

Further alterations to the London Plan & request for full & published public consultation

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Dear Mayoral Team Working On Draft London Plan

I live in the North Acton area of North West London. I have recently heard about the development of the London Plan, though the consultation process seems to be being progressed without any official promotion to local people though I understand you require submission by today, Thursday, April 10.

I am extremely worried by a number of aspects of the plan that are apparent:

Policy 2.13 Opportunity Areas and Annex 1

As with the previous London Plan, the OAPFs appears to be adjuncts to the plan with scope for development with considerable local impacts. This structuring of the plan seems to favour developers' proposals and do not include measures to adequately safeguard the environment or quality of life for local communities. Our community knows from direct experience that developers regard these OAPFs as a means to progress developments that London boroughs' planning authorities and residents regard in an unfavourable light.

Table A1.1 Opportunity Areas:

I am concerned by the draft plan's proposal for high density development in the Old Oak Common area as shown by Table A1.1 point 27. As a member of The Island Triangle Residents' Association TITRA, I have drawn attention to the Old Oak Vision - a series of zoned high density developments which will be progressed without adequate concern for their impact on local communities, green spaces and the local transport infrastructure – and Table A1.1 point 27 in the draft plan follows the same high density principles without seeking to mitigate adverse local impacts.

Table A1.1 Opportunity Areas:

"Indicative employment capacity: 55,000

Minimum new homes: 24,000

OAPF progress: 2

Old Oak Common has significant regeneration potential for new housing and jobs and could make a major contribution to London's position as a world business centre. Regeneration would centre on a new strategic public transport infrastructure hub at Old Oak Common on the HS2 line between London and Birmingham with an interchange with Crossrail 1, other national main lines and the London Overground. Provision of public transport infrastructure on this scale would drive substantial development which could yield 24,000 new homes and, subject to capacity and demand, up to 55,000 jobs and a variety of complementary and supporting uses in a commercial hub around the station and in the wider area.

The potential for a network of new open spaces and green links connecting Old Oak Common station to North Acton, Willesden Junction, Wormwood Scrubs and the Grand Union Canal should be investigated. Public transport accessibility and availability of amenity space should support high density development which could include a cluster of tall buildings around the interchange. Wormwood Scrubs would provide a major amenity to support this scale of development and improved access to the Scrubs is essential to deliver sustainable residential communities. Planning for Old Oak Common should be integrated with the wider Park Royal Opportunity Area, including scope for business relocations. Linkages with Kensal Canalside and White City Opportunity Areas should also be considered, including the Imperial College campus expansion and associated potential for business creation and development at Old Oak/Park Royal. A vision document for Old Oak was published in June 2013 setting out a direction of travel for the future development of the area."

Policy 7.18 Protecting Public Open Space and Addressing Deficiency:

I am also very concerned by the ambiguities in Chapter 7, particularly, Policy 7.18, which purports to be protecting public spaces and the Blue Ribbon Network, but at the same time, views the BRN in practical terms as another vehicle for housing and economic development. This tendency runs the risk of turning areas of the BRN, such as the canal network in North West London, into corridors for development rather than open spaces to be safeguarded for the benefit of the whole community.

Request for Public Consultation

As a resident whose quality of life will be adversely affected by these proposals, I request as a matter of urgency, a full and proper public consultation that seeks that takes on board the view of local residents.

Yours sincerely

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