



Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday 9th January 2026

On Zoom

Agenda for this evening

1. Report back London Assembly Budget and Performance Committee 6th January – OPDC and housing delivery
2. Update from Old Oak Alliance on HS2 discussions
3. Old Oak Masterplan Framework – update since our last meeting)
4. Progress on redrafting the Old Oak Neighbourhood Plan
5. Current developments – Frogmore data centre and 2 Scrubs Lane
6. ASDA scheme TPO consultation
7. Agenda items for next OPDC Residents Panel
8. Any other business

Report back from Assembly's Budget and Performance Committee 6th Jan

This session discussed affordable housing in London.

Karen Buck, Matthew Carden and Gurdip Singh were questioned.

Alessandro Giorgiou AM (Enfield Leader) asked why OPDC had delivered so little in the past 10 years.

Karen Buck acknowledged past failings but said much progress made in last 18 months.

Gurdip Singh questioned about a 'savings/funding' item in next year's budget - to be identified' - of £3.4 million. This results from increased debt taken on by OPDC on land purchases.

Extract from B& P Committee session

Allessandro Giorgou AM asking Dame Karen Buck about OPDC's track record to date '*is another 1,100 housing starts over the next five years acceptable progress?*



Second extract from B& P Committee

Matthew Carpen responding to a question on future levels of affordable homes in the next phase of delivery at Old Oak



Table 1: OPDC - Objective analysis

OPDC	Forecast outturn	Revised budget	Budget	Change (Revised budget to budget)	Plan	
					2025-26*	2028-29
	£m	£m	£m	£m	£m	£m
CEO Office, Comms & Engagement	1.2	1.3	1.3	-	1.4	1.4
Planning	1.0	1.2	1.3	0.1	1.3	1.3
Delivery	8.2	8.4	5.8	(2.6)	6.0	6.4
Corporate Operations	3.7	3.3	2.6	(0.7)	2.6	2.7
Net service expenditure	14.1	14.2	11.0	(3.2)	11.3	11.8
Financing costs	4.5	4.5	8.7	4.2	9.8	10.3
Net expenditure	18.6	18.7	19.7	1.0	21.1	22.1
Savings/Funding to be identified	-	-	(3.4)	(3.4)	(3.6)	(4.0)
Transfer to / from (-) MDC reserve	(6.6)	(6.7)	-	6.7	-	-

Update on HS2 from Old Oak Alliance

Following the visit by Mark Wild (HS2 CEO) the Alliance has been liaising with Kimberley.Royer-Harris@hs2.org.uk about updating assurances and mitigation measures.

No more news on the HS2 Huw Edwards exercise of looking at the development potential of 20 HS2 sites between the West Midlands and OOC station.

Some movement on Euston, with suggestions that plans for the terminus should be 'future-proofed' with enough platforms for a full HS2 service to and from the north.

Old Oak Masterplan Framework

The ‘Masterplan Framework’, as endorsed by OPDC Planning Committee and Board on 20th November is now available online on [OPDC website](#).

OPDC say *‘this is not the final version’*

OONF continue to question the proposition that *‘all development proposals are expected to take account of this Framework’*.

Response awaited to this latest OONF letter on the subject.

Procurement of a development partner needs clarity on how much ‘material weight’ can be given to the Framework, on ‘new’ sites not identified in the 2022 OPDC Local Plan (including for tall buildings).

An Illustrative Masterplan



Site plan of the Illustrative Masterplan



Aerial view of the Illustrative Masterplan

Old Oak will deliver...

2 new parks **8,000** homes

150,000-200,000m² employment space

30% public open space | **70** acres of development

1 km canal improvements | a community-focused Canalside Neighbourhood

new

Major Town Centre
Neighbourhood Centre
East-West Bridge
a leisure centre
a primary school
community spaces

a local network capitalising on a major transport hub

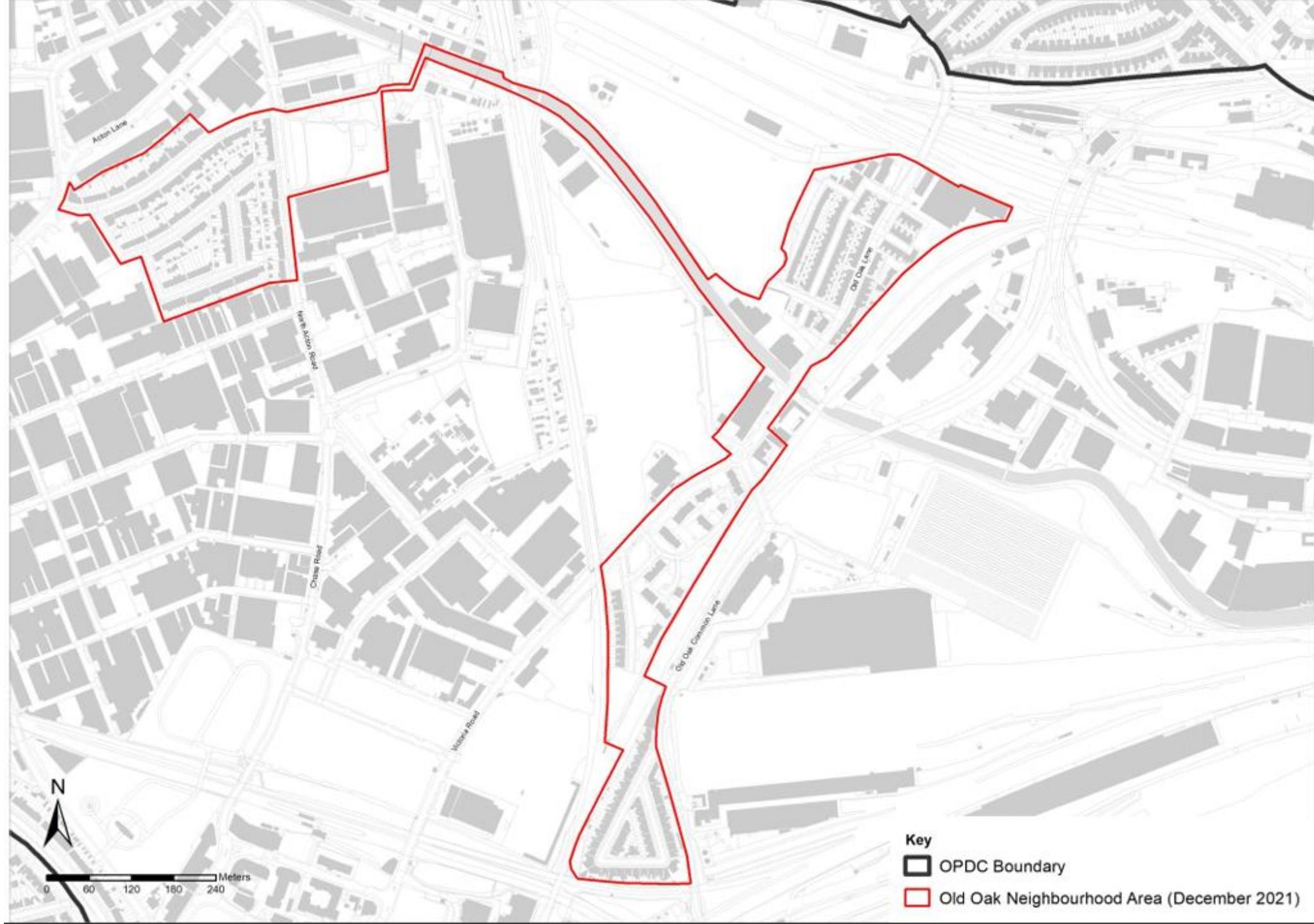
Progress on an Old Oak Neighbourhood Plan

First section makes the case for submitting a NP at this stage, as a 'contingency Plan B' in case OPDC's Plan A of delivery via a JV with a 'master developer' does not go according to plan.

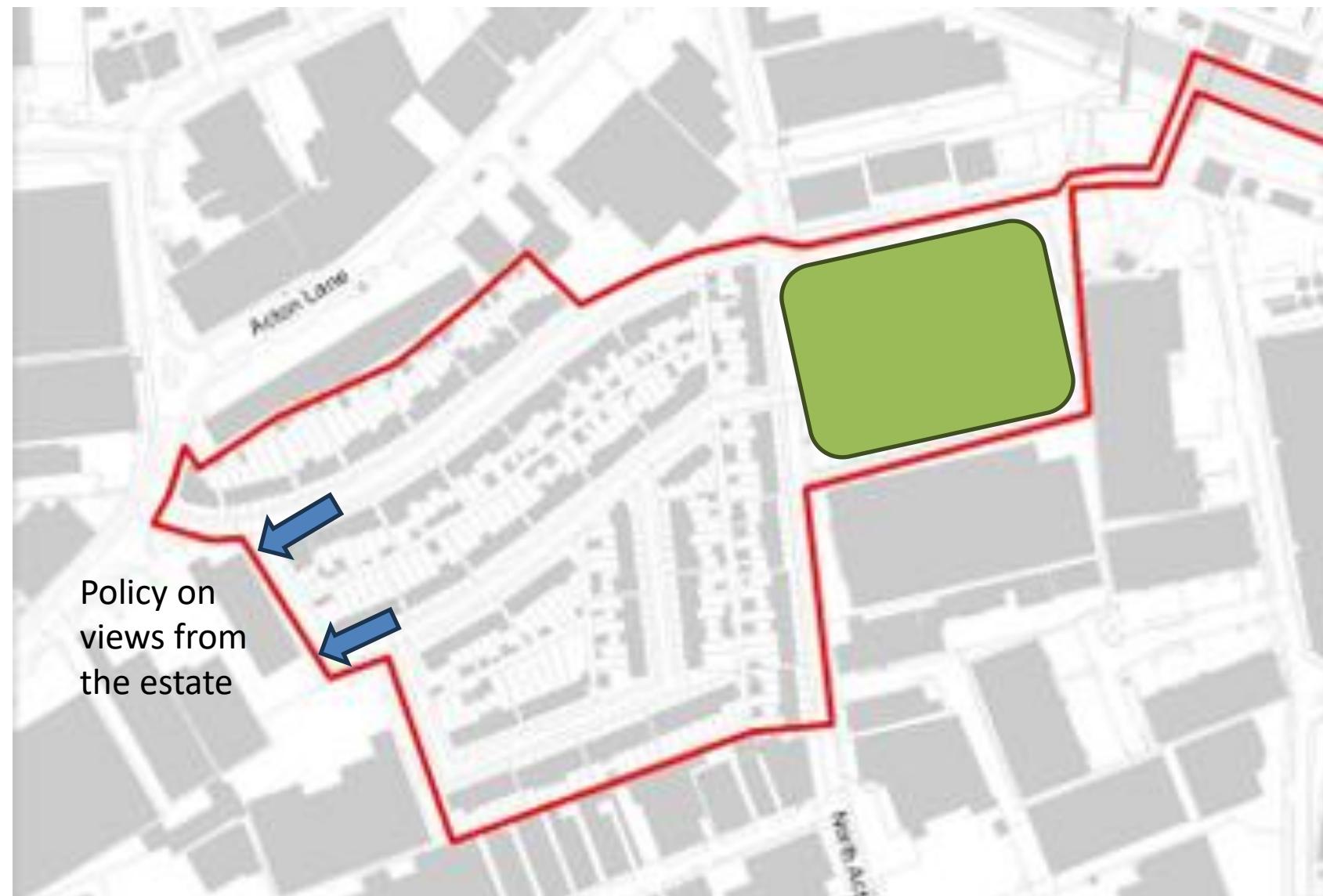
The approach in the NP is for 15 year 'meanwhile regeneration' filling the time gap before the real impact of OOC station becomes known.

Focus on speedy housing delivery at medium/high density 350dph, exploring potential of Modern Modular Construction (MMC).

Second section includes an updated 'vision' and 'objectives' for the neighbourhood area.



Wesley estate – neighbourhood plan proposals



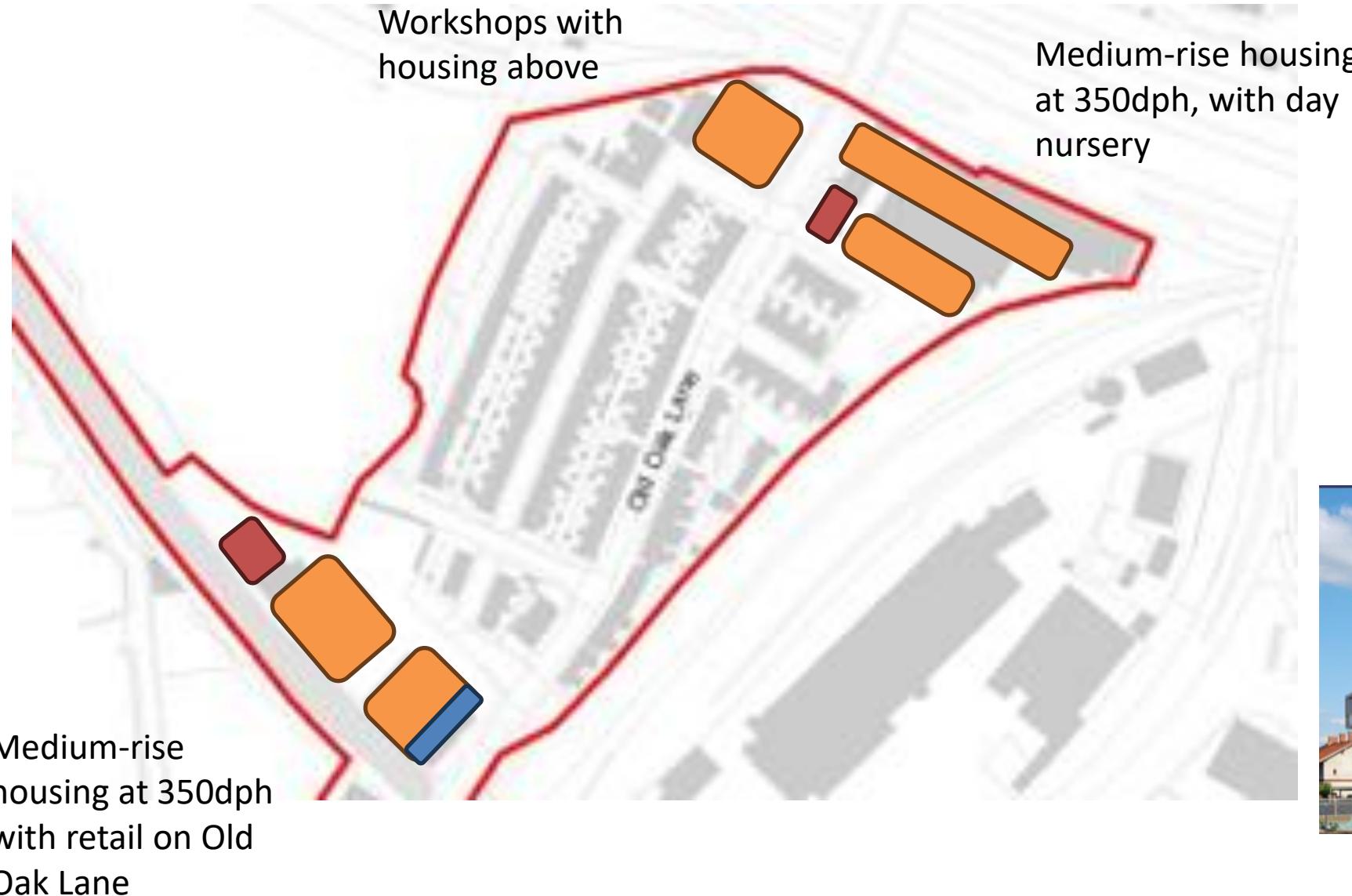
Policy OONA 1A - To designate as Local Green Space the Wesley Playing Fields

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

Possible policy on views westward from the estate, but not a CA so would have limited weight.

Policies resisting nearby industrial uses creating noise, vibration and 'cumulative impacts'?

The Railway Cottages

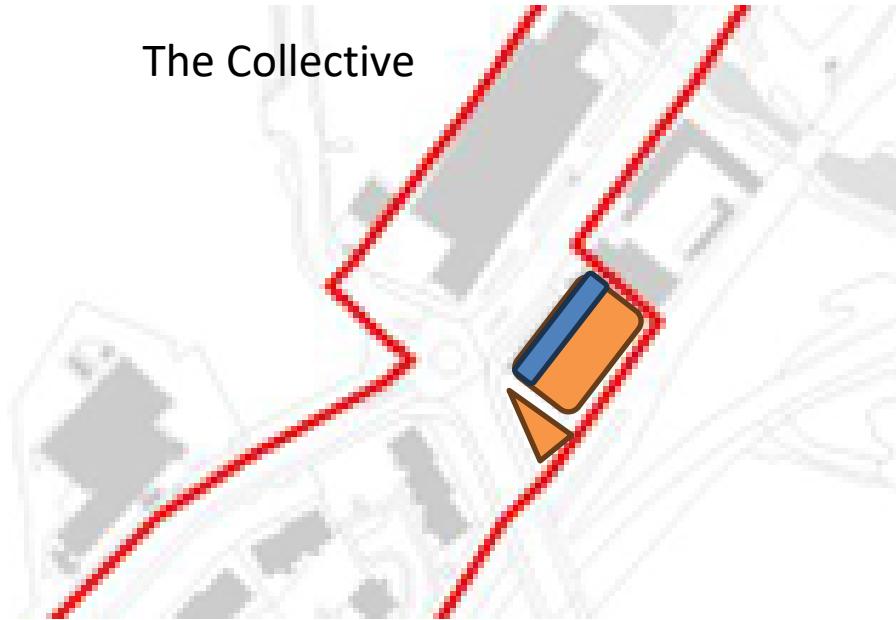


Housing allocations in the neighbourhood plan would be medium-rise and relatively high-density at around 350dph net. (Image from hatch CLiCs system of modular building)



Atlas neighbourhood centre

The Collective



A 12-15 storey mixed use building at the Atlas roundabout, where height has less impact on surrounding residential areas.



Shaftesbury Gardens, Midland Terrace and Wells House Road

Cerebos Gardens and Midland Terrace Playground designated as Local Green Spaces.

Midland Gate site allocated for medium-rise housing at around 350dph

Area proposed in the Masterplan for the east/west bridge to be safeguarded in a neighbourhood plan until such time as the HS2 reset is completed, an updated OPDC Strategic Transport Study is published, and passenger forecasts at OOC station become firm.

Simultaneous re-application to extend the Old Oak neighbourhood boundary

OONF applied to extend the neighbourhood boundary in 2021.

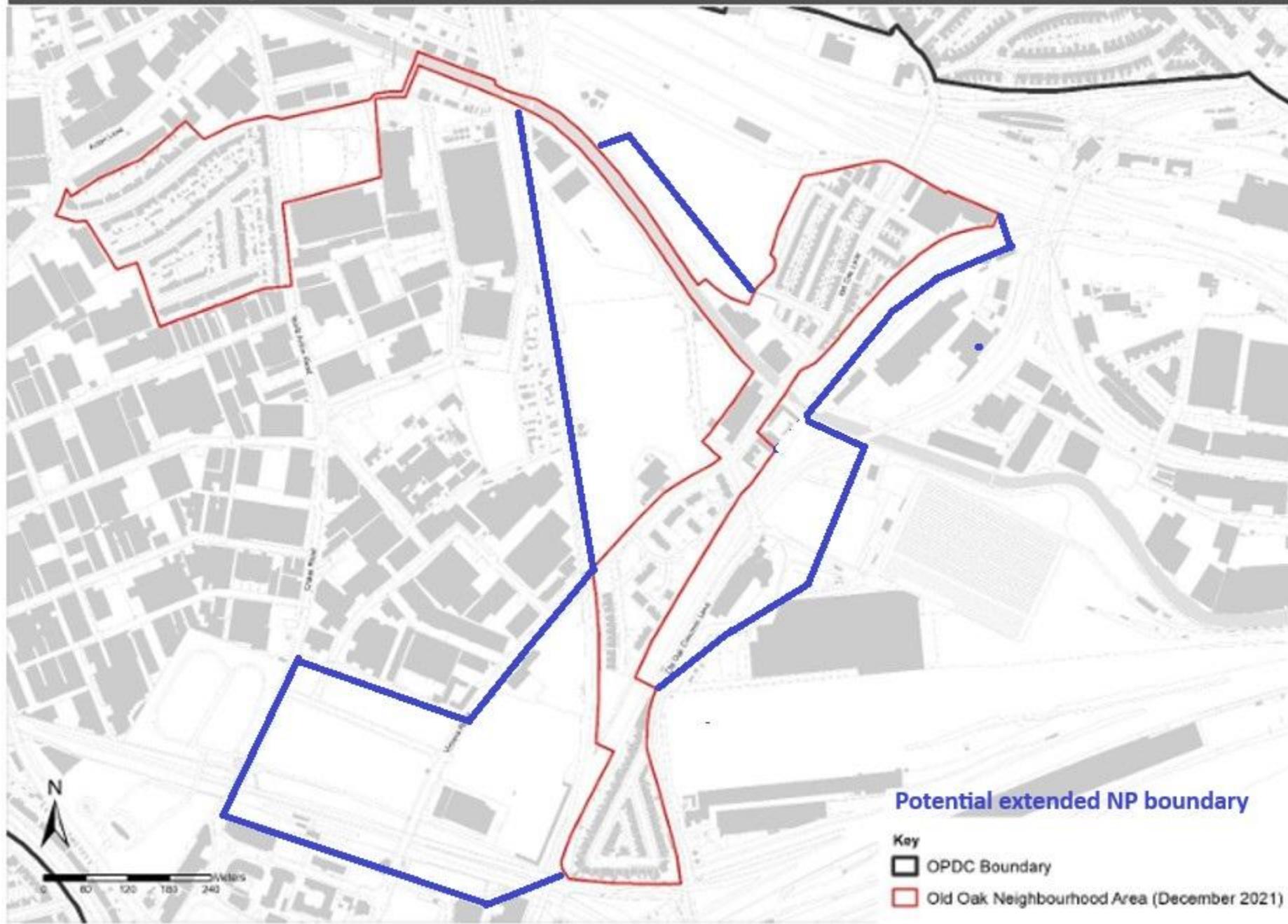
This was proposed as a 'fallback' option contingent on various possibilities (cancellation of HS2, lack of Govt funds for transport).

Our application had a 6 week public consultation. OPDC refused the

Category	Quantity	%
Supportive These comprised the majority of residents, unknown respondent types, community groups, employees, business, politician and place of worship.	101	95.3%
Not supportive These comprised the London Borough of Ealing, Park Score Ltd a land owner within the proposed extension area and a resident.	3	2.8%
Neutral These comprised responses from Department for Transport (made also on behalf of High Speed 2 and Network Rail) and Pocket Living. These stakeholders own sites or have a development interest within the proposed extension area.	2	1.9%

application on grounds that the context and character of the extended area was different from the existing neighbourhood area.

Map of the designated Old Oak Neighbourhood Area



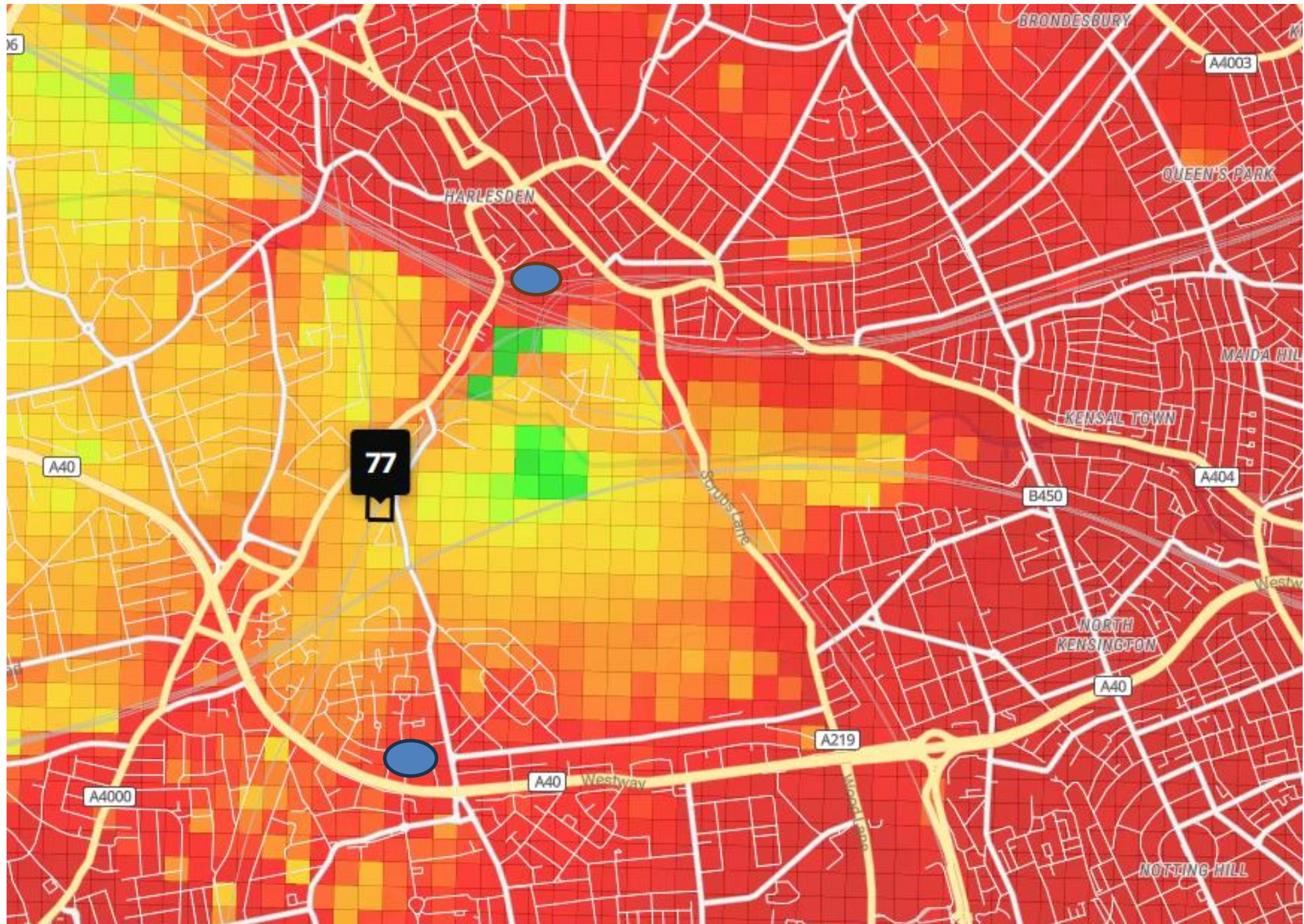
Dept for Transport's new 'connectivity' tool

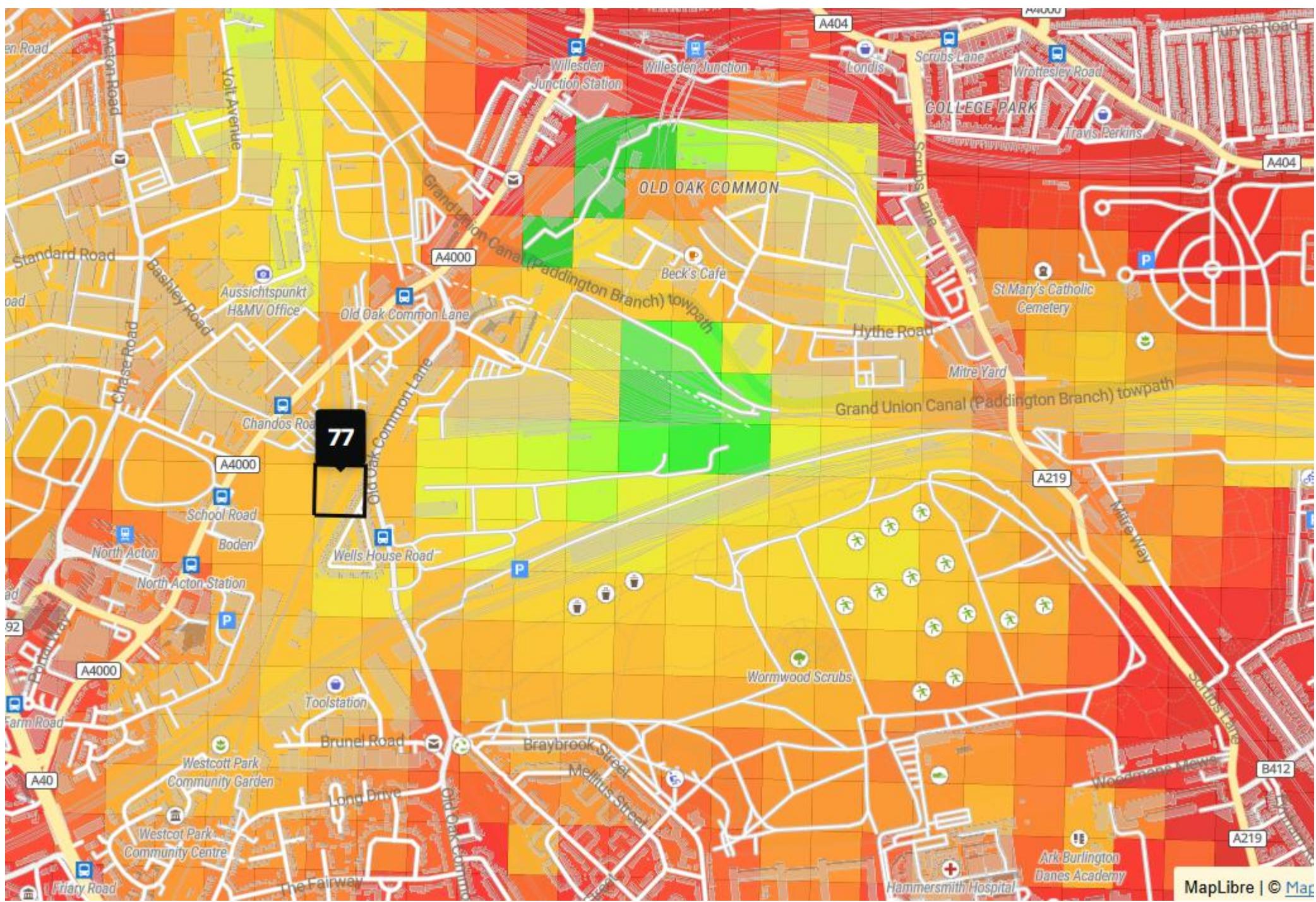
The DfT Connectivity Tool is designed to assess and improve transportation connectivity in England and Wales.

It combines transport and land use data to generate a connectivity score, measuring access to essential services such as jobs, schools, and healthcare through various modes of transport, including walking, cycling, and public transport.

Scores are out of 100

Beta version available for the public to use at
<https://connectivity-tool-lite.dft.gov.uk/index>

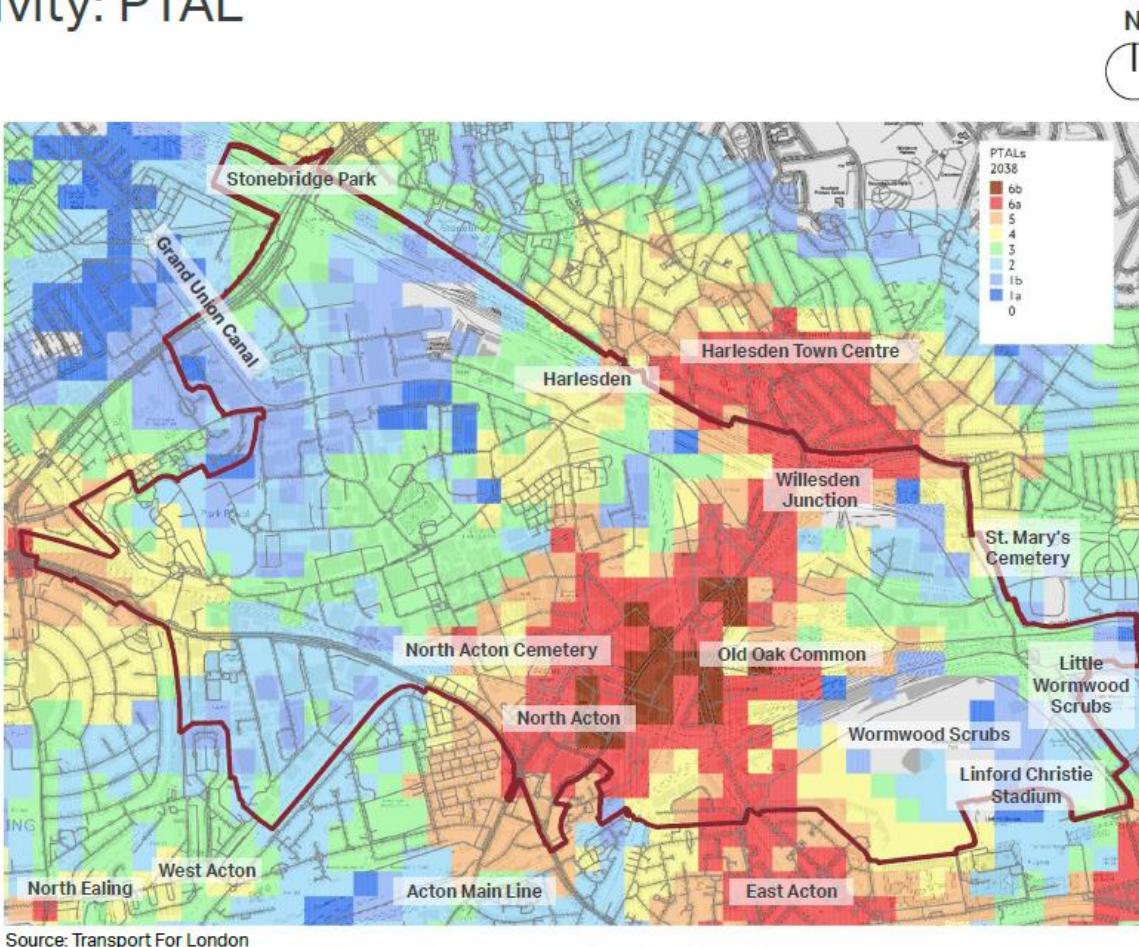




Old Oak/Park Royal

Transport and connectivity: PTAL

- Old Oak Common Station will be the largest new station to be built in the UK and a hub for HS2, the Elizabeth line and the Great Western Main Line.



**Continued claims
of Old Oak
project area
being 'well
connected'**
**(Undated map from
GLA Pen Portrait 2025)**

Next steps on neighbourhood plan

Draft to be circulated to OONF members and posted on OONF website to replace the 2021 version.

Discussion at next OPDC Residents Panel to see if OPDC are at all supportive (probably not, as with our 2021 proposals for a Plan B).

Funding request for a modest consultation exercise.

New Draft NPPF being consulted on. Retains the neighbourhood planning framework (But no more MHCLG grants for preparation).

Main aim of pursuing this exercise is to give local people a chance to consider an alternative approach – more evolutionary forms of new development at lower densities given continued poor transport.

Data Centre at Frogmore Industrial Estate

Reserved Matters application 25/0179/REMOPDC to OPDC for detailed proposals for 35,000 sqm data centre.

Outline permission granted in 2022. The site borders the Wesley Estate.

Seven objections from residents on the estate. 11 data centres in wider area. ‘Cumulative impact’ a ground for objection?

LB Brent have objected to transport aspects. Nothing from LBE.

Thames Water objection asks that no occupation takes place before water supply upgrades completed or phasing plan agreed.

Frogmore estate – data centre



West London data centres

Colt Technologies: London West Data Center 13 Volt Avenue, London,



Equinix: LD3 Park Royal Data Center, Hypergood Ltd, Unit 2, Matrix Estate., Coronation Road, London



11:11 Systems London Data Center, London Moving, Powergate Business Park, Volt Avenue, London NW10 6PW



China Telecom LD9 Data Center, Powergate Business Park, Volt Avenue, London NW10 6PW



Ark Data Centres (UK) Alliance Park 1, Western Avenue, Greenford W3 0RZ



Distance	Data Center	Address
0.16 km	Vantage LHR1 - London I	Chandos Park, Chandos Rd
0.25 km	Equinix LD9	Volt Avenue
0.39 km	Colt London West	13 Volt Ave
0.55 km	Vantage LHR2 - London II	37-39 N Acton Rd
0.75 km	Options West London Data Centre	3 Waxlow Road
1.37 km	Ark Data Centres - Alliance Park Campus	Concord Rd
1.37 km	Ark Data Centres - Alliance Park DC1	Concord Rd
1.38 km	Ark Data Centres - Alliance Park DC2	Concord Rd
1.38 km	Equinix LD3	Coronation Road, Matrix Park
1.52 km	PureDC Park Royal	Premier Park Rd

2 Scrubs Lane application



Figure 2: Proposed CGI of the Southwest Elevation



2 Scrubs Lane

There are now 45 objections to the application from Jeeran to a 28 story building with 418 co-living units and community space.

The application will not be decided until **March 2026**.

Most of the objections coming from College Park residents.

City Mission Church have now submitted a formal objection.

History of negotiations between the church and Jeeran complex.

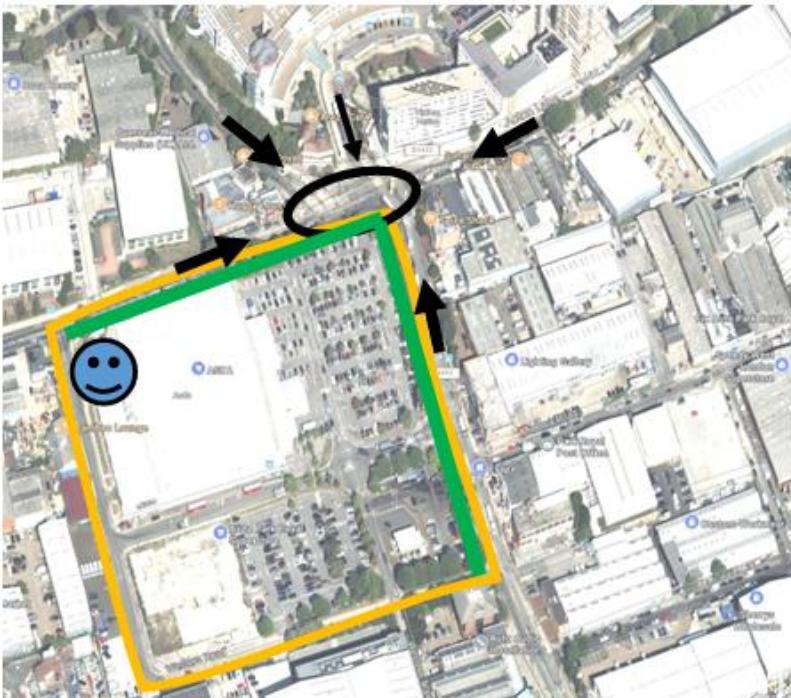
Jeeran now proposing SCHILD as the community body to occupy the community space, and not City Mission church. No relocation plan.

OPDC Local Plan Policy Policy P10C1 commits to re-providing '*a church use and associated community use*'. Not specific to food bank and nursery delivered by City Mission.

Tree Preservation Order

(1 of 3)

2024-11: "We, the Grand Union Alliance, including Wesley Estate Residents Association, wish to apply for an immediate temporary Group Tree Preservation Order (TPO) - and for it to be later made permanent - in the area of the junction of Park Royal Road and Coronation Road, NW10."



Tree Preservation Order

(2 of 3)



Tree Preservation Order: OPDC

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

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Home / Tree Preservation Order 2025, Land at 2-20 Western Rd, Park Royal Consultation

Tree Preservation Order 2025, Land at 2-20 Western Rd, Park Royal Consultation

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Hello and welcome to OPDC's home for the consultation for the Tree Preservation Order 2025 on Land at 2-20 Western Rd, Park Royal NW10 7LW (reference no. OPDC/TPO/2025/PR01).

Consultation runs from 12th December 2025 to midnight 6th February 2026.

What are we consulting on?

The Tree Preservation Order 2025 on Land at 2-20 Western Rd, Park Royal NW10 7LW aims to protect trees which make a significant impact on their local surroundings. These consist of one individual tree and a group of trees which have a significant impact on the local amenity, local environment and biodiversity. The order will be supported by a number of supporting documents.

Provisional effect of the order

A provisional order is in effect for a period of six months, or until it is confirmed. Once confirmed, TPOs are in force for 20 years.

When will the consultation take place?

It will take place for 8 weeks, starting on 12th December 2025.

In accordance with the consultation period of six months, there will be a two-week period to accommodate responses.

How can you get involved?

To object to or support the Tree Preservation Order 2025 on Land at 2-20 Western Rd, Park Royal NW10 7LW.

How can I provide comments?

- Emailing us at: planningpolicy@opdc.london.gov.uk
- Post to: Tree Preservation Order 2025, Old Oak and Park Royal Development Corporation, First Floor, 6 – 8 Victoria Road, North Acton, London W3 6FF.

When and where can I view the consultation responses?

Once the consultation closes, all responses will be considered by OPDC Planning officers. A Statement of Consultation will also be published. This will set out all individual comments and a response to each comment.

The Planning Committee will make the decision to confirm, modify or decide not to confirm the Order no later than the expiration of the provisional period of six months beginning with the date on which it was made.

OPDC Planning Policy Team



Community Review Group recruiting again



Join the Old Oak & Park Royal Development Corporation Community Review Group

Old Oak and Park Royal Development Corporation is looking to recruit more local people to the OPDC Community Review Group. The Community Review Group gives a voice to local people, in the design of developments in their area - in addition to statutory consultations on planning policies and applications.

Over the next 30 years and beyond, OPDC wants to make sure that both current and future residents and businesses benefit from the significant investment in the area by the Elizabeth Line and High Speed 2 (HS2). The Community Review Group provides a forum for local people to give their views on regeneration and development plans.



Deadline for applications 15th February

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com