



Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday September 4th 2025

On Zoom

Agenda for this evening

1. The new OPDC Residents Panel
2. OPDC's masterplan compared with other Opportunity Areas
3. CPO process and selection of a development partner
4. Feedback from the Old Oak Alliance/Current HS2 works
5. HS2's reset and any other news from HS2
6. New developments in the pipeline
7. Next steps on lobbying activity
8. Any other business

The new OPDC Residents Panel

OPDC Board on July 10th agreed to establish new Panel, with very little discussion. First meeting on September 8th

The Panel will replace the informal 'Resident Update' meetings with OPDC and HS2 senior managers which have taken place since May 2024.

Resident members of the Panel are nominated by local groups (see next slide).

Chair of OPDC will attend, with 2 or 3 Board members. Co-chaired by Karen Buck and OPDC new chief executive Matthew Carpen.

Residents Panel: initial membership

Amanda Souter	Old Oak Neighbourhood Forum
Colin George	Harlesden Neighbourhood Forum
Henry Peterson	St Quintin & Woodlands NF
Faye Thomas	Friends of Wormwood Scrubs
Theresa Magee	Wesley Estate
Mark Walker	The Island Triangle (TITRA)
Ewa Cwirko-Godwyka	Midland Terrace/Shafesbury Gardens
Maren Strandevold	Wells House Road RA
Can be contacted via oonforum@gmail.com or relevant organisation	

OPDC in the context of London's Opportunity Areas

OPDC refer to this Opportunity Area as London's largest out of 47 OAs (this is not the case).

And more recently as the location for a 'development boom'

But how important is it to the Government's 'new homes' agenda?

And how important to the Mayor of London and GLA planners?

The next London Plan is now in preparation.

Can we influence continuation of a 25,000 new homes target, and reduce this to a more realistic level after a decade of experience of OPDC plans?



Main new features of the masterplan

**‘Town Centre’ shifts
to Acton Wells and
away from Channel
Gate.**

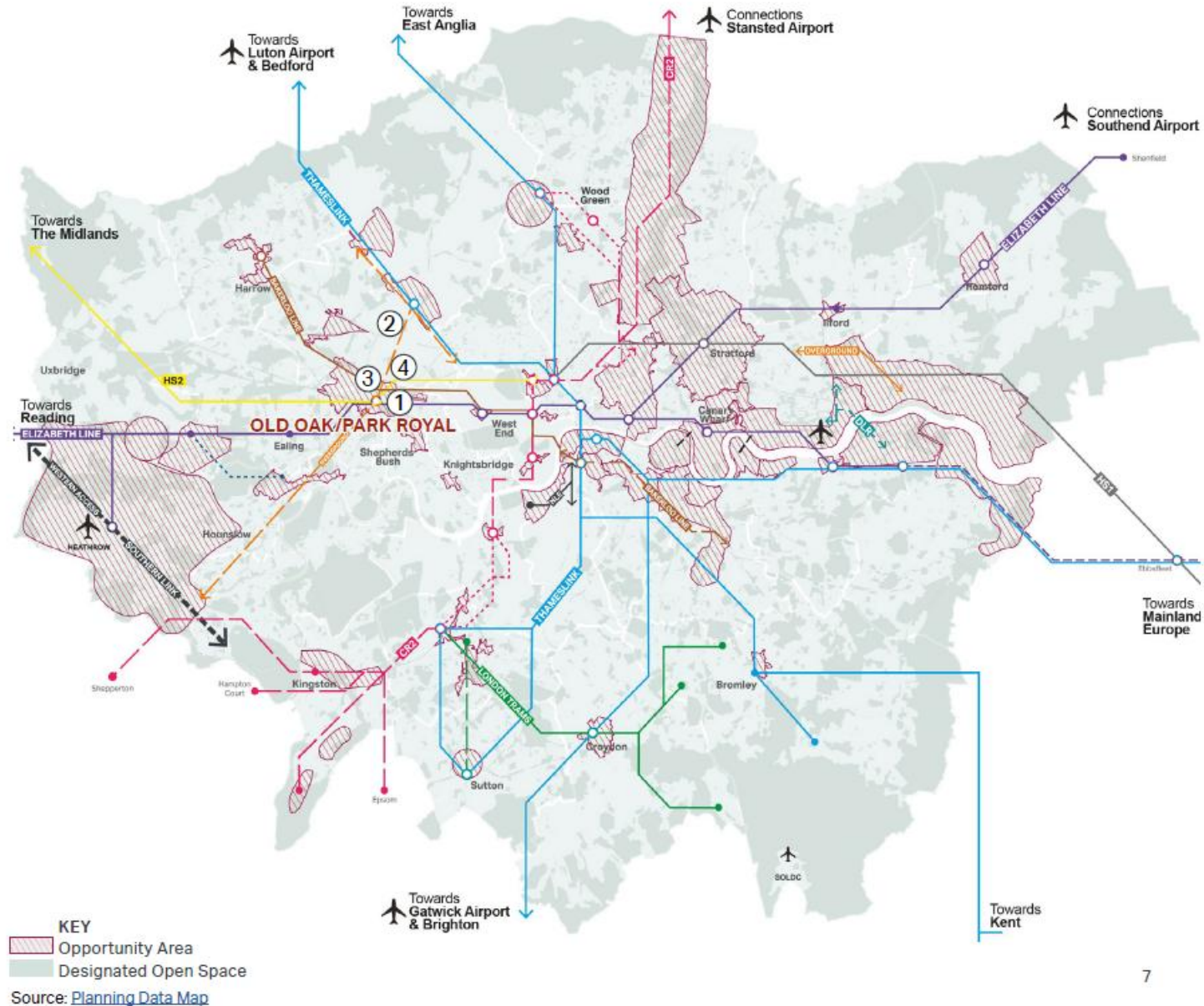
**East West bridge
from OOC station
becomes a more
dominant feature.
31 hectares with
8,000 homes (at
what net residential
densities?)**

Old Oak/Park Royal Context

Transport and Growth Corridors:

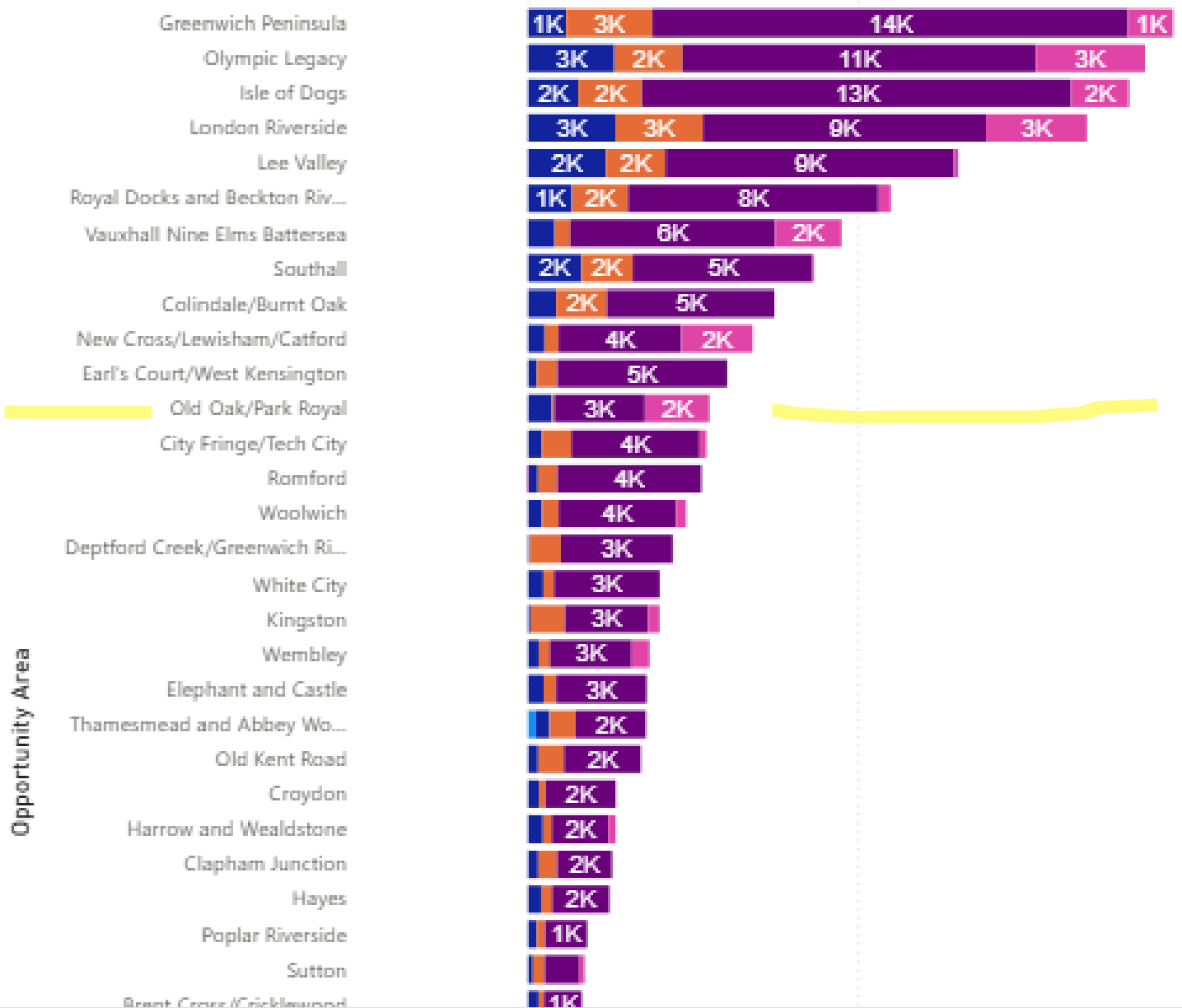
- ① **New Old Oak Common station** connecting HS2 with Elizabeth Line and national rail.
- ② **West London Orbital (WLO)** - currently unfunded.
- ③ **New London Overground station at Old Oak Common Lane** - currently unfunded.
- ④ **Upgrades** to existing rail stations - currently part funded.

Note: Lee Valley is the largest OA with adopted boundary. Heathrow covers a larger area (approximately 6,317 ha), however Heathrow does not have an adopted boundary.



Residential pipeline in Opportunity Areas by tenure

Tenure groups ● Intermediate tenures ● Low cost rent ● Market tenures ● N/A & Not known



Year	Pipeline date
2023/24	31/03/2024

Type	Net units	Percent
Traveller pitches/plots	-21	0%
Terraced Home	1,325	0%
Studio Bedsit	11,471	3%
Student Accommodation	6,736	2%
SG Hostel or large HMO	5,076	2%
Semi Detached Home	746	0%
Other	749	0%
Not known	3,327	1%
Non-permanent dwellings	181	0%
Live Work Unit	117	0%
Houseboat moorings	6	0%
House or Bungalow	5,870	2%
Flat Apartment Maisonette	265,987	80%
Co Living Unit	1,982	1%
Cluster Flat	83	0%
C4 small HMO	223	0%
C2 Care Home bedrooms	4,204	1%
Total	333,436	100%

Tenure	Net units	Percent
Market tenures	212,026	64%
Intermediate tenures	47,550	14%
Low cost rent	13,550	4%
N/A & Not known	6,310	2%
Total	333,436	100%

Completions by Opportunity Area split by tenure

Intermediate tenures Low cost rent Market N/A and not known



New London Plan 'pen portraits'

A set of 'pen portraits' have been prepared by the GLA for each Opportunity Area in London.

They aim to show progress since the OA was designated, and the latest state of readiness for delivery of homes and employment.

On the Old Oak & Park Royal OA, OONF has submitted evidence to the recent GLA consultation on the London Plan arguing for

- a review of the 'readiness' and status of the OPDC area given major further HS2 delays
- a housing target reduced from 25,000 to 18,000 to minimise development at excessive residential densities.

London Plan categories for OAs

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

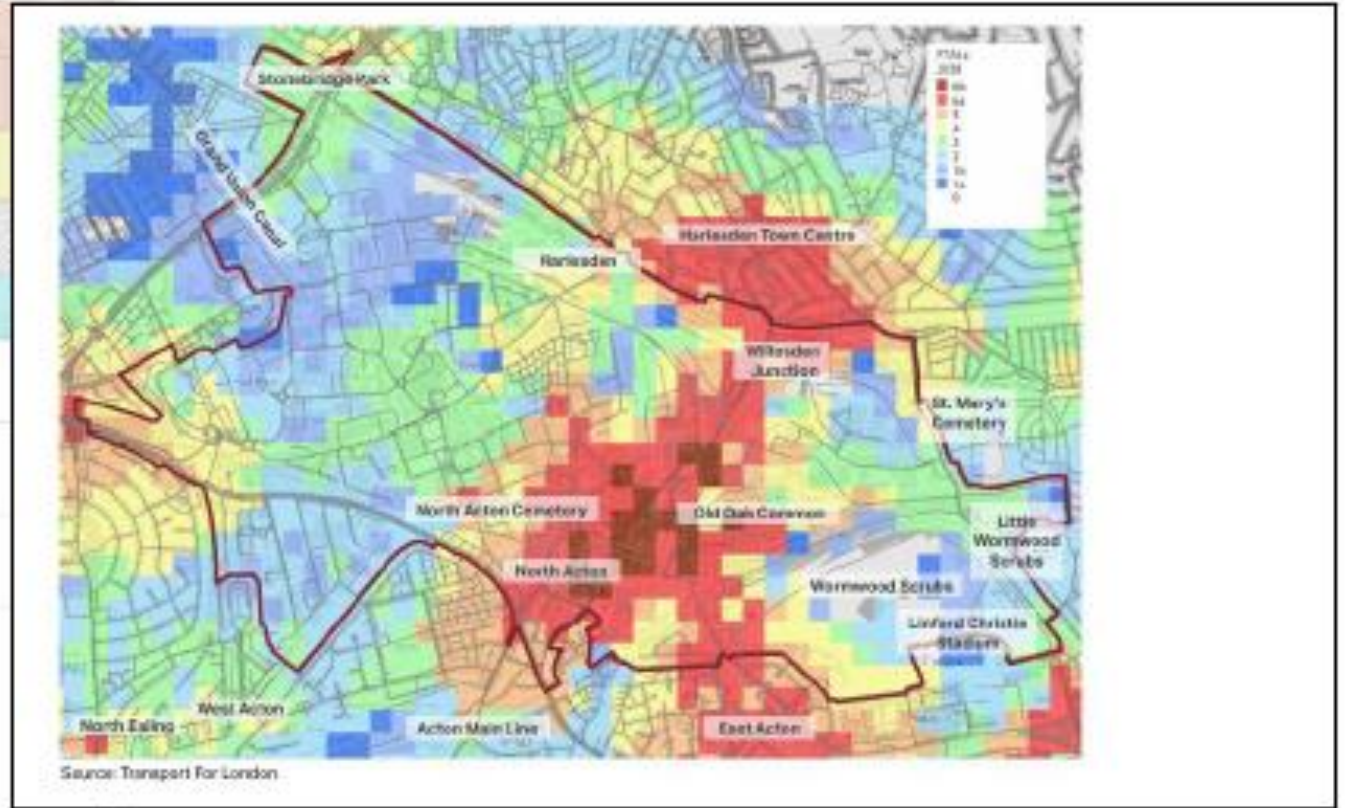
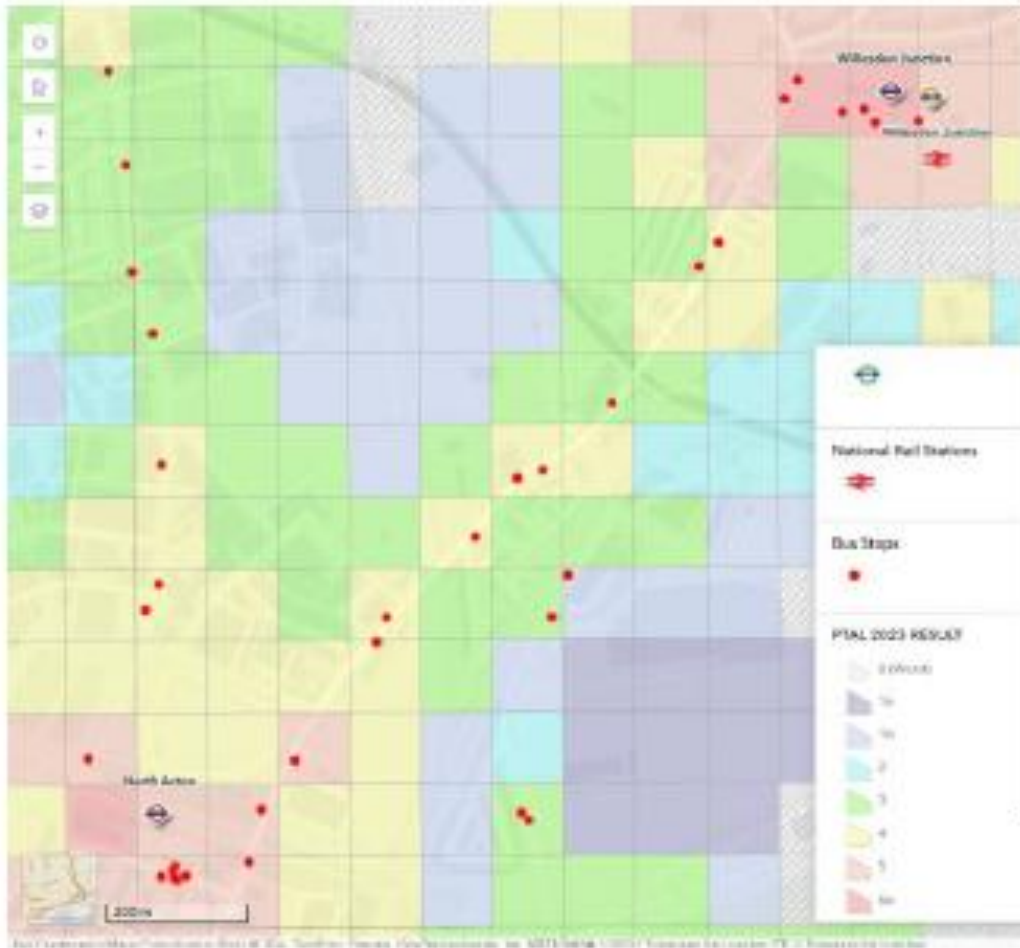
Figure 2.2 - OAPF process diagram



The recent GLA consultation on *Towards a New London Plan* proposes a two step jump for the Old Oak and Park Royal Opportunity area – from ‘Nascent’ to ‘Underway’.

But extent to which key transport infrastructure is ‘funded’ is questionable other than OOC station.

Public transport connectivity – the diagram shown in the GLA pen portrait does not give a date. It makes assumptions on levels of access to public transport (PTAL) which are misleading in light of the HS2 reset and delays on opening OOC station late 2030s/early 2040s.

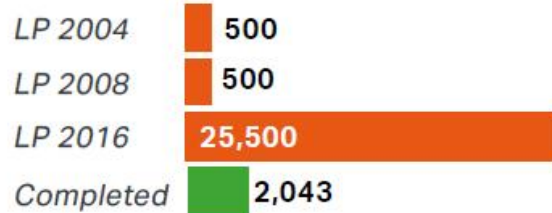


What is happening on the updated OPDC *Strategic Transport Study*, not revised since 2015?

Old Oak/Park Royal Delivery of homes

Delivery pre-2019

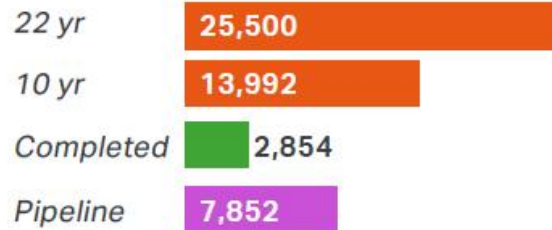
Completions since designation against capacity



OPDC was established in 2015, and between then and 2019, 1,453 homes have being completed.

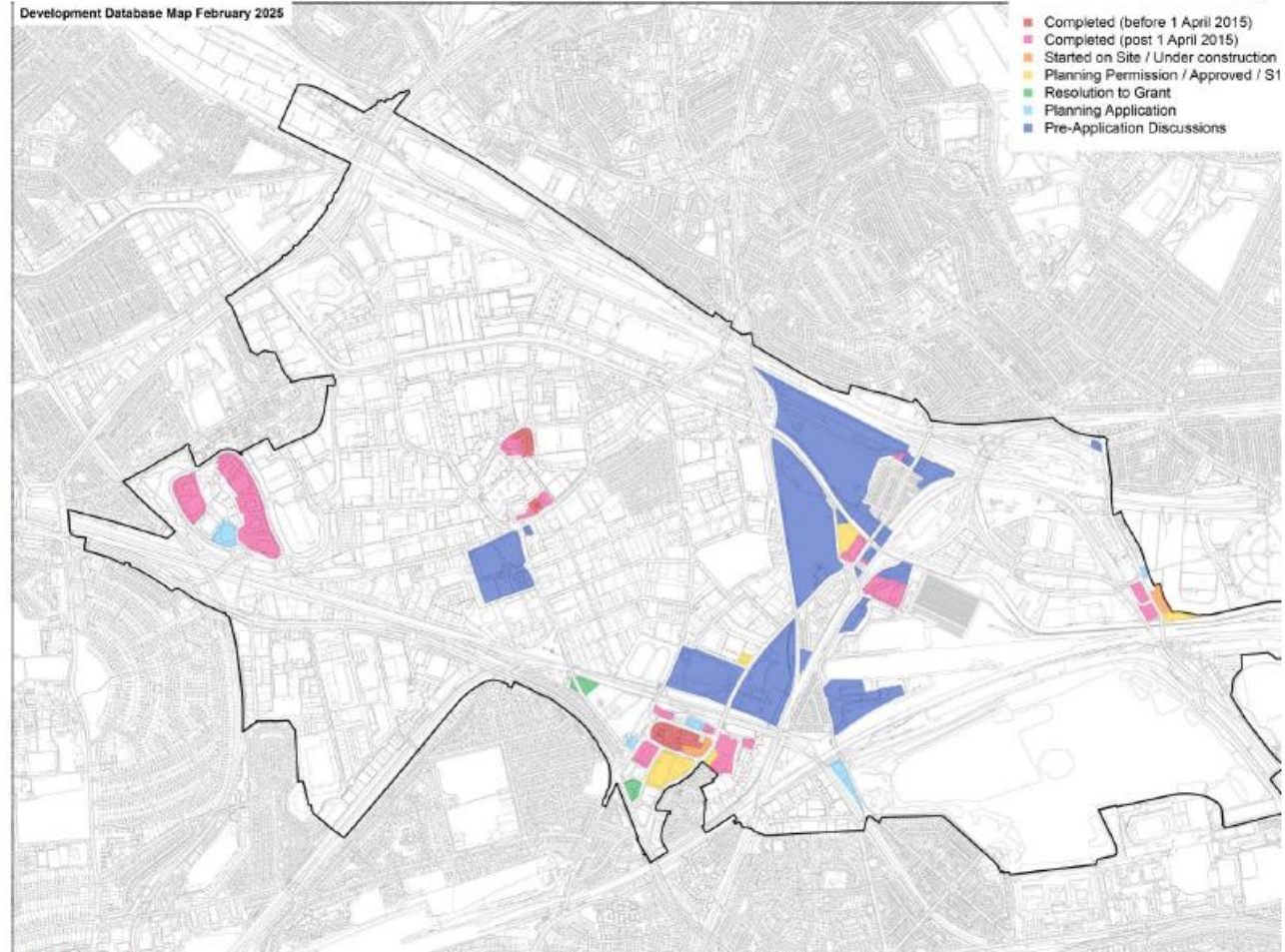
Delivery post - 2019 (OPDC Local Plan 2022)

Progress against 22yr, 10 yr capacity



Considering the completions and pipeline, the OA is meeting 78 per cent of its 10 year capacity. Current completions alone account for 11 per cent of the London Plan 22 year capacity and 20 per cent of the 10 year capacity.

Development Database Map February 2025



Source: OPDC

Old Oak/Park Royal Development activity 2024



Old Oak Common Station



4 Portal Way



Source: vu.city

KEY

- Consented
- Under Construction
- Completed
- Opportunity Area

Note: OPDC noted the following inaccuracies in the vu.city model:

- 4 Portal Way - shows superseded scheme as under construction when it should be consented
- The Castle - shows as completed when it's under construction
- 5-7 Park Royal Road - shows under construction when it should be consented
- Chanos Road Data Centre - shows as consented when it's under construction
- Mitre Yard - shows as under construction when it's completed

Old Oak/Park Royal

Moving forward

Homes Delivery

- Since the establishment of OPDC, 4,307 homes have been completed. 2,854 homes have been completed since 2019/20.
- The OA has a pipeline of 7,852 new homes.
- Considering the completions and pipeline, the OA is meeting 78 per cent of its 10 year capacity. Current completions alone account for 11 per cent of the London Plan 22 year capacity and 20 per cent of the 10 year capacity.
- The OA large scale development sites are HS2 construction sites. The delay to HS2 alongside wider market factors has influenced the rates of delivery.
- 31 per cent is public land. OPDC is in the process of acquiring a number of sites in the Old Oak area.

Jobs

- The OPDC monitoring data shows a net gain of 190,249sqm industrial floorspace being achieved since 2015.
- OPDC currently developing economic vision, and will be updating its economic evidence base for its next Local Plan.
- The OA sits in the West Tech Corridor as identified in the London Growth Plan.
- Important to consider the role of the OA alongside the Heathrow narrative/ future OA vision.

Proposition

- Update status from 'Nascent' to 'Underway' as a lot of development sites have been allocated and pre-planning is on-going for approved sites.
- Continue to optimise deliver of homes and jobs through future updates to OPDC's Local Plan and delivery of OPDC's proposals for Old Oak.
- Joint working with OPDC, TfL and central Government to maximise benefits for London and Londoners.



Source: Old Oak Common Station Plaza Gardens

Kensal Canalside

Moving forward

- Kensal Canalside is **one of the last remaining major brownfield sites** to be developed in London and the largest in the Royal Borough of Kensington & Chelsea (Potential for GLA support / OA prioritisation).
- **No significant development** has been approved/ started/ completed since OA designation.
- Currently the OA is an 'island', **with poor pedestrian and cycling connectivity**. Example of how poor connectivity (not necessarily a 'big ticket' infrastructure scheme) can impede growth.
- Masterplan and development quantum is **reliant on new connections that are needed to increase accessibility** of the site.
- **The delivery of the two pedestrian and cycle bridges** as identified within the Kensal Canalside SPD are fundamental to the successful creation of a new community at this site.
- **Ballymore and Sainsbury's submitted a planning application for a large part of the site allocation (2023)**. There is no decision yet.
- **Land remediation** is another key challenge for the site.
- **Phasing and meanwhile uses** could be crucial for delivering an inclusive and safe new part of West London.
- Opportunity for a landscape/ biodiversity - led plan.

Proposition

- OA to be retained as 'Nascent'.
- Potential for GLA support to resolve focus - opportunity for an inclusive and green new neighbourhood right next to OPDC.



Ballymore and Sainsbury's joint venture plans for major new canalside neighbourhood in Ladbrooke Grove

The Draft CPO Order

OPDC has powers to acquire land without the owner's consent via compulsory purchase.

The legal groundrules are fixed at national level (CPO Guidance).

Acquisition or control of land must be '*in the public interest*'.

OPDC's Land Referencing exercise has identified the sites it wishes to include in a CPO Order.

The 'Order Land' is approx 31 hectares of which circa 22 hectares is in the ownership of the Department for Transport (DfT), Network Rail (NR), Transport for London (TfL) and London Borough of Ealing.

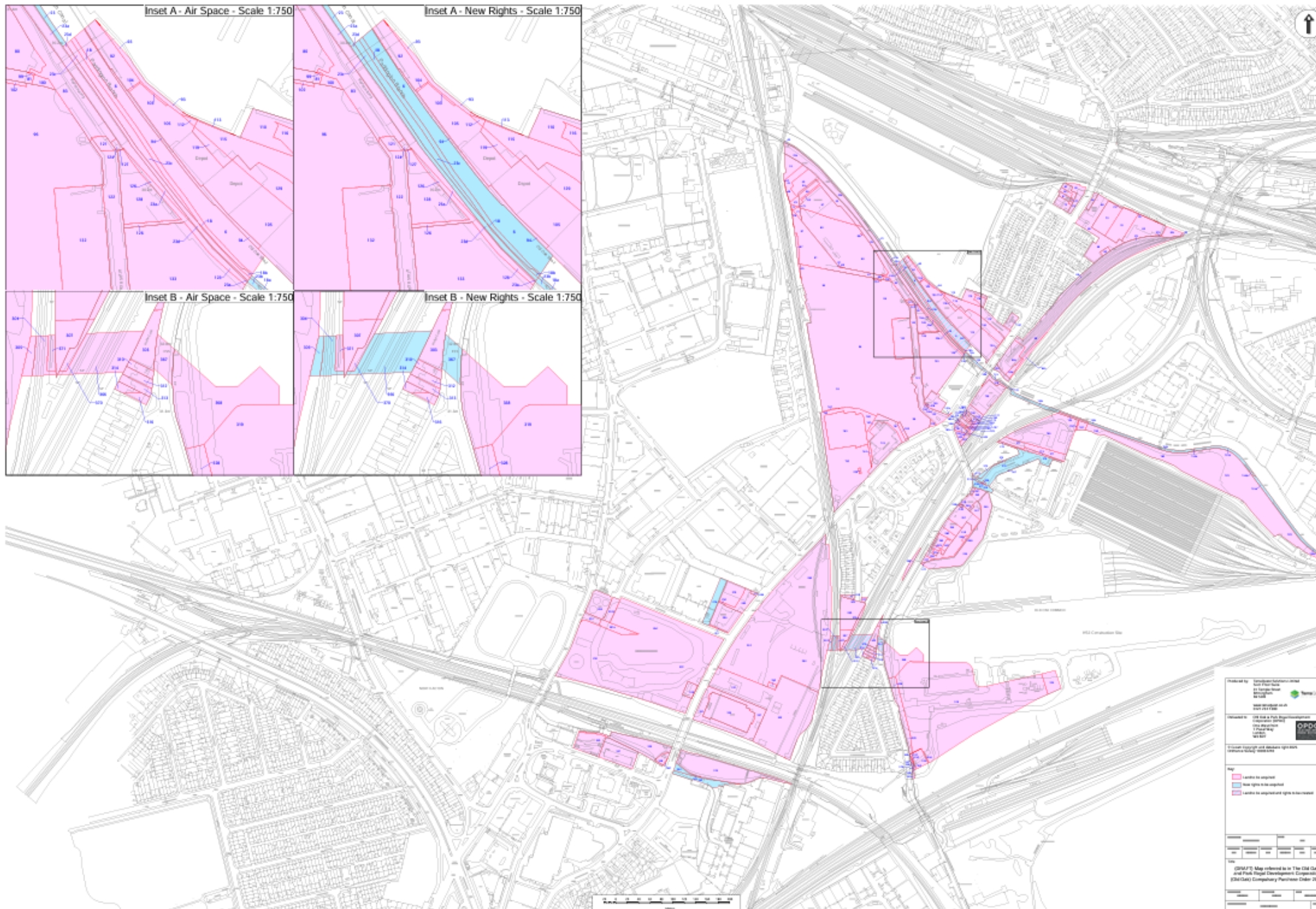
£304m spent to date on OPDC and Mayoral capital investment in land acquisitions.

The stages of OPDC's CPO Order

OPDC Board on July 10th gave officers wide-ranging delegated authority to officers to finalise details of the Draft CPO Order and Statement of Reasons and to see the CPO Order through the further legal processes.

We should learn more next week via the OPDC Residents Panel on any further changes to the Draft Order and Statement. Further sites may have been acquired by agreement and removed from CPO proposals.

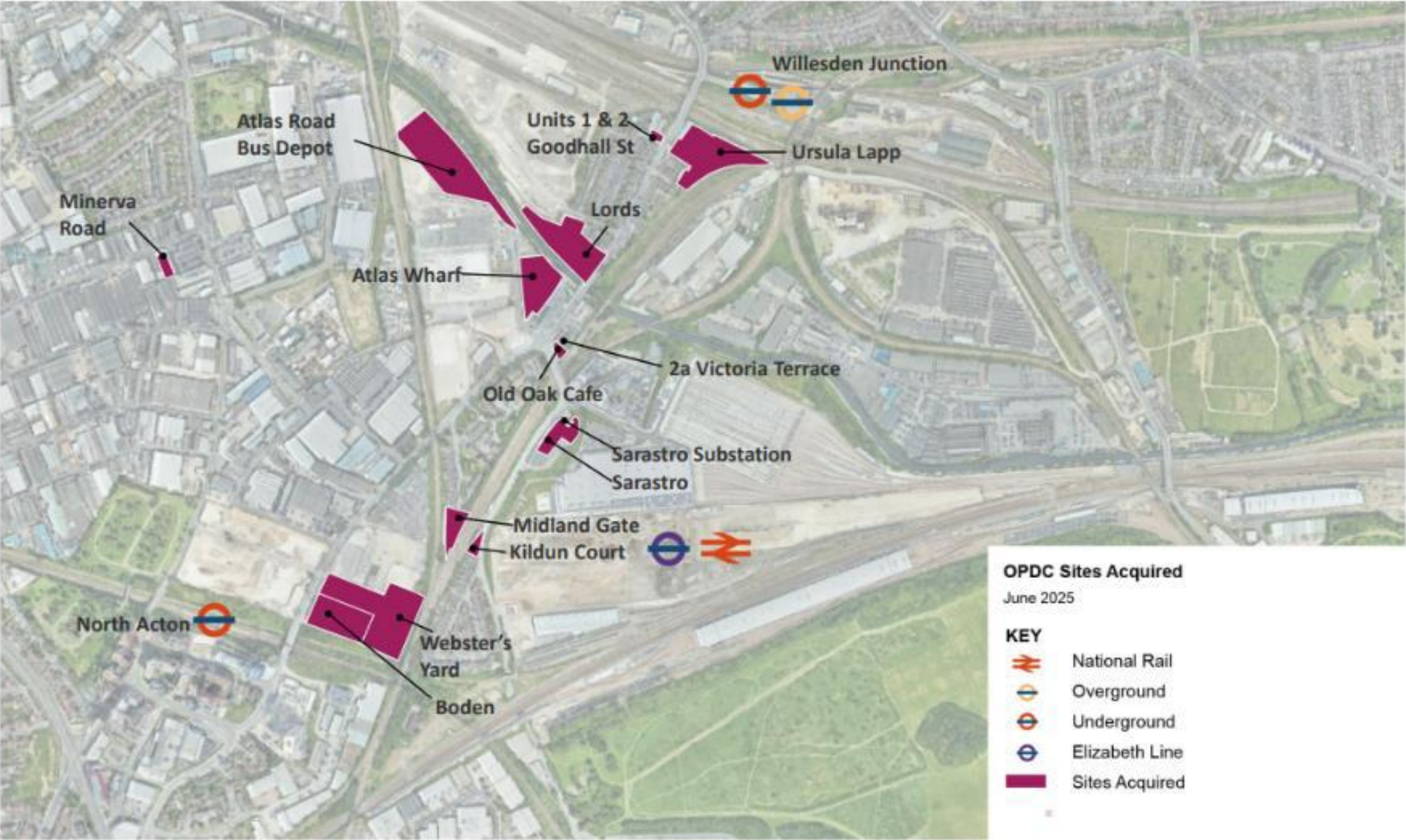
OPDC acknowledge *a strong likelihood that there will be objections to the CPO and that the Secretary of State will appoint an inspector to hear those objections at a public local inquiry.*



The Land Order

New sites under negotiation include:

- 3 School Road,
- Holiday Inn
- Victoria Road.
- Warehouse at 99 Victoria Road.
- The Powerhouse.



Latest position on OPDC funds for land assembly

OPDC has access to a total of £309m funding to support land assembly. This includes a total of £78.9m funding from MHCLG, £50m from the GLA Land Fund, £175m in loan funding from the GLA and an additional £5.5m which has been secured from other sources such as section 106.

The loan funding provided by the Greater London Authority is administered directly between GLA Treasury and OPDC.

Gareth Blacker letter 4th September 2025

Feedback from the Old Oak Alliance

The Alliance is a WhatsApp group involving a wide range of local residents.

Provides a new forum for sharing information on problems and concerns arising from the daily impact of HS2 works, OPDC plans and proposals, and LBE's response on highways and parking matters.

Current representatives: East Acton Golf Links RA, Harlesden Town Team/NF, Midland Terrace, North Acton, Oaklands Rise, Old Oak Estate RA, Old Oak NF, Shaftesbury Gardens, St Quintin NF, TITRA, Wells House Road RA, Wesley Estate RA

Our email address is oldoakalliance@gmail.com

HS2 Weekly Construction update

Old Oak Common and North Acton area – September Lookahead 2025

Works are subject to change based on the current programme



Core working hours

8am to 6pm Monday to Friday
8am to 1pm Saturday

Contact us

Contact our HS2 Helpdesk team all day, every day of the year on:

☎ Freephone **08081 434 434**

💻 Minicom **08081 456 472**

@ Email **HS2enquiries@hs2.org.uk**

SCS – Conveyor removal, Victoria Road (North Acton)

2 August to 11 October 2026

Removal of conveyor sections 24/7

SCS - Tunnel segment deliveries at Willesden Euroterminal site

11 August 2023 to 31 December 2025

Core working hours

BBVS - Old Oak Common Lane Traffic Management

15 July 2024 to 30 April 2027

Core working hours

BBVS – Old Oak Common concrete works

2 September 2022 to 31 December 2026

Extended core working hours
Monday to Friday 8am to 9pm, Saturday 8am to 5pm

BBVS – HS2 Construction works in Old Oak Common

3 March 2025 to 29 May 2026

Core working hours

Network Rail – Installation of overhead line equipment, new track and drainage

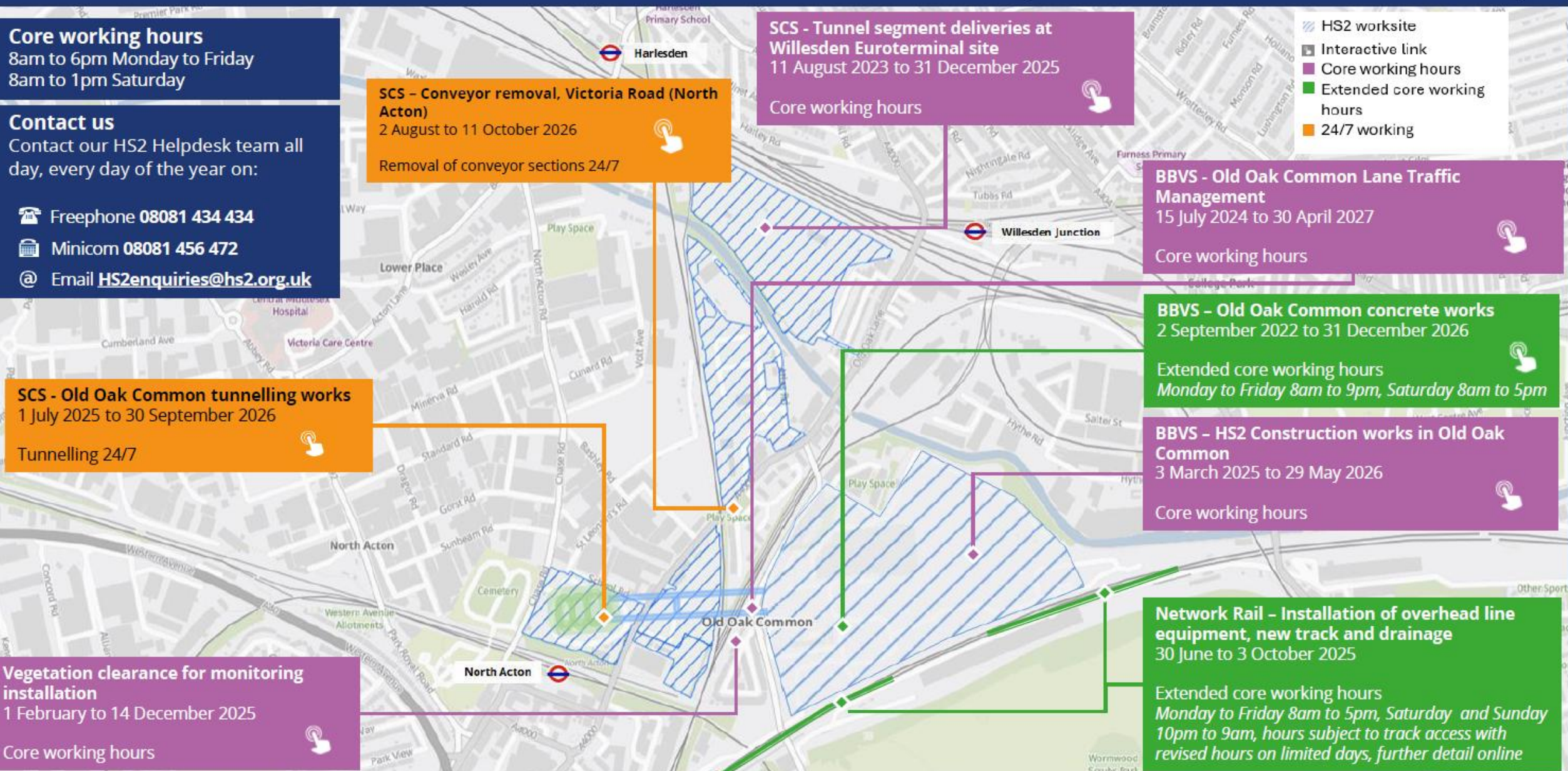
30 June to 3 October 2025

Extended core working hours
Monday to Friday 8am to 5pm, Saturday and Sunday 10pm to 9am, hours subject to track access with revised hours on limited days, further detail online

Vegetation clearance for monitoring installation

1 February to 14 December 2025

Core working hours



HS2's reset

Very little news on progress is emerging in the press and media.

Outcome of the review will not be until early 2026.

Andy Slaughter MP and Rupa Huq MP have both lobbied for Elizabeth Line platforms at OOC station to open before HS2.

Lord Berkeley (vice chair of 2020 Oakervee review) has written a report on how HS2 should reduce costs via revised contracts.

Euston Delivery Company will be established *to oversee the development of the whole Euston campus.*

Tunnel boring machines to Euston due to be launched spring 2026.

Extract from SoS July statement to Parliament

In west London, local partners estimate that HS2 will, in the long term, support the delivery of up to 25,500 new homes around Old Oak Common station, including 9,000 new homes as part of the first phase of development at Old Oak West. Separate research from March 2025 estimates that HS2 will add £10 billion to the west London economy over the next 10 years and support 22,000 additional homes. Around Euston in central London, HS2 will support the delivery of thousands of new homes and the development of a new 'knowledge quarter'.

Does the Department for Transport really believe these claims?

New developments in the pipeline

2 Scrubs Lane – latest on discussions between developers Jeeran and City Mission Pentecostal Church

Black Arrow House, Chandos Road, redevelopment for purpose built student accommodation and employment use. Pre-application advice request lodged with OPDC.

203 Old Oak Common Lane, W3 Redevelopment for co-living, affordable housing and industrial use. One pre-app meeting held in August 2024

One Portal Way – meanwhile proposal from Imperial with timeline for remainder of 7 building scheme delayed. OONF seeking info on implications from Imperial College.

Next steps on lobbying activity

Residents Panel meeting 8th Sept will be a further opportunity to question OPDC's insistence on proceeding 'at pace' with CPO and selection of a development partner.

Why not pause until outcome of HS2 reset is known? Given the latest position on UK 30 year borrowing rates, is HS2 a certainty?

Briefing for MPs and GLA Assembly Member James Small Edwards.

Back in 2021 OONF and GUA promoted ideas on a 'Plan B' for Atlas Road and Channel Gate. OPDC rejected these along with proposed additions to Old Oak neighbourhood boundary.

Mayor now supporting modular housing to meet homelessness crisis in London.

The Mayor's modular homes initiative



Local authorities with an obligation to shelter the 73,000 households who don't have a stable roof over their heads are collectively spending £114million a month on hostels, hotels and B&Bs due to a shortage of suitable accommodation.

To combat this growing problem, City Hall has approved the rollout of [modular homes](#) – effectively like flat pack homes that are made in sections in factories then transported to be put together on site – with the first to be delivered in Havering later this year.

Any Other Business

Examination in Public of Ealing's Draft Local Plan was due to resume in September. LBE have been slow in responding to matters raised at July Hearings and the second stage has been deferred until December.

OPDC have a slot at the London Real Estate Forum 17th September, along with the West London Alliance and a session on Collaborative Approaches to High Density Mixed Use Housing sponsored by Pilbrow and Partners and involving Imperial.

Contact details for OONF www.oldoakneighbourhoodforum.org
www.facebook.com/OldOakNeighbourhood
Email oonforum@gmail.com

LONDON REAL ESTATE FORUM -- CONFERENCE PROGRAMME FOR 17TH SEPTEMBER

West London Boroughs

14:00 - 14:45 | **Networking Zone**

With strong partnerships across sectors, unrivalled global links and a skilled, diverse community, West London is “the world’s most connected place”. What does this mean for investment and growth? This informal networking session is a chance to hear from and connect with leading West London politicians, senior partners from organisations such as HS2 and OPDC, as well as politicians and officers from across the West London Alliance boroughs: Barnet, Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow.

In association with **West London Alliance**



CONFIRMED SPEAKERS



Cllr Muhammed Butt

Leader
LB Brent

Old Oak: realising the vision for West London's future

15:00 - 15:45 | **Place Stage**

Old Oak is London's largest new brownfield regeneration opportunity, with plans to deliver more than 8,000 new and affordable homes, 2 million sq. ft of workspace, and a thriving new urban district centred around the Grand Union Canal and local transport hubs, including HS2.

With an illustrative masterplan and clear planning policy in place, most of the land assembled, and a CPO underway, OPDC is preparing to launch the procurement process to select its private sector delivery partner. OPDC will outline its plans and priorities, and what it's seeking from its future partners to help deliver a new and revitalised London district with a lasting economic, environmental and social legacy.

In association with **Old Oak and Park Royal Development Corporation**

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

CONFIRMED SPEAKERS



Dame Karen Buck

Chair
OPDC



Marianne Brook

Development
Director
Old Oak and Park
Royal Development
Corporation (OPDC)

Unlocking urban potential: collaborative approaches to high-density, mixed-use development

16:00 - 16:45 | **Keynote Stage**

High-density, mixed-use developments are pivotal in shaping our cities, but their long-term success relies on joined-up placemaking. This session will delve into the complexities of urban regeneration focusing on balancing commercial viability with community integration. The panellists will explore the critical role of collaboration among developers, architects, planners, and local authorities in developing high-quality assets, and discuss strategies for creating vibrant, sustainable urban environments that benefit both residents and businesses alike.

In association with **Pilbrow & Partners**

Pilbrow & Partners

CONFIRMED SPEAKERS



Ellie de la Bedoyere

Deputy Director,
New Towns
Department for
Communities and
Local Government



Cllr Stephen Cowan

Leader
London Borough of
Hammersmith &
Fulham



Aaron Taggart

Head of UK
Investment
Cheyne Capital



John Anderson

Chief Investment
Officer
Imperial College



Fred Pilbrow

Founder Partner
Pilbrow + Partners



Catherine Staniland

Director, Strategy &
Research
NLA