**Notes - Grand Union Alliance Meeting 14.05.15**

**1. Presentation by UCL Students on Old Oak Common**

Two UCL postgraduate students from a team of six that were working on the concept of Lifetime Neighbourhoods in Old Oak Common, as part of their subject “community participation in cities” (Department of Geography), presented the final version of their project to the GUA meeting. This included a video, a report and the 3-dimentional picture that can be downloaded from here: <https://drive.google.com/folderview?id=0B27hN3-nCu_gfjNyVV9XazZ0ZmU5Y3c2ZHFQWjdFQTk5MzNBcTNub3M1bTlYM01EeFpEVVU&usp=drive_web>

- GUA members raised concerns about the lack of clear infrastructure plans both in the students’ presentation and in the Opportunity Area Planning Framework (OAPF).

- Concerns were raised about a potential focus on the development on housing and how this is related to safety and crime particularly when there is a lack of infrastructure (no GPs, hospitals being closed).

- Students clarified that their project is at an initial stage and expressed the hope that the GUA with future student groups will build on the work they have started in order to produce community alternatives.

- Attendees questioned the students around whether or not the same number of homes being proposed by the OPDC’s high-rise blocks could be accommodated in the lower rise (medium rise) blocks that they had modelled.  Students said that they hadn’t calculated this – and were simply trying to provide a visual impression of what the area might look like with lower/ medium rise blocks.

- Comments were also made about the difference in life walking experience when faced with high-rise building.

**2. Developers plans and relationship with the Old Oak and Park Royal Development Corporation (OPDC)**

- Car Giant and possibly QPR are going to submit planning applications by the end of this year. They intend to produce a Master Plan by September. Attendees questioned why are they are submitting planning applications before the publication of the Local Plan, which is expected to be published in 2016.

- Why is the OPDC allowing the developers to submit planning applications before the publication of their Local Plan? Should we challenge them on this?

- Car Giant and QPR are making presentations to the OPDC before the next Board meeting. The presentations will not be open to the public.

- The planning applications will probably promote a conventional way of development with no sense of delivering Lifetime Neighbourhoods.

- They won’t follow better examples of development such as those taking place in other countries like Paris, Sweden. A big opportunity could be being missed.

- There has been a recent Supreme Court judgement on what is required of public bodies in terms of consultations, particularly important in terms of the need to consider alternatives. Links here to the judgement – <https://www.supremecourt.uk/decidedcases/docs/UKSC_2013_0116_Judgment.pdf> and to a UK human rights blog comment <http://ukhumanrightsblog.com/2014/10/29/consultation-duty-gets-to-the-supreme-court/> This is very important – particularly in terms of the development of the Local Plan and the possibility of community groups presenting alternative proposals.

- Car Giant is contacting groups to speak to them individually. We should ask them to organise a community presentation event with planners and not consultants there to answer the GUA’s questions.

- We should also ask QPR to make a community presentation.

- An OPDC summary of the OAPF consultation mentions that 3.500 people responded to the consultations. From those 3.400 were from QPR fans! The community’s representative voices should have more weight than that of individual QPR fans.

- Should the GUA form a Planning Group to follow the planning applications being considered by the OPDC?

- We should have had a community representative on the Planning Committee of the OPDC.

- In the case of the LLDC around 80% of the land in its boundaries already had planning permission prior to consultation on its draft Local Plan.

- More engagement is required with specific community and business groups that should be part of the GUA.

**2. OPDC Board meeting presentation and relevant discussion**

The OPDC held its first meeting on the 1st April 2015. The meetings are open to the public. The members of the board are as follows:

**Sir Edward Lister** (Chairman), Chief of Staff and Deputy Mayor, Policy & Planning

**Cllr Julian Bell**, Leader of Ealing Council

**David Biggs**, Managing Director, Network Rail

**Cllr Muhammed Butt**, Leader of Brent Council

**Cllr Stephen Cowan**, Leader of Hammersmith and Fulham Council

**Rahul Gokhale**, Chair, Park Royal Business Group

**Professor Debra Humphris**, Vice Provost for Education, Imperial College London

**Simon Kirby**, Chief Executive, High Speed 2

**William McKee**, Chair, Outer London Commission

**Matthew Pencharz**, Senior Advisor for Environment and Energy, Greater London Authority

**David Prout**, Director General High Speed 2, Department for Transport

**Eric Sorensen**, Former Chief Executive, London Docklands Development Corporation and the Millennium Commission

**Amanda Souter**, Chair, Wells House Road Residents Association

- Amanda Souter suggested that GUA members could send through questions that she might ask at board meetings, to Eva to forward to her, after the publication of the board agenda.

- Concerns were raised that the minutes and the agenda are published only 5 days before the meeting which doesn’t give time to community groups’ time to collectively consider the items being discussed.

- Minutes should be published 7 days after each board meeting.

- There was a discussion of whether the GUA meetings should be arranged at a date before the Board meetings.

- Concerns were raised about the potential appointment of Ed Lister as Chair of the OPDC after Boris Johnson’s appointment as MP. It was felt that Lister will not provide the high profile needed and that plans are likely to be rather conventional rather than dynamic.

- We should request for the individual e-mails OPDC Board members should be published. This way community groups can lobby them.

- Hard copies of the materials should be given to community members who request them at the same time that the OPDC members are receive them.

- Reminders of OPDC Board meetings dates should be sent to GUA members.

- The participants of the GUA meeting have agreed that Amanda should raise these concerns. (Please see separate document on this)

**3.** - **Neighbourhood Forum – Harlesden**

A Neighbourhood Forum has been established in Harlesden. Part of the proposed Neighbourhood Area (for which the Forum aims to develop a Neighbourhood Plan) is within the OPDC boundaries. It is a relatively small part of the OPDC area, but does include Willesden Junction. The OPDC encouraged the Forum to wait until their establishment (04/15) prior to making the application. An application for designation of the Neighbourhood Forum and Neighbourhood Area has been submitted to both to Brent Council and the OPDC. Each of the two planning authorities will need to make a decision on whether to agree to the designation. The next stage is that both authorities will need to publicise the application on their websites and a six week consultation period will them commence.

**4. New London Architecture Conference**

JG from Hammersmith and Fulham Historic Building Group provided information about a conference organised by New London Architecture. There will be papers from the conference and JG will produce a report that will be published on their website. Links will be circulated to the GUA network.