

Appendix B: Schedule of responses to the proposed Old Oak Forum and Area consultations

Ref number	Name(s)	Stakeholder type	Response
1	Roger Evan	Business	My opinion is that the designated area should also include the businesses on the Westway Industrial Estate (i.e. Brunel Rd, Telford Way). This would enable you to include input from local business as well as community / private housing
2	Stephen Clark	Resident	I would ask that certain aspects of the conservation zone status are relaxed when planning applications are submitted and reviewed, specifically rear facing former windows. I like the intension to retain the look and feel of the existing area. Rear facing dormers would not be immediately visible from the road and would have minimal impact on the existing look and feel of the area.
3	Chloe Freemantle	Business	I thoroughly support this submission to have an OLD OAK NEIGHBOURHOOD FORUM so they can develop a Neighbourhood Plan and feel its very necessary to allow the affected residential and working communities to have a real and useful voice. I agree that the boundaries proposed are appropriate.
4	Jonathan Lowerson	Resident	Having received the letter for the neighbourhood forum and area application, I'd like to take the opportunity to say that East Acton is in desperate need of some regeneration. The high street on Old Oak common Lane is overrun with fast food shops which is bad for the health of the community. It is also car dominated and seems to be a magnet for anti social behaviour with drunks loitering throughout the day. But one of the main issues is that all the crossings in the area- from the small crossing at the bottom of Erconwald Street, to the main junctions that take pedestrians across the A40 are woefully unsafe. Young and old use these walk ways every day and it is only a matter of time before a serious accident happens. Moreover with the new student building at Savoy Circus due for completion later this year, an influx of young people will be coming to the area and will need safer and more reliable facilities in their living space. East Acton is a rough diamond of an area with the natural beauty of the scrubs, the pretty streets of the Old Oak estate and the brilliant transport links with lots of buses into town and it's own tube station with central line trains right into the City and beyond. But for years East Acton has been West London's blind spot and has been left behind while other parts of the Borough have been celebrated. With the spotlight now turning to the area, it's time the OPDC had a good look at this area and endeavour to provide the necessary funding to give East Acton it's much deserved village status and restore some of the 1930s glamour of the high

			<p>street. Do keep me posted on any plans you may have.</p>
5	Noam Lesham	Resident	<p>The exclusion of Powerday, if you excuse the pan smells to high heaven! I can't think of any good reason for Powerday site to stay close to any future neighbourhood plans. For years it has been nothing but trouble for residents in the area. My only conclusion is a corruption. Is an investigation into why really needed before elections? Wormwood scrubs park is protected and unique in the area and any plans to develop it to anything else will be strongly opposed so should not be included in this plan.</p>
6	Shirley Rance	Government Body	<p>At this early stage HSE can give a general opinion regarding development compatibility based only on the outline information contained in your plan. This opinion takes no account of any intention to vary, relinquish or revoke hazardous substances consents³. Planning authorities are advised to use HSE's Planning Advice Web App to verify any advice given. The Web App is a software version of the methodology used in providing land use planning advice. It replaces PADHI+. Further information on the Web App is available on HSE's website: http://www.hse.gov.uk/landuseplanning/padhi.htm Encroachment of Local Plan Allocations on Consultations Zones We have concluded that there is the potential for land allocated in your plan to encroach on consultations zones, namely. Sites: H4642 – Vale Europe Ltd, Action Refinery, Bashley Road, London NW10 6SN – this is a new major hazard site and potentially sometime in the future they will apply for hazardous substance consent H1465 - Transco Gas Holder Station – this has been mothballed but consent still exists Pipeline: HSE No: 8009, Transco No: 2267, Operator: National Grid Gas Plc, Pipeline name: Stanmore to Kensal Green (Buchen</p>

Gr to Kensal Gr). This is on the boundary of your development area.

Compatibility of Development with Consultation Zones

The compatibility issues raised by developing housing and workplaces within the inner, middle and outer zones are summarised below.

Housing Allocations Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units and at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone.

Retail developments with more than 5000m² total floor space are compatible with the outer zone. This is a general description of the compatibility for housing and workplaces. Detail of other development types, for example institutional accommodation and education, and their compatibility with consultations zones can be found in the section on Development Type Tables of HSE's Land Use Planning Methodology, which is available at:

<http://www.hse.gov.uk/landuseplanning/methodology.pdf>

Mixed-Use Allocations

Because of the potential complexity when combination use classes are proposed, advice regarding mixed-use allocations is outside the scope of the general advice that can be given in this representation. Please refer to the Web App to determine HSE's advice regarding mixed-use developments.

Verification of Advice using the Web App

The potential for encroachment is being brought to your attention at an early stage so that you can assess the actual

extent of any incompatibility on future developments. Information on the location and extent of the consultation zones associated with major hazard establishments and MAHPs can be found on HSE's extranet system along with advice on HSE's land use planning policy. Lists of all major hazard establishments and MAHPs, consultation zone maps for establishments, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access HSE's Planning Advice Web App; further information is available on HSE's website. When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of the Web App could assist you in making informed planning decisions about development compatibility.

Identifying Consultation Zones in Local Plans

HSE recommends that where there are major hazard establishments and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence.

Identifying Compatible Development in Local Plans

The guidance in HSE's Land Use Planning Methodology, available at <http://www.hse.gov.uk/landuseplanning/methodology.pdf> will allow you to identify compatible development within any consultation zone in the area of your local plan. HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard establishments and MAHPs based on the methodology. The sections on Development Type Tables and the Decision Matrix are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.

There are a number of factors that can alter a Web App decision, for example where a development straddles 2 zones. These factors are outside the scope of the general advice in this letter. HSE's final advice on development compatibility can only be determined through use of the Web App.

7	Katherine Lubar	Business	<p>I am writing in support of creating the Old Oak Common Neighbourhood Forum, so as to present the interests of affected local communities.</p> <p>I am an artist, with a studio in the Old Oak Common Neighbourhood, and I am worried about not only the lack of affordable artists' studios in the area, but about the demolition of some of the studios currently there, such as the Acava and other studios on Hythe Road.</p> <p>Artists make up an important part of a vibrant community, and give a lot back to residents and those who work in the area. We hold open studios once a year, where members of the public can come and see our studios and understand more about our work. Some of the artists also do outreach work, such as holding workshops in schools and doing art projects local prisons.</p> <p>It is getting harder and harder for artists to be able to afford to pay for studio space in London, but artists are necessary for local neighbourhoods, in terms of culture and also as a way to bring communities together.</p> <p>I would urge you to consider creating a good number of affordable studio spaces for artists as part of your plans for the new Old Oak Common neighbourhood.</p> <p>Some of these can be created as part of residential complexes, such as that of my own studio in Plough Close - a joint project of ACME Studios and Catalyst Housing.</p> <p>Others could be live/work spaces for makers who need a place to live as well as work.</p> <p>We need to have more artist studios for the area to thrive culturally. It would help to attract visitors and businesses to the area.</p>
8	Alex Keddie and Alexander Logie	Resident	<p>We have lived in Wells House Road for 42 years without any say in our community and therefore have been left to get on with it as best we could. Finally we have a group of people who are willing to take up our causes. This is vital for the survival of our community especially at this period in time when we are being bombarded by "plans for this building", "plans for that tower block" and of course the curse of HS2.</p> <p>We are so grateful for the formation of Old Oak Neighbourhood Forum and to the people willing to give their time to ensure that our area gets a fair deal (unfortunately due to ill health we are not able to do this ourselves). We hope that this forum enlists the support that it deserves.</p>
9	Laura Lukanz	Resident	<p>I am writing to say that I support the Old Oak Neighbourhood Forum and its vital for our community who will be going through enormous change in the next few years. I also agree with the boundaries proposed</p>
10	Thomas Dyson	Resident	<p>Hi, I'm in favour of the Old Oak Neighbourhood Forum and I'd like to be involved!</p>
11	Wells House Road Residents Association	Residents Group	<p>To confirm, the Wells House Road Residents Association would like to formally support the Old Oak Neighbourhood Forum. We desperately need strong community groups to support us throughout HS2 and the OPDC development. We would be extremely concerned if this was not supported by the local Boroughs and the OPDC.</p>

12	Steve Hudson	External resident	I heartily support the idea of a Neighbourhood Forum for the residents of the OPDC area and wish you the best of luck in representing the local community.
13	Fiona O'Brien	Resident	I support the involvement of local residents and businesses in planning of the Old Oak area.
14	Robert Newman	Resident	Supporting the Old Oak Neighbourhood Forum
15	Helen Backhouse	External resident	Support. Dear Locality Neighbours, Congratulations on your formation and I hope to meet some of you on Wednesday. I live in Harley Road but when I have time I love to visit Wormwood Scrubs and use the canal. I dislike high rises and I am not looking forward to the further pollution that the OOPRDC will cause. Once again, good luck and congrats. Long-term resident of BRENT
16	John Page	Resident	I SUPPORT THE OLD OAK NEIGHBOURHOOD FORUM" which is vital for our community".
17	Nadia Samara	Resident	I SUPPORT THE OLD OAK NEIGHBORHOOD FORUM" and "it's vital for our community".
18	Joanna Betts	Resident	This is to register my support for the Old Oak Neighbourhood Forum. As a resident of Wells House Road who will be severely affected by the development I believe the creation of the forum is fundamentally important in this development.
19	Stephen Waley-Cohen	External resident	I think the Neighbourhood Forum application is totally appropriate and desirable, and the boundaries make excellent sense. I am strongly in favour of this proposal.
20	James Evans	Resident	This email is to register my support for the Old Oak Neighborhood Forum which will be vital for the future of our community in Wells House Rd. Please make it happen.
21	Norma Campbell	Resident	WE SUPPORT THE OLD OAK NEIGHBOURHOOD FORUM" and/or that "it's vital for our community
22	Derek Rothnie	Resident	I write to voice my support for the creation of the Old Oak Neighbourhood Forum. I am a resident of the Old Oak Estate of nearly 15 years and am excited by the major developments that will be happening to the north of Wormwood Scrubs as it will bring great opportunities to the area. Yet I am also concerned that local communities around the development area will be significantly affected by the construction work and particularly by the subsequent road traffic that will result, given the density of proposed housing and businesses. Therefore, ensuring local peoples' views are heard and taken into account will be vital to ensure the development is a success.
23	A Robinson	Resident	I live within the boundary proposed, very close to where most of the major construction works will occur for the next 2 decades and beyond. I will be seriously affected by all works in this area, some of which are proposed to take place for long durations of time (years) for 24hours, 7 days per week. I fully support and endorse the Old Oak Neighbourhood Forum and Neighbourhood area application and wish to be consulted on all aspects of building and construction development works in the area.

24	Anna Gardiner	External business	I am an artist whose studio is not in the proposed development area, but am just up the Rd on Harrow Rd. I writing in support of this. The boundary appears appropriate. Please ensure all the artists currently working there have their voices heard. It's very important to maintain the existing community.
25	Theresa Magee	Resident	I would like to support the creation of the Old Oak Neighbourhood Forum, I live within the boundary proposed and am happy with the geographical area suggested.
26	Irene Gallagher	Resident	I support the Creation of the Forum and its Geographical Boundry.
27	Deborah Brimah	Resident	I support the creation of the forum and its geographical boundary.
28	Marylana Robinson	External Resident	I am in full agreement with and totally endorse this application as a resident who lives close to the area which will be affected dramatically in the coming years. I would like to be kept fully informed of construction developments affecting this area and the adjacent communities.
29	Hamish Rieck	Resident	I have recently moved into the area living at Stephenson Street and am in touch with XXXXX about the proposed forum and boundary of the neighbourhood area. They have told me what the local residents are looking to do and I wanted to add my name to the list of people supporting both the forum and boundary area.
30	Philip Ward	External resident	I am writing to give my full support to the acceptance and formation of this Neighbourhood Forum for the Old Oak area. I do feel however that the Southern boundary of the proposed forum area should be extended from Old Oak Common Lane following the line of the A40 Eastbound to the Railway line (London Borough of Hammersmith & Fulham Council boundary) and then following the LBHF Council boundary Northbound. The area of Du Cane Road, Wood Lane and the A40 will likely be affected by increased traffic use on our roads as well as by the additional burden on local infrastructure (Transportation, Police, NHS, etc.) as the development of the OPDC site progresses over the next ten to twenty years and there are several thousand residents living in the additional area which should have an input in to the decisions made.
31	Nina Hall	Resident	I have been attending the Old Oak Neighbourhood Forum meetings and think that the idea of a Neighbourhood Plan is a good idea. It seemed a useful response to the OPDC and HS2 proposed developments. However, I am now not completely convinced that the boundaries are ideal. Talking to neighbours on the Old Oak Estate, which is included in the current proposed plan, some feel that the neighbourhoods currently included are too disparate both geographically and in terms of relevant planning issues. They also straddle more than one Borough, which may have different priorities and policies to community participation in planning. It may be that the Old Oak Estate is best combined with Du Cane Road and Wormwood Scrubs, for example, in having

			common planning interests. In other words the planning area could be divided into two. Or the Old Oak Estate could have it own neighbourhood plan.
32	Bernie Timmins	Resident	I support the application for an Old Oak Neighbourhood forum as I think it is essential that all communities are represented and particularly with the massive developments and changes the area is going through, local people need a voice to protect existing residential areas.
33	Oonagh Heron	Resident	I would like to let you know that as a local resident in Old Oak, I strongly support the development and implementation of a neighbourhood plan. I want my community and others around us to have this kind of say in the development of our neighbourhood. Please have the OPDC agree to designate as appropriate the Old Oak Neighbourhood Forum so it can develop a grass roots plan for my community and the other six around us.
34	Liz Abraham	Resident	I am a resident of Stoke Place NW10 and wish to express my support to the idea of a designated Old Oak neighbourhood forum. As residents I think we have a vital role to play in ensuring that development is one that is suitable for the people who live in the area; not only those here now but those who will have to live in the areas of development. The community have people with experience and knowledge which should be harnessed, and we should have input into decisions which are taken as the Old Oak area undergoes development.
35	Jamie Sutcliffe	Resident	I am a local resident of Old Oak and I am in total agreement that Old Oak need a neighbour forum and our voice and concerns need a voice and this is a perfect platform so I am 100% for it. Please do keep all of the local neighbours updated as we are a united area of residents and want to protect our area and environment and are committed to local issues that effect our lives.
36	Sheela Selvajothy	External resident	I am the chair of West Acton Residents Association and would like to support the creation of the Forum and its geographical area. I am delighted and look forward to working with them.
37	Ed Thomas	Business	I wanted to share my support for the Old Oak Neighbourhood Forum and it's geographical area. I am based at The Collective Old Oak, Old Oak Lane, London, NW10 6FF.
38	Wojciech Ruk	Resident	I just want say, that I support the creation of the Forum and it geographical area .
39	Cat Goodall	Resident	I am an Old Oak resident and support the idea that different communities in Old Oak need a voice in the area's redevelopment. The forum being proposed is a great idea which I support.
40	Erika Endlein	Resident	I am writing to confirm that I support the creation of the Forum and live in the geographical area.

41	Tez Tesfa-Michael	Unknown	I am member of the TITRA group and I very much support the creation Old Oak Neighbourhood Forum to help protect our community's future. With so much recent developments and more to come it is important that all the communities in the area cooperate to make a positive contribution to planning and other related issues. I hope approval would be given for such a worthwhile initiative.
42	Teresa de la Rosa	Resident	Our community is strong and responsible, we have been appalled by Ealings agreement to various planning applications that have ignored our conservation status and we want a say in our local area. I fully support the forum and hope we can help with joined up thinking that this bare a deserves. we are not against new buildings , but want thought and consideration to go into this
43	Marji Aspinall	Resident	I wholly support the creation of the Forum and it geographical area.
44	Craig Gunn	Resident	Having read your flyer on Neighbourhood planning in my local I would like to express my interest in joining and supporting this forum. I was attracted to my home in Stephenson Street 3 years ago, due to its unique picturesque and secluded aspect and the area by and large has great transport links to the rest of central London with a vast scope of improvement in coming years. Being within an industrial area comes with its intrinsic issues, and with concerns over pollution, construction, Hs2, Old Oak, Network Rail and the myriad of other large scale infrastructure projects in the pipeline I want to be part of a process/forum that lends a voice for existing residents, whilst planning for our future growing community with the right mix of developments.
45	Tim Potter	Resident	I am a resident within what is the OPDC area. I live within the area represented by The Island Triangle Residents' Association (TITRA), one of a number of established, cohesive existing communities within the area. I am conscious that there is a large scale development planned for our area over the coming years and decades. I wish to express my support for an Old Oak Neighbourhood Forum being established. I believe that such a Forum can serve to be an enormously positive aspect of the development of the area to ensure that existing communities are incorporated within the construction of new and emerging communities. There is enormous potential for this neglected area of North West London to be improved for those that currently live here and for those who are going to reside in the area. It would be wonderful if the mistakes that have led to the incongruous residential development at North Acton could be avoided with this coming development. Both the existing communities and the developers stand to gain a huge amount by working together to ensure that a sustainable, integrated new neighbourhood is formed in London. Different communities in the Old Oak area need a voice with respect to the large scale projects on the horizon. I look forward to hearing from you and very much hope that the Old Oak Neighbourhood Forum can be established.

46	Gail Dobinson	Resident	<p>As a resident in the Old Oak Lane cottages for over 10 years I have seen much change. But nothing as big as the impact that Old Oak common development OPDC will have on our community of heritage railway cottages.</p> <p>I feel very strongly that our community should be heard & that the Old Oak Neighbourhood Forum should be instated to help protect our community's future.</p>
47	Catherine Lillingston	External resident	<p>We in Latimer road and around, already suffering from Imperial development and high rise buildings need to be part of the forum consultations as our roads are getting congested and out views blocked with less sun reaching our gardens, houses and streets.</p> <p>The neighbourhood needs to have wider boundaries as to respect all affected by such a massive plan.</p>
48	Corene Vaughan-Hughes	External resident	<p>Dear Sir / Madam</p> <p>I'd like to be part of a designated area of an old Oak neighbourhood forum regarding the developments north of North Kensington on Wood Lane / Big Scrubs</p>
49	Susan Newbury	Resident	<p>This is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed</p>
50	Wilston Allers	Resident	<p>This is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed."</p>
51	Belal Dobranja	Resident	<p>This is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed."</p>
52	Gladys Evans	Resident	<p>This is to confirm that I fully support the OONF and believe it's important for our community</p>
53	Alex Kitama	Resident	<p>This is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed.</p>
54	Sally Poynter	Resident	<p>I would like to voice my support for the Old Oak Neighbourhood Planning Forum and the Old Oak Neighbourhood Area, I feel this body would be representative of the local people living in the area.</p>
55	Priti Patel	Resident	<p>This email is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed.</p>
56	Michael Evans	External resident	<p>This is to confirm that I fully support the OONF and believe it's important for the community. I also agree with the boundaries proposed</p>
57	David Evans	External resident	<p>This is to confirm that I fully support the OONF and believe it's important for the local community. I also agree with the boundaries proposed.</p>

58	David Jeffreys	External resident	I would like to lend my strong support to the creation of the Old Oak Neighbourhood Forum with the neighbourhood boundary as proposed in the designation application. This should give a voice to the local community in relation to forthcoming planning issues which are bound to arise within the area, part of which is within the OPDC where there is going to be massive development. Planning permissions have already been granted by the OPDC with more to come. In particular I support the inclusion of the Linford Christie Stadium within the neighbourhood boundary as the stadium may be under threat from development proposals such as the construction of a football stadium for Queens Park Rangers to replace their existing Loftus Road ground. It is imperative I submit for the local community to have a say in this kind of proposal backed by a Neighbourhood Plan as opposed to mere objection as part of the ordinary planning process.
59	Jeremy Aspinall	Resident	This is to confirm that we fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed.
60	Kenneth Newton	External resident	This is to confirm that I fully support the OONF and believe it's important for our community. I also agree with the boundaries proposed
61	Nicky Guymer	Resident	I passionately and wholeheartedly support the initiative to implement the Old Oak Neighbourhood Forum to protect, and give a dedicated and authoritative voice to, our longstanding and thriving local community.
62	David Turner	Resident	I passionately and wholeheartedly support the initiative to implement the Old Oak Neighbourhood Forum to protect, and give a dedicated and authoritative voice to, our longstanding and thriving local community.
63	Suzanne Iwai	External resident	<p>I totally support your mapped blue boundary area for Old Oak Neighbourhood Forum because it includes Residents within Bentworth Estate, the upper reaches of Wood Lane by the Scrubs and the important borders of both Brent and Ealing Boroughs. Neither Wormholt & White City Neighbourhood Forum or Big Local have included the interests of Residents living directly next to the A40 where the impact of recent development and Environmental issues intersect. Many more local residents have become registered Asthmatics commensurate with increased traffic flow and surrounding streets car Ownership.</p> <p>Whilst it seems the development area for the HS train link will be much larger than the neighbourhood plan area it is important to note that many Old Oak residents will remain within the core activity zones of major proposed change and will be directly affected during planning, construction and transition to day one use, then beyond that. It is crucial their voices are heard throughout the process and their representatives are given the powers to act on their behalf.</p>

64	Debbie Sandford	External resident	<p>I would just like to add my name to those supporting the protection of Wormwood Scrubs as it exists currently, in particular its current borders.</p> <p>As a local resident I feel the Scrubs is vital to maintaining the quality of life of people who live around the area, as a recreational area for many different people doing different things, and all for air quality and wildlife. There will always be economic pressure to nibble away at the boundaries, and it is extremely important that we resist this.</p>
65	Katy Lynton	Resident	No response
66	Duncan Venters	External resident	With regard to the threat of the redevelopment of the Scrubs,
67	Robert Still	External resident	I want the whole of the Scrubs to be protected and included in the boundary.
68	Ewa Cwirko-Godycka	Resident	This is to confirm that I fully support the OONF and believe it's important for our community. We need to feel part of all the new developments. I also agree with the boundaries proposed.
69	Dariusz Dzwigaj	Resident	I would like to confirm that I fully support the OONF and believe it's important for our community. We need to feel part of all the new developments and feel that our voices will be heard. I also agree with the boundaries proposed.
70	Wojciech Ruk	Resident	I would like to confirm that I fully support the OONF and believe it's important for our community. We need to feel part of all the new developments and feel that our voices will be heard. I also agree with the boundaries proposed.
71	Mary Shanahan	Resident	I am writing to express my support the Old Oak Neighbourhood forum, including the whole of Wormwood scrubs within it's boundary.
72	Rebecca Gouveia	External Resident	I am writing to express my support the forum and proposed area boundary.
73	Liam Markey	Resident	Old Oak development. I'm very excited about the proposed development. I am giving you guys my blessings !
74	Shaheda Mulla and Belall Ariff	Resident	<p>We are writing in response to the consultation for the creation of the Old Oak Neighborhood Forum. We believe that the forum will be of great benefit to the community by ensuring their voices are heard and the needs of the community are met.</p> <p>As residents of the area for over 10 years we have welcomed the development of the area. However we believe some of the development is solely in the interests of developers and not the community and the Old Oak Forum will help redress the balance. A forum will benefit both residents and developers by giving a single, consistent point of contact to discuss</p>

			ideas and understand and deal with challenges on both sides. It will also foster more collaborative working and give both residents and developers and give each side more of a vested interest in making this huge development a success.
75	Peter Kirkham	Unknown	Dear Friend, Please protect The Scrubs, a very important and irreplaceable open space and semi-natural environment.
76	Harlesden Neighbourhood Forum	Community Group	Boundaries <ul style="list-style-type: none"> • The proposed OONA boundary meets the HNF boundary around Scrubs Lane and doesn't appear to follow the borough boundary, which is south of Harrow Road, as the HNF boundary does. We would like to suggest that the OONA follow the borough boundary precisely at this point. Scope of the neighbourhood plan <ul style="list-style-type: none"> • We note the emerging OONF's intention to respond to the housing ambitions set by the Mayor of London and the Homes for Londoners team in the GLA, including affordable and low cost homes, as well as the Forum's aim to "widen housing opportunities for 'Generation Rent'". We would like to understand therefore whether the interim OONF has any intentions for their neighbourhood plan to address the specific housing needs of very low income. • The application mentions "stitching together existing and new neighbourhoods in the area, within the context of the OPDC Local Plan and its set of 'Places'." There are also existing neighbourhoods adjoining the NP area, such as Harlesden, which need to be stitched together with the new neighbourhoods within the area. The interim OONF should also have regard to the need to promote linkages to adjoining neighbourhoods • We would be keen to see a commitment to working with neighbouring areas on transport issues, given the OONF's desire to work up options for pedestrian and cycle routes "across and beyond the Old Oak area".
77	Trish Wylie	Unknown	I am writing to confirm that I agree with the area boundaries that the OONF have chosen and would like to add as an occupant in Cadogan House Hythe Road, that there should be a neighbourhood forum OONF to express the views and concerns of those people who currently live and work in this community, as part of a democratic right to a voice, but not only that but also because many of these people are intelligent, creative, and imaginative and can offer insights that so easily can be overlooked by planners and developers. I am making a case for planners, developers and local people working together to build, transform and enhance the region in a sensitive, exciting, and meaningful manner.
78	Stephen Mannion	Resident	Please do not have any really high buildings that cut down light, views and trap polluting air, nothing more than 5 stories please. I look forward to your response.

79	Sheila Villet	External resident	I would like to express my support for the Old Oak Neighbourhood Forum.
80	Steve Craddock (Canal and River Trust)	Landowner	<p>We note that the interim forum has provided an assessment of the proposed neighbourhood area against the national guidance for designating such areas set out in the NPPG. It is for the Corporation and Hammersmith & Fulham Council to determine whether the area proposed reflects settlement boundaries, catchment areas and similarities in physical appearance or characteristics, for example. We note that, in making such a decision, the Corporation and the Council are expected, in accordance with the NPPG, to avoid making assumptions about the neighbourhood plan or Order that will emerge.</p> <p>Notwithstanding this, the Trust welcomes the suggestion that the neighbourhood plan would be used to generate “ideas for the future of the Grand Union Canal and its towpaths, as a key recreational amenity, cycle/pedestrian route, and heritage and environmental asset to the area”. We hope and expect that the Grand Union Canal will be a key focus for the Local Plan, also. To achieve this aim, we believe that it is important to consider not only the canal itself but the development sites adjacent. These adjacent development sites can have a significant impact on the character and quality of place of the canal corridor. They should provide high quality, well designed places, offering natural surveillance and active uses that attract people to the waterway.</p> <p>The interim forum suggests that a number of HS2 construction compounds and other strategic sites have been removed from earlier proposals at the request of the OPDC. As a result, the proposed boundary includes an area where the canal and towpath is included but not the land adjacent. We believe that this will limit the ability of the neighbourhood plan to achieve its aim in relation to the Grand Union Canal in these areas, should any development come forward. It is important, therefore, that the Local Plan includes sound policies on protecting and enhancing the waterway corridor. It would not be appropriate for the Local Plan to delegate this issue to the Neighbourhood Plan as the policies will not apply to all sites that will impact on the canal corridor.</p> <p>We note that the interim forum recognises that the regeneration of the Old Oak area is dependent on complex infrastructure requirements. Where this infrastructure involves or interacts with the Grand Union Canal, we consider it to be essential that there is clarity in the policy position and that this offers the appropriate policy protection to the waterway corridor.</p>

81	David English (Historic England)	Public Body	<p data-bbox="763 197 1003 220">Proposed Boundaries</p> <p data-bbox="763 236 2056 443">Historic England notes that the proposed boundary of the Neighbourhood Area includes only parts of the Old Oak and Wormholt Conservation Area (Hammersmith and Fulham). We normally advocate that Neighbourhood Plans should respect pre-defined boundaries such as those for conservation areas. This is because the boundaries of conservation areas cover clearly defined character areas. As such respecting these boundaries in the plan making process is important in ensuring a consistent application of planning policies for the historic environment. This in turn will better protect local character and identity from piecemeal change.</p> <p data-bbox="763 491 2056 730">For these reasons we would encourage you to consider the possibility of amending your proposed boundaries so that they are more consistent with the existing conservation areas. We also note that the boundary of the Neighbourhood Area crosses the boundaries of two different local planning authorities Hammersmith and Fulham and OPDC (with conservation areas formerly designated by Ealing too). As such, the historic environment will not be, nor have been, considered under a single set of policies. This means that there are likely to be noticeable differences in the evidence bases and policies that the LPAs have developed and which you may later use to justify your policies. In order that your policies can be delivered it is important that they are supported by sufficient and robust evidence.</p>
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82	Colin Field (Network Rail)	Landowner	<p>I have viewed the proposed boundary of and struggle to see how it would comply with the Government Guidance on Neighbourhood Planning particularly the section that explains “What could be considerations when deciding the boundaries of a neighbourhood area?”</p> <p>The Government Guidance suggests the following when deciding the boundaries of a neighbourhood area:</p> <ul style="list-style-type: none"> •village or settlement boundaries, which could reflect areas of planned expansion •the catchment area for walking to local services such as shops, primary schools, doctors’ surgery, parks or other facilities •the area where formal or informal networks of community based groups operate •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 the area is wholly or predominantly a business area •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 •size of the population (living and working) in the area <p>Paragraph: 033 Reference ID: 41-033-20140306</p> <p>It is our view that the character of Network Rail’s land which is in use for a number of operational purposes including amongst others the stabling of trains, train maintenance, rail freight etc. is completely different in character and appearance to other nearby land. In addition a proportion the site is going to be subject to a new railway station for HS2 and a new station on the mainline railway to link GWML with HS2.</p> <p>We believe the proposed size, shape and boundary of the neighbourhood plan to include four separate areas of residential properties is inconsistent with other examples of neighbourhood plans we are consulted on and doesn’t really relate to the rest of the locality.</p> <p>The railway operational land including permanent way (track) separates the four residential area which appear to have different characteristics in themselves.</p> <p>Notwithstanding these comments it is however likely that that once land is not required for operational railway purposes</p>
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			<p>in the future Network Rail will commit to carrying on a full and comprehensive masterplanning exercise using specialist consultants and will carefully consider design and appropriate mixes of uses for future development as well as engaging with stakeholders in this development.</p> <p>Therefore in conclusion the site area and boundary as currently proposed doesn't accord with the government guidance when considering the boundaries of a neighbourhood plan. We therefore request that all Network Rail land is removed from this neighbourhood plan area.</p>
83	Trudi Anderson	Resident	After reading your consultation on the proposed Neighbourhood Area boundary, I agree with the proposed neighbourhood boundary.
84	Susie Gretz	External resident	I am a supporter of the Friends of Wormwood Scrubs, and wish to express my support for the designation of the Old Oak Neighbourhood Forum -which should include the entirety of the Scrubs, including Linford Christie Stadium and the hospital car park.

85	Shona Elrick	Unknown	<p>I would like to register my interest in preserving artists studios and creative spaces - as these are under treat by luxury regeneration housing schemes. I would like to suggest to include affordable housing with 1-3 beds so that families can stay and become community. When I say affordable , it should be access able to people who work in the jobs equatable to public sector wages.</p> <p>Homes and workspace that build community should be priority.</p>
86	Caroline Sauzier	Unknown	<p>This is to confirm that I fully support the OONF and believe it's important for our community today and future communities tomorrow. I also agree with the boundaries propose</p>
87	Jane Dreaper	Unknown	<p>I'm writing to express my strong support for the establishment of this forum. I think that such a body is vital for proper local representation and involvement in decision-making while the area undergoes significant transformation. It would also allow a more coherent vision for the area to develop - and would demonstrate a strong commitment to community engagement by the planning authorities.</p> <p>I am proud to have lived in this fabulous community for almost 10 years and I'm in awe of the many positive things that go on here. But I know we could achieve so much more that would be in everyone's interest if we could proceed with the opportunities that a forum and neighbourhood plan would allow.</p>
88	Linda Hartley	Unknown	<p>I support the Old Oak Common Neighbourhood Forum and plan. I support the idea and boundary across Ealing and Hammersmith and Fulham boroughs.</p>
89	Nick Pole	Resident	<p>As a resident of College Park, I am strongly in favour of the proposal to designate the Forum. The scale and duration of the planned redevelopments in this area necessitate a clear channel for the expression of local concerns, especially with regard to traffic solutions and the large number of proposed high-rise apartment blocks on Scrubs Lane.</p>
90	Pippa Jones	External resident	<p>I strongly support the formation of the OONF and for this group to develop a neighbourhood plan for the area.</p> <p>As developments continue in this area, and those who don't live here form big ideas about what it should be like, it is critical that the needs of, impact on and views of local people are properly understood. A neighbourhood forum and plan are the best way to do this. Well-planned developments should benefit business and community - a forum and plan will inform planning as well as providing a voice for locals and holding developers to account, resulting in better use of land and not damaging the life of residents.</p> <p>The St Helen's forum and St Quintin plan has been successful at engaging local people and planning appropriate development that will improve life for locals. It has strengthened the neighbourhood and promoted sensible and sensitive development that improves life through development rather than imposes development on locals that reduces quality of life and neighbourhood.</p>

			I am happy that the designated area is as shown, adjacent to other neighbourhood forums with which they will consult.
91	Annie Hanson	Resident	<p>I am very much in favour of the proposed Neighbourhood Forum and Area application and agree with the proposed boundary.</p> <p>The proposal sees the need to create a vibrant and attractive community that is pleasant to live in and also supports young artisans by providing and maintaining workshop and studio spaces. It mentions that housing needs to be affordable and great care needs to be taken of the wonderful green spaces of Wormwood Scrubs.</p> <p>This development is a great opportunity to create an award winning scheme of which the population and developers can be proud</p>
92	Elvira Sanchez Almeida	Resident	I agree with the proposed boundary for OONF. In the last years we have seen how our surroundings have started dramatically changing with massive developments. I think this NF could help shape and protect the interest of the neighbours within the boundaries and also the ones benefiting from the spaces part of the metropolitan open land within the boundary.
93	Kei Iino	External resident	I am a resident of the Brickfields area neighbourhood adjoining the proposed Old Oak Neighbourhood Forum and my family and I am a user of Wormwood Scrubs Common and Linford Christie Stadium. I support the creation of the OONF within the proposed boundaries, since I believe it will increase accountability over the land-use democratically that are very important to my quality of life in the neighbourhood.
94	Gigi de Courcy Swoffer	External resident	As a local resident with many concerns regarding the future of my neighbourhood, due to the current plans and possible future plans for building in the Old Oak area, I am writing to say that I thoroughly support the proposed boundaries of the Old Oak Neighbourhood Forum to include Wormwood Scrubbs Common and Linford Christie Stadium.

95	Gilat Levy	External resident	<p>I am a resident of the area adjoining the proposed Old Oak Neighbourhood Forum and I am a frequent user of Wormwood Scrubs Common and Linford Christie Stadium.</p> <p>I very much support the creation of the Old Oak within the proposed boundaries. I strongly believe that this will increase transparency as well as democratic accountability over the land-use of these spaces. These spaces are important to my everyday life in the neighbourhood and for keeping me active and happy.</p>
96	Elaine Gristock	Resident	<p>I would like to show my support for the proposed Old Oak Neighbourhood Forum and Plan.</p> <p>Alongside all of the physical development and construction that is planned, there is a great deal of potential for positive change in the area within the proposed boundary. We have strong community representatives and it's essential that they're given the ability to work together for the good of all. This would make the difference between simply constructing a huge project and planning a huge community.</p>
97	Mark Gristock	Resident	<p>As a resident of Goodhall Street, I think this is a fabulous idea that will not only bring all local groups affected by HS2 together but will allow us to have a single, more powerful voice - something that should help both residents and those involved in planning HS2.</p>
98	Pablo Navarrete	Resident	<p>I am a member of TITRA (The Island Triangle Residents Association). I am writing to state that I support the idea of an Old Oak Neighbourhood Forum and the boundary (across Ealing & Hammersmith & Fulham boroughs) that they propose to the OPDC's consultation.</p>
99	Wanda Piontek	External resident	<p>As a local resident and user of Wormwood Scrubs I support the creation of the Old Oak Neighbourhood Forum. I am always keen to learn of development in the area.</p>
100	Liza Figueroa-Clark	Resident	<p>I am a member of TITRA (The Island Triangle Residents Association). I am writing to state that I support the idea of an Old Oak Neighbourhood Forum and the boundary (across Ealing & Hammersmith & Fulham boroughs) that they propose to the OPDC's consultation.</p>
101	Sharon	External resident	<p>This is to confirm that I fully support the Old Oak Neighbourhood Forum and believe it's important for our community. I also agree with the boundaries proposed.</p>
102	Smita Davé	External resident	<p>I live in W12 close to Wormwood Scrubs, very close to the proposed Old Oak Neighbourhood Forum. I have been in this area for some 30 years and have always been a frequent user of Wormwood Scrubs Common. I run too and am also associated with Linford Christie Stadium through various community sports especially a local youth football club that has become a vital part of this area for the last 10 years or so. I am completely in favour of the creation of the OONF within the proposed boundaries. I am hopeful that this will safeguard and maybe even increase democratic accountability over the land use of these spaces that are very important to our neighbourhood.</p>

103	Boko Inyundo	External resident	I have, for over 11 years, been a resident of the area adjoining the proposed Old Oak Neighbourhood Forum (OONF) and I, my wife and 2 children are frequent users of Wormwood Scrubs Common and Linford Christie Stadium. We very much support the creation of the OONF within the proposed boundaries, and sincerely believe it will increase democratic accountability over the land-use of these spaces that are very important to my and my children's everyday life in the neighbourhood.
104	Carmel Shirley	External resident	I am in favour of the inclusion of the LCS in the neighbourhood forum.
105	Liza Perschke	External resident	Please accept this email as my support of the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.
106	Jack Perschke	External resident	Please accept this email as my support of the designation of the old oak neighbourhood forum and the proposed boundary of the old oak neighbourhood area.
107	Sarah Abrahart	Resident	I fully support the implementation of the Old Oak Neighbourhood Forum and feel the boundary is appropriate & represents the interests of residents and local business. It is essential that this proposal is approved.
108	Simon Flemington	External resident	I support the idea of establishing the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood plan. It is essential for local people to have their say in local development plans. I live on the edge of the planned area.
109	Mickey Kaufmann	External resident	I support the designation of the old oak common neighbourhood forum and the proposed boundary for an old oak common neighbourhood.
110	Jane Ahrahart	Resident	I fully support the proposal for an Old Oak Neighbourhood Forum and believe the boundaries and representations are entirely appropriate.
111	Richard Stokes	External resident	I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area.
112	Lee Newman	External resident	I would like to add my voice in support of the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area.
113	Ciara and Ludovic Solmi	Resident	The Old Oak Neighbourhood Forum is a good idea which We support. Having a neighbourhood area that runs across areas of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities and it will help residents come up with local-level ideas that support and enhance the wider strategic redevelopment of the Old Oak area.

114	Rachel Abbis	Unknown	This email is to support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
115	Karin Koenig	Unknown	support the foundation of the Old Oak Neighbourhood Forum. It is vital that residents have at least a say that is considered when planning the neighbourhood and its boundaries and the height/density of buildings.
116	Andre Shapps	External resident	As a resident of Brickfields, the area bounded by Pavilion Terrace, North Pole Road, Shinfield Street and the railway, I would very much like to express my support for the creation of OONF. While our streets are just outside the area, we use the Scrubs and indeed Linford Christie Stadium and believe that the formation of the neighbourhood forum would enable its members to enforce democratic accountability over the area, which is essentially the lungs of this part of London.
117	Caroline Roots	Unknown	As a local resident, I am increasingly concerned that the intense development which appears to be proposed for Scrubs Lane and the Old Oak site is inappropriate. As often happens with such proposals nowadays, the emphasis is on density with no regard to architectural merit or the long term effects of such development on the immediate or wider local area. Too often there is little thought as to the enhancement of the area visually or culturally, and benefits to the whole community (schools, medical facilities, transport etc) which may appear in preliminary plans too often get diluted or disappear as projects develop and money gets tight. The model for regeneration shows that it is not always carried out to the benefit of those already living in an area, let alone those expected to live in the new development. Too often the scale (in terms of size of towers as well as housing density) of the development is out of keeping, the individual housing units poorly designed and mean and the increased population puts a heavy burden on transport (this is woeful now and there appear to be no plan on the table to ameliorate the situation - or to serve the proposed development) and all other facilities. There is always an argument to be made to find housing for people. It is a politically charged subject and needs addressing. How it is addressed, however, particularly here, is why the forum should exist. That there would be no significant local concern (you underestimate the demographic) is unacceptable. A neighbourhood forum which can develop a neighbourhood plan, speak for locals who care about the area and its reasonable redevelopment, are happy to see the area enhanced and could comment upon the plans to the benefit of all who live - and will live - locally is a thoroughly good idea and should be supported. To reduce the area of concern (already manoeuvres are undermining this boundary) is unacceptable. A robust and rational community voice has a right to be heard.

			If it is not allowed to come into being, this would seem to be a silencing of public opinion, a thoroughly undemocratic position to adopt.
118	Dimitrios Makromallis	Unknown	I write to say that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
119	Belinda Shand	External Resident	I wish to add my support to local residents wanting to prepare a neighbourhood plan for Old Oak. I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area. I believe that neighbourhood plan offers local people the best chance to have some influence on the future of Old Oak, the UK's largest regeneration area, and an area that has enormous significance for me and all residents of this area.
120	Barry Dodd	Unknown	This email is to say that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
121	Victoria Hollertz	Resident	I write to give my support to the proposed Old Oak Neighbourhood Forum. I'm supportive of the plans emerging from OPDC, and if anything, think that work should be accelerated to get homes built. However, I agree that how the space is used and what is built at Old Oak requires input from local residents. A Neighbourhood Forum gives residents an opportunity to get involved and have their voices heard via another mechanism that isn't the planning authority. Also, living locally, in Old Oak and knowing the area well, the proposed boundary of the Forum area seems sensible and appropriate and includes many of the areas I would consider my neighbourhood.
122	Tania Martin	External Resident	I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary. I live on the other side of Wormwood Scrubs and will be affected by any development in Old Oak Area. The Neighbourhood Forum will ensure that the development will be community led

123	Julie Jones	External resident	<p>I frequently use the Linford Christie Stadium and Wormwood Scrubs Common, both of which are extremely important to the mental and physical wellbeing of many people in the surrounding area. It is rare to get such a huge undeveloped space full of wildlife such as the Scrubs, in the middle of London, whilst the Linford Christie stadium should be developed to realise its full potential as a fantastic centre for athletics, and not left to become rundown and then most likely sold on to the highest bidder for private use and private profit.</p> <p>For this reason I am in very strong support of the creation of the OONF and the boundaries it proposes, as it means ordinary people will have a democratic voice in what happens to these spaces, which are vulnerable and need to be protected.</p>
124	James Osborne	External resident	<p>I would like it to known that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.</p> <p>This whole area needs a guardian of it's soul and the neighbourhood forum will do that.</p>
125	Susan Wilson	External resident	<p>I write to support the proposals to designate the Old Oak Neighbourhood Forum and its proposed boundary. I live in North Kensington and walk daily on the Wormwood Scrubs. I have lived here for twenty-two years.</p>
126	Michelle Fine	Resident	<p>I am in favour of a neighbourhood forum in light of the developments in the Old Oak and Park Royal Area, so residents may have a voice to protect our area and community.</p>
127	Miranda Donovan	Business	<p>I am writing in support of the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.</p>
128	Lucinda Palmer	External resident	<p>I am a North Kensington Resident. I am writing to support the proposals to designate the Old Oak Neighbourhood Forum and its proposed boundary. This boundary is important.</p>
129	Celia Toler	Resident	<p>I support the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.</p>
130	Danny Lane	Business	<p>This email is to show our support the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.</p>
131	Caro Millington	External resident	<p>I am responding to the consultation on the future of Old Oak.</p> <p>I fully support the designation of the Old Oak neighbourorhood forum, and the proposed boundary of the Old Oak neighbourhood area.</p>
132	Helen Wallenda	Resident	<p>I would like to register my support for the Old Oak Neighbourhood Forum.</p>

133	Jeannette Davidson	Unknown	I am a local resident and I support the proposals to designate Old Oak Neighbourhood Forum and its proposed boundary.
134	Thomas Newman	External resident	Please be advised that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
135	Peter Blegvad	Business	I believe that a Neighbourhood Forum is a good idea for people who live and work in the area whose lives will be affected by the development. I approve of the boundaries the OONF suggests.
136	Rachel and Ivan Mulcahy	External resident	We support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary. in particular we are concerned about the boundary being shrunk.
137	Stephen Williams	Business	I support the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.
138	Franca Cereghini	External resident	I support the proposals to designate the Old Oak neighbourhood Forum and its proposed boundary.

139	Old Oak Friends and Residents Association	Community Group	<p>We the Officers of Old Oak Friends and Residents Association would like to establish a Neighbourhood Forum which encompasses the following area, see map attached, and comprises of the roads which constitute the Resident's Association, viz:</p> <p>Begonia Walk, Bentworth Road, Braybrook Street, Cactus Walk, Du Cane Road (west), Erconwald Street, Fitzneal Street, Foliot Street, Heathstan Road, Henchman Street, Hilary Road, Maurice Street, Melitus Street, Norbroke St, Old Oak Common Lane, Osmund Street, Primula Street, Stokesley Street, Terrick Street, Westway, Wulfstan Street</p> <p>The reasons for establishing the Neighbourhood Forum are summarised below.</p> <p>1 - The 54 acres of land which the Old Oak Estate and surrounding area occupies was given by the Ecclesiastical Commissioners for the provision of some 1000 homes. The land had belonged to the Church of St Michael and All Angels, Kensington, and construction of the Old Oak Estate began in 1905, and was completed in 1923 under the Addison Act, otherwise known as 'Homes fit for Heroes.' The development was the first Garden Estate in the country, comprising of several distinct styles of homes, all of which are considered to be of important architectural merit, and subject to Conservation Orders.</p> <p>The Old Oak Friends and Resident's association consists of 21 roads, and is open to Tenants and Residents, as well as Friends of Old Oak, alike. At the last AGM we had approximately 35 members in attendance, see list attached. OOFRA's constitution reflects the homogeneous nature of the estate, and it's unique history. We are desirous to establish a Neighbour Forum, and to develop a neighbourhood plan, that will benefit the community, and attempt to address the challenges that the area faces.</p> <p>2 - The boundary chosen for the Neighbourhood Forum encompasses the estate's residential dwellings, and community buildings, including the Community Centre and Church. It also includes the picnic area (which belonged to the Mission Church Scout Troop, Braybrook St), adjacent to Braybrook Street and Old Oak Lane, and the play-area immediately in front of Braybrook Street.</p> <p>It is felt that Wormwood Scrubs (excluding the picnic and play areas) and the Train Terminus / Development site / Linford Christie Stadium should not be included within the Old Oak Village Neighbourhood Forum boundary. This is because the Scrubs, and the land occupied by the terminus / development, Prison, Hospital and Linford Christie Stadium etc, has been shared by the local community, as well as herders and drovers, and the military, since the 19th Century. For this reason we would also ask that these areas be excluded from any other Neighbourhood Forums that may claim them, so that all communities may comment equally in regards to their future.</p> <p>3 - We are aware that there are plans to establish another Neighbourhood Forum, which encompasses Old Oak Estate,</p>
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			<p>Wells House Road, The Island / The Triangle Estate, Midlands Terrace, and the Wesley Estate. Given the unique history of Old Oak Estate, as mentioned above, we do not wish to be included within this Neighbourhood Forum. Furthermore we do not believe these areas are collectively homogeneous enough to constitute a single neighbourhood forum, as they are architecturally very diverse, and have no shared facilities, or community to speak of. As such it might be better that they constitute smaller Neighbourhood Forums, reflective of their own unique history, and the challenges that they face.</p>
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140	Robin Gardiner	External Resident	<p>I live on Highlever Road, W106PP and I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area, which includes the Cargiant/London & Regional Property 46 acre site, as well as the Linford Christie stadium.</p> <p>In view of the recent catastrophic fire at Grenfell Tower in Latimer Road, any further plans for high rise, high density buildings should be opposed and rethought.</p>
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141	Lucia Zucchetti	External Resident	<p>I am a resident of W10 and I am affected by proposed changes in the Wormwood scrubs/Scrubs lane and surrounding area.</p> <p>This is an email to say I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.</p>
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142	Edward Gretton	External Resident	This is to let you now that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
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143	Selywn Midgen	Business	<p>I would like to add my support as one of the artists affected by these proposals.</p> <p>I fully support the designation of the Old Oak Neighbourhood Forum including the suggested boundary for the area to be contained within this neighbourhood.</p> <p>It is one of the most important aspects of the present Planning System that local people affected be allowed to have some say on the decisions affected by the proposed development</p>
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144	Sophie Cogan	Unknown	Please add my name to the list of supports for the Old Oak Neighbourhood Forum and it's proposed boundary.
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145	Tom Ryland (Hammersmith Society)	Unknown	<p>We are writing in support of the establishment of the proposed Old Oak Neighbourhood Forum and Plan.</p> <p>The Hammersmith Society is the over arching amenity society covering the northern half of the London Borough of Hammersmith and Fulham. This is defined by the old Metropolitan Borough of Hammersmith and includes Barons Court to the south and College Park and part of OPDC site to the north. The Society was founded in 1962 and is a member of the London Forum for Civic and Amenity Societies</p> <p>The Hammersmith Society seeks to promote excellence in the built environment and architecture in the borough, and preserve and enhance the historic environment and assets where they exist. We seek to improve the urban environment in Hammersmith by promoting public interest in townscape, by campaigning and working with the private developers, local and national authorities. Our membership includes both individuals and local groups concerned about the built and natural environment in Hammersmith. More detail about the Society can be found on our website www.hammersmithsociety.wordpress.com.</p> <p>The forum will represent the views of those living or working in the Old Oak area, most of whom support the need for redevelopment of this underused area of London.</p> <p>The setting up of a forum and neighbourhood area is not an exercise in nimbyism. In the vote at a referendum on a draft neighbourhood plan, voters will be fully aware of all the implications. Much improved access to public transport, and the consequential impact on property values in areas such as College Park and the Old Oak Estate, will play a big part.</p> <p>That said, we are advised that the members of the interim forum have sensed so far is that local people want genuinely 'good growth' rather than 'growth at any costs'. They do not want 'more of the same' in terms of poorly designed residential towers, and development without social and community infrastructure and sufficient open space.</p> <p>This requires some discrimination and foresight when decisions on planning applications are made. We consider that Cargiant/L&R Properties have shown such foresight, in reducing the densities proposed in their own masterplan from 9,000 to 6,300 housing units and in the thought and consultation that has gone into it. On the evidence to date, we have less confidence in the decisions of the OPDC Planning Committee.</p> <p>We ask that that you consider our points below:</p>
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While this Society broadly supports the OPDC Draft Local Plan – with specific reservations - we think that it is unusually prescriptive and detailed. It includes policies, site allocations, roads and routes which (in policy terms) will lock in development proposals at Old Oak North and in the surrounding area over a long period. We currently await the release of the Regulation 19 Submission Version of the Plan, but do not expect it to differ significantly from the initial Regulation 18 release.

The OPDC Local Plan will be adopted in a context of huge uncertainties, which have increased as a result of last week's Election. The form of Brexit to be pursued, and the impact of this on the UK economy, is now up in the air. Uncertainty seems likely to continue to contribute to a falling housing market in London.

Many of London Borough planning departments have to date proved to be unenthusiastic about Neighbourhood Planning, seeing it as an unwelcome complication. We think that this view is not shared by local politicians and MPs, who recognise the need for some rebalancing of power within the English planning system and for the voice of local people to be given greater weight as envisaged in the Localism Act 2011.

While London has been slower than the rest of England to see Neighbourhood Planning take off, we endorse the view that this will change. There are over 330 Neighbourhood Plans in place across England and over 100 forums in London working on draft Neighbourhood Plans.

We understand that the London network of Neighbourhood Planners at www.neighbourhoodplanners.london will be contributing to the review of the London Plan and also watching closely what happens at Old Oak. A Neighbourhood Plan as part of the development plan for a major regeneration area will be a novelty, as compared with what happened at Kings Cross and Battersea/Nine Elms/Vauxhall. But we agree it to be something that many Londoners will support.

In putting together a neighbourhood plan, the Old Oak Neighbourhood Forum should be able to respond swiftly to any changes in the context for the OPDC area. A Neighbourhood Plan has to be consulted on and independently examined, but the timescales for these stages are shorter than the equivalents for a Local Plan. If and when change happens (as it inevitably will) draft policies and site allocations can be adjusted much more quickly than is the case in a Local Plan.

The process of modification or revision of a Neighbourhood Plan has been streamlined through provisions in the new Neighbourhood Planning Act, granted Royal Assent in the final days of the last Parliament.

We endorse the proposed Plan Area for the Old Oak Neighbourhood Plan. However we understand that CarGiant/L & R Properties are considering objecting to the inclusion of Old Oak Plan from the area. We think this would be a negative

step as there could be scenarios in which an Old Oak Neighbourhood Plan is a positive help to ambitions for Old Oak Park.

The balance of power between developers, planning authorities, and local people remains very one-sided. The 'basic conditions' for a Neighbourhood Plan require 'general conformity with the Local Plan.

An over-detailed and prescriptive OPDC Local Plan which seeks to lock into place in 2017 every aspect of a future Old Oak, over two decades of uncertain future, seems to be a misguided approach.

We feel that the OPDC should trust its local residents to have a positive approach and therefore you should encourage the formation of the Neighbourhood Forum.

146	Thames Valley Harriers (Tim Dye)	Business	<p>I am writing as Chairman of Thames Valley Harriers (TVH). TVH is one of the UK's most successful athletics clubs. We operate out of Linford Christie Stadium (LCS), where we use the track and field facilities and where we have a clubhouse, on a site leased from the council.</p> <p>We have considered the proposed Neighbourhood Forum and Plan. We are very sympathetic to the objectives of the proposers. Nevertheless, we have concluded that we do not support the proposal for the Old Oak Neighbourhood Forum and Plan. The Scrubs in general and LCS in particular are obviously of great benefit to the local community as defined in the proposed Neighbourhood. Our membership is made up significantly of local people - many of whom come from within the proposed Neighbourhood area, but many also from the wider area of London and beyond. We are a club that competes nationally and internationally: the facility is of benefit to and is used by many people from beyond the proposed Neighbourhood area. As such, we do not think that it is appropriate for the Scrubs and LCS in particular to be included within it.</p>
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147	Cargiant (Jonathan Smith, DP9)	Business	<p>Firstly, we would like to say that we support the formation of a Neighbourhood Forum. We have greatly welcomed the organisation of the local community groups through the GUA and have found it extremely useful to have so many community organisations and community leaders to talk with. We have liaised closely with the individuals and groups involved in the proposed Neighbourhood Forum and we were pleased to see specific praise for our approach and consultation activities in the application document.</p> <p>Since first launching the project in December 2014, the Old Oak Park team has carried out four phases of consultation and each has included a programme of exhibitions and separate meetings with key representatives of the local community. In fact we have held dozens of such meetings as we are committed to genuine engagement.</p> <p>Over 1,000 people have attended our events and we have made real changes to our designs as a direct result of the engagement and in response to the feedback received, including retaining the Rolls Royce building, introducing a new canal basin and prioritising high quality green and open spaces by reducing the number of homes.</p> <p>The result of all this consultation is a masterplan which is now fully advanced and once we have resolved the issues surrounding the funding and location of key infrastructure, our intention is to submit a planning application during 2018.</p> <p>However, we are writing to request that the proposed boundary be revised so that it does not include the Old Oak Park site. We are conscious that the OPDC is bringing forward its own Local Plan, which the Interim Neighbourhood Forum has contributed to. There will already therefore be a Local Plan out for consultation and our own Masterplan proposals which will see further consultation, both at pre-application stage and once the planning application is submitted. We believe it would be an unnecessary duplication of work to then have a separate Neighbourhood Plan being developed covering the same area, and that the Local Plan and masterplan planning application remains the best route for local community involvement going forward. Relevant guidance recognises that a Forum is just one way to ensure local community engagement, with Local Plans and direct pre-application engagement also representing valid routes where they offer genuine participation in the process. We believe that is the case here.</p> <p>In normal circumstances a local authority plan is often lacking detail or can be out of a date when a Neighbourhood Forum wishes to develop proposals for its area. However that is clearly not the case here, given the extremely detailed level of planning which is being undertaken by both the OPDC and ourselves, and the commitment to genuine local consultation.</p>
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We do not have a view on the other areas proposed for the Neighbourhood Forum boundary, other than to note that our site differs considerably in character from some of the other areas within the boundary. We are a major regeneration site which will address strategic as well as local needs, compared to the established residential areas and areas of open space that the proposed boundary also encompasses. This is relevant to the statutory tests regarding the appropriate boundary for the Forum area, which the OPDC will no doubt need to consider. However, our comments are driven by a positive belief that our engagement strategy to date is a successful model that we wish to continue throughout our planning process, and so for the reasons stated we do not believe it to be appropriate for the Forum area to cover the Old Oak Park site.

On Wednesday 7 June we met with representatives of the Old Oak Interim Neighbourhood Forum to express our support for the formation of the Forum and to explain our position on the boundary. At this meeting we committed to continuing our engagement and close working with the Forum going forward. We explained that if the Old Oak Park site is excluded from the Neighbourhood Forum boundary we would keep consulting with the Forum as if the site was in the boundary. Equally, if the Forum and area is designated as proposed, we will engage positively with the Forum to secure the best outcome for our site and for the area.

148	David Semple	Resident	<p>I am an Old Oak resident and support the Old Oak Friends and Residents Association's plan to establish a Neighbourhood Forum, encompassing the residential streets south of Wormwood Scrubs Park, with Old Oak Common Lane to the west, the streets above Westway to the south, and stretching as far east as Scrubs Lane.</p> <p>The Old Oak estate is of huge architectural importance – the homes were built from 1905 onwards, as Lloyd George's 'Homes fit for Heroes' and the estate is Britain's first Garden Estate. It looks magnificent, has a wonderful sense of community and I think it's important we have a Neighbourhood Forum to help develop a neighbourhood plan.</p> <p>It also makes sense for this Neighbourhood Forum only to incorporate the Old Oak Estate, as it is a unique, homogenous area, in many ways unchanged for over a century. While surrounding areas were heavily bombed in the Second World War, the Old Oak Estate has much the same shape and appearance as it had before the war, and I feel it needs a Neighbourhood Forum to give it a unified voice.</p>
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149	Robin Wilson	External resident	DESIGNATE THE OLD OAK FORUM AND ITS PROPOSED BOUNDARY!! and do not allow the requests of developers to exclude the Linford Christie site and the 46 acres (!) owned by Cargiant.
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150	Pat Tebay	Resident	<p>I believe that the neighbourhood forum is a great idea, as it will benefit new & existing communities as it is redeveloped. As I have lived in the area best part of my life I welcome change, especially if it benefits residents.</p>
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151	Jane and Paula Edmund	Resident	<p>The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help residents come up with local-level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
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152	Janie Duncan	Resident	<p>The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across parts of Ealing & Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help residents come up with local level ideas that support OPDC's strategic redevelopment of Old Oak.</p>
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153	Imogene Foss	External resident	I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
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154	Heather Farrar	External resident	I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area. the local area cannot support any more traffic
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155	Daniel Jones	Resident	<p>I believe that the Old Oak Neighbourhood Forum & Plan to be a good idea that will benefit new and existing communities through the redevelopment.</p> <p>We need to ensure that we have local policies that will help our local residential areas and start up companies thrive.</p>
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156	Marie Somerville	Resident	<p>Old oak neighbourhood forum is a good idea for existing residents who sometimes feel Left out. Having a neighbourhood area that runs across parts of Ealing, Hammersmith & Fulham boroughs will benefit new and existing communities during this very large redevelopment. The neighbourhood plan will help residents and enable them to come up with local-level ideas that support the OPDC's strategic redevelopment of Old Oak.</p> <p>Remember people matter.</p>
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157	Alessia Stevani	Unknown	<p>I'm writing to give my support to the creation of an extended neighbourhood area spanning Ealing and Hammersmith & Fulham.</p> <p>I hope this will ensure that residents can be consulted across matters covering surrounding areas, not just their own.</p> <p>The Old Oak area is uniquely situated on the border of 3 boroughs: Ealing, H&F and Brent and is affected by a number of issues originating in all these areas.</p>
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158	Eileen Walsh	Resident	<p>The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help residents come up with local level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
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159	Alexandra McKenzie	External Resident	I would like to state that I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary.
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160	Jane and Sarah Ahrahart	Resident	<p>We are Residents living in Old Oak, and support the Old Oak Friends and Residents Association in the initiative to establish a Neighbourhood Forum which encompasses the following area, see map attached, and comprises of the roads which constitute the Resident's Association, viz:</p> <p>Begonia Walk, Bentworth Road, Braybrook Street, Cactus Walk, Du Cane Road (west), Erconwald Street, Fitzneal Street, Foliot Street, Heathstan Road, Henchman Street, Hilary Road, Maurice Street, Melitus Street, Norbroke St, Old Oak Common Lane, Osmund Street, Primula Street, Stokesley Street, Terrick Street, Westway, Wulfstan Street</p> <p>The reasons for establishing the Neighbourhood Forum are summarised below.</p> <p>1 - The 54 acres of land which the Old Oak Estate and surrounding area occupies was given by the Ecclesiastical Commissioners for the provision of some 1000 homes. The land had belonged to the Church of St Michael and All Angels, Kensington, and construction of the Old Oak Estate began in 1905, and was completed in 1923 under the Addison Act, otherwise known as 'Homes fit for Heroes.' The development was the first Garden Estate in the country, comprising of several distinct styles of homes, all of which are considered to be of important architectural merit, and subject to Conservation Orders.</p> <p>The Old Oak Friends and Resident's association consists of 21 roads, and is open to Tenants and Residents, as well as Friends of Old Oak, alike. OOFRA's constitution reflects the homogeneous nature of the estate, and it's unique history. We are desirous to establish a Neighbour Forum, and to develop a neighbourhood plan, that will benefit the community, and attempt to address the challenges that the area faces.</p> <p>2 - The boundary chosen for the Neighbourhood Forum encompasses the estate's residential dwellings, and community buildings, including the Community Centre and Church. It also includes the picnic area (which belonged to the Mission Church Scout Troop, Braybrook St), adjacent to Braybrook Street and Old Oak Lane, and the play-area immediately in front of Braybrook Street.</p> <p>It is felt that Wormwood Scrubs (excluding the picnic and play areas) and the Train Terminus / Development site / Linford Christie Stadium etc should not be included within the Old Oak Village Neighbourhood Forum boundary. This is because the Scrubs, and the land occupied by the terminus / development / Prison, Hospital and Linford Christie Stadium etc, has been shared by the local community, as well as herders and drovers, and the military, since the 19th Century. For this reason we would also ask that these areas be excluded from any other Neighbourhood Forums that may claim them, so that all communities may comment equally in regards to their future.</p>
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161	Karin Derstroff (TfL)	Landowner	<p>Please note that the following comments represent the views of Transport for London (TfL), who is responsible for strategic transport co-ordination in Greater London. These comments are made entirely on a 'without prejudice' basis and represent TfL's views on the specific neighbourhood area application, as well as wider protocol issues around TfL's role in the Neighbourhood Planning process. You should not interpret them as indicating any subsequent Mayoral decision on any planning application based on any proposed scheme. Furthermore, these comments also do not necessarily represent the views of the Greater London Authority.</p> <p>Old Oak Area Application</p> <p>TfL recognizes the important role that neighbourhood planning plays in enabling local communities to shape and promote development in their area. Given its very nature, as a transport operator, employer and owner of land, assets and infrastructure across London, TfL has an interest in facilitating the neighbourhood planning process in Old Oak.</p> <p>However, the area submitted by the Interim Forum for designation covers a large and complex brownfield site and includes the existing East Acton station; the area for potential new London Overground stations at Hythe Road and Old Oak Common Lane; the proposed HS2 / Great West Mainline / Crossrail (Elizabeth Line) station; and the Crossrail depot. It therefore contains existing and proposed transport infrastructure of both London-wide and national importance, beyond the proposed neighbourhood area boundaries. The proposed infrastructure is technically complex to develop and TfL therefore has concerns that neighbourhood planning may not be the most appropriate process to shape the future of these major infrastructure sites, whilst ensuring these vital transport projects are deliverable and viable.</p> <p>In addition, TfL notes that part of the proposed neighbourhood plan area is brownfield land, which is currently used for commercial and industrial purposes, combined with a number of residential communities in North Hammersmith, lying on the edge of the OPDC boundary. Regeneration aspirations for the area envisage the nature of Old Oak Central to change substantially, with higher residential and employment densities and changes in the nature of jobs. TfL therefore acknowledges that while some areas are indeed appropriate to be designated as neighbourhood plan areas, the proposed area in its entirety may not be due to inherent differences in character. This is not in accordance with the DCLG</p>
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		<p>Neighbourhood Planning Practice guidance, which suggests the ‘physical appearance or characteristics’ of the neighbourhood as one of the criteria for assessing the suitability of a proposed neighbourhood planning area.</p> <p>In summary, while TfL recognises and supports Central government’s aspirations to enable local communities to shape their local area, TfL would like to express concerns with regards to the suggested boundary. TfL considers residential areas in the fringe of the plan area appropriate to form a neighbourhood forum and prepare a neighbourhood plan, yet it does not consider the proposed area in its entirety to be appropriate for the purposes of neighbourhood planning. TfL therefore advises that the boundary should be revised to designate a smaller plan area that excludes the areas of existing and proposed transport infrastructure, and the most technically challenging large development sites, in order to form a more coherent neighbourhood. TfL has been working with the OPDC and boroughs to develop the Old Oak and Park Royal Local Plan. To support this work, TfL has also carried out a Strategic Transport Study for Old Oak Common and is currently conducting a review of the surface links proposed to date. TfL would welcome the engagement with local community groups, however, it would like to avoid the neighbourhood forum undertaking separate work with regards to linkages that could repeat or duplicate activities undertaken or underway, as suggested in the application document. TfL will need to consider how to maintain a dialogue with the community groups over the coming months and years, to ensure the local knowledge is captured as designs develop.</p>
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162	Stuart McCaffer	Resident	<p>The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help residents come up with local level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
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163	Cheryl Aldridge	Resident	<p>As a local resident within the Old Oak Neighbourhood, I am writing to support the idea of the Old Oak Neighbourhood forum.</p> <p>As the development area crosses borough boundaries, I think it would be especially useful to have a neighbourhood area, with local representation and participation, that also runs across the affected parts of the Ealing and Hammersmith & Fulham boroughs. Such a forum will benefit both those of us already living in the area, and the new communities that will grow as new housing is developed and populated.</p> <p>The Neighbourhood Plan will help residents to come up with local-level ideas which will support the OPDC's strategic development of Old Oak.</p>
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164	Chris Paulsen	External Resident	I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary, as it's important that local people have a say in matters that affect them.
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165	Eileen Hannington	Resident	<p>The Old Oak Neighbourhood Forum is a good idea, having a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs will benefit new and the existing communities as this area is redeveloped in the future. The Neighbourhood plan will help residents come up with local level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
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166	Fiona Gallagher	Business	I support the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area
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167	Fleur Melville	Resident	<p>I believe that the old oak neighbourhood forum is an excellent idea and I support it fully. As this area is continued to be developed having a forum that represents residents from both Ealing and Hammersmith and Fulham boroughs will benefit all and give a much needed voice and unification of an already strong community presiding in all areas of the Old Oak Lane development area. We want to work alongside the OOCd and contribute to strategic redevelopment of Old Osk.</p>
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168	HS2 Ltd (Ryan Ward)	Business	<p>We have read the designation application documents and welcome the applicant's recognition of HS2 as a national infrastructure project and of the High Speed Rail (London-West Midlands) Act 2017 ("the Act"). The applicant's proposals recognise the planning powers conferred by the Act and acknowledges that proposals relating to works contained in the Act will be excluded from any provisions made/policy proposals in any Neighbourhood plan. However, we note that the character of the HS2 station site is different to the rest of the proposed area. Subject to the provisions outlined above, HS2 Ltd has no further comment to make on the proposed designation at this time, other than reiterating that any Neighbourhood Plan should not include policies or proposals relating to the HS2 safeguarded land area or works subject to the Act. Hs2 Ltd would welcome the opportunity to review the forthcoming iterations of any emerging Neighbourhood Plan information, and engaging with the applicants at an appropriate future point.</p>
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169	Laura Maniura	External Resident	<p>I live on Highlever Road, W10 6PP and I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area, which includes the Cargiant/London & Regional Property 46 acre site, as well as the Linford Christie stadium.</p> <p>In view of the recent catastrophic fire at Grenfell Tower in Latimer Road, any further plans for high rise, high density buildings should be opposed and rethought.</p>
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170	Daniela Geatti	External Resident	I support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary. the boundary is important as not to be shrunk
171	Harriet Hedden	Resident	I would like to confirm that I support the designation of the Old Oak neighbourhood forum and the proposed boundary of an Old Oak neighbourhood area.
172	Gerard Gleeson	Resident	The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across parts of both Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help residents come up with local level ideas that support the OPDC's strategic development of Old Oak.
173	Theokritos Papadopoulos	Resident	I would like to confirm that I support the designation of the Old Oak neighborhood forum and the proposed boundary of an Old Oak neighborhood area.
174	Interim Old Oak Forum (Mark Walker)	Community Group	<p>In response to the OPDC designation consultation, I'm writing to express my support for an Old Oak Neighbourhood Forum and Plan based around the proposed boundary that encloses communities totalling 7,000 people across Ealing and Hammersmith & Fulham boroughs.</p> <p>Local communities welcome the redevelopment of Old Oak. We are impressed by the detailed consultations and engagement from the OPDC staff at every level since the corporation was set up. We think too that amid ongoing reduction of councils' funding/resources, individual local boroughs cannot develop such a large area strategically and with such an open approach.</p> <p>We believe, however, that neighbourhood planning is an invaluable way to enhance this area's development, by drawing on local knowledge and insight, for six main reasons.</p> <p>1) An Old Oak Neighbourhood Forum means collaboration, not opposition We believe that our neighbourhood forum / boundary is an appropriate area for neighbourhood planning and a practical way to channel the best thinking and insights from local communities.</p> <p>We noted at our interim Forum's presentation of the concept to the OPDC Planning Committee in February 2017 some unease among committee members: Colin Haylock said that such plans had caused a kind of 'trench warfare' between</p>

certain Local and Neighbourhood Plans. In contrast, Old Oak Forum members are not interested in opposing the area's redevelopment (many residents want, for example, to see more social housing built) as we are a series of small communities with modest resources - we don't have the closed minds or ungenerous spirit that other communities have shown in trying to halt development; our areas need it. It's accepted by everyone involved in the forum that any Old Oak Neighbourhood Plan must be in general conformity with the OPDC Local Plan – there is no reason for committee members to portray our application as creating threats to redevelopment led by the corporation. In addition, we emphasise that the interim Forum policy is already to comment on OPDC strategic plans and it does not intend to respond to individual planning applications.

We believe that the fears expressed by planning Committee members in February (and in subsequent discussions) betray their background in big development projects and a lack of experience in dealing with small communities that are working together to assume a positive role in the area's revival.

2) Appropriateness of Forum Area for designation

Development on this scale will transform West London and Old Oak but in ways that go well beyond the purview of planning teams: the proposed area is appropriate for neighbourhood planning since its boundary was chosen after months of consultation between the residents' groups involved and because of the clear commonalities between these residential enclaves.

These small communities are and will be affected by a whole raft of development & associated factors - including HS2's construction, accommodating HS2 contractors' workforces, new TfL stations in Old Oak, rapidly-increasing HMO rental levels, pressure on parking, and impacts of the rapid Gypsy Corner gyratory development and so on. These impacts extend well beyond the OPDC's remit and will last for many, many years, even decades. Many of these factors require dedicated monitoring and enforcement from now onwards. Therefore, co-operation between small enclaves backed by the corporation, is essential to their cohesiveness and survival, rather than a case of local communities trying to 'shadow' the OPDC Local Plan area and set itself up to oppose development.

3) Information-sharing by the interim Forum supports community engagement

The interim Old Oak Neighbourhood Forum has operated for 18 months. Its meetings are attended by existing communities' residents associations, community groups, developers, new residents of the area and residents from outside its boundary. Members have been heartened by the practical discussions, updates for attendees and common thinking across the communities; people support the redevelopment and helping gain a sustainable role for existing communities within it. More than that, OPDC partners, including developers such as QPR / Genesis Housing, have

taken the opportunity to present their plans to the Forum as part of their ongoing community engagement and found the sessions rewarding.

The Forum is already making a practical contribution to the process of engagement between public bodies, development teams and residents.

4) Neighbourhood-level input enhances strategic development

The OPDC Local Plan, which provides a strategic development framework for 20 years, inevitably deals with the development area as a series of zones (e.g. Car Giant, etc.) but it cannot address small local-level needs that inevitably "fall between the cracks" of these larger developments.

As an example of ideas dropping through the cracks, we have seen in recent years, rapid approval for offices and accommodation at the Gypsy Corner gyratory as well as the planned Oaklands housing development. Sadly, because of the economics of construction, many of these developments, particularly the smaller ones, are essentially self-sustaining buildings. They create unwelcoming and under-used public spaces around them, most glaringly in the case of the North Acton gyratory. However much a developer such as QPR/Genesis might plan to 'animate' its Oaklands site with 'events', these are non-planning initiatives and do not make up for the fact that the cluster looks inwards and its green space is integral for occupiers and leaves a lack of wider connectivity around the building. In effect, Oaklands has already 'locked out' existing communities and misses the opportunity to create easily visible public / green space. We believe that a neighbourhood plan can help enhance such developments in sensible and subtle ways instead of residents' suggestions to ameliorate the buildings' design demonstrably being shut out.

Forum members know from discussions going back several years with the OPDC and developers that building at Old Oak will inevitably go forward in tranches, especially given the complexity of the Old Oak Common Station site and in view of site infrastructure/funding challenges that developers face in parts of the zone. As result, this 'gaps in development' issue will arise in many forms in the future.

5) Neighbourhood planning identifies hyper-local development opportunities

Mining diverse communities' knowledge takes a long time. Important ideas from communities will develop outside of a OPDC formal plan, however well it has been researched. Since running the interim Neighbourhood Forum, I have been excited to hear of, for example, neighbourhood plan policies that have allowed change of use for retail units to allows business and arts venues to thrive. We know of artists and makers in the Wesley Estate that don't have local resources to

develop and exhibit their work; we believe that some very small-scale neighbourhood planning could build in such facilities at low cost in the future.

On a more vexed borough-level question, the Old Oak Conservation Area has in the last 18 months seen Ealing Council approve homeowners' irregular development applications that are changing the fundamental character of entire street facades and rooflines and, in one case, impinging on a public area. These changes are spoiling the area's appeal for new residents and its continued use as a film location for Ealing Studios and other production teams. These intrusive changes could have been easily amended and even avoided if Ealing Council showed more imagination and was not under continued massive pressure to rubber-stamp development in East Acton. We believe that under neighbourhood planning, policies could be written that sensitively balance such needs, allowing property owners to extend buildings or build vital extra living space without undermining the area's essential aesthetic appeal and character.

In another example, residents across Old Oak like the idea that (aside of Imperial College's start-up accommodation) there are already three start-up company spaces on the Old Oak Lane/Victoria Road – the CoClub, the Coworking space and the Collective – that together represent a ready-made start-up strip or community in Old Oak. A Neighbourhood Plan could build in small-scale, highly-targeted building use ideas that would make entrepreneurship / micro-business set-up even more attractive and workable in this area. This type of approach will be needed to make such activity viable over time since the redevelopment of zones such as Olympic Park in East London has been seen to price small firms out of their original area.

These local improvements / future possibilities would be the direct results of or opportunities from sensible neighbourhood planning policies that tease out additional benefits from strategic development without opposing it or hampering the development process.

6) Sustainable communities – beyond planning

Many Old Oak Neighbourhood Forum personnel have spent years of campaigning for better local services at the edge of three London boroughs with widespread industrial sites. These members know from daily experiences that building sustainable communities is as much about putting in place sensible neighbourhood-level policies or running street-level initiatives like renovation of green spaces. These activities might well escape the attention of a planning authority completing a Local Plan with such a big remit and massive job creation and housing delivery targets.

As an LPA, the OPDC will take developers' strategic, zoned, plans to the approval stage but there are many 'phases' of

building new districts beyond planning which will need local community insight and input. As an example of building resilient communities, the Forum wants to investigate the possibility of putting in policies that could help to limit the unauthorised / illegal over-development of rental properties such as HMOs or unregistered houses. This isn't a case of nimbyism, the existing Old Oak area is defined by small, communities that are friendly, diverse and open but they are already being overwhelmed by the sheer numbers of transient working people renting properties. Self-interested landlords have no interest in these residential area' cohesion and their tenants, crammed into small flats, cause many types of antisocial behaviour. Residents in these communities are already having to report and monitor such behaviour and sometimes criminality on a daily basis.

Residents across Old Oak are already seeing that boroughs such as Ealing Council lack the resources to regulate such developments and strike a balance between different groups' living needs. Forum members are constantly seeing examples of such issues: Wells House Road residents have acted to stop criminal behaviour by HMO tenants and some been threatened with violence as a result. My own association helped the council and local police to safeguard a local tenant who feared for his safety because of a fellow occupant's behaviour. The questions that communities across Old Oak are now spending an excessive amount of time dealing with, centre on how many times will such street-level interventions have to be repeated across these communities in the months and years ahead? Who will respect communities and enforce regulations when councils seem to lack the resources to manage them? Who, aside of these street-level trends, will find the time to deal with stakeholders? In the case of HS2, its construction and tunnelling work will transform this area but its community engagement has already been wholly inadequate, to the point of alienating many local residents groups.

We believe that a sensible and manageable approach for all parties is for a neighbourhood forum, working alongside the OPDC and local boroughs, to provide some clearer thinking and sensible collaboration with local government bodies to address these challenges from now. It will certainly be a much better use of local government and its partners' community support and enforcement resources.

Summary – a Neighbourhood Plan that supports the OPDC's work

The Old Oak Neighbourhood Forum is providing a practical forum for local people to understand and support the area's redevelopment and we urge the corporation to designate our application and area boundary.

The Forum will collaborate with and enhance the strategic development guided by the OPDC and brought forward by developers and public organisations.

Its input will also form an essential part of building resilience for communities that are already on the brink of being overwhelmed by development from HS2 developments in Old Oak and non-strategic development of the North Acton gyratory. It will also help, through small-scale ideas, new communities and microbusinesses in larger zones to put down lasting roots and survive. These are 'grass roots' interventions that 20-year strategic plans cannot see or activate.

Despite local people's anticipation of an exciting new Old Oak, there is an unprecedented level of development by national / regional /borough bodies, focused on a few small wards and enveloping small housing enclaves. The scale of such change demands a joined-up local neighbourhood planning and representative body. This model will give local people a more 'manageable' picture of what is development is going on and its implications and opportunities, because it is community-led and filters information for local people to digest.

Sadly, London's authorities still do not recognise the extent to which Old Oak residents are overwhelmed by a near-daily diet of developers' consultations, diary requests, meetings and promotional information. Nor do City Hall and local councils acknowledge that many boroughs' departmental services – especially enforcement – are already unable to mitigate almost any development's impacts on Old Oak residents - such as pressure on transport, anti-social behaviour from multi-tenanted properties and pressure on parking spaces.

An Old Oak Neighbourhood Forum and Plan will harness local knowledge and small-scale planning policies to support the OPDC's work. It will lift the 'consultation burden' on these communities and provide the best planning outcomes for new ones that join them - while channelling their creativity and knowledge. A Neighbourhood Forum is the only local residents' body that can realistically perform this crucial role in Old Oak. The Mayor's Review of the OPDC called for an innovative approach by the corporation to community engagement; this forum provides a vital foundation for this recommendation to be met.

175	Ana Parfin	Resident	<p>I am writing to support the set up of an Old Oak Neighbourhood Forum&Plan. Having a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities as this area is redeveloped. The Neighbourhood Plan will help the residents come up with local-level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
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176	Gráinne Palmer	External Resident	<p>This email to is to officially voice my support for the proposals to 'designate the Old Oak neighbourhood forum', i.e., to extend its boundary so that local residents in North Kensington can also have a say over plans for all developments in the area, because our lives will be significantly affected by them.</p> <p>Like many of my neighbours, I'm very concerned about having a voice in the plans for Old Oak and the surrounding area. I use Big and Little Scrubs regularly, North Pole Road and White City and am very affected by the already increased congestion on local roads and their support systems. I'm also very worried about other ramifications of increased housing density in this around here, especially in connection with health, education facilities, transport, traffic, and open space.</p> <p>Recent events have also highlighted the dangers of high rise residential buildings and raise many questions about their safety.</p>
177	Devika Dass	External Resident	<p>I currently live off Latimer Road W10 and feel that the new development will affect me.</p> <p>I therefore support the proposals to designate the Old Oak neighbourhood forum, and its proposed boundary. The boundary is important, given that other respondents will be asking for this to be shrunk so as to leave out their own development sites.</p>
178	Greater London Authority (Brianne Stolper)	Government Body	<p>Thank you for consulting the Mayor of London on the designation of the Old Oak Neighbourhood Area.</p> <p>Please note that the following is an officer response only:</p> <p>National Planning Policy Guidance (NPPG) sets out detailed guidance on all aspects of neighbourhood planning including designating a neighbourhood area. Paragraph 33 sets out possible considerations when deciding boundaries of a neighbourhood area and includes:</p> <ul style="list-style-type: none"> • 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 the area is wholly or predominantly a business area
- 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

I am of the opinion that the area proposed for designation does not meet at least some of the guidelines above for the following reasons:

Size of proposed area

Although there is no guidance regarding the size of a neighbourhood plan area, the size proposed at around 270 ha is unprecedented and seems far larger than what would normally be considered a neighbourhood. The merits of designating such a large area are unclear. For example, the neighbouring St Quintin and Woodlands Neighbourhood Area is 42 ha in size and seems more in keeping with NPPG guidance.

Character of the area

It is evident that the characteristics of the proposed area encompass many different types of uses, buildings and scales. This includes residential, Metropolitan Open Land (MOL), a cemetery and crematorium, industrial sites and large scale rail infrastructure. It is difficult to understand what characteristics tie these different land uses together as they are clearly extremely disparate and diverse in nature and cannot be considered consistent in style. Even the residential areas are distinctly different in style, from Woodmans Mews, a classic post war estate to the pre First World War Old Oak Estate and the Victorian cottages of The Island Triangle.

Part of a coherent estate

Similar to above, it cannot be said that the proposed area forms all or part of a coherent estate either for businesses or residents. The proposed area includes businesses, residential, MOL and major rail infrastructure which, in my opinion is contrary to what could be considered all or part of a cohesive neighbourhood area. One of the most puzzling aspects is that the residential area to the west of Old Oak Common Lane has not been included within the proposed boundary. It is similar in character to the east of Old Oak Common Lane and together they would form a contained and natural neighbourhood area in itself.

Boundary defined by infrastructure and natural or physical features

There seems to be no logical reason for the proposed boundary. The proposed boundary cuts through St Mary's and Kensal Green Cemeteries, where it should either include or exclude the whole area, using the natural border of the cemeteries as a boundary; Wormwood Scrubs provides a natural boundary as do the railway tracks and canal but these have not been used as boundaries for the proposed neighbourhood area. There are areas that have been excluded to take account of HS2 construction compounds, however there does not seem to be much of a rationale for the proposed boundary other than trying to include residential areas on the fringe of the OPDC area.

Wormwood Scrubs and St Mary's Cemetery

Wormwood Scrubs is designated as Metropolitan Open Land (MOL) and in the London Plan, MOL has the same protection as Green Belt land (see policy 7.17). In addition, Wormwood Scrubs is protected by the Wormwood Scrubs Act 1879, which gives rights to the public to enjoy it in perpetuity and it is therefore one of the most protected public open spaces in London. The inclusion of Wormwood Scrubs within the proposed boundary of the Old Oak neighbourhood area is therefore considered unnecessary as no development can take place and it already has the highest statutory protection. It is consequently hard to understand what purpose would be served by including Wormwood Scrubs within the neighbourhood boundary. Similarly, it is considered unnecessary to include St Mary's Cemetery, and part of Kensal Green Cemetery within the proposed boundary as cemeteries are protected against development through London Plan policy 7.23.

179	Leo Davis	Resident	<p>This seems to me a good idea to have a neighbourhood area that runs across parts of Ealing & Hammersmith & Fulham boroughs. It hopefully will benefit the existing and new communities as the area is redeveloped.</p> <p>It will be helpful to residents to be involved and support OPDC's redevelopment of the Old Oak area.</p>
180	Martina Margetts	External Resident	<p>I strongly support the designation of an Old Oak Neighbourhood Forum, and the proposed boundary of an Old Oak neighbourhood area. Local people need to have a voice in the planning of this new part of London.</p>
181	Marta Donaghey	Resident	<p>I am writing to you in support of setting up an Old Oak Neighbourhood Forum.</p> <p>To have a Neighbourhood Plan would be crucial for the existing local communities by allowing them to be involved in the strategic development of Old Oak.</p>

			Having a proposed neighbourhood area running across parts of Ealing and Hammersmith & Fulham will benefit new and existing communities as the redevelopment takes place.
182	Johnnie Everton	Resident	<p>I believe the Old Oak Neighbourhood Forum is a great idea.</p> <p>As due to the area being redeveloped it would be great to have a neighbourhood area that runs across parts of Ealing and Hammersmith & Fulham boroughs and will benefit old and new as this area redeveloped.</p> <p>Hopefully this will help residents come up with local level ideas that support the OPDC's strategic redevelopment of Old Oak.</p>
183	Owner of 151 Scrubs Lane (Adam McConaghy (CBRE))	Landowner	<p>The landowner is in general terms supportive of the document and welcomes the Forum as an opportunity to continue to strengthen their relationships within the community; we do however wish to submit representations regarding the extent of the proposed Neighbourhood Area, and the implications this may have on the effectiveness of the forthcoming Neighbourhood Plan.</p> <p>The proposed Neighbourhood Area covers much of the eastern half of the Old Oak and Park Royal Development Corporation area, combined with a number of residential communities in North Hammersmith (London Borough of Hammersmith and Fulham). This is an extensive area for which a Local Plan is already forthcoming in the form of the OPDC Local Plan.</p> <p>It is stated at Paragraph 0.5 of the consultation document that the Old Oak Interim Neighbourhood Forum has already contributed to the preparation of the OPDC Local Plan, and as such have already influenced forthcoming policy within the wider area. We consider that any new Neighbourhood Plan for the area would be more effective if it was more focussed on areas which are directly occupied, used and enjoyed by the local community, given that an up-to-date Local Plan for the wider area is forthcoming and has been influenced already by the Neighbourhood Forum.</p> <p>The boundaries of the proposed Neighbourhood Forum are considered best drawn around existing neighbourhood and recreational areas. To include strategic sites already identified within the wider OPDC framework, to which the Forum has been, and will continue to be, consulted on adds an additional layer of policy in respect of future development which has the potential to delay development and the strategic delivery of sites within this key regeneration and growth area.</p> <p>Given the strategic nature of the OPDC area, it is considered strategic sites should be guided by the overarching OPDC policy, and not Neighbourhood Policy which, while an important and valuable part of the planning process, is by its very nature concerned primarily with local issues and the local community, and not strategic aspirations. Given the geographical position of the sites at the edges of the proposed Neighbourhood Area boundary, we consider it is logical and sensible to adjust these boundaries to omit these sites, for the reasons we have detailed above.</p>
184	Owner of 203 Old Oak Common Lane (Adam	Landowner	<p>The landowner is in general terms supportive of the document and welcomes the Forum as an opportunity to continue to strengthen their relationships within the community; we do however wish to submit representations regarding the extent of the proposed Neighbourhood Area, and the implications this may have on the effectiveness of the forthcoming Neighbourhood Plan.</p>

	McConaghy (CBRE))		<p>The proposed Neighbourhood Area covers much of the eastern half of the Old Oak and Park Royal Development Corporation area, combined with a number of residential communities in North Hammersmith (London Borough of Hammersmith and Fulham). This is an extensive area for which a Local Plan is already forthcoming in the form of the OPDC Local Plan.</p> <p>It is stated at Paragraph 0.5 of the consultation document that the Old Oak Interim Neighbourhood Forum has already contributed to the preparation of the OPDC Local Plan, and as such have already influenced forthcoming policy within the wider area. We consider that any new Neighbourhood Plan for the area would be more effective if it was more focussed on areas which are directly occupied, used and enjoyed by the local community, given that an up-to-date Local Plan for the wider area is forthcoming and has been influenced already by the Neighbourhood Forum.</p> <p>The boundaries of the proposed Neighbourhood Forum are considered best drawn around existing neighbourhood and recreational areas. To include strategic sites already identified within the wider OPDC framework, to which the Forum has been, and will continue to be, consulted on adds an additional layer of policy in respect of future development which has the potential to delay development and the strategic delivery of sites within this key regeneration and growth area. Given the strategic nature of the OPDC area, it is considered strategic sites should be guided by the overarching OPDC policy, and not Neighbourhood Policy which, while an important and valuable part of the planning process, is by its very nature concerned primarily with local issues and the local community, and not strategic aspirations. Given the geographical position of the sites at the edges of the proposed Neighbourhood Area boundary, we consider it is logical and sensible to adjust these boundaries to omit these sites, for the reasons we have detailed above.</p>
185	Yvonne Hat	Resident	Old oak forum
186	Queen's Park Rangers (Oliver Carr (Hepher-Grincell))	Landowner	<p>Summary of Representations</p> <ul style="list-style-type: none"> - The area identified is not appropriate for a neighbourhood forum as it is not a recognised neighbourhood, rather a collection of more widely dispersed communities. The proposal is therefore not in accordance with National Planning Practice Guidance. A neighbourhood forum is not the best way for the voices of the various communities within them to be heard. - If the Neighbourhood Forum does progress, then the area it covers should be more tightly drawn and limited to the exiting residential areas, which are predominantly to the west of the Old Oak Regeneration Area. It is not appropriate for the Neighbourhood Forum to include the core Old Oak Regeneration Area (with its complex series of development and infrastructure issues) within its boundary. It is also inappropriate to try and include the existing significant areas of Public Open Space or community facilities, as these serve all of London and not just the local communities.

- The Local Plans for both the OPDC and LBHF remain in draft therefore it is premature to seek to progress a Neighbourhood Plan at this time.

We expand on these points below with reference to the sections within the designation document.

Executive Summary and Context

Whilst it is important that the local community continues to be consulted in connection with the emerging OPDC Local Plan, this has already been taking place effectively with the various resident's groups and in fact, elsewhere in the designation document (paragraphs 10.3 and 10.4) it states that these groups will continue to operate in their own right in any event. The aims set out in paragraph 0.5 can be achieved through these established channels of engagement of with the OPDC (and LBHF) and the addition of a Neighbourhood Forum is unnecessary.

Contrary to the statement made in paragraph 0.8, we consider that a Neighbourhood Forum for Old Oak has the potential to cause delay and confrontation with the emerging Local Plan process. We also do not agree with the comments made in paragraph 0.9 that the Neighbourhood Forum will offer an effective and focused means for future engagement.

Introduction

Regarding paragraph 1.4, the commentary on the OPDC plan provides sufficient a forum to engage and shape policy in the area. Most parts of the area are due to fundamentally change and it is pre-emptive to set a neighbourhood forum at this stage.

As to paragraph 1.5, fundamentally, the area identified is not one neighbourhood but rather a collection of different communities that do not readily connect. This is highlighted by the comments in paragraphs 10.3 and 10.4 that confirm that these communities will continue to act independently and lobby for their own points of interest. We do not consider that this accords with the National Planning Practice Guidance on neighbourhood forums.

As regards paragraph 1.6, we agree with the view expressed by the OPDC Officers that it is not appropriate for a Neighbourhood Forum to seek to include such a large and nationally significant regeneration project. The scale and complexity of the development being proposed is beyond the scope of Neighbourhood Planning.

Similarly, in paragraph 1.7, sustainable urban development that is supported by the public can be achieved with consistent engagement with the OPDC and consequently does not require a Neighbourhood Forum. It is also the case that the Local Community is directly represented on the OPDC Board.

Boundary and Size of the Proposed Area

If a Neighbourhood Forum does progress, then the area it covers and its boundary need significant amendment. What has been proposed has been drawn in an arbitrary manner taking in a very large area that includes a series of smaller distinct communities and does not represent an established neighbourhood.

As stated, the OPDC Regeneration Area is of both London-wide and national significance. It raises a number of complex challenges that are not appropriate for a Neighbourhood Plan. The OPDC has been set up to take this forward

and while it is appropriate for the local communities to be involved as proposals develop, it is not appropriate for the Neighbourhood Forum to influence the process by including it within the Neighbourhood Boundary.

The proposed boundary also contains many areas of significant existing open space and public facilities. These include St Mary's Cemetery, Little Wormwood Scrubs, Wormwood Scrubs and the Linford Christie Stadium. These are all existing public amenities or facilities that serve a wide catchment of London and beyond and not just the communities within the proposed Neighbourhood boundary. These areas are also already protected by existing planning policies such as Metropolitan Open Land and are within public control. It is therefore both unnecessary and inappropriate for these areas to be included.

Therefore, we suggest that a more appropriate boundary would be drawn tightly around the existing residential areas that primarily lie to the west of the main Old Oak Regeneration area.

Likely Scope of an Old Oak Neighbourhood Plan

As regards the points made in paragraph 4.1, it is considered that residents in the various communities identified can make a contribution without the need for a Neighbourhood Forum and a Neighbourhood Plan.

Paragraph 4.5 acknowledges the complexities and uncertainties that surround the Old Oak Regeneration. If the Forum does proceed, the Neighbourhood Plan should focus on the existing residential communities as suggested, but this should be the limit of the Plan's influence.

Involvement of Local Businesses and with Developers

Paragraph 7.3 mentions the consultation held to date with QPR. QPR continue to pursue plans to relocate from Loftus Road and to progress other regeneration projects in the Old Oak area and will continue to engage with local communities in connection with these plans.

A Phased Approach to Neighbourhood Planning at Old Oak

As regards paragraph 8.1, it is our view that the formation of a Neighbourhood Forum and Plan as proposed will have the potential to obstruct, delay and complicate the Old Oak Regeneration. This is unnecessary and would be very unhelpful for what is already an extremely complex proposal.

If the Forum does progress, its focus should only be in connection with the area identified in paragraph 8.3, namely the existing communities, and not the wider area. The timing of the development of the proposed Plan is also premature as the OPDC's Local Plan is still at a relatively early stage. Any Neighbourhood Plan should be delayed until the overarching planning policy framework of the Local Plan has been confirmed.

We consider that paragraph 12 is incorrect in that both the OPDC and LBHF provide residents with an appropriate forum to make a coherent contribution to the planning of the Old Oak area. Further, it is not the case that if the proposed neighbourhood boundary was varied it would send out a negative signal. We consider that the opposite is true. A reduced boundary as we suggest would show that the neighbourhood planning was being focused on the existing communities, rather than seeking to over stretch its influence.

			<p>Consultation on the Proposed Boundary of an Old Oak Neighbourhood Area</p> <p>The Old Oak Regeneration Area is of London wide and National significance. The large areas of open space and leisure facilities formed by Wormwood Scrubs, Little Wormwood Scrubs, St. Mary's Cemetery, and the Linford Christie Stadium are there to serve all of London. Therefore, it is inappropriate for such a small number of local interest groups to decide whether these should be included.</p> <p>Establishment of an Old Oak Neighbourhood Forum</p> <p>It is the case that the proposed neighbourhood area consists of a number of different communities, not a recognised neighbourhood. In terms of the need for a Forum, paragraphs 10.3 and 10.4 are significant. They confirm that there are already established groups that have a substantial voice and it is intended they will continue to be heard independently. Their influence will not be enhanced by a Neighbourhood Forum or Plan.</p> <p>The comparison in paragraph 10.7 with the St. Quintin and Woodlands Neighbourhood Forum highlights our criticisms of the proposed Old Oak Forum. St. Quintin and Woodlands Neighbourhood Forum covers a defined neighbourhood and a much more focused geographic area. That neighbourhood is much better suited to a neighbourhood forum and plan that could deal with issues local to the neighbourhood and not seek to unduly influence aspects that were beyond their community.</p> <p>Conclusion</p> <p>The proposed Neighbourhood Forum is not a recognisable neighbourhood area. It is a collection of smaller established communities that are distinct from one another. The proposal does not accord with National Planning Practice Guidance. We do not think the formation of a Neighbourhood Forum will enhance the ability of these local communities to influence the planning of the area. It is also inappropriate for the Forum to seek to unduly influence such a wide area that is either earmarked for nationally significant regeneration or protected already for the people of London.</p> <p>We urge both the OPDC and LBHF to reject the proposed Neighbourhood Forum. However, if the Forum does proceed, the boundary requires significant amendment. It should be limited to existing communities and not include the Old Oak Regeneration Area. It should also not include areas that provide a much wider service to London and are already more than adequately covered by other planning policy and legislation, such as Wormwood Scrubs and the Linford Christie Stadium.</p>
187	Pendle Harte	Resident	<p>I am writing in support of the formation of a neighbourhood forum.</p> <p>The Old Oak Neighbourhood Forum is a good idea. Having a neighbourhood area that runs across areas of Ealing and Hammersmith & Fulham boroughs will benefit new and existing communities and it will help residents come up with local-level ideas that support and enhance the wider strategic redevelopment of the Old Oak area.</p>

188	Matt Poore	Resident	I really think the old oak neighbourhood forum is a great idea. The involvement of the local residents in local level ideas that support the OPDC's redevelopment of old oak is very important
189	David Curtis-Donnelly	Landowner	Latymer Upper School is landowner of approximately 8 acres of sports field at the southern tip of the proposed Old Oak Neighbourhood Area. The site is at the junction of Wood Lane and Du Cane Road. Recently , we were made aware of the application and wish to make a representation on a number of issues. Firstly, we feel the Neighbourhood Forum has not taken reasonable steps to secure membership for each category required in Section 61 F(7)a. If we had been notified in good time, early in the process, we would have wished to be represented on the forum. Secondly, we feel the statement of why the designated area is appropriate is flawed and does not represent an established Neighbourhood as well as being disjointed and linked to the Old Oak Regeneration Area. Furthermore, we are of the opinion the formation of a Neighbourhood Forum is premature particularly in light of participation in OPDC and HS2. The area itself is both disjointed and in our opinion to large and would not truly represent local residents and businesses in the spirit of the Neighbourhood Forum Localism act. The boundary encompasses significant areas of open space and public facilities including a cemetery, the Scrubs and Linford Christie stadium. These facilities, as our own, benefit from a broad catchment far wider than the local area. All are protected by other planning policies such as Metropolitan Open Land act.
190	Proposed Stonebridge Park and Park Royal Centre Neighbourhood forum (John Cox)	External Resident	<p>I wish to object to the proposed Old Oak Neighbourhood Forum boundary, on account of the clash with our own proposed Stonebridge and Park Royal Centre Neighbourhood Forum boundary.</p> <p>Our proposed boundary is enclosed.</p> <p>We have reached the requisite 21 members, and have already submitted our plan to LB of Brent, and will very soon do so to the OPDC (like tomorrow!).</p> <p>Senior members of the OONF have known about a possible border clash since spring 2016, when we described in detail our proposed border with them.</p> <p>Essentially, on Acton Lane we want the complete electricity substation site, and everything north of the northern edge of back gardens on the northern side of Wesley Avenue (where, incidentally, I lived for 10 years).</p>

We believe the links between Stonebridge and Park Royal Centre are strong enough to form a 'neighbourhood' under the Localism Act.

Two GP surgeries are also about to move from Stonebridge, and near Stonebridge in Craven Park, to Central Middlesex Hospital, strengthening the link even further.

We have members in Park Royal, close to Acton Lane.

ASDA is 'our' local low-cost supermarket.

We wish to include Acton Lane and the frontages on both sides of that road in our plan, to:

(1) enhance the urban nature of Acton Lane around Harlesden station (rather than its current barren and hostile nature), and

(2) improve the street scene from there to the ASDA/CMH crossroads, as the 'main' railway station link into much of Park Royal. The route should be improved for cycling and walking, and any welcome intensification of the strategic industrial land along there (helped by the closeness of Harlesden station for 'no-car' industrial users) might allow a widening of the existing public highway space at certain places. We wish to humanise Park Royal by discouraging staff car-parking, but accepting daytime vehicle visits in line with justifiable business demands.

191	Ana Padilla	External Resident	<p>it has come to my attention, through neighbours and other local contacts, the proposals for the application to designate the Old Oak Neighbourhood Planning Forum and the Old Oak Neighbourhood Area. As a local resident, I would very much support those plans and would like to add my voice to the proposal.</p> <p>In recent years, the area has seen a rapid change in the structure and demographic, with future projections only likely to impact even further in terms of infrastructure, urban mobility, community cohesion, etc.</p> <p>The proposed formulation for a redefined, wider Planning Forum, would help integrate local voices more effectively and truly reflect the real geographical boundaries to this West London ecosystem.</p> <p>Many thanks for the opportunity to add my name to this initiative, and I very much hope for a successful resolution to the application.</p>
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192	Andrea Peterson and Andy Smart	Resident	<p>As resident/home owners on Goodhall Street, we whole heartedly support the setting up of The Old Oak Neighbourhood Forum and Neighbourhood Plan and its boundary - across the boroughs of Ealing & Hammersmith and Fulham.</p> <p>The Old Oak Forum is an extremely sound and positive idea. It is our belief that the establishment of a neighbourhood area will be of significant benefit to both the existing communities and the new communities that will come in to existence in the area as its development progresses.</p> <p>The Neighbourhood Plan will enable residents to come up with ideas at a 'local level' to support the OPDC's strategic redevelopment.</p>
193	Amanda Jermain	Resident	<p>We are Residents living in Old Oak, and support the Old Oak Friends and Residents Association in the initiative to establish a Neighbourhood Forum which encompasses the following area, see map attached, and comprises of the roads which constitute the Resident's Association, viz:</p> <p>Begonia Walk, Bentworth Road, Braybrook Street, Cactus Walk, Du Cane Road (west), Erconwald Street, Fitzneal Street, Foliot Street, Heathstan Road, Henchman Street, Hilary Road, Maurice Street, Melitus Street, Norbroke St, Old Oak Common Lane, Osmund Street, Primula Street, Stokesley Street, Terrick Street, Westway, Wulfstan Street</p> <p>The reasons for establishing the Neighbourhood Forum are summarised below.</p> <p>1 - The 54 acres of land which the Old Oak Estate and surrounding area occupies was given by the Ecclesiastical Commissioners for the provision of some 1000 homes. The land had belonged to the Church of St Michael and All Angels, Kensington, and construction of the Old Oak Estate began in 1905, and was completed in 1923 under the Addison Act, otherwise known as 'Homes fit for Heroes.' The development was the first Garden Estate in the country, comprising of several distinct styles of homes, all of which are considered to be of important architectural merit, and subject to Conservation Orders.</p> <p>The Old Oak Friends and Resident's association consists of 21 roads, and is open to Tenants and Residents, as well as Friends of Old Oak, alike. OOFRA's constitution reflects the homogeneous nature of the estate, and it's unique history. We are desirous to establish a Neighbour Forum, and to develop a neighbourhood plan, that will benefit the community,</p>

			<p>and attempt to address the challenges that the area faces.</p> <p>2 - The boundary chosen for the Neighbourhood Forum encompasses the estate's residential dwellings, and community buildings, including the Community Centre and Church. It also includes the picnic area (which belonged to the Mission Church Scout Troop, Braybrook St), adjacent to Braybrook Street and Old Oak Lane, and the play-area immediately in front of Braybrook Street.</p> <p>It is felt that Wormwood Scrubs (excluding the picnic and play areas) and the Train Terminus / Development site / Linford Christie Stadium etc should not be included within the Old Oak Village Neighbourhood Forum boundary. This is because the Scrubs, and the land occupied by the terminus / development / Prison, Hospital and Linford Christie Stadium etc, has been shared by the local community, as well as herders and drovers, and the military, since the 19th Century. For this reason we would also ask that these areas be excluded from any other Neighbourhood Forums that may claim them, so that all communities may comment equally in regards to their future.</p> <p>3 - We are aware that there are plans to establish another Neighbourhood Forum, which encompasses Old Oak Estate, Wells House Road, The Island / The Triangle Estate, Midlands Terrace, and the Wesley Estate. Given the unique history of Old Oak Estate, as mentioned above, we do not wish to be included within this Neighbourhood Forum. Furthermore we do not believe these areas are collectively homogeneous enough to constitute a single neighbourhood forum, as they are architecturally very diverse, and have no shared facilities, or community to speak of. As such it might be better that they constitute smaller Neighbourhood Forums, reflective of their own unique history, and the challenges that they face.</p>
194	Viviane Carneiro	External resident	I support the designation of the Old Oak neighbourhood forum and the proposed boundary for an Old Oak neighbourhood area.
195	Martin Murphy	External resident	I write as a resident in LBHF W12 to support the proposed Old Oak Neighbourhood Plan and Forum and in particular the inclusion within the boundary whole of Wormwood Scrubs and the whole of the Linford Christie Stadium.
196	Regents Network (Del Brenner)	Interest Group	<p>1.1 This application is credible and favourable, and is well thought through and competently produced. It will serve well to give the residents a voice. Engagement of the community, residential as well as commercial, is vital to the production of a well balanced and appropriate development of the area, and which will serve for the long term future.</p> <p>1.2 The proposed area boundary is realistic, and may even be increased, but certainly not reduced. It is necessary to have a good sized and coherent area that covers the requirements of the communities and localities and as can be reasonably managed.</p> <p>1.3 Consideration of lifetime neighbourhoods is not an opposition against development, even mega development that is presaged in the emerging Local Plan for the area. It is about the manner in which any development is carried out. A thoughtful Neighbourhood Forum could assist with improvements to the proposed development scheme, rather than the development tending towards a developer's wish-list. 1.4 With the prospect of over 20,000 new homes planned for the area, the starting point for the development proposals must be the engagement of the community and residents, as after all there will be about 100,000 of them that have to be cared for and satisfied. They will greatly outnumber the</p>

planners, authorities and developers!

1.5 It should be stated that the Old Oak Neighbourhood should not follow other development area of London where the Londoners and well established residents and communities are being driven out.

2. A new neighbourhood with a heart

2.1 The Old Oak Neighbourhood Forum could help to provide a heart to the area, which will surely be focussed on the community, residents, employment and leisure. These days it would not necessarily be focussed around a civic centre, or heaven forbid, a shopping centre (c.f. Stratford errors). Its all about people, rather than focussed on high minded interpretation of policies and options for commercial exploitation.

2.2 And the new Forum will have the satisfying job of avoiding the HS2 and Crossrail terminus being the inappropriate heart. 3. Mind the Gap

3.1 A new neighbourhood forum would not be a substitute for the planning authorities or professional management, but would provide a most appropriate addition towards the advantageous development. Moreover it would fill the glaring gap between the authorities with their preferred developers and the people and communities that are actually going to live there, and hopefully prosper. Planners, officers, strategists, investors and developers live elsewhere! 4. The quality of life

4.1 Apart from the design and construction of the buildings, there is a lot to be said about the quality of life that will be provided and available to the forthcoming community in the area, and of vital importance because of (or rather in spite of) the scale and density of the area that will be home to so many families and businesses.

4.2 There needs to be some fresh thinking about welcoming good neighbours, and preserving and enhancing the quality of life – for the long term.

4.3 A part of the challenge is to counteract the unbalanced pressures from investors and developers who often express their intentions and involvement with reams of paperwork and proposals - and stakeholder engagement - but who are not local, and do not always have the community and locality best interests closely at heart. 5. Mixed development

5.1 The Old Oak Neighbourhood Forum will be in a position to encourage a truly mixed development, with business and commerce an integral presence in the area. This will need to be diverse in order to provide a wide range of jobs and employment for residents, and most satisfactorily embrace the fairly recent but enthusiastically taken-up objective for people to live near where they work, and the important issue of reducing the need to travel (See Appendix 1).

5.2 This does not totally conflict with the clichéd notion of residential being focussed at a transport node so that people can spend hours commuting on overcrowded and uncomfortable transport systems. The Crossrail and HS2 facilities may offer a range of opportunities, but may more likely be engaged in providing an efficient interchange rather than a terminus.

6. The Grand Union Canal

Included in the Old Oak Neighbourhood will be an important section of the Grand Union Canal, which requires more

			<p>suitable and thoughtful attention rather than currently sidelined, albeit sympathetically. 6.1 The historic canal needs to be treated as a special feature and asset to the area, with the more positive understanding that it is a stretch of an historic national asset. The Old Oak Neighbourhood will be host to a mile or so of a 3,000 mile national network. That is a significant responsibility, to care for a national asset, and the Neighbourhood Forum will be well placed to carry out the duty with a measure of respect.</p> <p>6.2 Moreover the Grand Union Canal is a public asset as it is owned by the people, all of us, as it is held through the government in ‘perpetuity for the nation’ as the Parliament proscribes (2012 Waterways Infrastructure Act).</p> <p>6.3 The historic canal may soon have a more active life with the reintroduction of water freight, and a proposition of a ‘21st Century’ freight service is being developed in the area in collaboration with the Park Royal businesses (See Appendix 2). The Old Oak Neighbourhood area will be well placed to take advantage of this exceptional and interesting initiative. 7. Infrastructure</p> <p>7.1 A very worrying issue that has surfaced is the indecision and lack of progressive planning for a comprehensive development and construction of the vital infrastructure to service the extensive development in the area. There has even been talk of retro-fitting some of the utility networks at a later stage of development. Having suffered endless disruptions throughout London with replacement and installing water, fibre optics and electricity etc, it is inconceivable that such disruption should be considered for this huge new development area. 7.2 It is the uncertainty that needs to be dealt with, and a strong and authoritative voice of the community through the Neighbourhood Forum may be able to assist in resolving the potential (but not admitted) problems.</p> <p>8. Conclusion</p> <p>Its all about opportunity, which a Neighbourhood Plan would provide in a reasoned and reliable manner for the development of the area.</p> <p>8.1 It would be a considerable responsibility for the Neighbourhood Team and stakeholders, but with good support they could provide a worthwhile ‘steer’ when working together with the authorities and developers.</p> <p>8.2 The residents and community are the whole reason for the OPDC development in the first place, and the needs and requirements are best dealt with through an organised and proscribed Forum.</p> <p>8.3 The OPDC should not only accept and ratify the Old Oak Neighbourhood Forum and Plan, but should also recognise the value and importance, and necessity, of the Old Oak Neighbourhood Forum if the development of Old Oak is going to match up with expectations.</p>
197	Mark Walker	Community Group	<p>TITRA response to OPDC consultation on Old Oak Neighbourhood Forum designation.</p> <p>The island triangle residents' association (TITRA) supports the setting up of an Old Oak Neighbourhood Forum that covers communities on all sides of Old Oak development zone.</p> <p>TITRA welcomes the OPDC’s strategic focus and detailed consultations for its Local Plan. We believe that the considered development of neighbourhood planning policies will, at a very local level, complement the OPDC’s work. A</p>

			<p>neighbourhood plan will help make new and existing communities fully sustainable as housing numbers rise and ensure that for example, setting up new companies or small arts venues will remain viable in a redeveloped zone with higher property values. The forum has operated as an interim body for 18 months and seen very clear support for OPDC's strategic plans and identified shared aims across the Forum's residential enclaves such as preserving communities, creating green spaces and adding local amenities.</p> <p>There is another important argument for neighbourhood planning. Rapidly-increased development in this area by stakeholders other than the OPDC – ranging from HS2 safeguarded construction sites to private landlords over-developing existing properties for rental – is creating daily challenges in these residential enclaves around borough-level planning policy and enforcement, pollution, HMOs, and parking. Through experience, TITRA does not have confidence in under-resourced boroughs to manage these related issues, despite groups like ours regularly requesting more support from council departments; many residents giving up their own time to report and discourage antisocial behaviour monitor in HMOs and unregistered multi-tenant properties. Sensible street-level policies could help balance existing and new development and reduce drain on the council's enforcement resources.</p> <p>The OPDC will engage with local community over many years but its remit does not include planning enforcement or highways. All these related issues require a residents' body with the local knowledge and good sense to: 1) support strategic development, 2) engineer improvements from sensible neighbourhood planning policies that conform with local planning law and 3) collaborate with the OPDC and councils during planning and post-planning stages to mitigate harmful impacts of unregulated development. TITRA believes that designating a Forum and a Neighbourhood Plan is the best approach to meeting these needs.</p>
198	Fruition Properties (DP9)	Landowner	<p>Fruition properties owns the freehold of the Site which is currently occupied by the Pentecostal City Mission Church and a nursery. A planning application will be submitted shortly for the redevelopment of the Site to re-provide the existing uses along with residential and retail uses. This follows an extensive period of consultation which has included a stakeholder forum held on 13 December 2016 and a public exhibition held on 8 and 11 February 2017.</p> <p>Whilst the Site is within the Old Oak Common Opportunity Area (OOCO), it is within both the London Borough of Brent (LBB) and London Borough of Hammersmith and Fulham (LBHF). The Area as proposed therefore dissects the Site with the LBHF portion falling within the proposed Area whilst the larger LBB portion falls outside of the Area. We do not object to the designation of a Neighbourhood Forum. However, we do question the suitability of the proposed Area give it only includes part of the Site. Given the Area does not include land in LBB we therefore request that the Area is amended to exclude the Site.</p> <p>Furthermore, the Site sits on the very edge of the proposed Area and it comprises a different land use, character and physical form to the remainder of the proposed Area which is predominantly industrial in nature, therefore, the proposed Area could be considered inconsistent with the principles of what defines a coherent neighbourhood area; this requires consistency of scale of buildings, style of buildings, type of land use, grain, and nature and character.</p>

		<p>We wish to maintain a good relationship with all neighbouring residents and businesses including all members of the Forum and this has been reflected by the extensive public consultation exercise undertaken to date as part of the preparation of the redevelopment plans and we will continue to liaise during the course of the application once it is submitted.</p>
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