

# Grand Union Alliance

# newsletter

Summer 2014

A community network for Park Royal, Old Oak Common, White City and Kensal Canalside development areas

## Main proposed developments

- Redevelopment of Old Oak Common railway sidings with office developments and 24,000 new homes
- A further 11,000 homes built in neighbouring areas
- Creation of 77,000 new jobs
- Construction of the High Speed 2 railway interchange with Crossrail and the West Coast Main Line at Old Oak after 2017
- Completion of the Crossrail east-west London railway's station at Acton Lane
- A North London Railway Line loop at the North edge of Wormwood Scrubs
- A new 40,000 Queens Park Rangers stadium at the heart of the Old Oak Common area

**Grand Union Alliance** is a new organisation that has been set up by a number of community groups and residents' associations from Brent, Hammersmith & Fulham and Ealing in response to the massive redevelopments that are planned for Old Oak Common, Park Royal and neighbouring 'opportunity areas' of White City and Kensal Canalside.

The proposed plans could bring the biggest changes to the area since industry and railways shaped the land in the 19<sup>th</sup> century. It will see a series of development projects including the Mayor of London's proposals for Old Oak Common, creating tens of thousands of new homes as well as a new interchange for the UK's planned High Speed 2 railway.

The developments will bring housing, transport, job and

commercial opportunities.

However, their sheer scale could disrupt or overwhelm local communities and businesses based here.

Grand Union Alliance wants to see a balance between development and meeting local need, supporting existing communities, enhancing what we currently value.

The alliance is working as an informal network. It aims to ensure that local residents, community groups and businesses are well informed about development plans and have meaningful opportunities to influence them. It has developed a Community Engagement Charter and will lobby the London Mayor and the boroughs to adopt this. It is seeking recognition as a key stakeholder group.

## Boris Johnson's proposed 'mini Manhattan'



Impression of Old Oak Common in 2043 - from 'Old Oak: A Vision for the Future', published in June 2013 by the London Mayor, Transport for London and the London boroughs of Brent, Ealing and Hammersmith & Fulham.

London Mayor, Boris Johnson has been widely quoted as suggesting that the area Old Oak Common could become a 'mini-Manhattan with sprouting skyscrapers and unparalleled transport links'. Grand Union Alliance is keen to hear your view on this.

Some early comments about the proposed developments, from local residents and community representatives are set out in the centre pages of this newsletter.

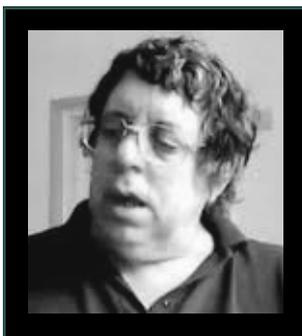
# What do we think about large-scale development?



*"I'm worried that local residents and shops, jobs and facilities will be displaced. I want to see benefit for our community not just the developers."* Jagrati Bhatia, White City resident.



*"If the Grand Union Canal was properly dredged and used for transporting freight it could reduce the number of trucks on the road by 43,000 a year. This might help to keep precious jobs in the area."* Del Brenner, Regents Network



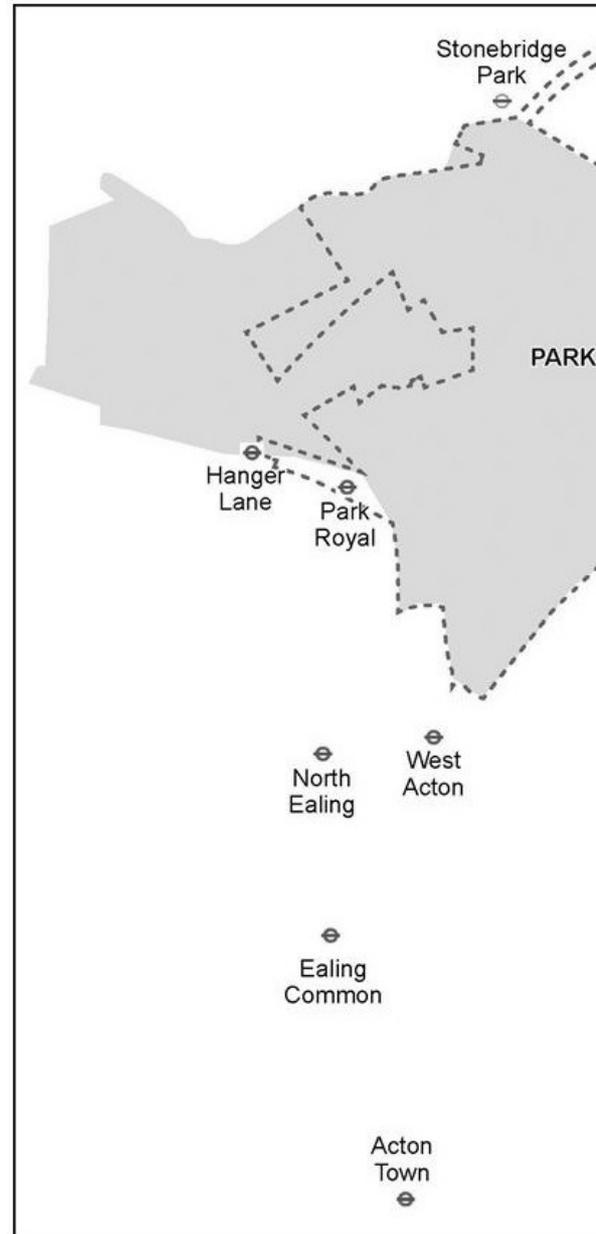
*"We need new homes that are affordable to local people (including people with learning disabilities) which will help sustain our existing communities. Both our borough and Boris, I believe are building the wrong sort of houses for the wrong sort of people."* Chris Nikoloff, Trustee, Hammersmith & Fulham Mencap.

## Opportunity areas and proposed Mayoral Development Corporation

This map shows the four 'opportunity areas' in this part of London (highlighted in grey) - Park Royal, Old Oak Common, White City and Kensal Canalside. The boundaries of the proposed Mayoral Development Corporation are shown in dotted lines

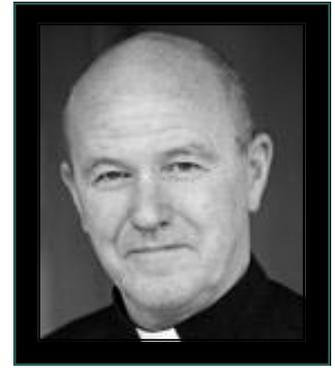
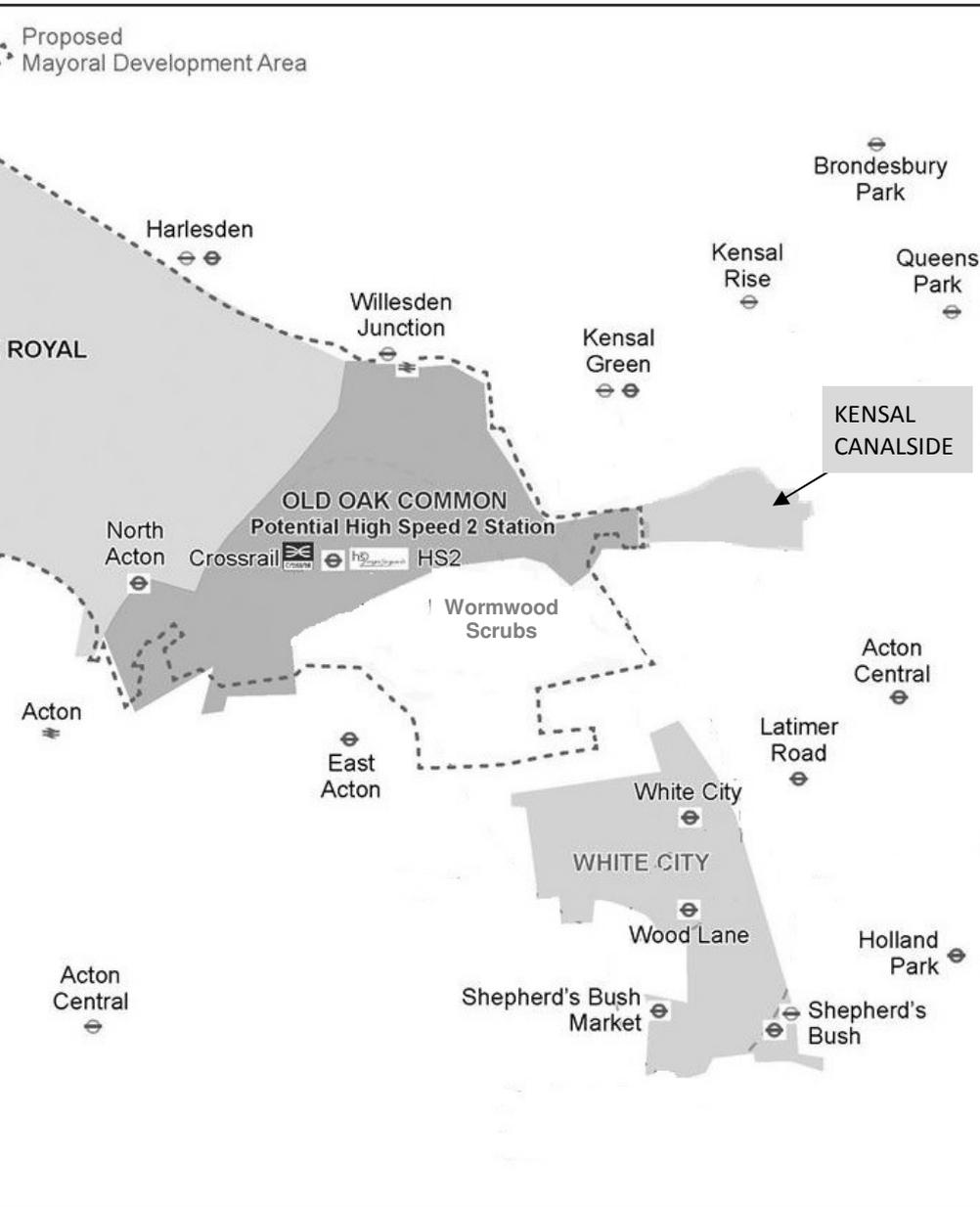
Opportunity areas are identified in the London Mayor's *London Plan* as major areas of brown-field land for development. The London Plan lists 33 opportunity areas across London. A further five are currently proposed.

Old Oak Common is a proposed opportunity area formed from part of the current Park Royal / Willesden Junction opportunity area. The boundaries shown here are those suggested in the 2013 *Vision for Old Oak*



*"Many local residents know nothing about the development plans, or the impact they will have on them. We need accessible information and support to articulate our needs. Bringing groups together across the boroughs involved will help to strengthen our voice."* Nathalie Monnot, Kensal Green Streets

# about the proposed development plans?



*"Building community capacity to engage in the plans is absolutely vital. We also need to ensure we get the schools, community centres and other social infrastructure that we need."* Reverend Michael Moorhead, All Souls Church, Harlesden



*"I'm concerned about the density and style of the development. I see similarities between Old Oak and Kings Cross; industrial, built around the canal and railway. It is important that the integrity of the area and our close communities are maintained."* Amanda Souter, Wells House Road Residents Association



*"It is essential that all the authorities involved with these plans identify Grand Union Alliance as a key community stakeholder."* Leroy Simpson, Harlesden Town Team



*"Local residents have a range of concerns including that they are likely to be in the middle of a building site for years to come. Some are worried that their homes could vanish in the plans. Others fear that local jobs will be lost, starting with Cargiant which has been here for 30 years and employs over 750 local people."* Bill Davidson, Acton Alliance

# Mayoral Development Corporation consultation

The scale of the proposed development at Old Oak Common has led the Mayor of London to suggest the need to set up a Mayoral Development Corporation or MDC from April 2015. This would take over planning powers for the intended development areas of Old Oak and Park Royal from Brent, Ealing and Hammersmith & Fulham councils.

A consultation paper has been published by the Mayor's office. It is open for public comment until September 24th 2014.

The consultation leaflet and a more detailed consultation report can be found on <https://www.london.gov.uk/priorities/planning/consultations/old-oak-and-park-royal-development-corporation>

Responses can be made by:

- completing an online survey: <https://consultations.tfl.gov.uk/>

[general/old-oak-mayors-development-corporation/consultation/intro/view](https://www.london.gov.uk/general/old-oak-mayors-development-corporation/consultation/intro/view)

- emailing [OldOakMDC@london.gov.uk](mailto:OldOakMDC@london.gov.uk)
- or posting comments to MDC consultation, GLA, Post Point 18, City Hall, The Queen's Walk, London SE1 2AA.

**Grand Union Alliance is extremely concerned that the consultation makes no mention of community involvement in influencing the developing plans for Park Royal and Old Oak Common.**

It is important that as many people as possible stress this as an issue of concern. Grand Union Alliance encourages you to support our Community Engagement Charter and to highlight this in your consultation response. Link to the charter here - [www.facebook.com/grandunionalliance](http://www.facebook.com/grandunionalliance).

## Get involved

Help to ensure that local community views are heard as the London Mayor and the local councils (Ealing and Hammersmith & Fulham and Brent) plan new developments, please:

- Tell people about Grand Union Alliance
- Email us your support for our Community Engagement Charter
- Respond to the consultation about the Mayoral Development Corporation. **The more who respond and ask for meaningful community engagement, the more likely we are to get it.**
- Come along to Grand Union Alliance meetings. The next is on Tuesday 12th August at 6.30pm at Tavistock Hall, Harlesden Methodist Church, 25 High Street, Harlesden

**Contact us:** [grandunionalliance@gmail.com](mailto:grandunionalliance@gmail.com)

**What would be the purpose of the MDC?** London Mayor, Boris Johnson says the corporation would deliver physical, economic, social and environmental regeneration in Old Oak and Park Royal; secure benefits from planned transport improvements and plan transformational change for Old Oak while protecting and regenerating the Park Royal industrial area.

**What powers would the MDC have?** It would have powers to:

- produce planning policy for the Old Oak and Park Royal area. Applications for planning permission would have to conform to this policy;
- apply a community infrastructure levy on developments, to help pay for the cost of new infrastructure
- determine planning permissions within its boundaries, but would allow some to be determined by the relevant boroughs;
- designate conservation areas.

**Who would be the decision-makers?** The MDC would have a board of at least six people appointed by the London Mayor including one elected representative from each of the three boroughs. There would also be a planning committee, which would include the chair of the board and local councillors.

**Are there other MDC's?** Just one so far - the London Legacy Development Corporation, which was set up to "drive forward" the legacy of the London 2012 Olympic and Paralympic Games.

