

Minutes: Network Rail Old Oak Common Lineside Logistics Compound – Ealing BC					
Date	12/10/2022	Time	16:00	Location	Teams
Attendees	Ext: [REDACTED] Ealing				
	Ext: [REDACTED] HS2 Ealing				
	Ext: [REDACTED] Ealing				
	Ext: [REDACTED] Highways Transport Ealing				
	[REDACTED] Consultation Manager				
	[REDACTED] Scheme Project Manager				
	[REDACTED] Project Manager				
	[REDACTED] Town Planning Manager				
	[REDACTED] Senior Surveyor				
Agenda	Introduce Network Rail's OOC Lineside Logistics Compound project and intentions to consult Ealing. Opportunity to for open dialogue and ongoing engagement.				
Topic 1 Project Information	<p>[REDACTED] presented the Network Rail Old Oak Common Lineside Logistics Compound Power Point for Ealing. This gave background information and intentions moving forward. There was an opportunity for Q&A.</p> <ul style="list-style-type: none"> [REDACTED] & [REDACTED] asked for clarification on the site location. Confirmed Horn Lane and already in use as builders merchant. As this is away from Old Oak Lane, residents may be less weary in this area. [REDACTED] explained that a traffic statement would be circulated ahead of the Order application 				
Topic 2 Horn Lane Development	<p>Horn Lane Development at Jewson site</p> <ul style="list-style-type: none"> [REDACTED] had not found this future allocation area within Ealing's local plan using online GIS tool (as had not turned on the correct GIS layer) [REDACTED] confirmed the long railway history of the site with the Jewson yard and building only being sold by BR in 1984 when there was still a railway track and large warehouse building used as a metal store on the site. Earlier railway uses of the site had included a coal store. The triangular parcel of land in the top corner was sold by Railtrack in 1996 but it has not been subject to development or planning permission since that time so the last planning use was railway land. [REDACTED] (Ealing) clarified that this is area of land is allocated within the existing local plan [REDACTED] to send relevant local plan information to [REDACTED] [REDACTED] explained that the permanent storage yard and rail access point at the top corner of the site could be constructed as permitted development and the use of the Jewson warehouse and yard would be subject to a temporary planning permission for a change of use submitted as part of the Order. On the termination of the temporary Jewson site for construction compound we would need to retain a permanent vehicular access route through the site to facilitate the continued maintenance of the railway line. 				

	<ul style="list-style-type: none">• [redacted] also made NR aware that the promotor has been in pre application discussions with the Council for some time and a planning application is expected in November• [redacted] made [redacted] & [redacted] aware that the promoters agent had stated that they were unaware of the development plans and discussions with the land owners agent had been ongoing for 18 months, although not fruitful.• [redacted] & [redacted] to share agent information to confirm that both parties are speaking with the same contact and set up a joint meeting to discuss further• [redacted] & [redacted] made Ealing aware that NR are willing to work with the developer and where reasonably practicable, allow them onto site to carry out some elements of work. Deconfliction would be required and more detail needed. With careful planning and phasing both use of the site were compatible (its going to take at least a couple years to get planning approved and site ready for development) and indeed with the Horn Lane developments consultation material on line the developer does show a maintenance access to the railway land at the rear of their site.	
Topic 3 AOB	<ul style="list-style-type: none">• [redacted] asked if NR are following the Ealing preapp process for planning elements. [redacted] confirmed <i>no</i> as any temporary planning application will be submitted in the Order.• [redacted] suggested ongoing engagement and open dialogue on these matters.• Confirm 2 elements to this – 1 is permanent access rights and access to the railway – land does not form Horn Lane Development. 2 - is temporary compound for the delivery of NR on network infrastructure changes to facilitate the Old Oak Common Station integration.	
Actions		Owner
Send meeting minutes & slides to [redacted] & [redacted]		[redacted]
Local plan information to be sent to [redacted]		[redacted]
Joint meeting to be set up with Jewson landowner		[redacted]
Agent details to be shared with [redacted]		[redacted]