



# Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday November 4th 2025

On Zoom

# Agenda for this evening

1. OPDC Land Assembly and the CPO process – latest news
2. Wesley Estate CIC established – could it use NP powers?
3. Re-activating proposals for an Old Oak neighbourhood plan
4. Re-activating proposals for extending the Old Oak neighbourhood boundary
5. OPDC Strategic Transport study
6. Developments in the pipeline (Frogmore Estate data centre)
7. Agenda items for the OPDC Residents Panel 6<sup>th</sup> November
8. Any other business

# OPDC CPO Order and masterplan

No news on the CPO Order. It is believed that some 40 objections were submitted. OPDC will not release copies.

If and when the process reaches the stage of an Inquiry, objections will be published by the Inspector (early next year).

Drop-in sessions on the Masterplan held in October.

# Old Oak Masterplan

Latest material exhibited at drop-ins have firmed up on ideas for a new town centre at Acton Wells, next to the 'new bridge'.

## Old Oak Town Centre

Old Oak Town Centre will be a mixed-use urban district, to live and work.

The Town Centre will extend from Old Oak Common Station to Park Royal and North Acton to form a distinctive mixed-use district for industrial innovation.

A variety of spaces for living, work and leisure - along with a new urban park - will serve the development and the surrounding areas of Harlesden, North Acton, and Park Royal.

**Your Feedback:** You told us that the town centre should have a variety of leisure and fitness facilities that are accessible to local residents, support health and wellbeing, and provide opportunities to try new activities.

Participants emphasised that social infrastructure should reflect the character of the area. Rather than introducing generic buildings or facilities, people want places that reflect local heritage, identity, and community values.

**Community Quote:** "Community spaces should facilitate different uses at different times of the day"



Connecting to the new station, Old Oak Town Centre will be the arrival point into the area.



View of Acton Wells Park in Old Oak Town Centre



## A new town centre for West London

### Workspace across the neighbourhood

The Town Centre will be a bustling hub of activity, with workspace and facilities.

The Town Centre will create a network of work and business spaces by:

- Arranging workspace in three clusters, from more corporate buildings in the Station Hub to more industrial spaces along School Road.
- Designing buildings to fit the scale and character of the Old Oak Common station and surrounding area.
- Establishing a new workspace address along the Old Oak Line.
- Offering a mix of building sizes, so the area can grow over time and attract a variety of businesses.

You said that social infrastructure should reflect the character of the area. Rather than introducing generic buildings or facilities, people want places that reflect local identity and community values.

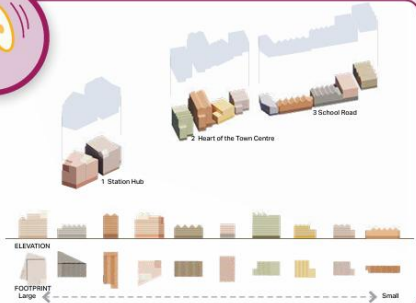


Diagram illustrating the potential variety and range of different workspace buildings along the Line, which draw on the local character and identity of Park Royal

### Grounded by anchor uses

Bringing key organisations and institutions to the Town Centre will place Old Oak as a new destination in West London.

"Anchor uses", such as research institutes, further education colleges or cultural venues, will attract businesses, visitors and students, creating local jobs, and help shape a strong new identity for the area:

Research institutions can bring world-class innovation and discovery.

Technical colleges can provide space for skills development and training.

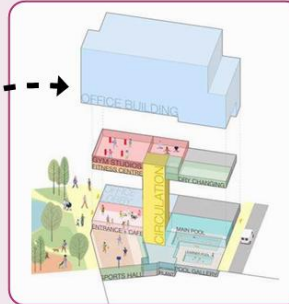
Creative schools can build on the area's heritage of craft and design.

Arts venues can offer performance spaces that celebrate local identity.

We will work with service providers and the local community to develop the leisure centre, making sure it reflects local needs and ambitions.



A leisure centre with a pool and a sports hall

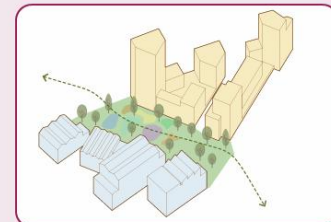


A mixed-use building, stacking a leisure centre and an office

### A connected town centre

To ensure that the town centre can thrive, a new east west route will provide easy, safe access through the site that key green spaces, community facilities and commercial uses.

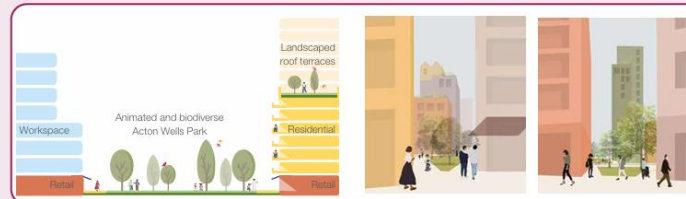
- 1 An entrance to Park Royal, with space for smaller businesses, linking to one of the largest industrial estates in the UK.
- 2 Smaller workspace buildings and residential blocks defining different edges of the park and public realm.
- 3 A new connection to new workspaces and residential developments in higher-density buildings making the most of the proximity to the station.



Mixed uses surrounding Acton Wells Park with residential to the north



Pocket parks and green streets connecting to Acton Wells Park and Old Oak South Park



The mixed-use nature surrounding Acton Wells Park will provide activity and a sense of safety during day and night

Homes along the sunny banks will enjoy framed views of Acton Wells Park and Old Oak South Park

## Grounded by anchor uses

Bringing key organisations and institutions to the Town Centre will place Old Oak as a new destination in West London. "Anchor uses", such as research institutes, further education colleges or cultural venues, will attract businesses, visitors and students, creating local jobs, and help shape a strong new identity for the area:





Since 2023 we have worked with local people to shape the future of the area. In early conversations, the community helped shape the vision for the **Supplementary Planning Document**, which helped us define what matters most: what the area should feel like, what it should include, and how it should serve the people who live and work here.

In May 2025, we shared the emerging **Illustrative Masterplan**, which was then endorsed by our board in July 2025.

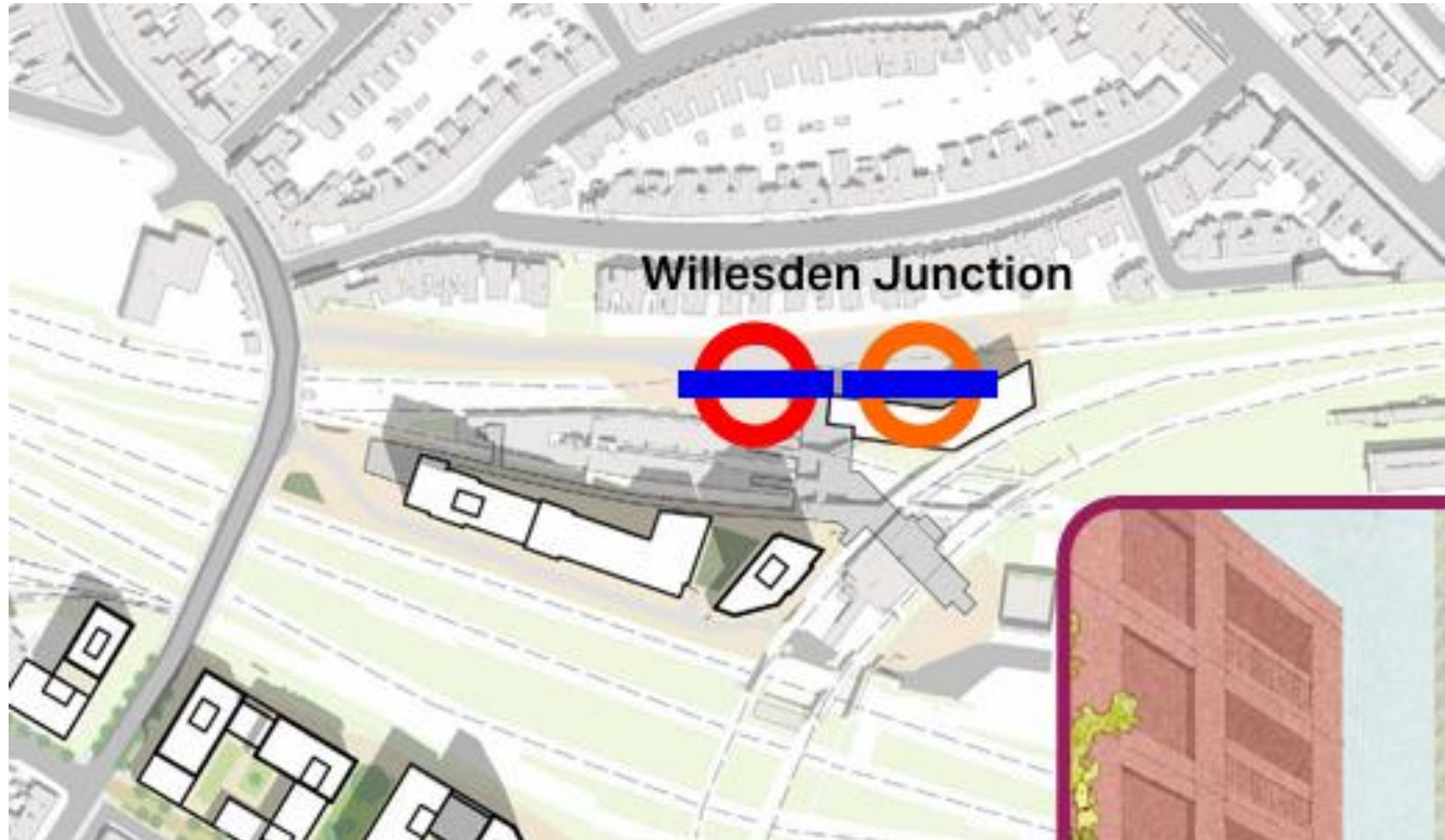








# Willesden Junction





# Wesley Estate CIC

The Wesley Community CIC has been founded to create a long-term, resident-led framework that supports local regeneration, heritage preservation, and social inclusion. We aim to work collaboratively with the Old Oak & Park Royal Development Corporation (OPDC) and Ealing Council to ensure our objectives align with borough-wide development, planning, and community strategies.

Our focus areas include:

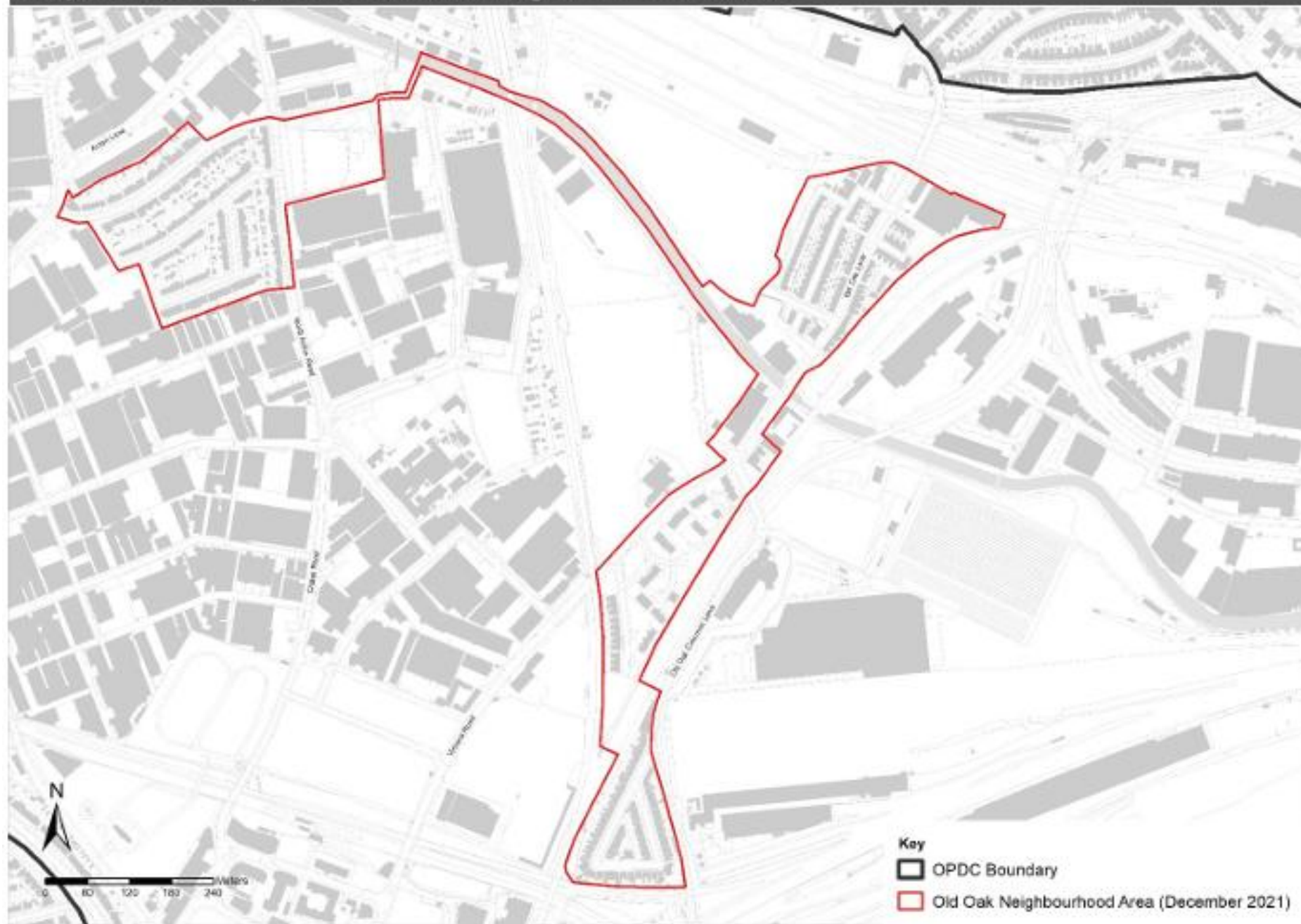
- Safeguarding and celebrating the historical identity of the Wesley Estate and surrounding neighbourhoods;
- Developing sustainable, inclusive spaces that support health, education, and enterprise;
- Strengthening resident participation in local decision-making processes;
- Advancing community-driven regeneration that delivers measurable social value

# The Old Oak neighbourhood area

- Designated by OPDC in September 2017. Renewed March 2023.
- Neighbourhood forum designated February 2018
- Application to extend the boundary submitted 2021 to add the Atlas Road and Channel Gate sites
- OPDC agreed only small boundary amendments (see next slide)
- OONF's 'Plan B' proposals were presented to OPDC Planning Committee in September 2021.
- OPDC dismissed these at a London Assembly Budget and Performance Committee session in December 2022.



## Map of the designated Old Oak Neighbourhood Area



# Wesley Estate - potential NP policies

**Policy OONA 1A** - *To designate as Local Green Space the Wesley Playing Fields* **Reasoned justification** – While this area is designated by LB Ealing as a small open space, designation as Local Green Space under the NPPF will provide greater planning protection for a longstanding amenity space that is valued by local residents

**Policy OONA 1B** – *To designate as Local Green Space the open alleyways behind the rear gardens of the houses on Wesley Avenue and Harold Way* **Reasoned justification** – these green alleyways are an original part of the layout of the estate that are insufficiently exploited at the moment in terms in providing visual amenity and improved air quality for local residents.



# Other possible policies for Wesley Estate

- A policy to restrict or manage HMOs (precedents in Leeds, Oxford, Merton).
- A policy on Construction Management Plans (Camden and Islington neighbourhood plans have included policies requiring CMPs for large developments, often tied to protecting residential amenity and managing construction traffic. South Bank & Waterloo Neighbourhood Plan references construction impacts and requires developers to demonstrate mitigation measures).

# Other elements of a 2026 Neighbourhood Plan?

Any policies must meet the 'basic conditions' tests.

Must not lead to reduced development.

Must '**generally** conform with the **strategic** policies in the Local Plan' (OPDC has insisted all its 'Place' policies are 'strategic').

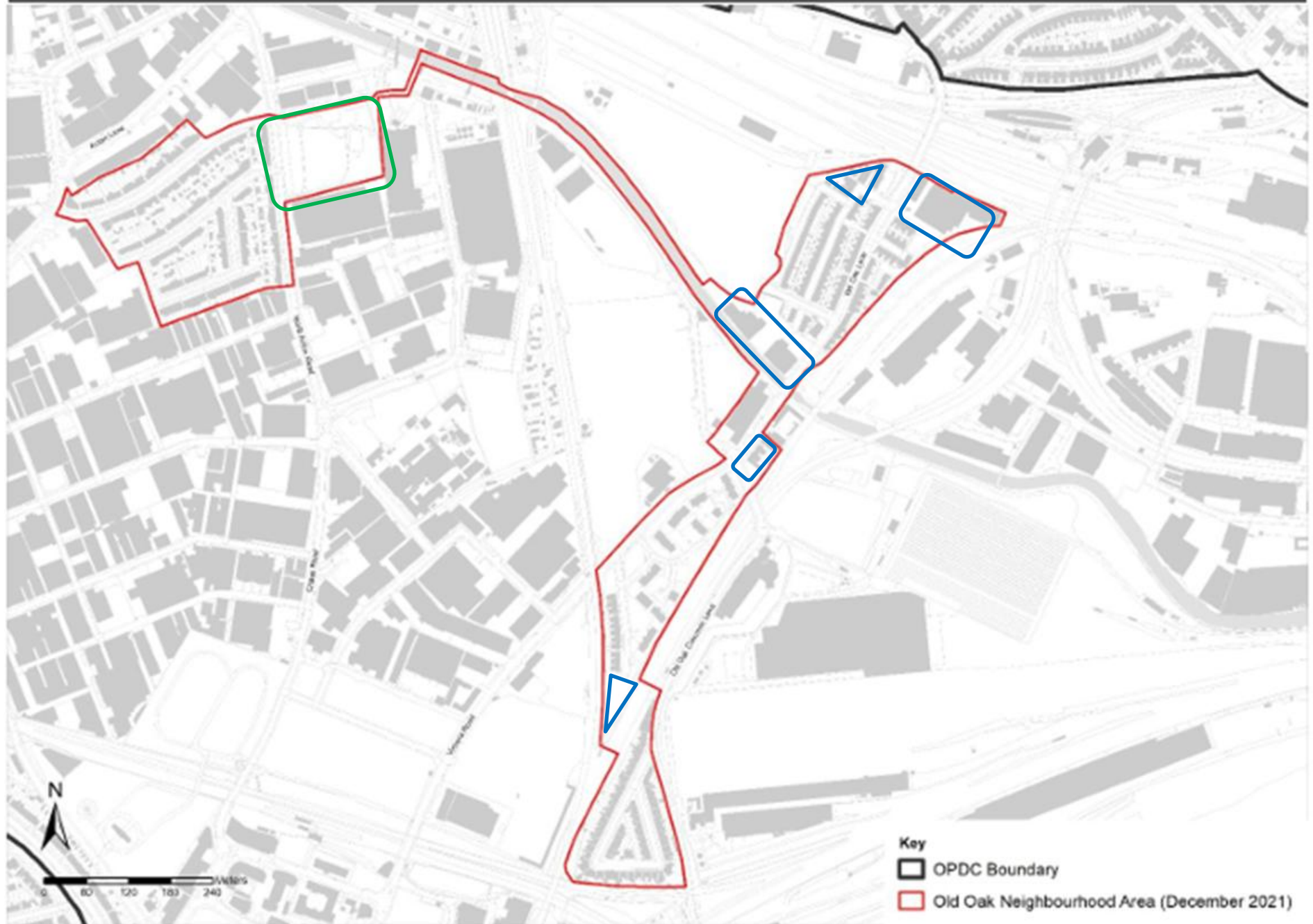
The fact that the Illustrative Masterplan varies a number of Local Plan site allocations and possibilities opens up some possibilities.

A possible twin track approach:

- Track 1: a simple slimline plan based on the current Old Oak neighbourhood area
- Track 2: a fresh application to extend the boundary



# Map of the designated Old Oak Neighbourhood Area



# This was our proposition in 2021

Why not allow the Forum an extended boundary and the chance to prepare a 'Plan B' for this part of Old Oak?



- Red line boundary shows the designated Old Oak neighbourhood area
- Hatched areas show Channel Gate and Atlas Road sites
- OPDC Planning Committee in July approved the start of consultation on our designation application.
- OPDC Planning Committee and Board will decide on designation.

## What would an OONF Plan B include?

- OONF has long argued the case for a 'neighbourhood hub' at Atlas Junction.
- A neighbourhood plan would allocate sites for new housing at 'urban neighbourhood' levels of density matching the National Model Design Code and LB Ealing 2012/13 development plan.
- Plus a level of self-build/custom build 'co-development' housing across the two main sites at Atlas Rd/Channel Gate (by 2026-8 after HS2 use) implementing the recommendations of the Richard Bacon Review.
- Stages of independent examination and referendum could be undertaken by late 2022.
- OONF's Plan B could then be ready to go if OPDC's Plan A becomes unfeasible or inappropriate, in various scenarios.
- OPDC would retain control on triggering Plan B, as a contingency/fallback spatial plan.



# Would re-activating a 'Plan B' be a mad idea?

**Step 1** - apply to OPDC to vary the neighbourhood boundary to match that of the 'Old Oak Project area' including the CPO area.

**Step 2** – OPDC and OONF co-prepare a draft neighbourhood plan with site allocations (largely) reflecting the OPDC Masterplan but with some negotiation on housing densities.

**Step 3** – this NP goes through the stages of independent examination, referendum and adoption as part of the development plan.

This route offers speed and flexibility as compared with the local plan process. De-risks further changes on HS2 and OOC station.

# Options for a revised Plan B

Least radical option – the NP helps to deliver the Illustrative Masterplan proposals with minimal changes via a JV and Development Partner as per OPDC's Outline Business Case. Secures varied site allocations in advance of new Local Plan.

Most radical option – OPDC and GLA use the acquired sites to do direct delivery of low/medium density modular housing with a 15 year lifespan. Decouple from OOC interchange as a 'catalyst' and focus on reducing Borough waiting lists/homelessness costs in the shortest possible timescale. Assess OOC impact in 2040.



This map from the 2024 adopted OPDC Local Plan shows the sites allocated for housing use.

Not all of these fall within what has now emerged in the OPDC Masterplan as sites proposed for new housing.

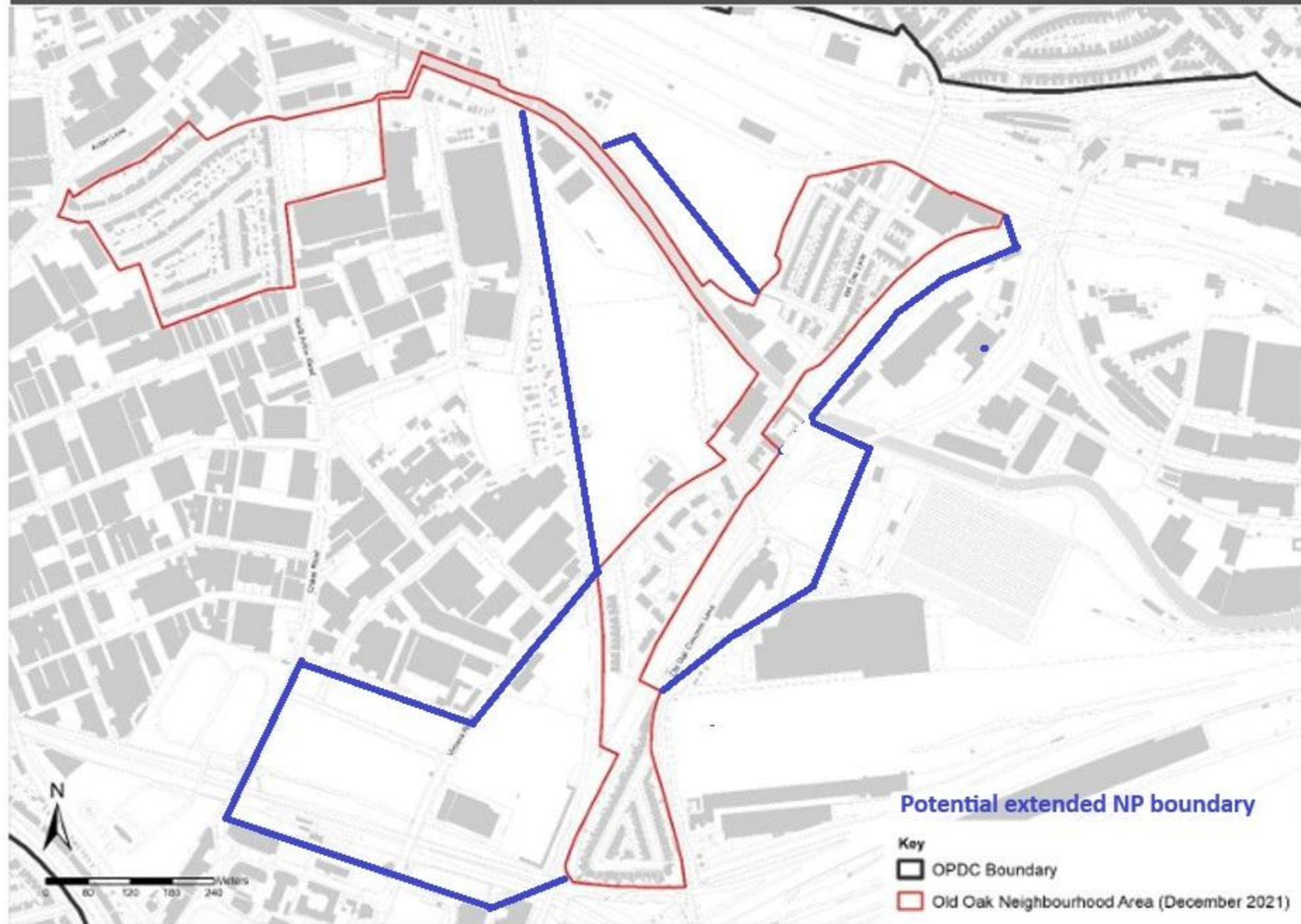
OPDC planners have concluded that *the proposals contained within the Illustrative Masterplan are capable of being in accordance with the Local Plan, when the development proposals are considered in the context of future planning applications.*

This assertion has been adopted by OPDC Planning Committee but has yet to be put to the test on any individual application.

There may be scope for alternative allocations in a neighbourhood plan that predates a new local plan.



## Map of the designated Old Oak Neighbourhood Area



## Where in Old Oak are we planning to regenerate?

Old Oak is part of the wider Old Oak and Park Royal Opportunity Area, it is made up of land surrounding the proposed Old Oak Common Station, Willesden Junction and North Acton. The regeneration will focus on around 75 acres of brownfield land, 90% of which is currently in public-sector ownership.

To connect the larger landholdings and support our placemaking ambitions for Old Oak, we have used government funding to acquire and assemble over 11 acres of privately owned sites, bringing nearly all the land required to deliver our plans for Old Oak under public-sector ownership. This creates a better opportunity to deliver development of a higher-quality, enhancing the public realm and creating connections between neighbourhoods of both new and existing communities.

The map to the right illustrates landownership in Old Oak.

### Surveys to better understand local needs

As landowners and stewards, it's very important that we build a good understanding of the needs and specific requirements of our diverse communities. We want to make sure that existing communities not only live comfortably next to new development but benefit from it too. We have commissioned AECOM to independently conduct surveys with residents and businesses in Old Oak – you are not obliged to participate and if you have any questions about these surveys, please ask us.



# Might a fallback 'Plan C' be needed?

What happens if securing a Master Development Partner, with an acceptable level of risk transfer, proves unviable in 2026?

Could a fall back plan be to use the sites acquired by OPDC for direct delivery by GLA/OPDC of modular 15 year housing units?

Longer term redevelopment to be reassessed when the impact of OOC station becomes evident?

What would be the reductions in housing waiting lists and homelessness budgets for LBE, LBB and LBHF?

Could such development proceed via NP policies – swiftly?



# OPDC Strategic Transport Study

The OPDC Strategic Transport Study was prepared in 2013-15 for the the original Boris Johnson 'vision' for OOC station and OAPF

Its assumptions on 'interventions' and 'timelines' for a '2031 case' are hopelessly out of date. But used as basis for Local Plan.

Further modelling commissioned in 2022 (extra £300k)

Further contract variation in 2024 (£60k)

OPDC advise that work is not completed and output will not be an updated 'strategic study' but a set of modelling tables.

Forecasts for road network capacity and HS2 passenger movements remain an unknown for local residents (and for developers?).

# New developments in the pipeline

**Woodward Hall Block A**, Victoria Road North Acton – OPDC on 9<sup>th</sup> October despite OONF arguing that proportion of students at North Acton will reach 5,000 and roughly equivalent to the rest of the population (Brent consulting halting PBSA consents in Wembley Growth Area to get back closer to 20% student population).

Application for 'reserved matters' from ReAssure Ltd following up 2022 permission for 25,000 sqm data centre at **Frogmore Industrial Estate adjacent to Wesley Estate**.

No application yet submitted on **2 Scrubs Lane**

**HS2 revised application** for staff catering building at eastern end of OOC station

## Train Crew and Catering Building and Ancillary Works Schedule 17 Plans Update

You're invited to a public drop-in event at the Old Oak Common Station site on Wednesday 5 November to find out about updates to our plans for the new building. This will provide temporary respite accommodation and catering for train crews once Old Oak Common Station is complete and in operation (application reference number: 23/0160/HS2OPDC).

A Schedule 17 Plans and Specifications request for approval was submitted to Old Oak and Park Royal Development Corporation (OPDC) on 19 July 2023 under the above planning reference.

The revised plans are with the OPDC again for consideration, following comments received from the public and interested parties at the time, including further issues which have arisen.

The plans enable Old Oak Common Station to serve as a temporary terminus for HS2's London to Birmingham route, until the section of the route from Old Oak Station to London Euston Station is operational.

You'll be able to see key elements of the plan and speak to experts from HS2, BBVS and designers, WSP and Wilkinson Eyre.





The drop-in will take place on:

**Date:** Wednesday 5 November 2025

**Time:** 5pm – 8pm

**Location:** Visitor Centre, Old Oak Common Station  
Site, Old Oak Common Lane, NW10 6DZ

To attend, or if you have any questions in advance of the drop-in, RSVP by emailing [community@bbvsjv.com](mailto:community@bbvsjv.com) or calling the Helpdesk on 08081 434 434

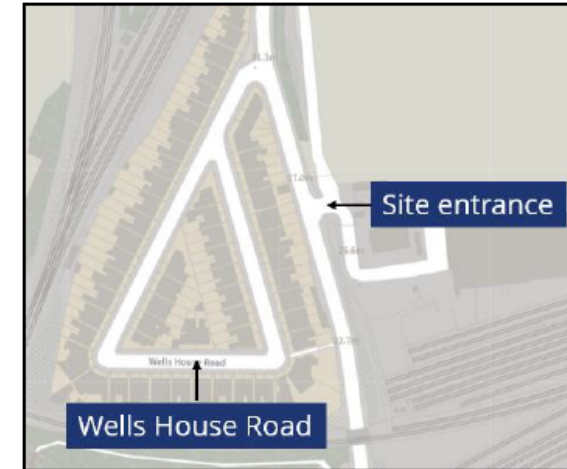
**Pre-registration for the event is required** for security and accessibility reasons.

We look forward to seeing you.

**Please note:** This is an in-person drop-in.

Reference number: HS2-OOC - SCP-25-1445

### Where to find us:



**Freephone 08081 434 434**

**Minicom 08081 456 472**

**Email [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk)**

**Website [www.hs2.org.uk](http://www.hs2.org.uk)**

To keep up to date with what is happening in your local area, visit:  
**[www.hs2inyourarea.co.uk](http://www.hs2inyourarea.co.uk)**

# Agenda items for the Residents Panel

OPDC has resisted our list of agenda items. We will hear about reports for the OPDC Board on 20 November and hope to raise the following:

- OPDC's response to the Mayor and Government package on housebuilding, reducing the 35% affordable housing target.
- The lack of transport, traffic, and rail passenger forecasts for Old Oak Common station.
- Why we are not allowed to discuss the OPDC CPO Order and see copies of objections submitted?



### 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](mailto:HS2enquiries@hs2.org.uk)

### SCS – Conveyor removal, Victoria Road (North Acton)

2 August to 11 October 2026

Removal of conveyor sections 24/7

### BBVS - Old Oak Common Lane Traffic Management

15 July 2024 to 30 April 2027

Core working hours

 HS2 worksite  Interactive link

### Working Hours

 Core  Extended  24/7

### SCS - Old Oak Common tunnelling works

1 July 2025 to 30 September 2026

Tunnelling 24/7

### SCS – Maintenance of monitoring equipment installed in Old Oak Common

September 2025 to September 2028

Core working hours, emergency access 24/7

### Vegetation clearance for monitoring installation

1 February to 14 December 2025

Core working hours

### BBVS - Old Oak Common Lane: Saturdays extended working

4 October to 20 December 2025

Extended core working hours  
Saturdays 8am to 5pm, Sundays to be confirmed

### BBVS – Old Oak Common Lane upcoming weekend closures

1 November to 14 December 2025

Extended core working hours  
Saturdays and Sundays only, essential utility and road works, specific timings online

### BBVS – Inside the hoarding: site updates

Ongoing to February 2028

Core working hours

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

Ongoing to Winter 2025/2026, planned Christmas work between 24 to 27 December 2025

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



## **Any other business**

Contact details for OONF

[www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

[www.facebook.com/OldOakNeighbourhood](https://www.facebook.com/OldOakNeighbourhood)

email address for the forum is [oonforum@gmail.com](mailto:oonforum@gmail.com)