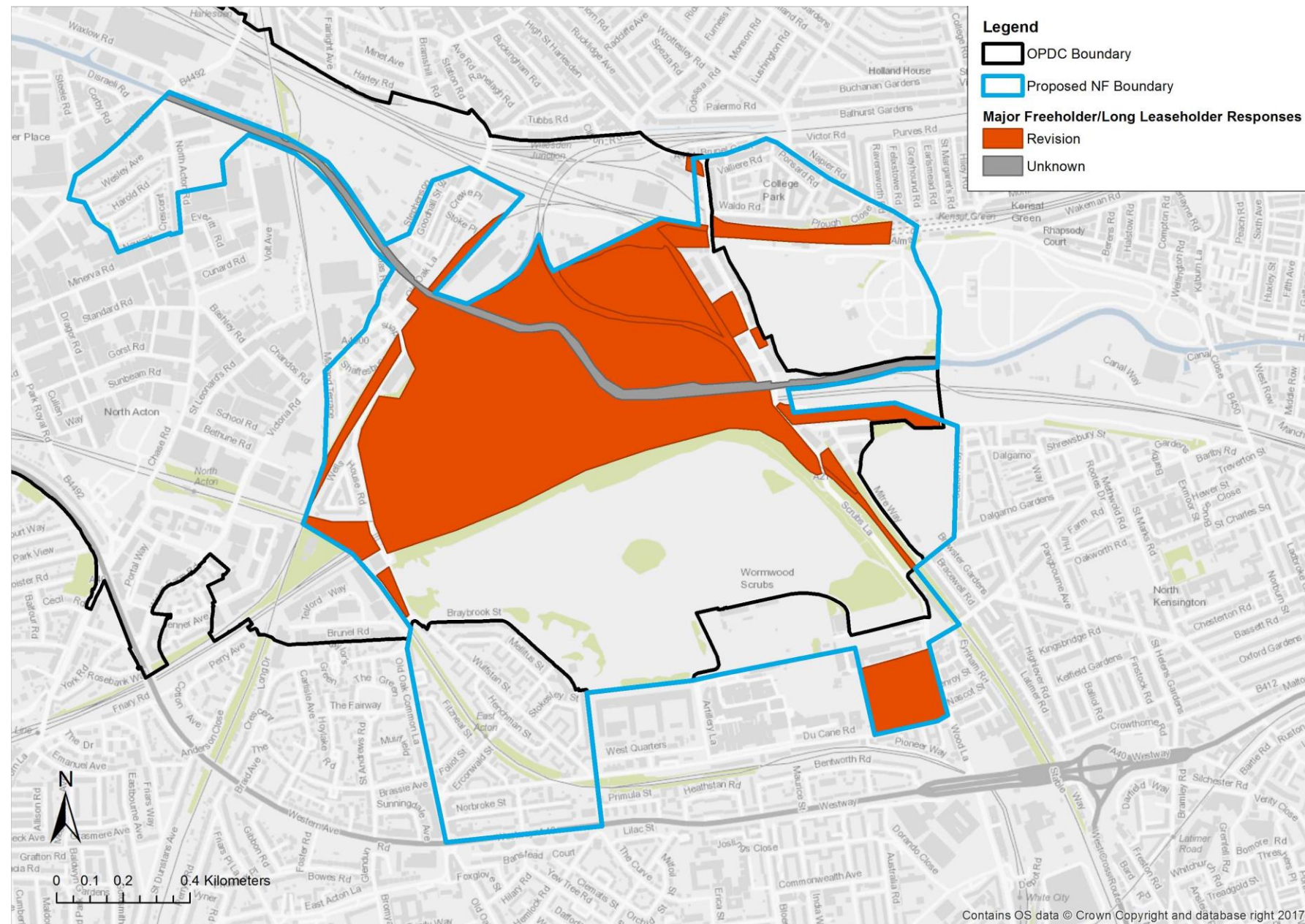


Areas requested to be removed

Old Oak and Wormholt Conservation Area

Area – 3. Land owner consultation responses assessment

- Network Rail
- High Speed 2 Ltd
- Transport for London
- Canal & River Trust
- Car Giant
- Queen's Park Rangers
- 2 Scrubs Lane
- 203 Old Oak Common Lane
- Latymer Upper School



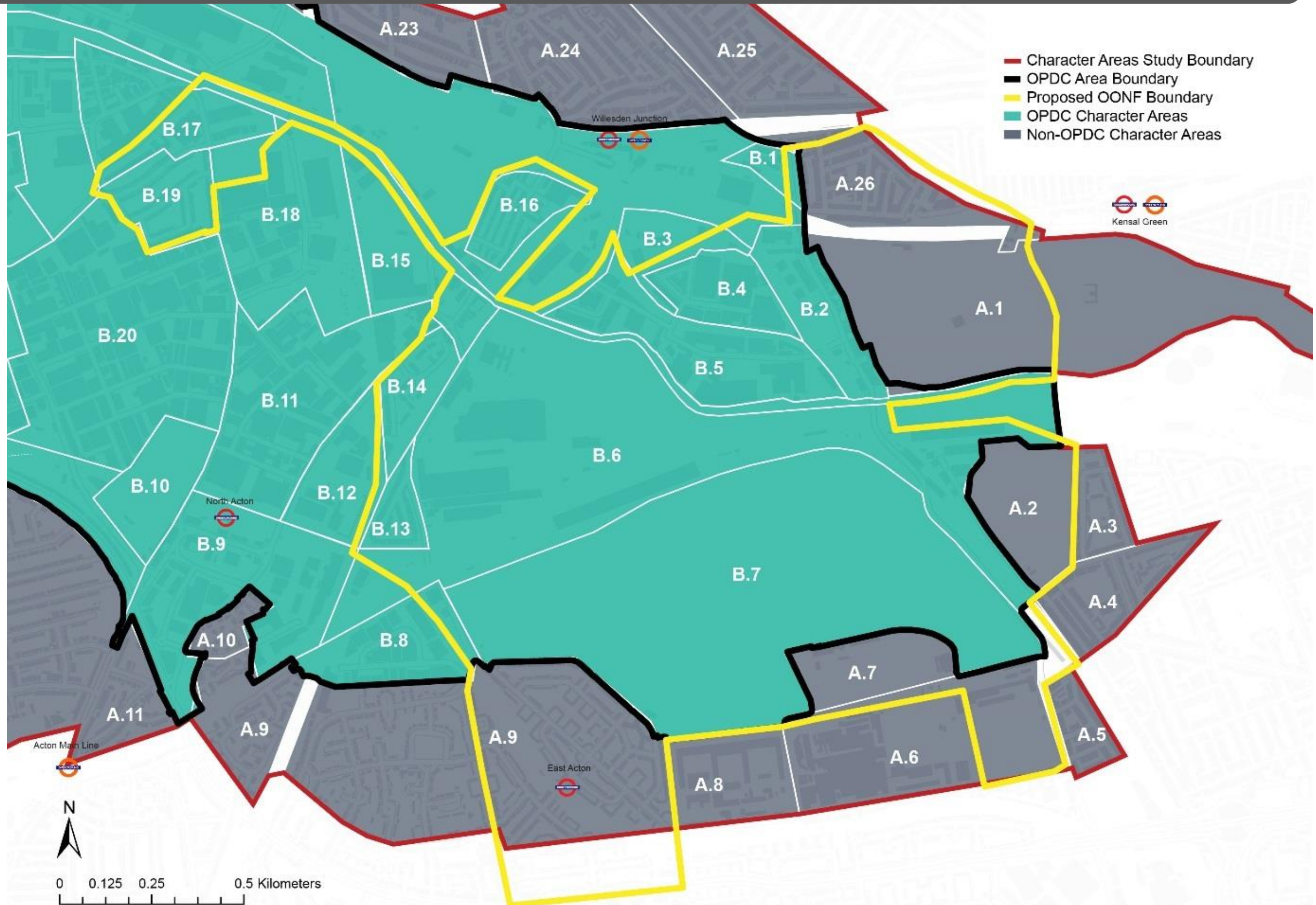
Landowner
respondent
locations

Area – 4. Character Assessment

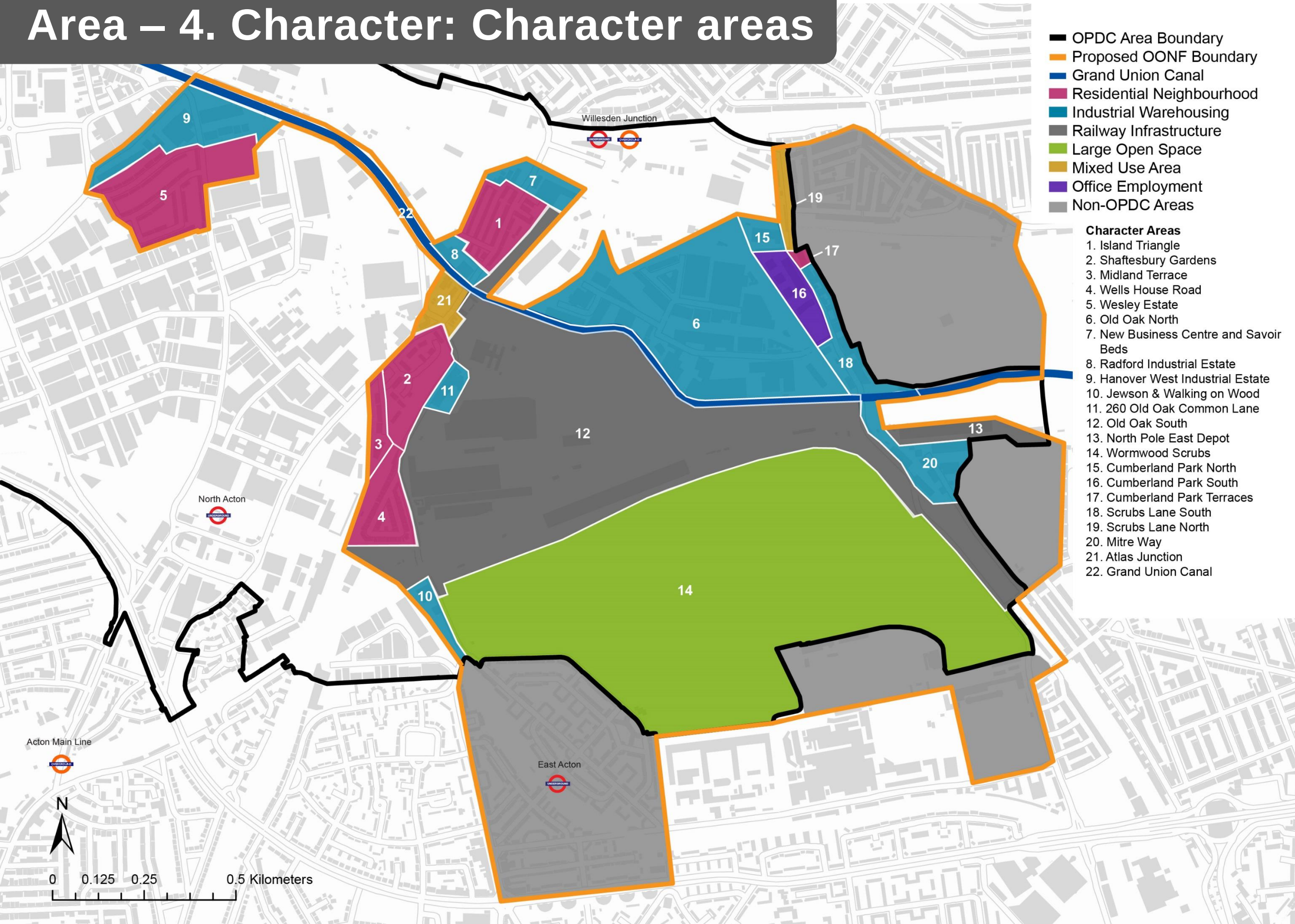
OPDC considers character to be a component part of the Factual and Policy Matrix

- **NPPF** recognises importance of local character
- **NPPG** paragraph 033 provides considerations for defining a neighbourhood area related to character:
 - the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style
 - whether the area forms all or part of a coherent estate either for businesses or residents
 - whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway
 - the natural setting or features in an area
- **A Character Assessment** of the proposed neighbourhood area has been developed. This has been produced following the definitions and approach set out in the Mayor of London's Character and Context SPG

Area – 4. Character: OPDC's Local Plan Character Study as a starting point



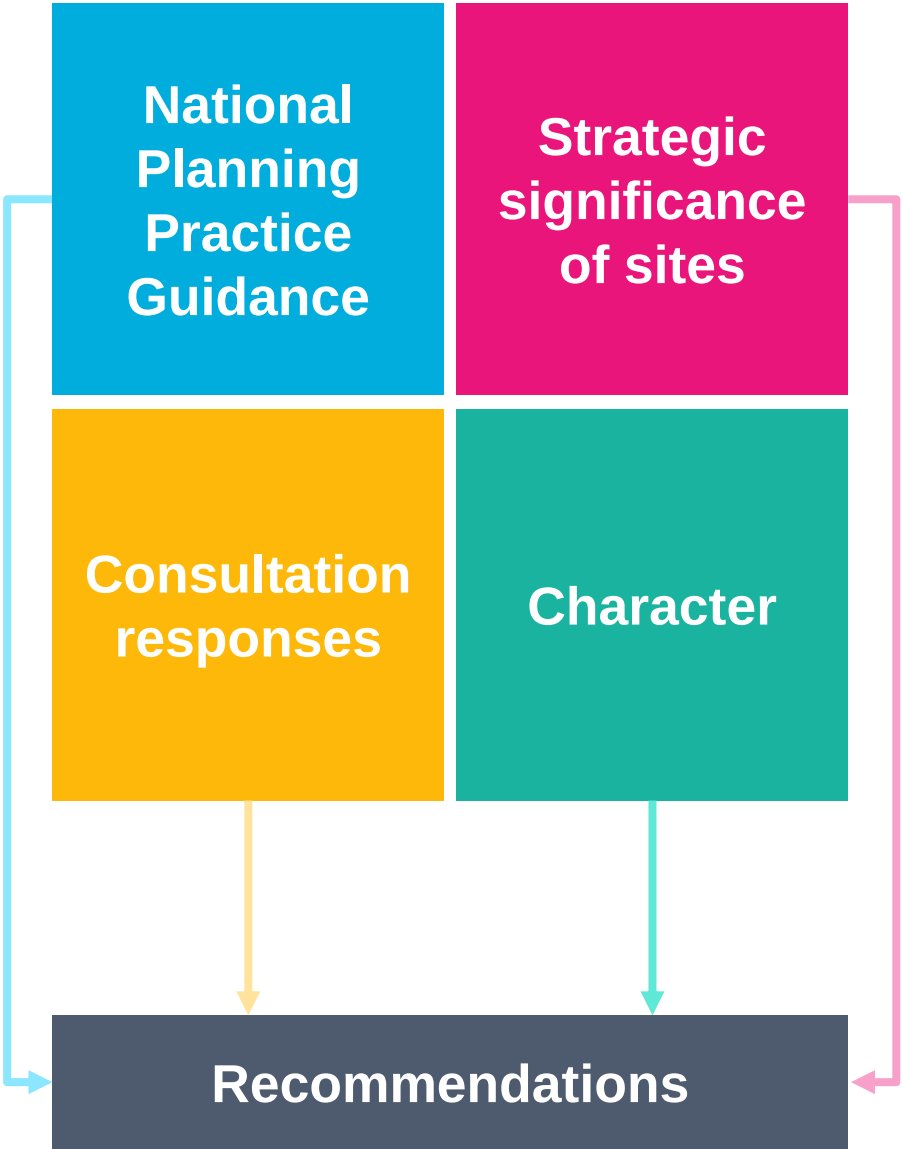
Area – 4. Character: Character areas



Area: OPDC's Factual and Policy Matrix



OPDC's Factual and Policy Matrix for specifically considering the Old Oak Neighbourhood Area application:



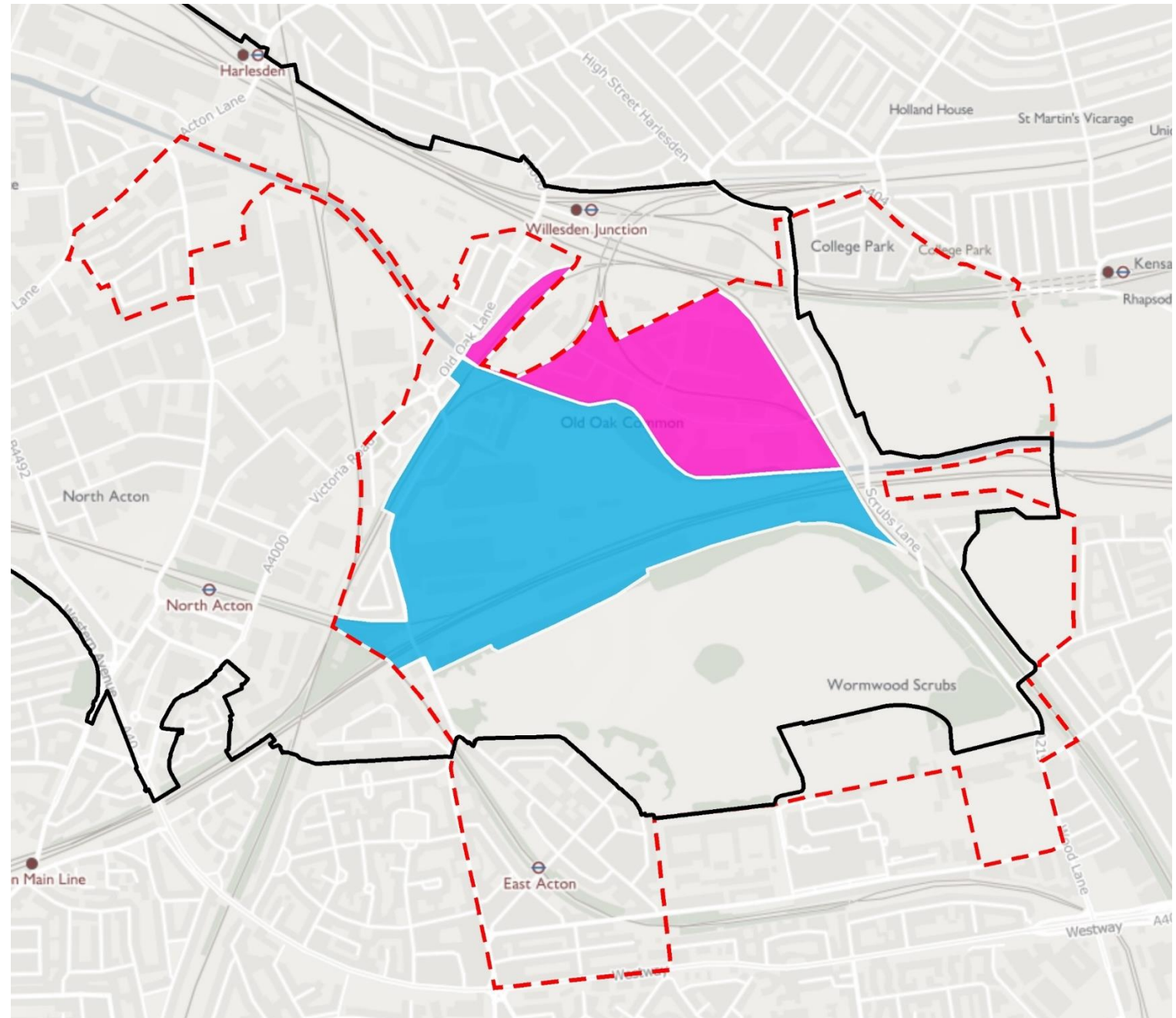
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Area: Factual and Policy Matrix conclusion

Old Oak North and South

Remove

- Strategic significance, including transport and other physical infrastructure
- Industrial character differs to the surroundings
- Consultation responses

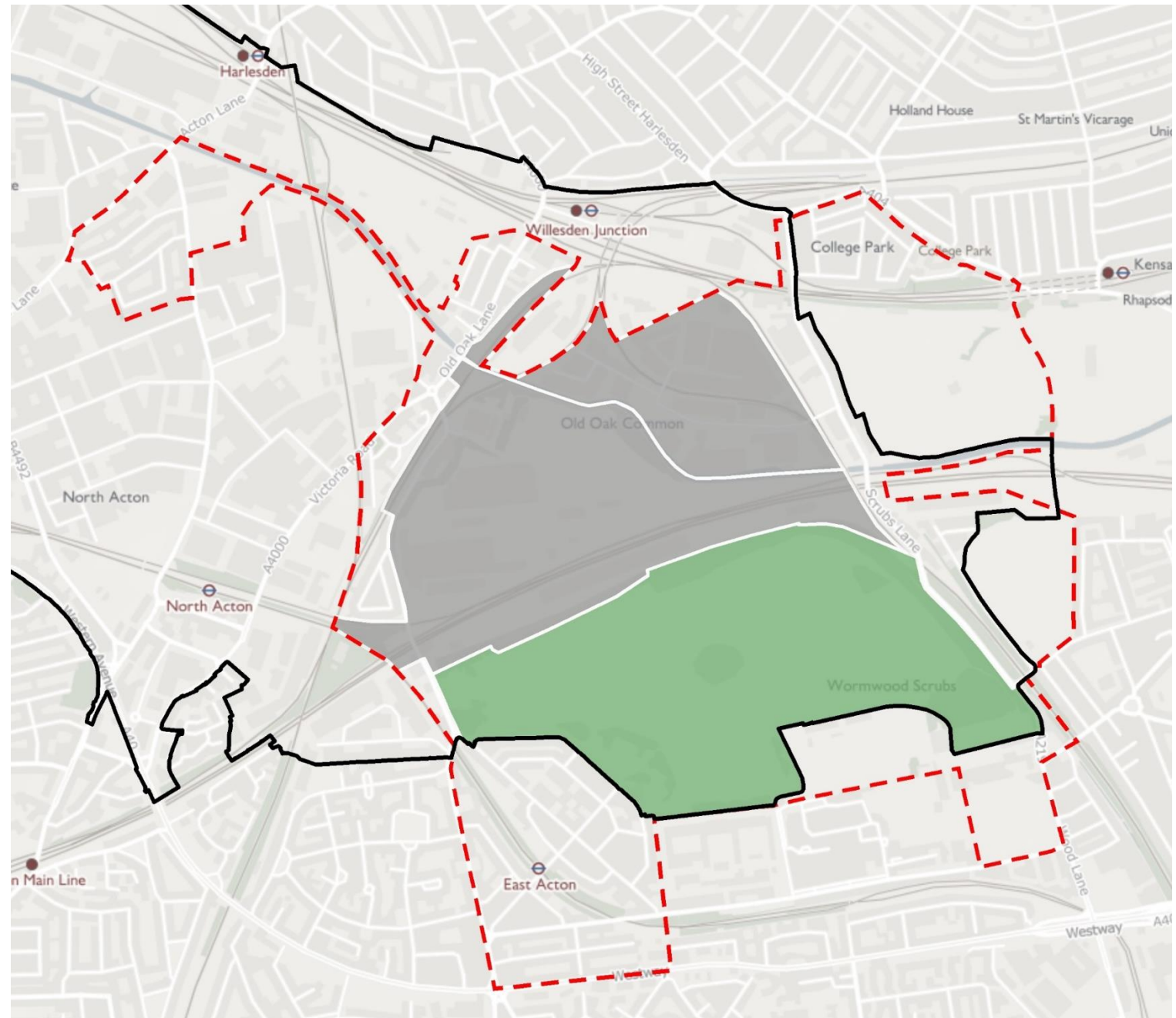


Area: Factual and Policy Matrix conclusion

Wormwood Scrubs

Remove

- Strategic significance – London-wide role of Wormwood Scrubs, as set out in the Wormwood Scrubs Act (1879)
- Open space character differs to surroundings
- Consultation responses

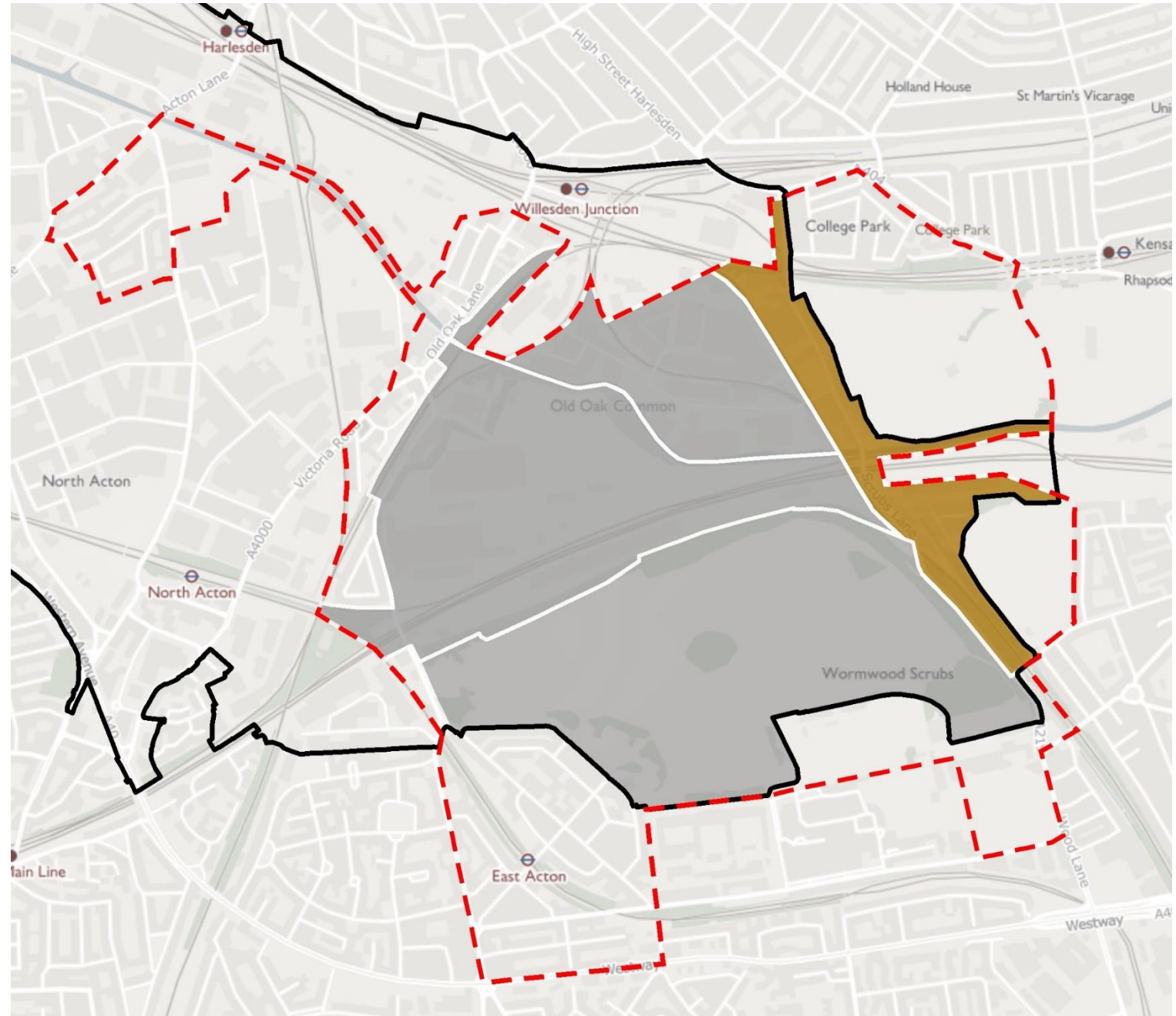


Area: Factual and Policy Matrix conclusion

Scrubs Lane

Remove

- Mixed use character differs to surroundings
- Consultation responses

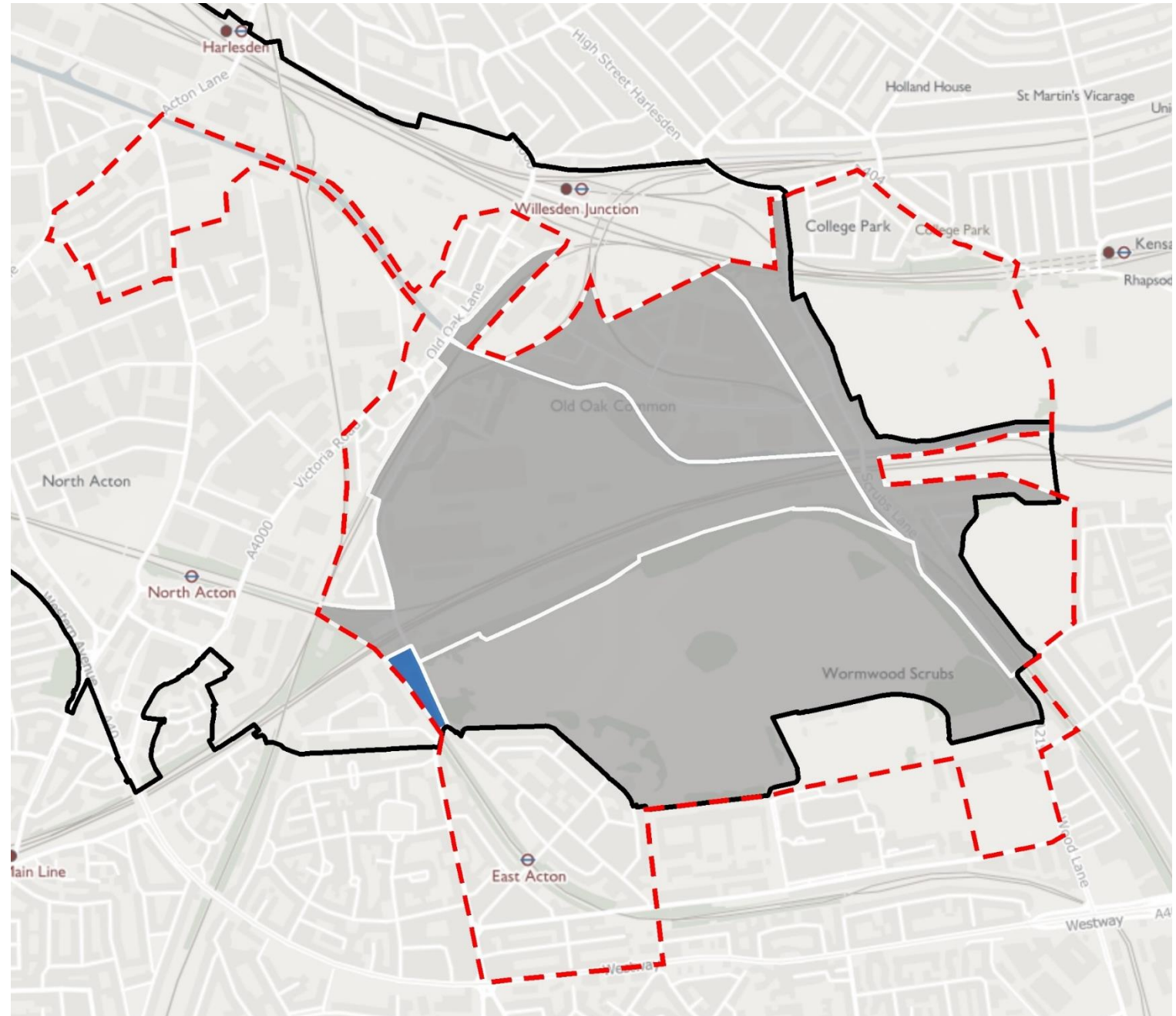


Area: Factual and Policy Matrix conclusion

Old Oak Common Lane

Remove

- Industrial character differs to surroundings
- Great Western Main Line forms a physical barrier to the north
- Consultation responses

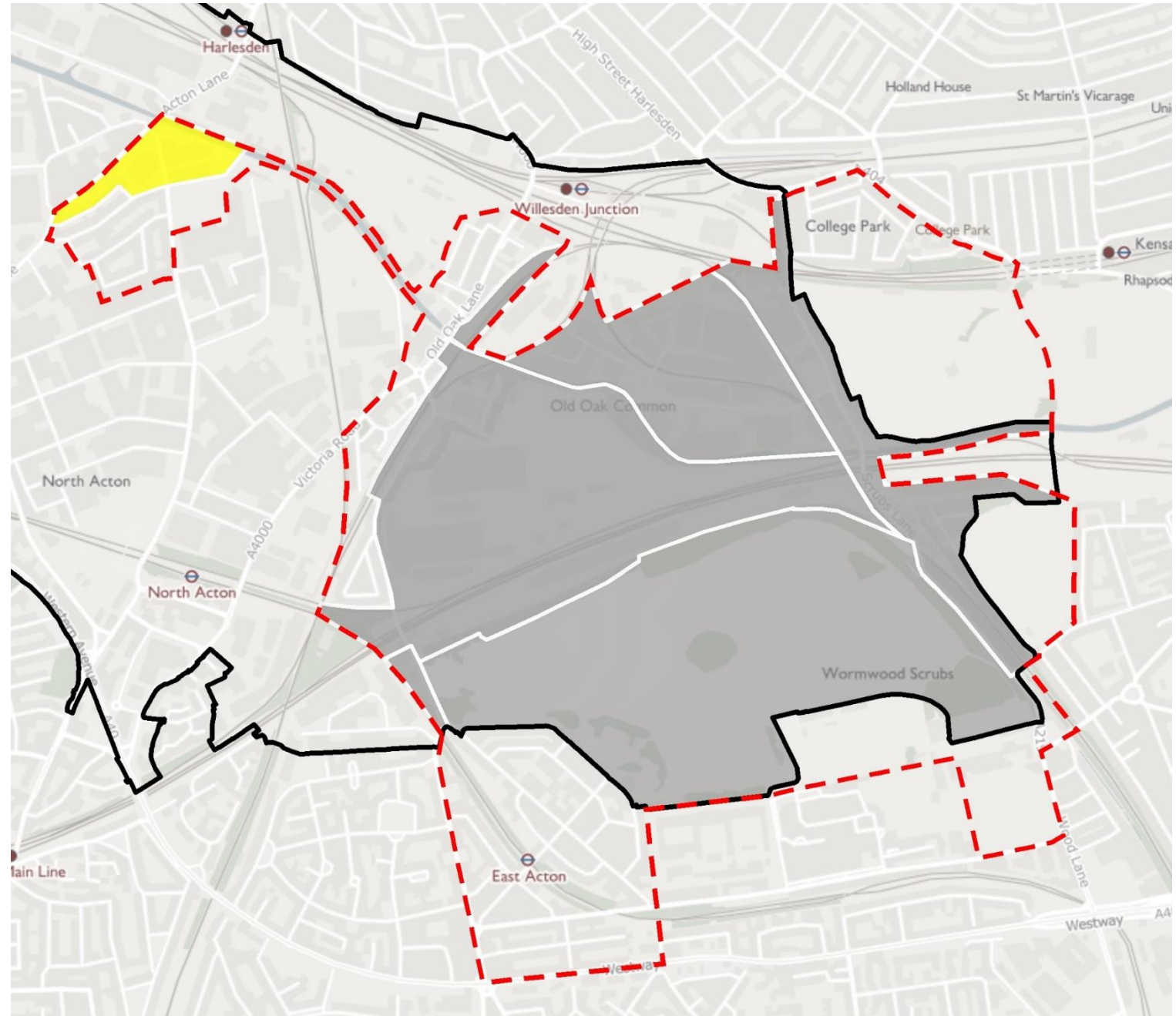


Area: Factual and Policy Matrix conclusion

Park Royal SIL

Remove

- Industrial character differs to surroundings
- Consultation responses

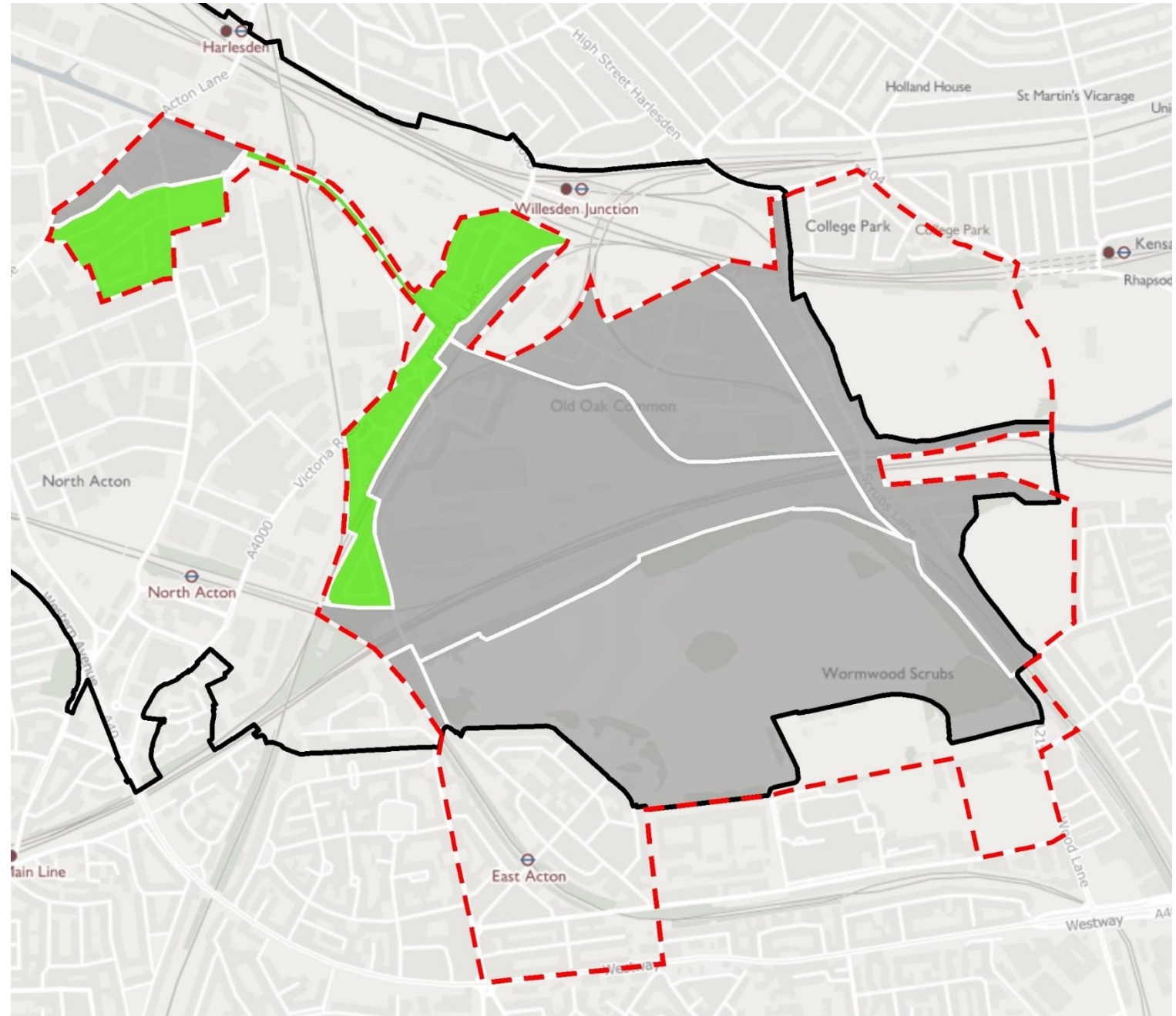


Area: Factual and Policy Matrix conclusion

Western area

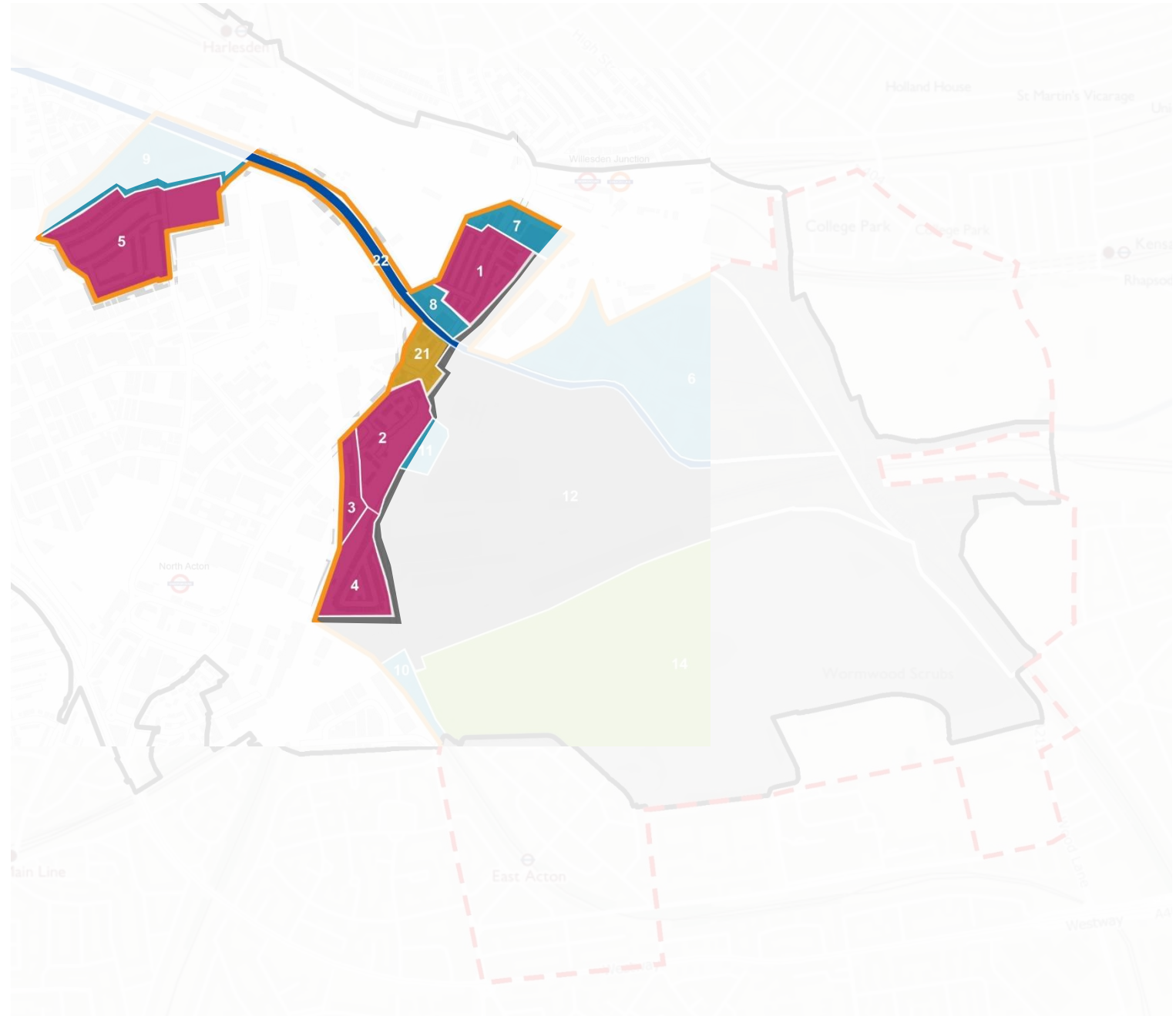
Designate

- Area of similar character and mix of uses
- Reflects and connects established communities
- Consultation responses

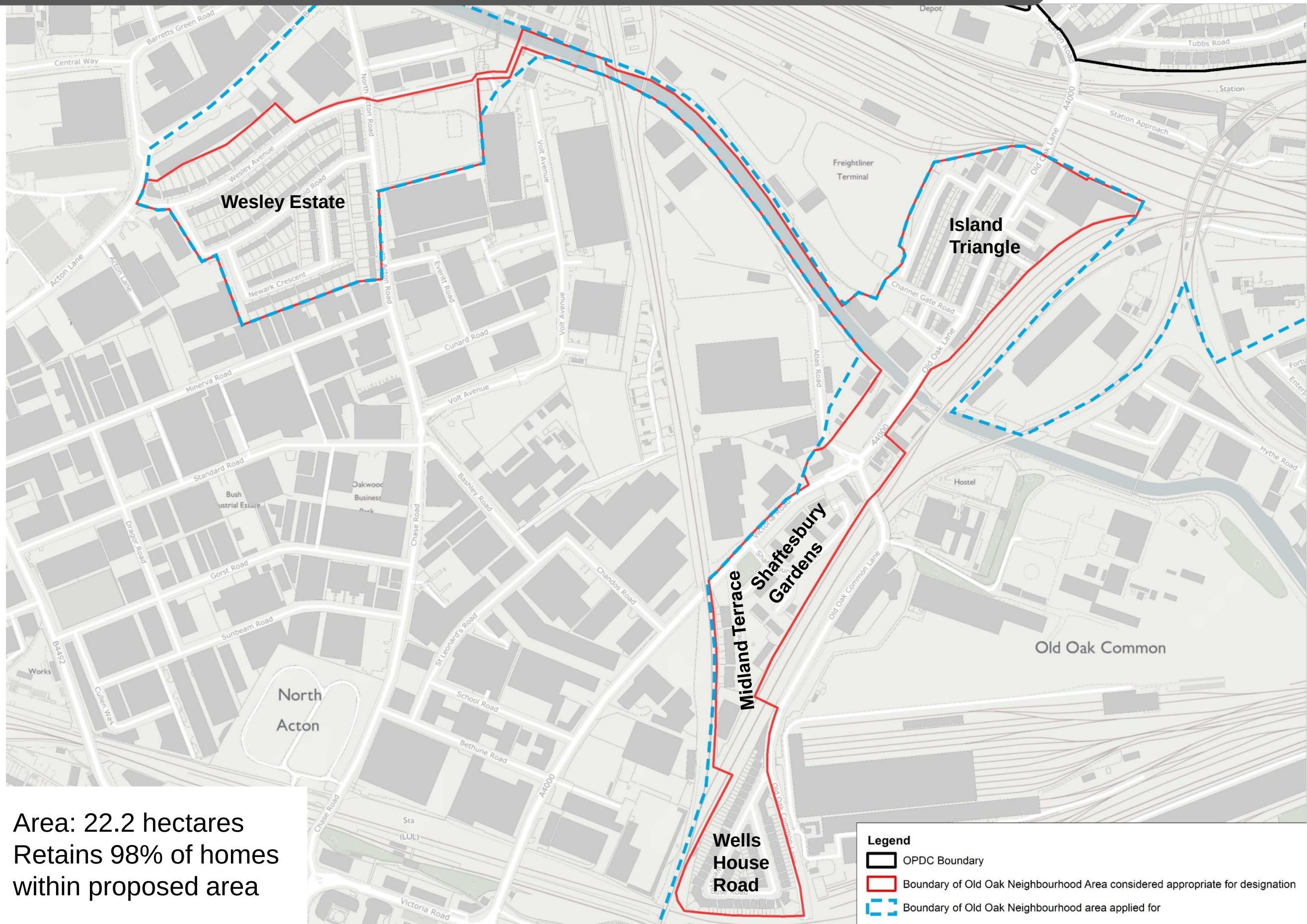


Area: Factual and Policy Matrix conclusion

A mix of character areas



Recommended Old Oak Neighbourhood Area



Area: 22.2 hectares
Retains 98% of homes
within proposed area

OPDC Planning Committee recommendations

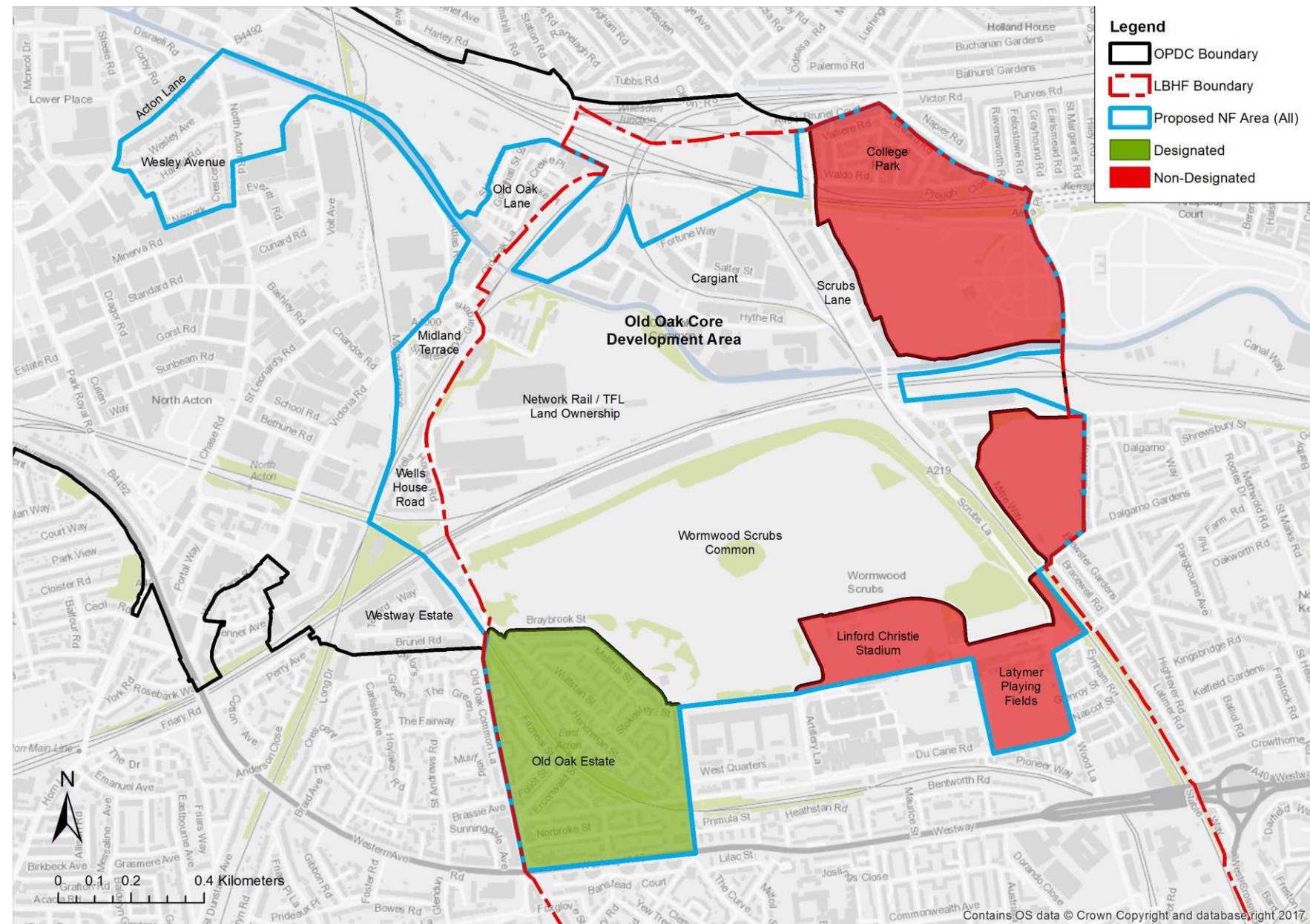
- OPDC Planning Committee on 6 September 2017 **unanimously recommended** that the Board **designate the area proposed by officers** as the Old Oak Neighbourhood Area rather than the full extent of the proposed neighbourhood area

LBHF area decision

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

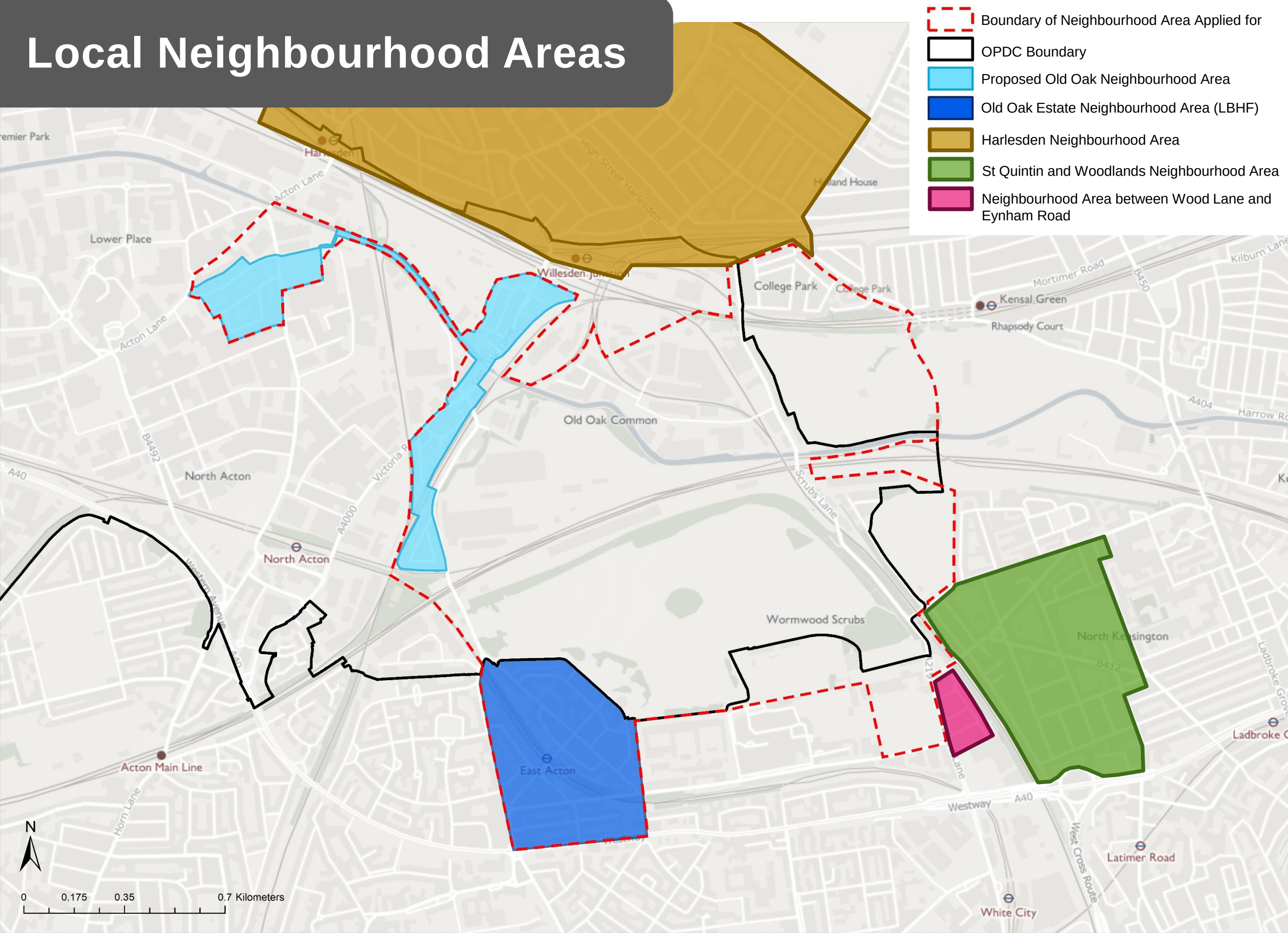
LBHF's Cabinet on 4 September 2017 decided to:

- **Designate a separate** Old Oak Estate Neighbourhood Area



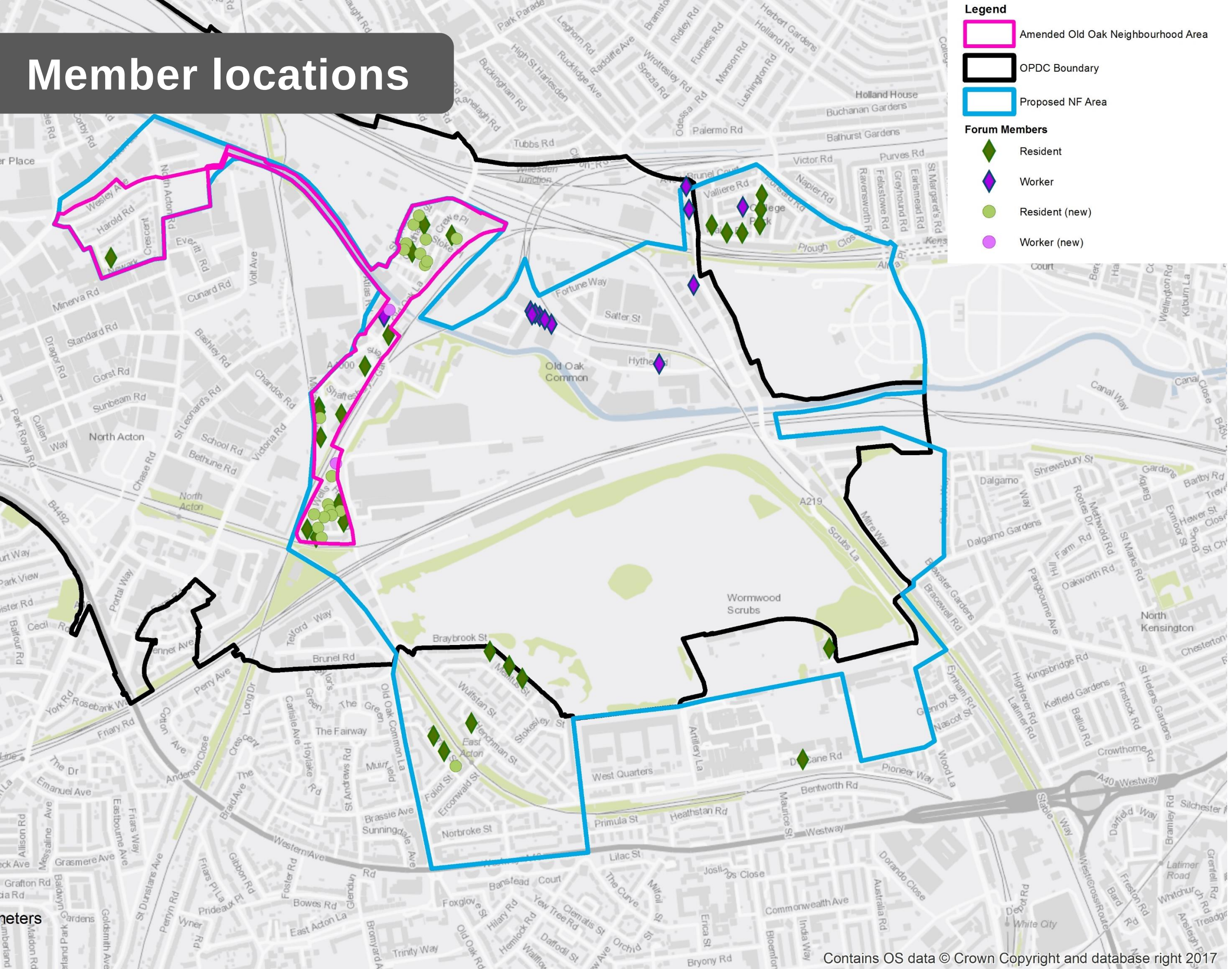
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Local Neighbourhood Areas



6. Neighbourhood forum assessment and recommendation

Member locations



Forum recommendations



- **Refuse** the application for the designation of the Interim Old Oak Neighbourhood Forum, subject to designating the Old Oak Neighbourhood Area set out in Figure 7 of the Board report.
- **Delegate** a decision to approve the designation of a neighbourhood forum for the designated Old Oak Neighbourhood Area to OPDC's Chief Executive Officer, subject to OPDC officers being in a position to recommend this forum is approved for this area.

These recommendations were **unanimously supported** by OPDC Planning Committee

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8. Next steps

Next steps



- **Consideration by Board** – 12 September 2017
- **Decision must be taken** by 20 September 2017
- **Publication** (before 20 September) of :
 - Old Oak Neighbourhood Area Decision Document
 - Old Oak Neighbourhood Forum Refusal Statement
- **Continued engagement** with Interim Old Oak Neighbourhood Forum
- **6-week consultation period** for any application to establish a neighbourhood forum for the designated Old Oak Neighbourhood Area
- **Determination** of any related neighbourhood forum application
- **Working positively** with any neighbourhood forum in the development of a neighbourhood plan and supporting joint working between forums and planning authorities

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