



Old Oak Neighbourhood Forum and Grand Union Alliance

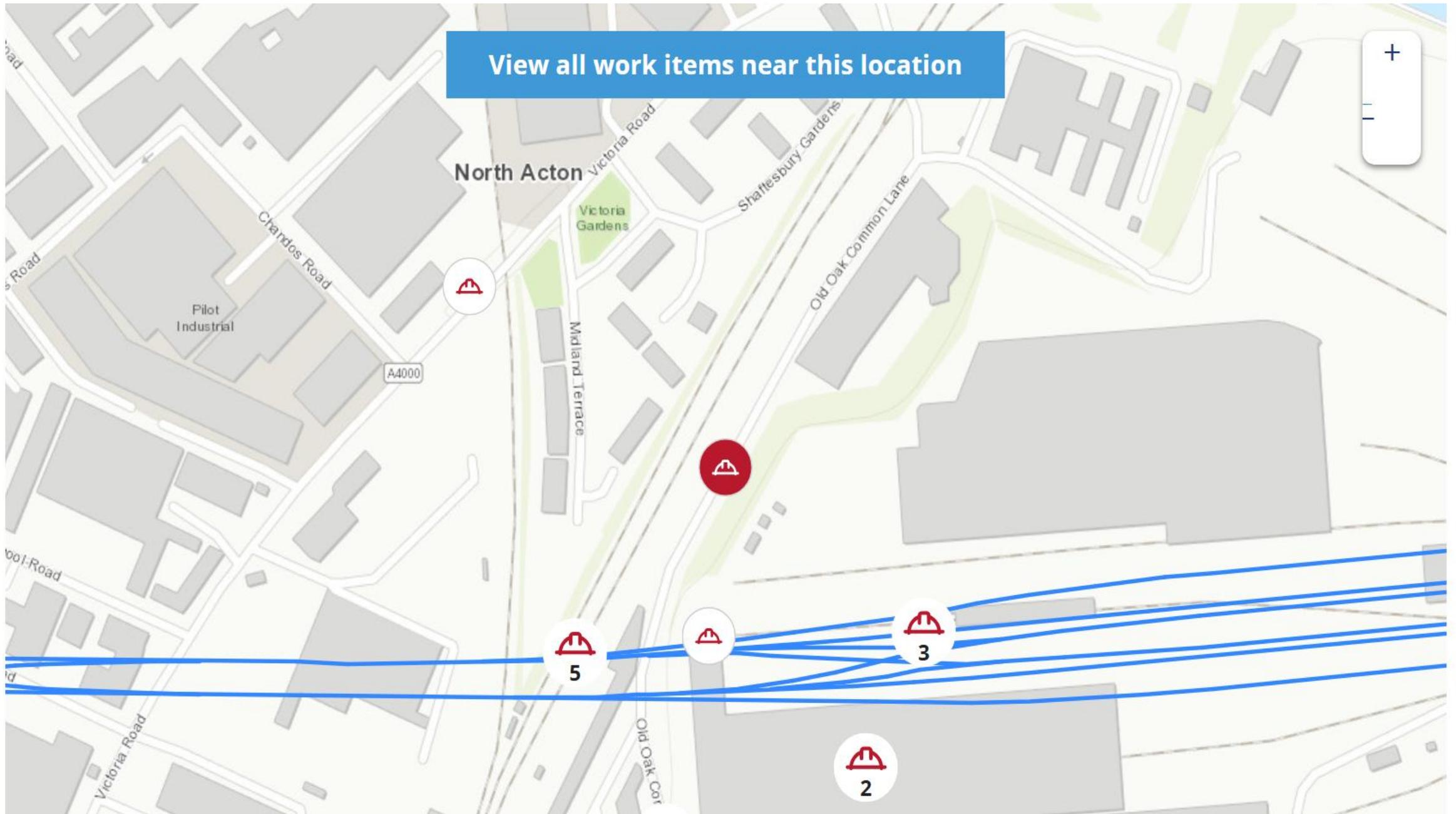
Thursday March 5th 2026

On Zoom

Agenda for this evening

1. HS2 update and agenda for Mark Wild meeting
2. Letter from Old Oak Alliance to HS2
3. Report back from meeting with TFL on 228 Bus and Transport provision at Old Oak.
4. Report back from OPDC Residents Panel on February 12th
 - OPDC procurement of one or more 'master developer partners' - process and timeline
 - OPDC CPO Order update and timeline
 - OPDC Masterplan Framework - awaiting 'final version'
5. Proposals for an Old Oak Neighbourhood Plan and extended neighbourhood
6. Interim OPDC timetable for preparation of a new OPDC Local Plan
7. Developments in the pipeline
 - One Portal Way proposals for student accommodation
 - 2 Scrubs Lane co-living application
 - Data Centre at Frogmore estate
8. Any other business

View all work items near this location



Meeting with Mark Wild from HS2

- HS2 project reset update
- Long-term closure of Old Oak Common Lane
 - Update on the scope and duration of works
 - Support and mitigations for residents and businesses 15:50 3
- Transport
 - Bus and safety improvements on Old Oak Common Lane
 - Local transport improvements
- Wells House Road retaining wall
- Mitigation and compensation - Noise insulation - Air quality
Prolonged Disruption Compensation Scheme

Report back from meeting with TfL 3rd March

This meeting involved TfL, OPDC and LB Ealing and discussed:

1. Service frequency of 228 bus - Impact of reduction to 2 buses an hour
2. Location of the semi-permanent WHR bus stops – clarity needed on where these stops will be positioned
3. Advance notification of service changes – possibilities for early-warning systems for residents when stops are moved or service amended
4. Eastside pavement and southbound stop provision – prospects for pavement reinstatement to allow for southbound bus stop at original location.

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 RA

Mark Walker

The Island Site RA (TITRA)

Ewa Cwirko-Godwyka

Midland Terrace/Shaftesbury Gardens

Maren Strandevold

Wells House Road RA

Can be contacted via oonforum@gmail.com or relevant organisation

Residents Panel 12th Feb

These were the items which we asked to be on the agenda:

1. Timeline and process for a planning application on the Framework
2. An explanation of roles and relationships within the GLA 'family'.
How has OPDC arranged its £300m of loans and who vets them - GLA Housing and Land team and GLAP (property arm of GLA)?
3. An update on the CPO Order and a request to see all objections (including use of Kildun Court and timeline for 'east west bridge').
4. The legal status of the Masterplan Framework document
5. OONF proposals for a Draft Neighbourhood Plan and an extended boundary (OPDC declined to include this item, asking for 'more time').



Site plan of the Illustrative Masterplan



Aerial view of the Illustrative Masterplan

Feedback on what we were allowed to raise

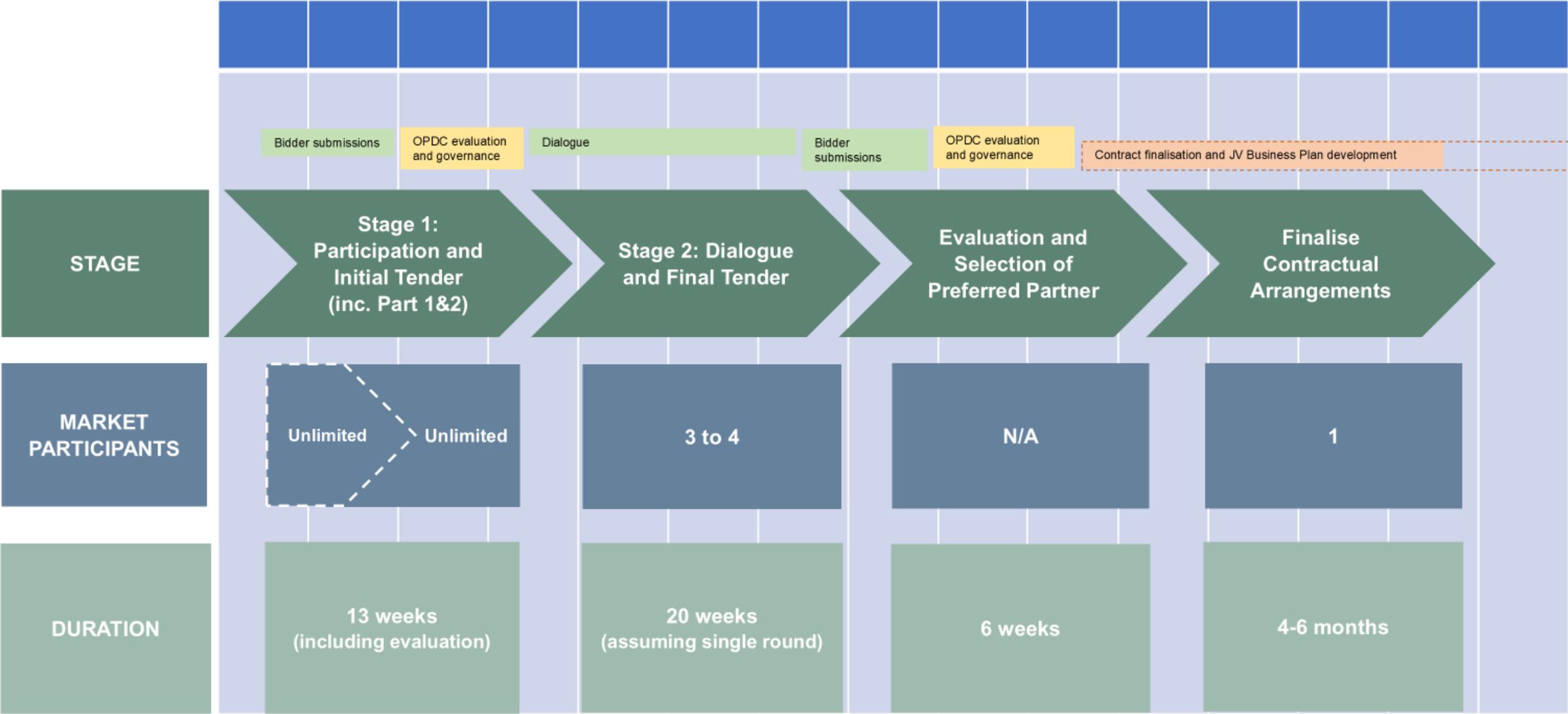
There will be no overall planning application for the **Masterplan** area.

After one or more development partners have been selected and Joint Venture agreements have been signed, applications will be submitted on a site by site basis.

This is **not** the approach used for e.g Kings Cross regeneration when a single application was approved in 2006, giving more certainty to developers.

Old Oak is different from Kings Cross is being a Mayoral Development Corporation with its own Planning Committee.

PROCUREMENT PROCESS



← c. 9 months →

The CPO Order

Although the CPO Order was 'made' (i.e. approved by OPDC) last September it has not yet been submitted to the Secretary of state for the next stages.

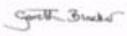
These stages involve referral to the Planning Inspectorate and appointment of an Inspector who decides on the need for a planning inquiry.

Meanwhile OPDC continue to seek agreement with objectors and withdrawal of as many objections as possible.

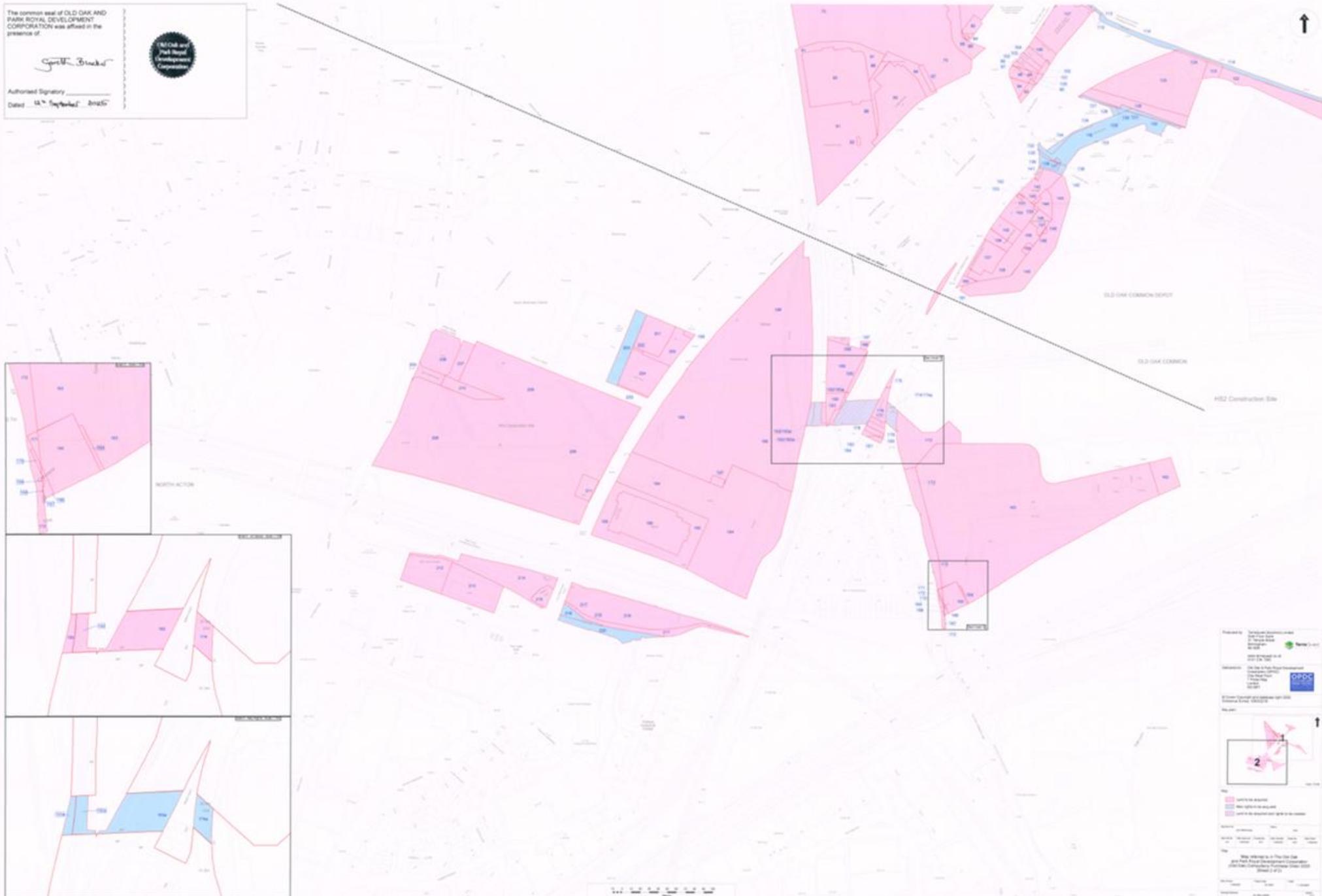
Inquiry was thought likely to take place in early 2026, now later.

OPDC continue to refuse to provide copies of objections.

The common seal of OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION was affixed in the presence of


Authorized Signatory
Dated 24th September 2025





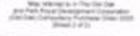
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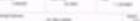
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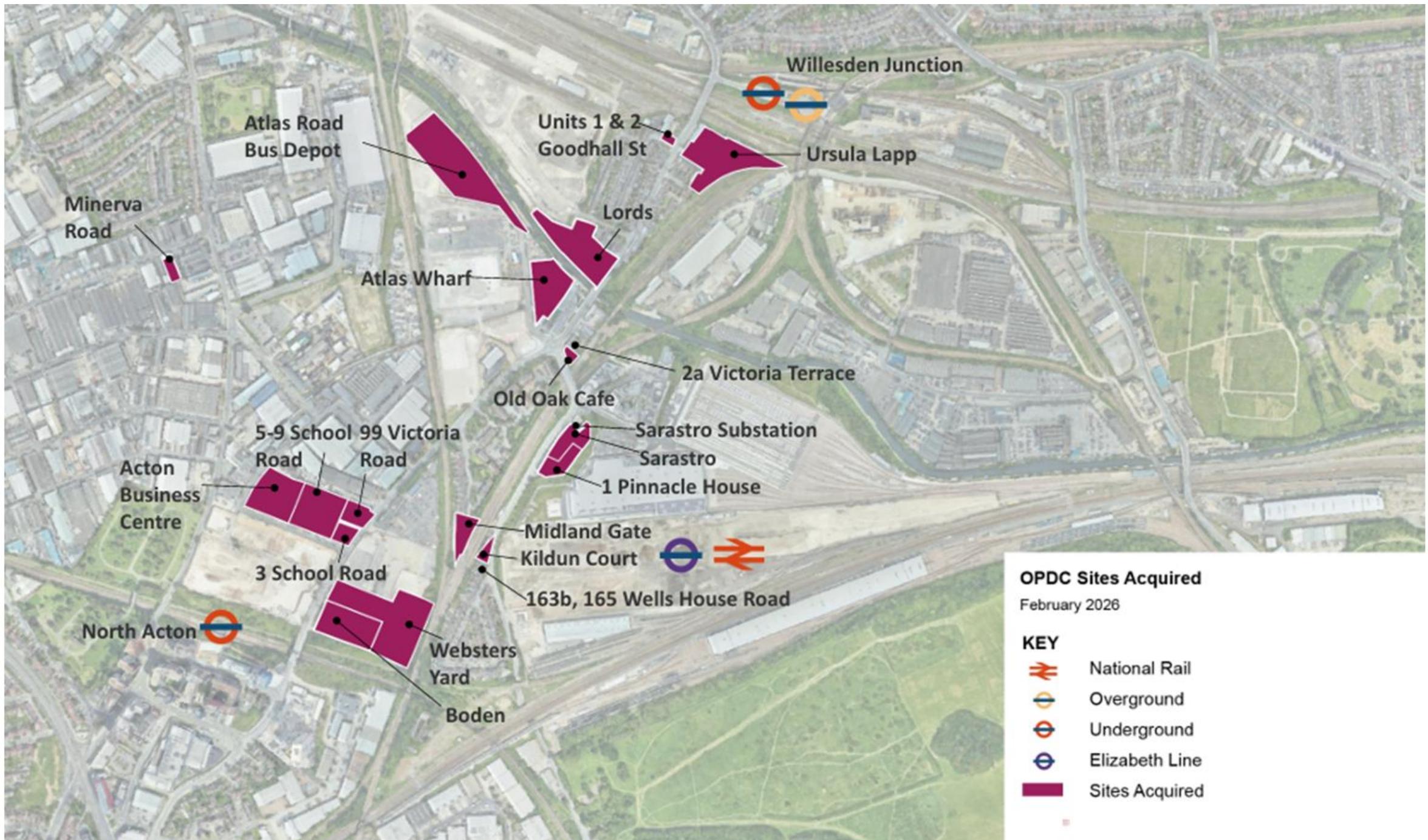
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Willesden Junction

Atlas Road Bus Depot

Units 1 & 2 Goodhall St

Ursula Lapp

Minerva Road

Lords

Atlas Wharf

2a Victoria Terrace

Old Oak Cafe

Sarastro Substation

Acton Business Centre

5-9 School Road

99 Victoria Road

Sarastro

1 Pinnacle House

Midland Gate

Kildun Court

163b, 165 Wells House Road

North Acton

3 School Road

Websters Yard

Boden

OPDC Asset Management

This is a new page on the OPDC website at [Asset Management | London City Hall](#)

OPDC now controls approximately 24 acres of the land not already in public ownership. Acts as both a landowner and landlord in the area.

Seeks to activate use of the space from a commercial and a community perspective while it is under OPDC control.

Avison Young have been appointed as OPDC's managing agent for commercial properties.

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.

We have asked again (Feb 3rd) for this information referring to OPDC's 'duty to support' preparation of a neighbourhood plan. We need to know about any objectors within the NP boundary.

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

OPDC Masterplan Framework

OONF concerns on this 200 page document remain unresolved.

OPDC have not replied to our fourth letter on the status of the document, as a non-statutory 'masterplan'.

We have 'agreed to disagree'.

The document states that all new applications must 'take account' of planning parameters and spatial plans in the Framework

We argue that the document has only limited 'material weight' particularly in respect of sites and proposals not included in the 2022 Local Plan.

OPDC's new Local Plan

The current version was adopted in June 2022 after 6 years in preparation. Plans are meant to be revised every 5 years.

OPDC has published an 'interim timetable' for the next version.

The new Local Plan will be prepared under the 'new plan making system' introduced by the Government.

This involves a '30 month process' for local plan preparation with a series of 'gateways'. Replaces the former Regulation 18 and 19 stages.

A new version of the NPPF is under consultation until March 10th.

Stages for next OPDC Local Plan

1. Get Ready Phase

- Notice of Intent to Commence Local Plan Preparation – January 2027
- Scoping Consultation – February to March 2027

2. Plan Preparation Phase

- Gateway 1 self-assessment summary publication and start of 30-month plan preparation period – June 2027
- Consultation 1 – November to December 2027
- Gateway 2 advice publication – November 2028

- Consultation 2 – December 2028 to January 2029
- Gateway 3 – May 2029

3. Submission and Examination Phase

- Submission – June 2029
- Examination – July to November 2029
- Adoption – December 2029

The main point is that adoption of a new Local Plan – which could be retrofitted round the Masterplan Framework – remains nearly four years away.

In the meantime the 2022 version remains the document with the full ‘material weight’ for deciding planning applications.

OONF proposals for a neighbourhood plan

Discussed at previous meetings.

The proposals include a neighbourhood plan for the area which OPDC approved in 2021 (little changed from 2017),

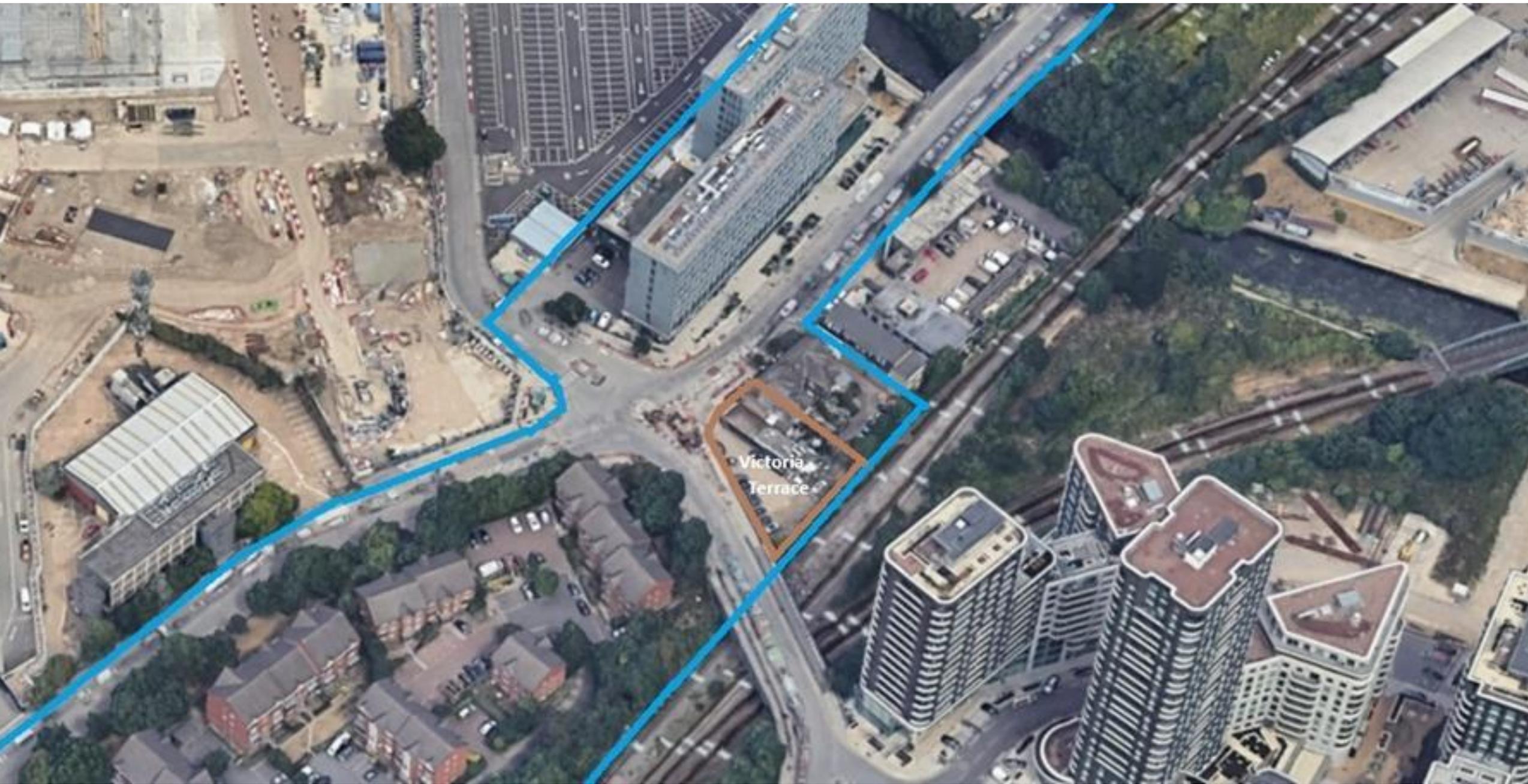
Along with an application to extend the boundary to add most of the area now included in the Masterplan Framework and the CPO.

OPDC refused to discuss at Feb 12th Residents Panel, asking for 'more time'.

Meeting with OPDC Planning team taking place 5th March.



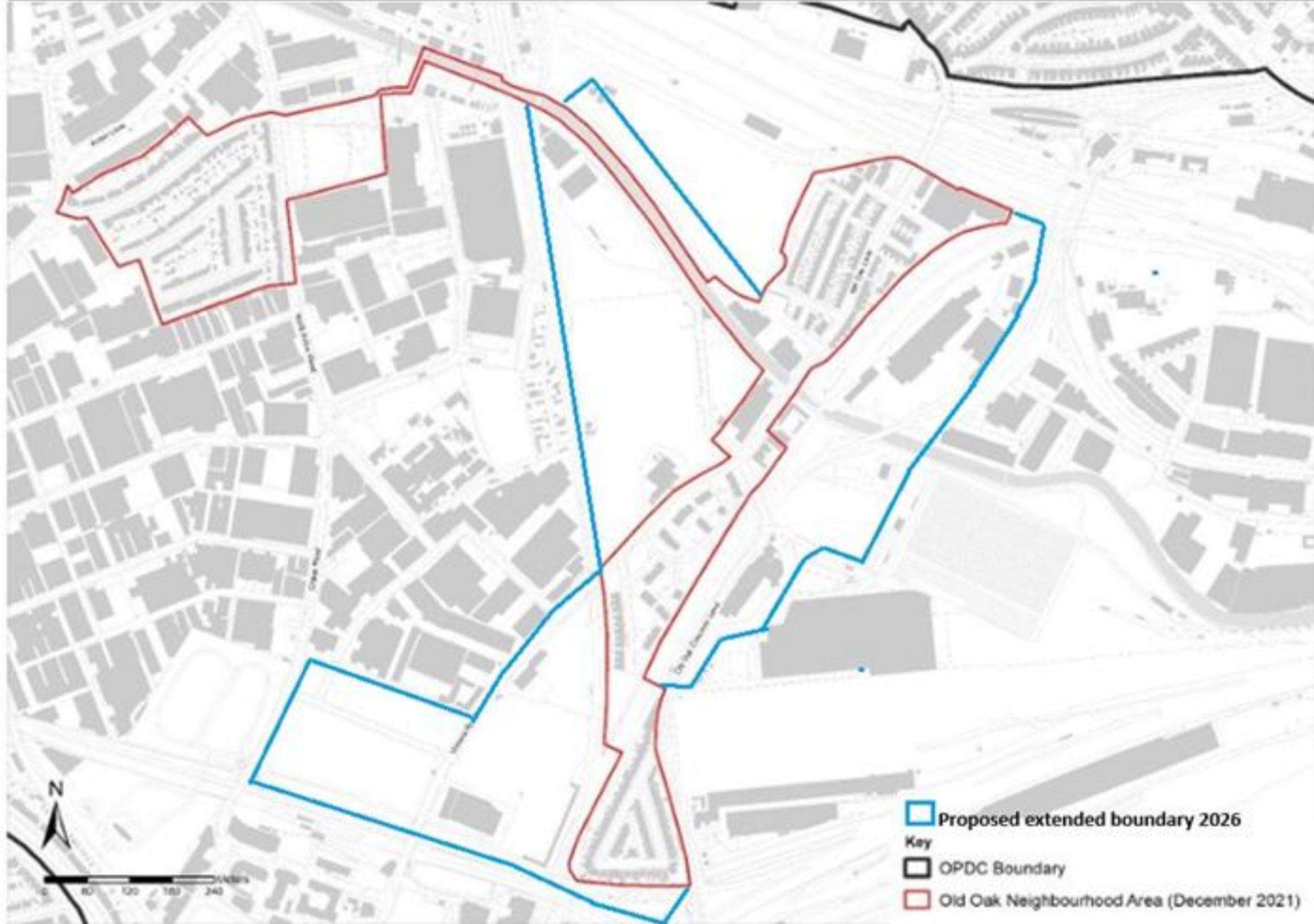








Map of the designated Old Oak Neighbourhood Area



Developments in the pipeline

2 Scrubs Lane, Jeeran co-living proposals

One Portal Way North Acton – Imperial's latest change of plan

Data centre, Frogmore Industrial Estate (next to the Wesley Estate)

2 Scrubs Lane

Meeting held between CONGA (College Park residents) and OPDC on 19th February.

28 residents attended, along with Cllr Alex Sanderson, many of whom spoke strongly of their concerns.

Further objections since submitted, including from Rupa Huq MP.

City Mission Church communicating with OPDC over history of financial transactions relating to the church and day nursery.

Committee decision date likely to be deferred from 19th March



Figure 2: Proposed CGI of the Southwest Elevation

One Portal Way

See for details on Imperial College's 'consultation portal' at [One Portal Way | Space for everybody](#)

Planning consent granted by OPDC for a very major scheme of 7 buildings at the North Acton Cluster, including 3 above 50 storeys

Imperial now propose to vary the uses of buildings E and F to provide more student accommodation and less housing.

Student units increase from 384 bedrooms to 1,926 bedrooms.

Imperial are using the 's96A/s73' route to vary an existing consent.

OPDC approved the s96A application by delegated officer decision on March 2nd, despite detailed objections from OONF and GUA.

Data centre at Frogmore Estate

This is a 'reserved matters' application following outline consent granted in October 2022 for a data 35,000 sq m data centre in Acton Lane.

Nothing new from our last meeting, on the OPDC Planning file.

Might go to March 19th committee?





More OONF and GUA research needed on data centres in terms of requirements for Environmental Impact Statements and demands on local electricity and water supplies.

Any other business

Contact details for OONF

www.oldoakneighbourhoodforum.org

www.facebook.com/OldOakNeighbourhood

email address for the forum is oonforum@gmail.com