

Appendix 1

MINUTES



Meeting: OPDC Residents' Panel

Date: Monday 8 September 2025

Time: 6.00 pm

Place: Meeting room 6, One West Point, 7 Portal Way, W3 6RT and Microsoft Teams

Present:

- Karen Buck - OPDC Chair
- David Lunts - OPD CEO
- Matt Neylan - OPDC Director of Comms & Engagement
- Emma Williamson - OPDC Director of Planning (Teams)
- Gareth Blacker - OPDC Executive Director of Delivery (Teams)
- Marianne Brook - OPDC Development Director (Teams)
- Martin Harrison – OPDC Head of Governance – Note
- Pete Farnham – OPDC Team Leader – Development Plans (Teams)
- Ketan Lad – OPDC Principal Urban Designer
- Peter Gow – HS2 Project Client Director

- Colin George – Harlesden Neighbourhood Forum
- Theresa Magee – Wesley Estate Residents' Association
- Henry Peterson – St Quintin & Woodlands Neighbourhood Forum
- Amanda Souter – Old Oak Neighbourhood Forum
- Maren Strandevold – Wells House Road Residents' Association (Teams)
- Faye Thomas – Friends of Wormwood Scrubs (Teams)
- Mark Walker - TITRA

1 Welcome and Chair's Opening Remarks (Item 1)

- 1.1 The Chair welcomed those present to the first meeting of the OPDC Residents' Panel.

2 Apologies for Absence (Item 2)

- 2.1 Apologies for absence had been received from Ewa Cwirko-Godycka (Midland Terrace/Shafesbury Gardens Residents Group).

3 Minutes of the previous meeting (Item 3)

- 3.1 As this was the first meeting of the Panel, there were no previous minutes.

4 Matters arising and actions list (Item 4)

- 4.1 There were no matters arising and, as this was the first meeting, no actions.

5 Terms of reference (Item 5)

- 5.1 It was proposed that reference to 'stakeholder group membership' in the 'Membership' section should be amended to 'resident membership' and that 'community representative' at paragraphs 12 and 13 should be amended to 'resident representative'. The Panel agreed and, subject to the inclusion of these changes, the terms of reference were approved.

6 OPDC Update (Item 6)

- 6.1 DL provided an overview of the range of activity that was taking place at present. More detail would be provided at further points in the meeting, but the following items were highlighted here:
- Work to identify a development partner would be moving forward – some preliminary engagement activity had already taken place. This will be underpinned by activity related to the CPO which had now received mayoral approval.
 - The Fifth Park Royal Design District was due to open this coming weekend. TM raised the possibility of an expanded event in the future and suggested that there could be better engagement and involvement of residents and especially young people. More broadly, it was suggested that 'Engagement with Children and Young People' could be an area for focus at a future meeting of the Panel.
 - 5 new Board members would be appointed in coming months, and this will be publicly reported in the forthcoming Board papers. The new appointees will be to replace an existing vacancy, Matt Carpen who will be moving to the CEO role, William Hill and Victoria Quinlan whose terms of appointment will be ending on 30 November 2025 and to replace one further member whose term of appointment will end in November 2026 but this will remove the need for a separate recruitment exercise later next year. William Hill would remain as Independent Chair of the Planning Committee. Hannah David had also been appointed as a new independent member of the Planning Committee to replace a member who has stepped down.

- 6.2 From the residents' point of view, HP highlighted the following areas of interest: the Public Land Agreement; release dates for land in use for HS2 construction compounds; and the CPO, where some concerns still remained. These would each be covered as the meeting progressed.

Compulsory Purchase Order (CPO)

- 6.3 GB reported that Mayoral approval for the CPO had been granted. It had then been submitted to the National planning Casework Unit who were content with proposal. As such, OPDC would shortly be in a position to formally post notices.
- 6.4 No new acquisitions had been made since the last Board meeting, but progress was continuing on the acquisition of a small number of sites and details of these would be shared in due course.

Public Land agreement (PLA)

- 6.5 GB reported that positive progress had been made. There were now a small number of outstanding points which would hopefully be resolved in the coming few weeks.
- 6.6 In response to a query from HP, GB explained that, through the PLA, land would be drawn down by OPDC when it was declared as surplus to requirements by HS2 and DfT. A structure would be established for the development to pay the land value in staged payments. AS highlighted the potential impact on local businesses. GB drew attention to the assessment of the economic impact in the Outline Business Case. Development of the area would have wide positive benefits although it was fully recognised that there could be a negative impact for some, and action had been taken to address this. Accordingly, OPDC had been working with local businesses to support relocation, where required, with our aim being to maintain as many existing local jobs in the area as well as creating new ones.

Board agenda 25 September 2025

- 6.7 DL summarised the items which would be presented to the next Board meeting on 25 September. These included:
- CEO report, which would include a summary of the new appointments and a roundup of Comms and Engagement activity, including the new Residents' Panel.
 - Executive Director of Delivery Report which would cover the Public Land Agreement and Land Assembly.

- The planning Report will cover the Revised Planning Obligations SPD, which were finished at the end of July and will be presented for adoption and an update on action to address a deficiency in OPDC planning powers. This will address where some key planning enforcement powers still rest with our 'host boroughs'. This will be done via central government proposals to amend the planning powers available to newly created MDCs via the Levelling-up and Regeneration Act (LURA) 2023.
 - Executive Director Corporate Operations / CFO Report, covering Q1 performance overview and planning for the 2026-27 budget.
 - Report from Development, Investment & Sustainability Committee (DISCo) meeting on 10th September 2025.
 - Report from Audit & Risk Committee (ARC) meeting 16th September 2025.
- 6.8 It was noted that the intention was for the Board meeting to take place in OPDC's new offices on Victoria Road.

Items from residents

- 6.9 HP introduced this item, first welcoming the establishment of the Panel. The following items were highlighted and discussed:
- In light of the Oaklands Rise Development, there was concern at the potential for the area to be left with poor connectivity despite material related to development that stated 'unrivalled connectivity', along with the continued aim to 'proceed at pace', despite uncertainty around the HS2 reset. Residents were still cautious about the 'at pace' approach and referred to perceptions of continued 'hype' (by several parties) around the catalytic effect of Old Oak Common (OOC) station and it was suggested that, so far, the work had had a negative impact on the area. On connectivity, EW suggested that the area was already well connected and in comparison with other regeneration areas would be better connected when work was complete. DL also affirmed the need to move forward with the development of new homes, but it needed to be remembered that this was a long term project and benefits would take time to fully come to fruition. It was also noted that 5,300 homes had already been completed since the inception of OPDC. DL highlighted the recent Board member recruitment and the number of quality applications received that demonstrated a positive perception of the planned regeneration. Significant amounts of time and resource had been invested in talking to real estate / developers and this market intelligence and feedback had given OPDC the confidence to proceed. KB acknowledged resident concerns and agreed that they were an important challenge as work progressed.
 - AS highlighted the limited parking at Oaklands Rise, and those spaces which existed were for homeowners, impacting negatively on lower income families who were less likely to own their own homes. EW reported that parking decisions had been made in line with wider policy that sought to encourage use of public transport.
 - On the CPO, residents were concerned at a gap between material that had been made available and the residents' own perceptions. GB explained that those directly impacted would receive an explanatory letter and that a resident's friend had been appointed who was making contact with those affected. Clear plans would be placed in the public domain setting out the

CPO boundaries. AS suggested a door drop to all locals on CPO activity would be beneficial in providing clarity across the area and it would also provide assurance to those who were not affected.

- On the Old Oak Neighbourhood Forum intention to work up a case study on Oaklands Rise '5 years on', PF explained that OPDC was keen to link with this as OPDC LPA will be carrying updates to its Post Occupancy Evaluation Study as evidence base to inform the forthcoming Local Plan Review. and would be happy to engage further on this. DL also highlighted work looking at high density living which would also feed into this evidence base.
- On the OPDC Strategic Transport Study, EW confirmed that there was no further news, but a dedicated session could be arranged when it was ready.

7 HS2 update

7.1 PG provided an update on the following areas:

- The HS2 reset had been agreed with DfT. It would look at timescales, finance and outcomes. Earlier opening of the Elizabeth Line platforms was being considered but would need to be feasible in terms of overcoming technical and scheduling challenges. The reset of timelines was a 5-stage process, currently at stage 3 which consisted of a detailed bottom up analysis. Residents made the point that availability of Elizabeth Line platforms at Old Oak Common was crucial to improving public transport connectivity in the area. More broadly, a timeline for Elizabeth Line access at Old Oak was high on the agenda for local residents.
- The Reset programme will feed into the land release programme with the intention of land being released as soon as was practicably possible. PG confirmed that the scope of the reset would be to look at what was being delivered, in what timescale and how that would be done. This would include engagement with stakeholders.
- AS affirmed the importance of effective community engagement. PG acknowledged this noting that community engagement did take place, sometimes using the consultation suite in HS2 offices where some focused engagement sessions had taken place but it was important to ensure that the right representatives were engaged. PG would be happy to engage if any resident group felt that they were not included in relevant discussions, and they should reach out to PG or via AS.
- In response to a question from CG, PG confirmed that there would be 8 platforms at ground level serving the Elizabeth Line, GWR and freight services and they would be of mixed use.
- Tunnelling activity west of the Old Oak Common area had been completed and tunnelling to Euston was proceeding as planned. Construction was continuing at the Old Oak Common station site within the underground 'box'. Works were continuing on the edge of the site, for example, on utilities. This would result in action to divert, but not close, the public highway. In locations where road closures were required, discussions were taking place with Ealing Council, OPDC's Planning Team and residents to find practical solutions. There should be more certainty around this later in 2025 or early 2026. In response to a question from AS, PG confirmed that HS2 had sufficient

statutory authority to carry out road closures without reference back to Parliament, although HS2 was required to put in place mitigations for any closure.

- DfT had confirmed the desire for level boarding on the Elizabeth Line. Work is proceeding with Network Rail, TfL and other stakeholders to overcome the technical challenges ahead of a formal decision by the DfT.
- Residents raised the fact that apart from OOC station itself, no other public transport improvements were yet firm or had funding. Connectivity as measured by the TfL WebCat model remained medium to low in much of the Old Oak Project area.

8 North Acton improvements (Item 8)

8.1 KL presented a slide pack setting out a range of current improvement activity in the North Acton area. This included:

- *North Acton gyratory* – Work with Ealing Council and TfL to address the noisy and hostile environment, identifying some quick interventions and some more significant, ambitious longer-term interventions.
- *Portal Way Public Realm Framework* – Work with local landowners and stakeholders to improve the environment in order to achieve a safe street environment.
- *North Acton village* – Action to improve North Acton Square to create spaces for new business and new amenities for the local community. Enabling works had already started on this. These improvements works were taking place under a 5-year lease. There were ongoing discussions with Ealing Parks and Ealing Highways regarding maintenance, but it was intended to award a 2-year maintenance contract to whoever will carry out the landscaping. In response to TM, KL confirmed that longer term planning was underway with Ealing and TfL to address disabled access to North Acton station via the Square. The lack of a clear drop off point was also highlighted. It seemed that the existing drop off had, over time, become demarcated. KL undertook to investigate further.
- *Park Royal Road / Victoria Road improvements* – Works with Ealing to tidy, de-clutter and improve.
- *Big X* – Activity to improve the public realm and connectivity across the area.
- *Victoria Road: Old Oak Mile* – Action to improve the character of the street and specifically to address where the road regularly flooded.
- *Chase Road* – TM asked about the potential for improvement on Chase Road. KL confirmed that some initial thinking was underway about potential improvements. This could be brought back to a future meeting of the Panel.

8.2 More generally, HP highlighted the need for publicly available information to be kept up to date, noting that Imperial College's website had only recently updated information on their website about the completion date of Old Oak Common station.

- 8.3 In response to a query from CG about consistency across master plans, KL confirmed that, when a developer discharged planning conditions, consistency was provided for at this point.

9 Forward planning

- 9.1 Due to time constraints this item was not discussed but would be considered in more detail at the next meeting. It was noted that Matt Carpen would also be in attendance at the next meeting.
- 9.2 On reporting to Board, a report of the meeting would be included in the Communications and Engagement section of the CEO's report. HP would provide a short summary from the residents' view point for inclusion at this point in the report.

10 Any Other Business the Chair Considers Urgent

- 10.1 There was no urgent business.

11 Close of Meeting (Item 11)

- 11.1 The meeting closed at 7.59pm.

Input from resident members of the OPDC Residents Panel to the CEO report to OPDC Board 25th September

The new OPDC Residents Panel provides local people in Old Oak with a welcome opportunity for regular dialogue with OPDC Board members and senior managers from OPDC and HS2.

A concern of residents discussed at the first meeting on 8th September was the timeline for OPDC's next steps on the Old Oak Masterplan, CPO Order, and selection of one or more development partners.

We are finding it hard to understand the Development Corporation's desire to proceed 'at pace' over the coming months, rather than await the outcome of the HS2 reset?

Residents who have been hugely impacted on for a decade, by HS2 works and other developments in the area, have had to adjust to entirely different timescales than those laid out in the Boris Johnson Opportunity Area Planning Framework of 2015. The OPDC Local Plan was due to be in place by 2017. OOC station was due to open in 2026.

We now question 'why the rush?' The 'vision' and spatial strategy has changed enormously. Even since the 2022 adoption of the Local Plan, the new 'Masterplan' has shifted the location of a 'major town centre'.

We are told that a new Old Oak is a 20-30 year project, but that OPDC must move 'at pace' in late 2025 because 'London needs more homes'. Yes, London does. But given what may prove to be further delays of many years on opening OOC station, and no firm commitments for funding other transport infrastructure, is Old Oak the immediate priority across London as a location for building high density housing?

We have witnessed since 2018 onwards the consequences of high-density developments built at locations which were promoted by developers, in Scrubs Lane and at Oaklands Rise. At the time local groups and neighbourhood forums argued that decisions on these schemes were premature, as they have proved to be. The transport infrastructure was not there to support the densities involved. **Better access to public transport did not arrive when it was promised to incoming residents.**

In the process of preparing the New London Plan, we will be continuing to lobby for scrutiny of OPDC's approach during the intervening period before announcements on the outcome of the HS2 reset, sometime in early 2026. Potential decisions on the West London Orbital, on an Overground at Old Oak Common Lane, and possible earlier availability of Elizabeth Line platforms at OOC station we see as similarly critical uncertainties in late 2025.

We will continue to challenge OPDC and HS2 assertions that Old Oak has 'unrivalled connectivity'. In reality the area remains comparatively poorly connected and this may not change for many years hence. Government and Mayoral investment may go in other directions, on London Transport aspirations for the Bakerloo Line and DLR. Major 'urban extensions' selected for the Government's New Towns programme are rumoured for other parts of London. As an Opportunity Area, there are others amongst London's 47 which are larger in size and with potential housing pipelines with higher numbers than Old Oak's 8-9,000 units.

We take this position not because we want OPDC to fail in its ambitions, but to ensure that delivery of new housing is matched with new transport infrastructure. The Opportunity Area's place within a London-wide strategic approach to the timing of housing trajectories across all of the capital's 47 Opportunity Areas surely needs to be considered? We assume that the New London Plan will provide this perspective.

We worry that the Corporation will be entering into agreements with development partners at a time when these developers will be looking for ways to offload risk onto the public sector, exploiting the major uncertainties on the timeline for OOC station and other transport projects.

The OONF and StQW Neighbourhood Forum submission of evidence to the latest GLA consultation on *Towards a New London Plan* can be downloaded at this [link](#). The OPDC's own submission forms part of the Planning report on this Board agenda. The two differ markedly in their assessment of next steps.

As we acknowledged in our discussion at the Residents Panel on September 8th, we residents are largely unsighted on the response of London's development industry to the OPDC Masterplan proposals, and on the strength of interest that will emerge in the next stages of procurement.

We could be wrong in our perception that prospects for an early WestTech 'development boom' are being overplayed and hyped up by those with an interest in doing so. But we have seen events go badly off course in the past, over the decade of OPDC's history. We therefore look to the Board, with its newly strengthened membership, to take a cool hard look at the 'at pace' proposition. **Local people need to be convinced that this is the right course of action for the next 6-9 months.**