



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday May 5th 2026

On Zoom

Agenda for this evening

1. Feedback from OPDC Residents Panel April 23rd
2. OPDC procurement of master developer – timeline and the sites involved
3. Closure of Cargiant Ltd at Hythe Road
4. Local elections May 7th
5. Update on developments
 - 2 Scrubs Lane
 - Frogmore Estate data centre
 - One Portal Way S73 application to add more student rooms
 - ASDA site at Park Royal
4. Old Oak Draft Neighbourhood Plan – OPDC legal advice
5. Tall Buildings Survey/Comparative costs and viability of building typologies
6. AOB (Cloister Road) and date of next meeting – Tuesday June 2nd?

Feedback from OPDC Residents Panel

This Panel first met in Sept 2025 and has a web page on the OPDC site at [Meetings OPDC's Resident's Panel | London City Hall](#)

This fourth meeting was useful. The sessions involve OPDC Chair Dame Karen Buck, CEO Matt Carpen and senior OPDC officers.

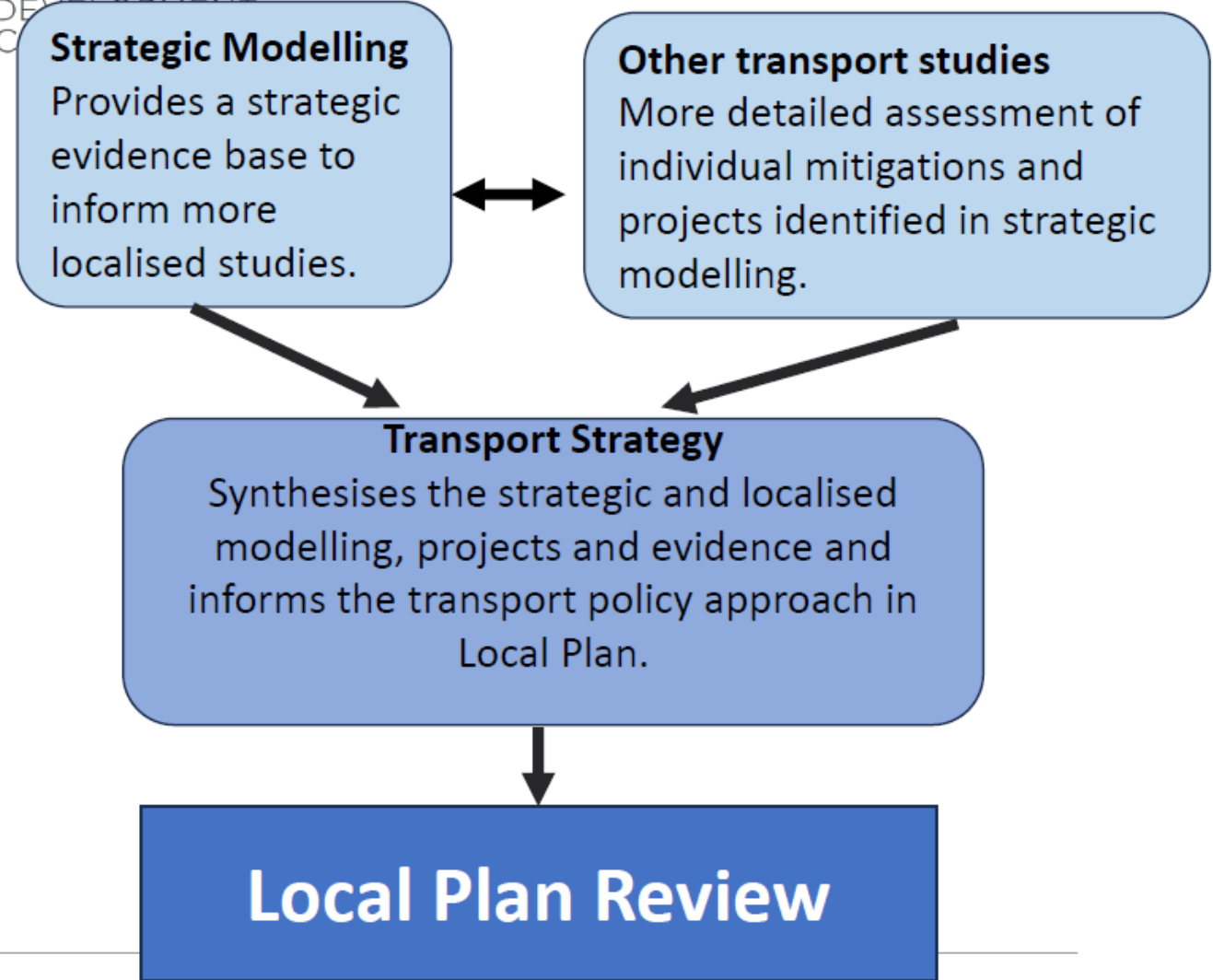
HS2 did not attend this time so we learned little other than that the 'reset' will drift into spring 2027 before a '*refreshed Business Case with costs, schedule, scope and benefits*' is published.

We had a presentation on OPDC/TFL transport modelling (slides available) and on the North Acton Business Improvement District.

Local Plan Review

- Local Plan review informed by the strategic modelling through the proposed transport strategy.
- Strategic modelling report due to be published in summer 2026.

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION



MAYOR OF LONDON

April 2026 version of the Masterplan

This new version has been published on OPDC website at [Old Oak Masterplan Framework | London City Hall](#)

A few edits have been made since the November 2025 version.

*'The Old Oak area ~~is~~ **will be** exceptionally well connected'.*

No change to the key wording which OONF has argued is misleading on the status of the document. This says *All detailed development proposals within the Old Oak area are expected to take account of the vision, principles and guidance set out in the Masterplan Framework.* **No mention of applications needing to comply with the 2022 OPDC Local Plan.**

The Masterplan Framework Area



Old Oak
Photo © Jason Hawkes

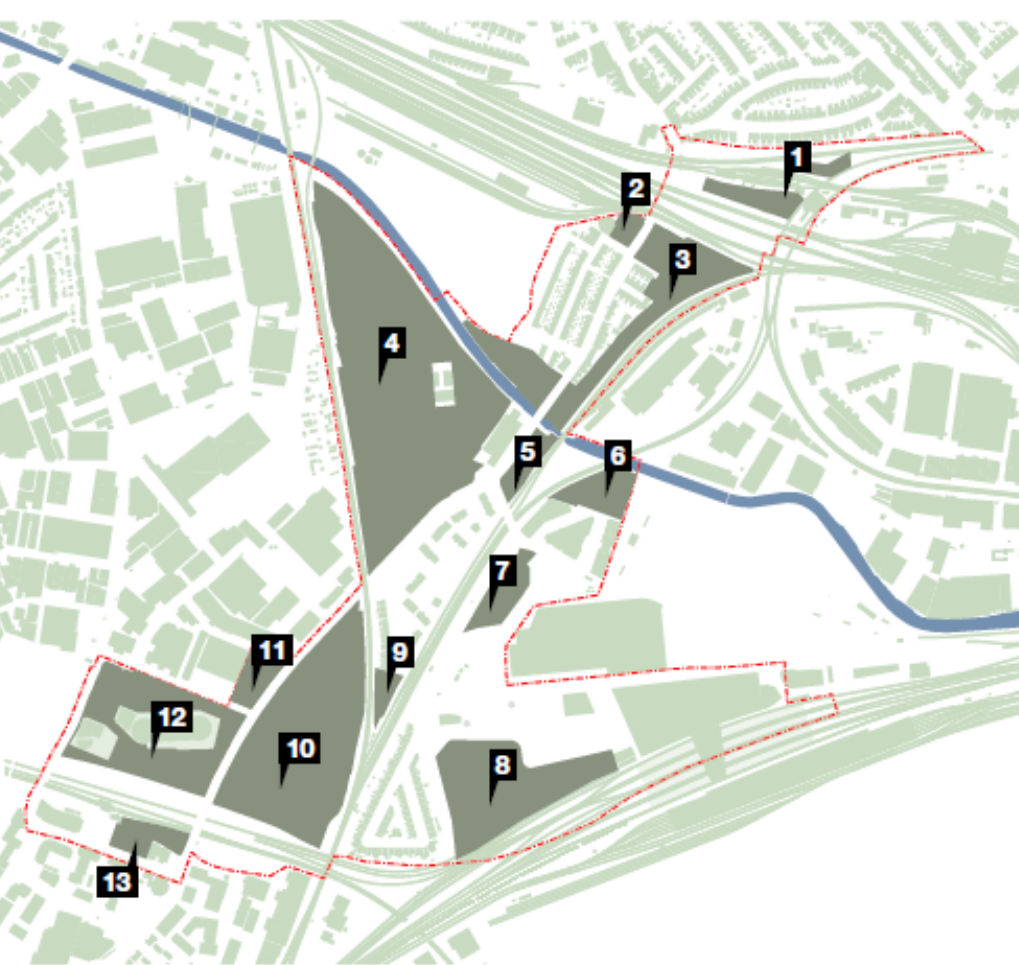
The highlighted area below is indicative of the Old Oak regeneration area and is subject to change as the project evolves over time. This Masterplan Framework focuses on the area within this boundary but also considers how redevelopment at Old Oak's will connect with surrounding neighbourhoods to create a cohesive and authentic place.

The Masterplan Framework Area



Old Oak
Photo © Jason Hawkes

The area highlighted above is indicative of the Old Oak regeneration area and is subject to change as the project evolves over time. This Masterplan Framework focuses on the area within this boundary but also considers how redevelopment at Old Oak's will connect with surrounding neighbourhoods to create a cohesive and authentic place.



Development zones

- | | |
|-------------------------------------|--|
| 1 Willesden Junction | 8 ASD |
| 2 Goodhall Street | 9 Midland Gate |
| 3 Ursula Lapp and SW Sidings | 10 Acton Wells East |
| 4 Channel Gate | 11 3 School Road/99 Victoria Road |
| 5 Willesden Depot | 12 Acton Wells West |
| 6 Oaklands North | 13 North Acton |
| 7 Old Oak Common Lane North | ● Development zones |

The following ‘Development Zones’ in the Masterplan do not feature in the Site Allocation table 3.1 and map in the 2022 Local Plan (see right):

1. Willesden Junction
2. Goodhall Street
3. Ursula Lapp
5. Willesden Depot (part of)
7. OOC Lane North
9. Midland Gate
13. North Acton

These ‘zones’ are shown in OPDC’s 2021 Development Capacity

Study, but this document does not ‘allocate sites’ and has limited material weight in deciding planning applications. (Old Oak NP sites in blue text).



The Masterplan Framework – how many new homes?

A new summary table appears on page 198 on delivery:

Illustrative Masterplan V1.0

Approximate Development Capacities

		UNITS
Homes	8,000	homes
Commercial and Community Space	200,000	sqm NIA

Adding up all the sites in the Local Plan Site Allocation Table 3.1, lying within the Masterplan boundary, gives a total of 6,255 homes (This total excludes 605 at Oaklands Rise, already completed and occupied).

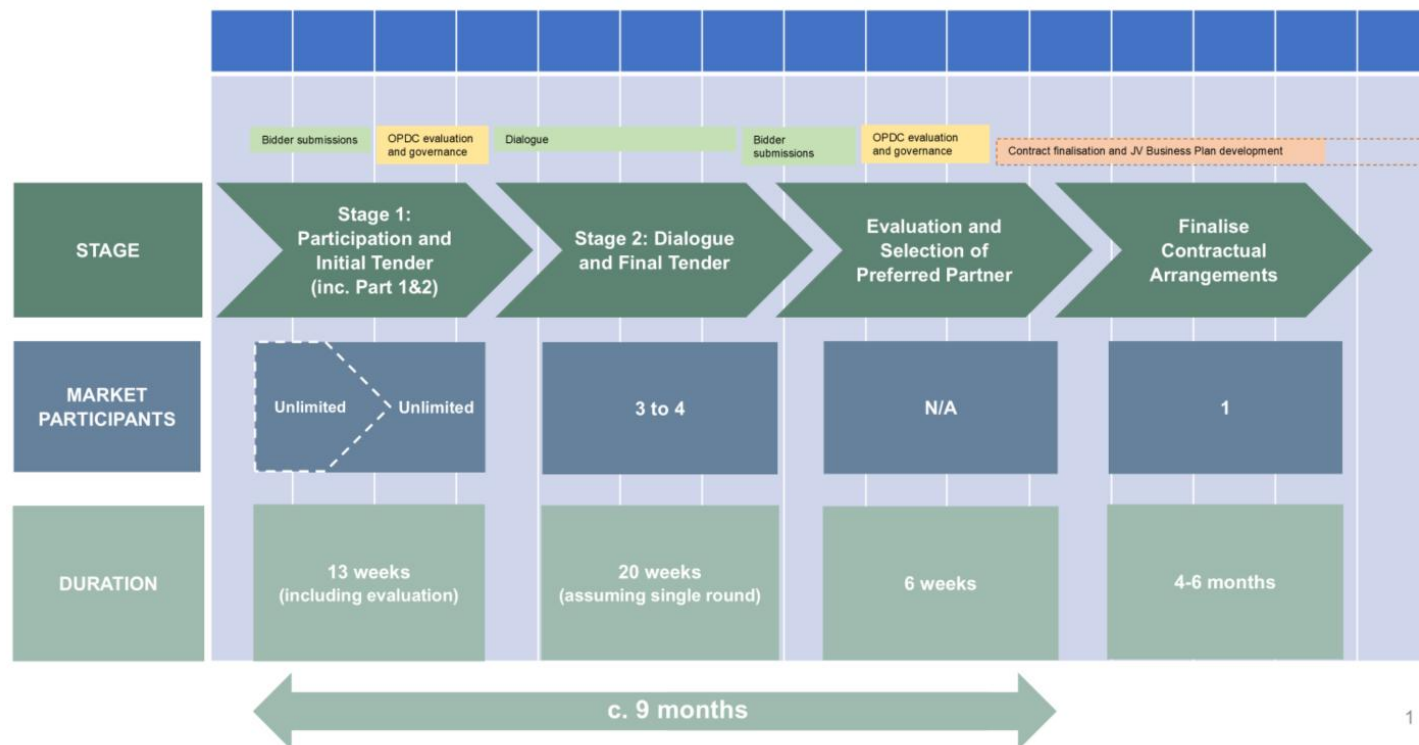
Why add the extra housing density in the one part of Old Oak with existing residential areas and where building heights and excessive densities will cause the most harm?

The Local Plan's overall target of 19,850 homes does not need this level of increase.

OPDC's 'procurement' of a delivery partner

OPDC was 'market testing' to find a JV partner last year. We now have some dates to back up this earlier OPDC slide:

PROCUREMENT PROCESS



Procurement timeline

OPDC publish invitations to bid this month (or possibly June).

The Delivery team issues a 'prospectus' for bidders including the final version of the Masterplan Framework.

OPDC decide a shortlist of 3 or 4 bidders by September. All will be major developers of previous mixed use regeneration schemes.

OPDC announce a preferred bidder January 2027 and enter into a joint venture contract by May 2027.

Early development will be on non-HS2 sites to the north of the 'project area' (i.e. including those in the Old Oak NP area).

TfL will be handling most aspects of the formal procurement process, so we should see e.g the invitation to tender documents.

Expected start of construction on site in Summer 2029.

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Motor retail sector responds to closure of used car colossus and diversity champion Cargiant

Posted by: John Kirwan | in Latest News | Friday, 24 April 2026 | 0



Cargiant staff and motor retail and supplier groups have been giving their reaction to the winddown of the supermarket in West London.

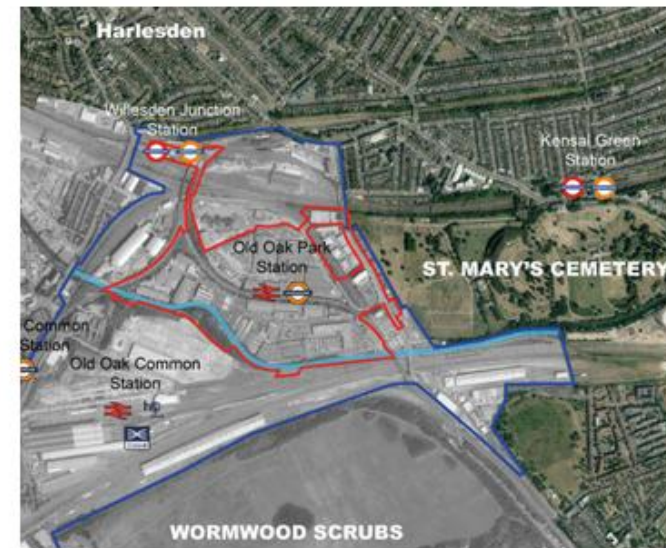
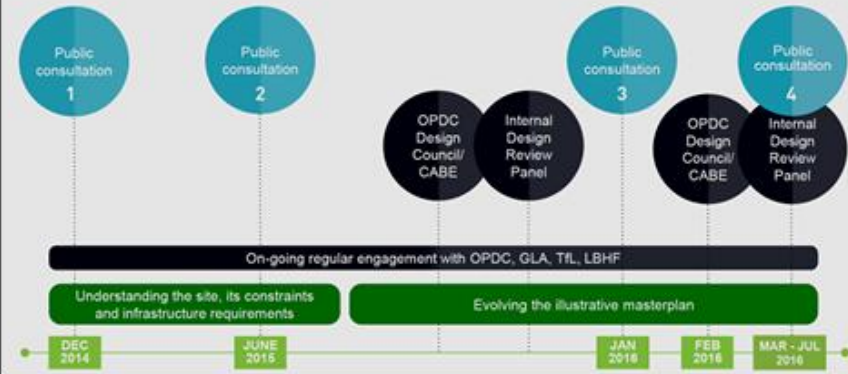
Once certified by the Guinness World Records as the world's largest car dealership, it officially closed its retail operations on 24 April 2026.

Founded by Geoffrey Warren, the 46-acre Hythe Road site in West London, valued at approximately £100m, could be redeveloped or sold.

Cargiant was a serial award-winning business. It was a former winner of the Used Car Retailer of the Year award at the Motor Trader Industry Awards in 2023 and a strong proponent of diversity, highly efficient systems and processes and industrial scale used car



OUR CONSULTATION 2014-2016



CARGIANT





Old Oak Masterplan

DRAFT 2

Stage 2 Report

For Old Oak & Park Royal Development Corporation

07/09/2018



Update on developments

Application for a data centre at Frogmore industrial estate refused by OPDC on several grounds including being *a visually dominant and poorly articulated form*.

Site sold on to [Kao Data Website](#) a company with another 10 data centres across England.

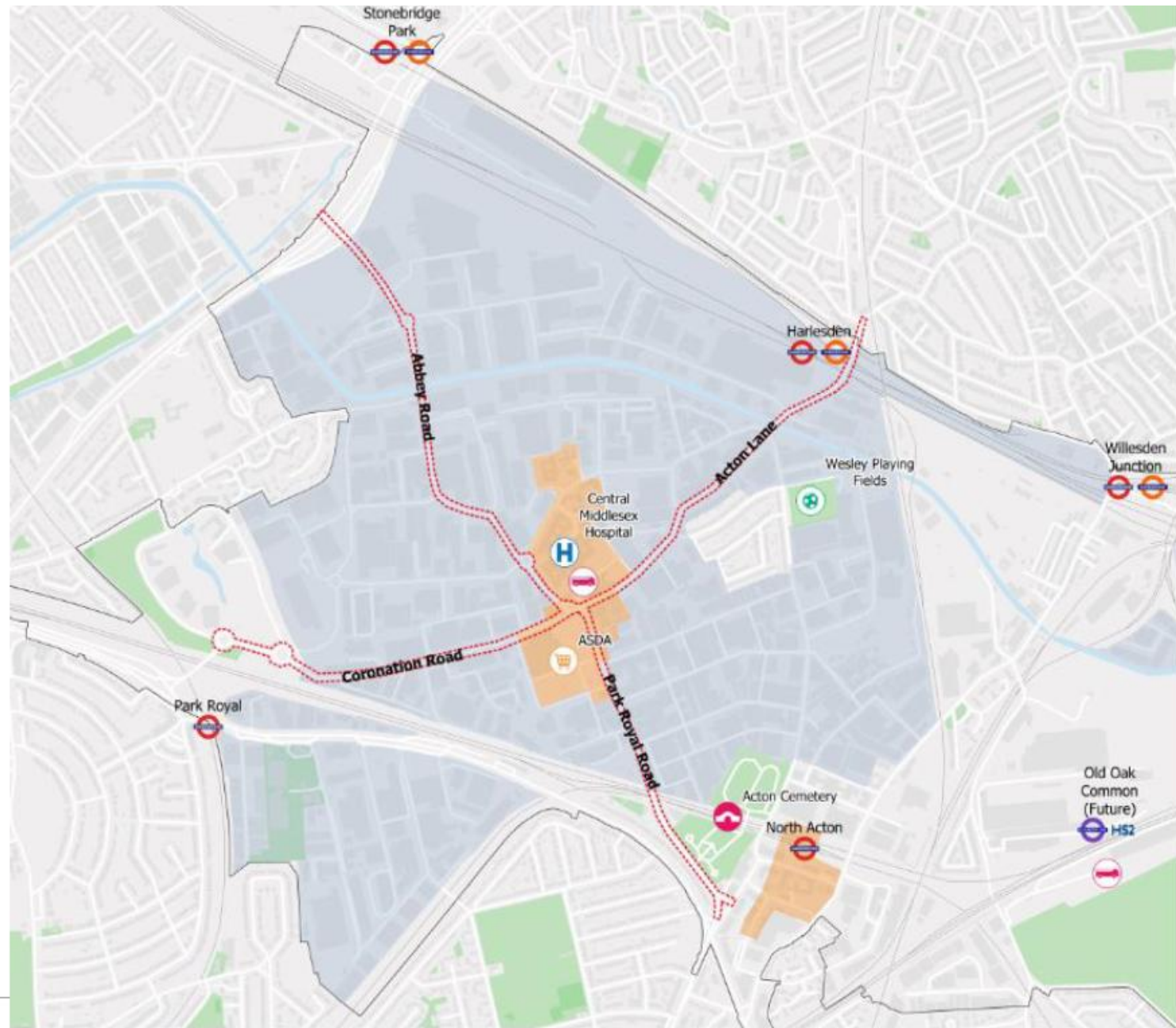
Application from Jeeran for 28 storey co-living tower at 2 Scrubs Lane refused (not located in a town centre). Jeeran now considering their position.

New major applications

- ASDA Park Royal – initial application 26/0072/FUMOPDC for demolition and site clearance for car park deck and petrol station. Main application will be for five blocks up to 35 storeys with 1,600 new residential units (Use Class C3) and up to 25,000sqm of flexible commercial floorspace.
- One Portal Way – S73 application 26/0070/VAROPDC to vary consent and change use of Building E from residential to 1,350 student bedrooms. OONF has submitted initial objection on basis of ‘over concentration’ of students at North Acton.

Park Royal Big X Study

- OPDC, LBE, LBB and TfL scheme to improve walking, cycling, public realm and road safety.
- Focused on Park Royal Road, Acton Lane, Abbey Road and Coronation Road.
- Markides Associates commissioned to carry out design and modelling.
- Publica supporting with public realm design.
- 3 design options being developed.
- Engagement activities planned for summer 2026.



MAYOR OF LONDON

Old Oak Draft Neighbourhood Plan

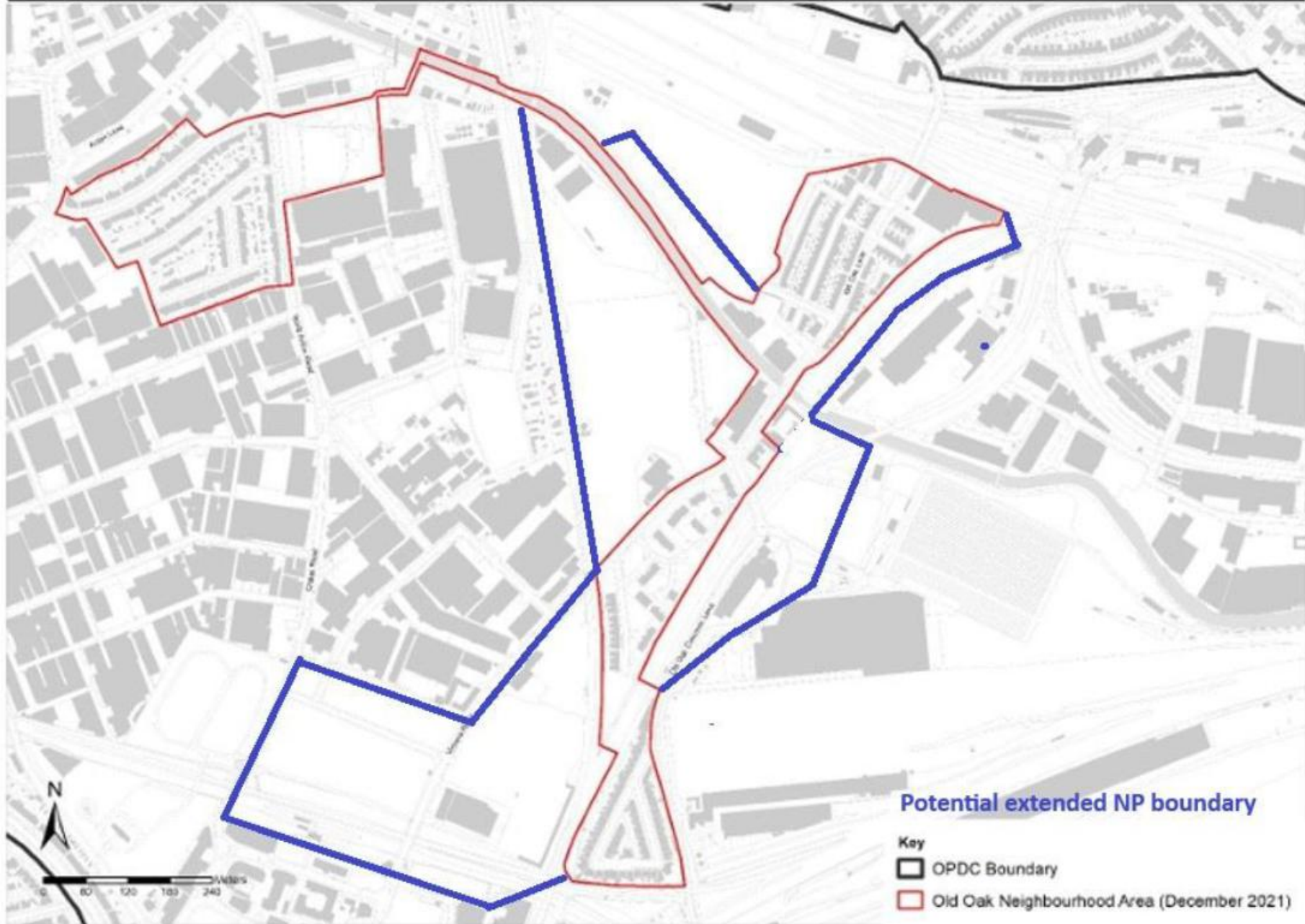
We sent OPDC at the end of January

- A Draft Old Oak Neighbourhood Plan for the period 2026-2040
- A draft application to extend the existing neighbourhood area, as designated in 2017 and varied slightly in 2021.

Of the two, OPDC seem more concerned about the proposed extended area, as this includes a large part of their 'project area'.

OPDC has commissioned legal advice from Richard Moules KC of Landmark Chambers, as part of what seems to be an attempt to block both proposals from proceeding.

Map of the designated Old Oak Neighbourhood Area



On the proposed extended area

The KC says In my view, the Forum cannot simultaneously progress an area application and a neighbourhood plan which is prepared on the basis of a different geographic area compared to that specified in the area application.

For these reasons, I consider that the Forum's proposed area application should be submitted and determined in advance of progressing a neighbourhood plan.

Our legal advice is that these are separate legal processes. In any event we do not need to pursue these proposals simultaneously. We can wait to see how the OPDC procurement exercise progresses before deciding whether to submit an 'extension application' later in 2026. The KC's advice assumes a hypothetical scenario.

On the Draft Old Oak Neighbourhood Plan

The key legal issues revolve around the five development sites in the Old Oak neighbourhood area (now owned by OPDC).

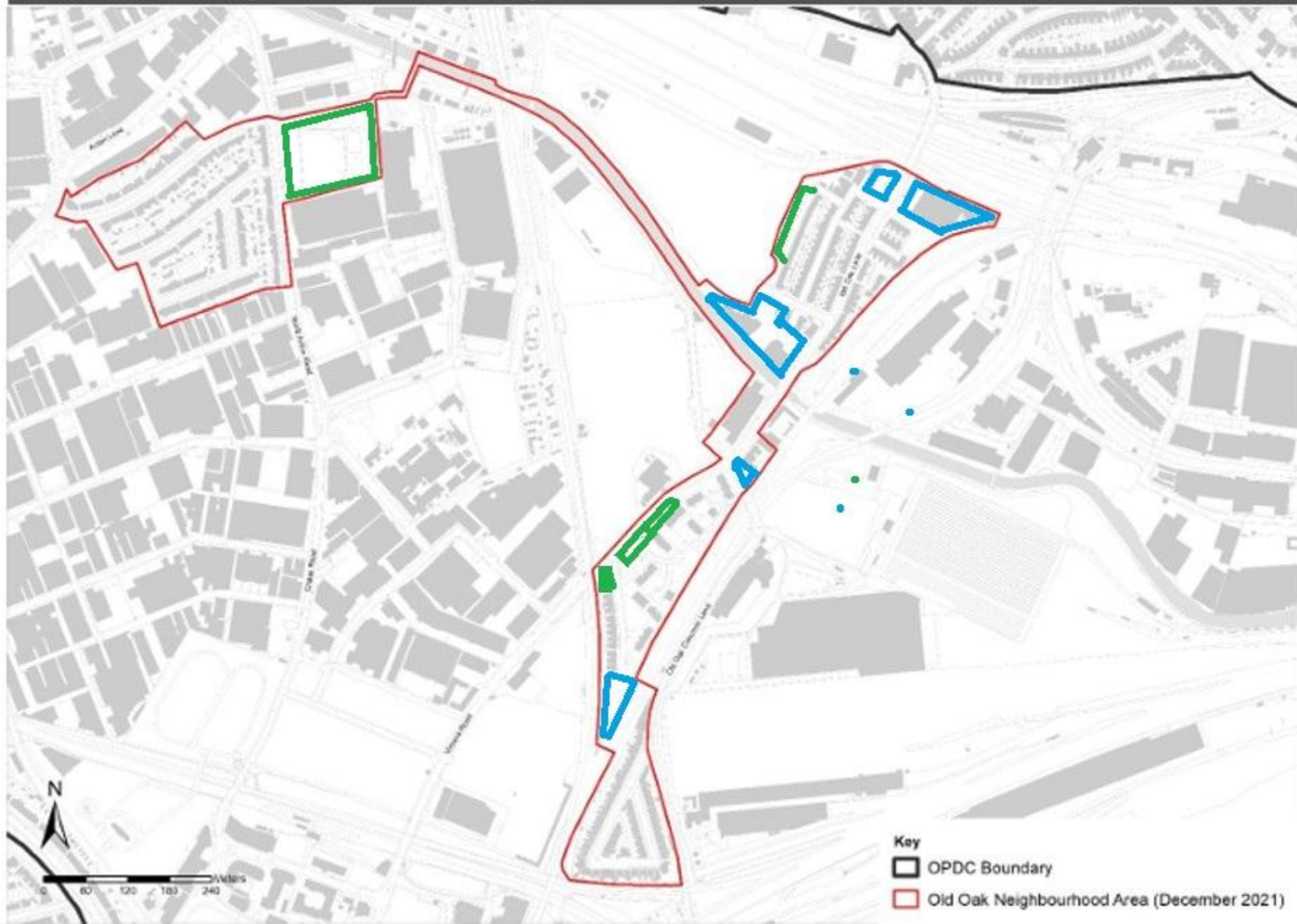
Of these five, only one (the Lords site at Channel Gate) is included in the list of site allocations in the 2022 OPDC Local Plan.

The other four feature in a 2021 Development Capacity Study, the Old Oak West SPD or the 2025 Old Oak Masterplan Framework.

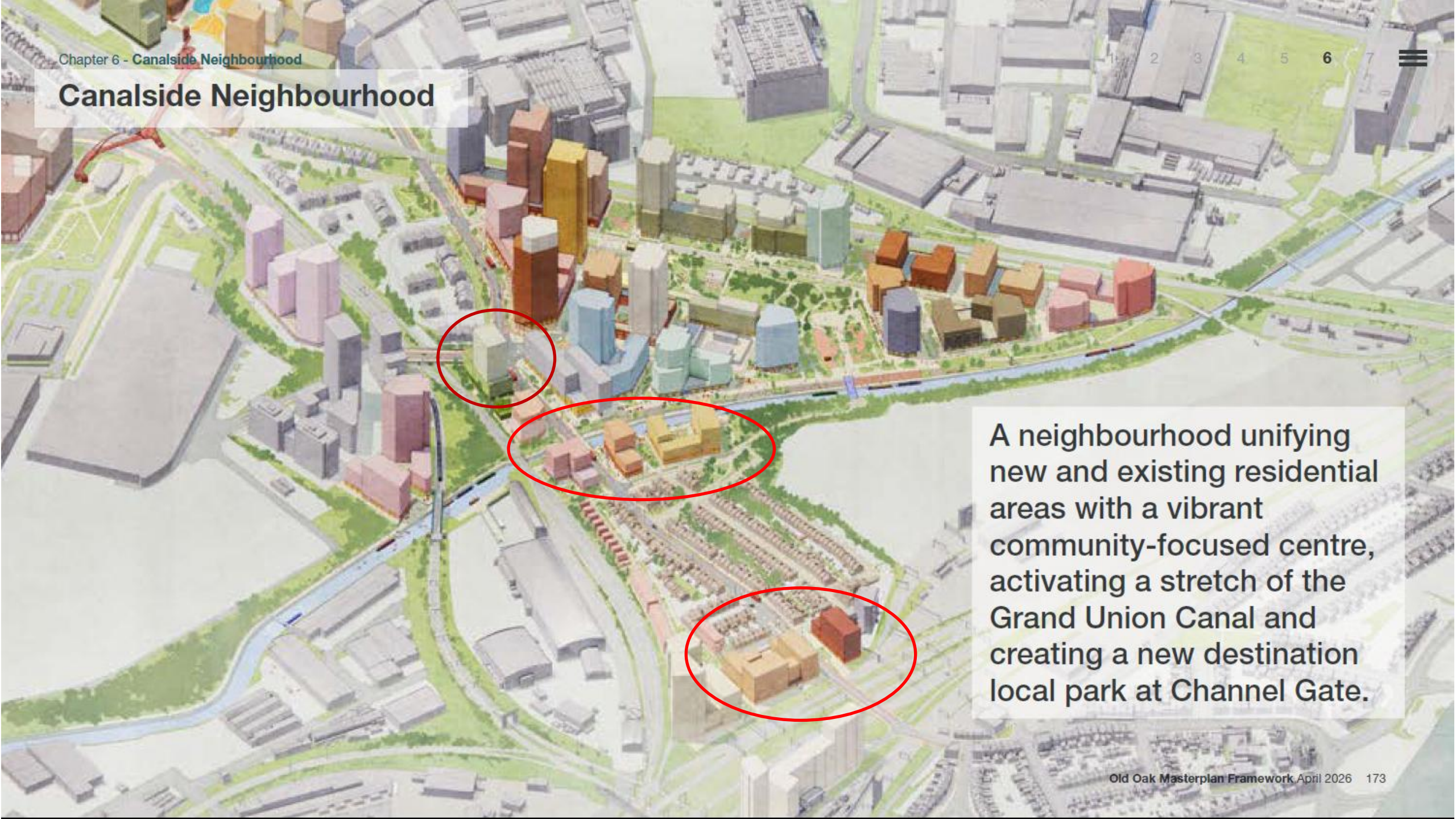
But these are not legally 'development plan documents'.

The KC argues that all five sites are relevant to OPDC's Indicative Housing Requirement figure for a neighbourhood plan (510 homes)

Map of the designated Old Oak Neighbourhood Area

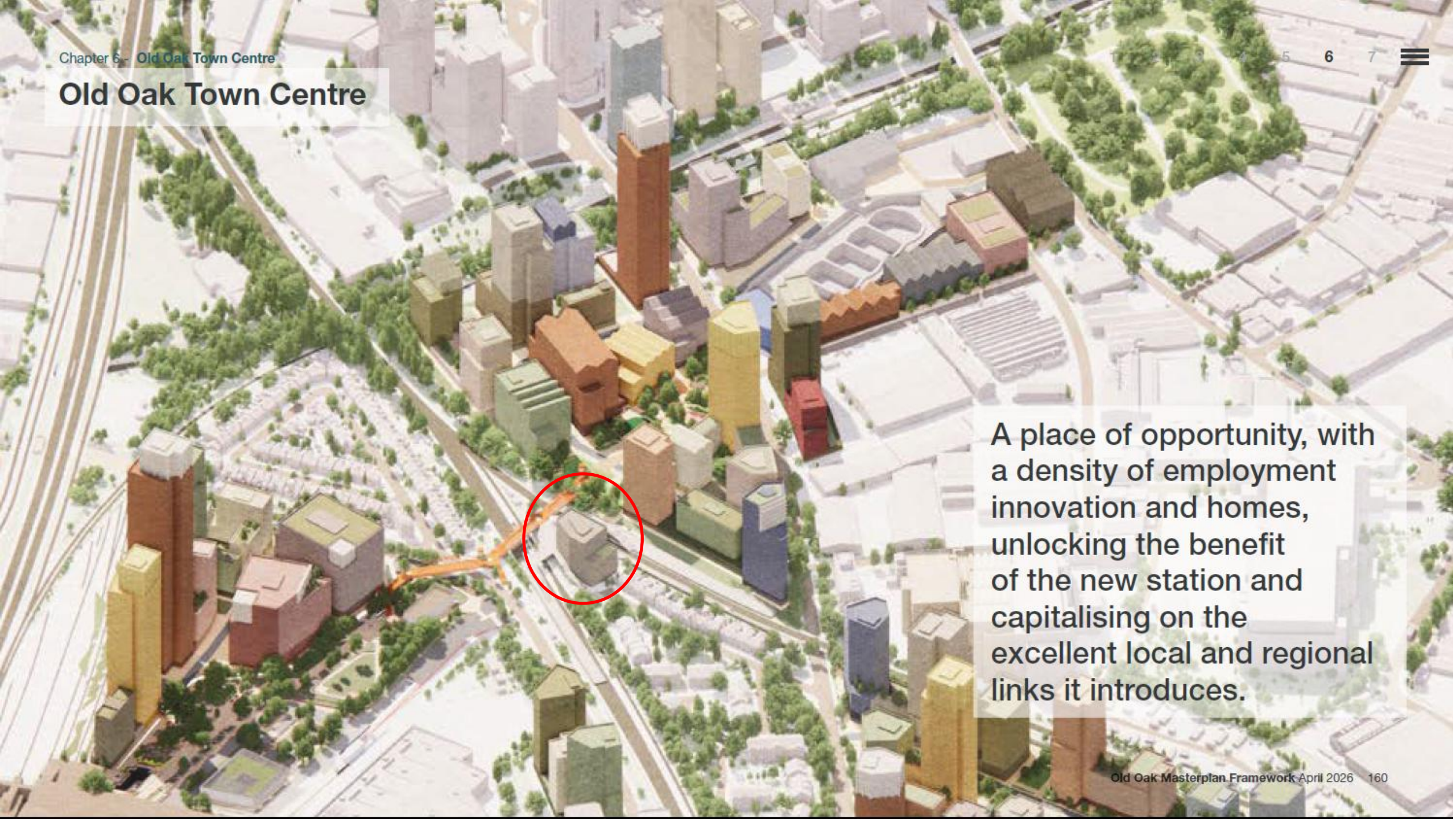


Canalside Neighbourhood



A neighbourhood unifying new and existing residential areas with a vibrant community-focused centre, activating a stretch of the Grand Union Canal and creating a new destination local park at Channel Gate.

Old Oak Town Centre



A place of opportunity, with a density of employment innovation and homes, unlocking the benefit of the new station and capitalising on the excellent local and regional links it introduces.

The second page of the Site Allocations table 3.1 in the OPDC 2022 Local Plan

Table 3.1: Site Allocations The housing and commercial or industrial floorspace targets are expressed as minimums and jobs figures are indicative.		Place Policy	Net additional housing units over the first ten years of the plan period	Net additional housing units during the 11 to 20 years of the plan period	Minimum commercial or industrial floorspace over the plan period. Floorspace is provided as Net Internal Areas (NIA).	New jobs resulting from the provision of commercial or industrial floorspace over plan period
29	Mitre Yard	P10	241	0	1,123	66
30	North Kensington Gate South	P10	206	0	750	50
31	Mitre Wharf	P10	100	0	420	20
32	Big Yellow Storage (Scrubs Lane)	P10	150	0	1100	60
33	Tea Crate	P10	150	0	1100	60
34	Mitre Industrial Estate	P10	100	100	1100	60
35	4 Portal Way	P7	702	0	1,946	140
36	3 School Road / 99 Victoria Road	P7	250	0	800	40
37	Central Middlesex Hospital North East site	P6	158	0	0	0
38	1 Lakeside Drive	P4	300	0	500	40
39	Cargiant Scrubs Lane	P10	600		2,400	120
40	North Pole East Depot	P10	750	0	500	40
41	1 Portal Way (Carphone Warehouse)	P7	764	0	3,500	200
42	Acton Wells West	P7	0	555	30,000	2,500

This table of 42 site allocations gives no 'total' for the columns of housing numbers in years 1-10 and 11-20

But adding these up gives a grand total of 18,909 new homes

The KC argues that the 'correct approach' to a housing requirement number is to start from total figure 19,850 new homes, identified by the Planning Inspector as meeting 'housing need' across the OPDC area.

Does meeting the Local Plan need the '4 sites'

The new Basic Condition for a NP is that *“the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made”*.

*NPs are assessed against the adopted local plan, which provides for 19,850 homes on 42 sites **which do not include 4 of the 5 development sites in the neighbourhood area. Delivery of 510 homes on these 4 sites is not needed and would be superfluous.***

Next steps on the Draft Neighbourhood Plan

A letter goes from OONF to OPDC explaining the above and challenging the KC's legal advice.

We await development capacity figures for the sites in the Masterplan (figures supposedly available this month).

OONF launches the statutory Regulation 14 public consultation (six week duration) later this month or in June.

Taking account of responses, OONF finalises Draft Plan, Consultation Statement and Basic Conditions Statement.

All three documents then submitted to OPDC in July. OPDC consults a second time at Regulation 15 stage. Followed by examination by an independent Examiner (joint appointment by LPA and Forum).

2026 Tall Buildings Survey – New London Architecture

Key Takeaways

Applications are 28%
down from last year



A total of 46 applications were recorded in 2025, compared with 64 in 2024 and 53 in 2023, indicating a slight slowdown in submissions.

Approvals are down
from last year, but
overall pipeline
remains strong



Approvals are down to 45 in 2025 (58 in 2024, 47 in 2023). Despite this decline, the overall development pipeline remains robust, with 87 schemes progressing through various stages.

Tall building Location



Central and East London continue to dominate tall building activity, accounting for 80% of applications in 2025. The top 3 boroughs with the most applications are: London Borough of Southwark (10), Tower Hamlets (8), and Lambeth (5).

Tall building height



Super tall buildings are concentrated in Lambeth, City of London and Tower Hamlets. In Lambeth tall buildings are stretching higher than the London tall building average (30 storeys) with an average height of just over 50 storeys on applications this year, centred around Vauxhall and Nine Elm borders.

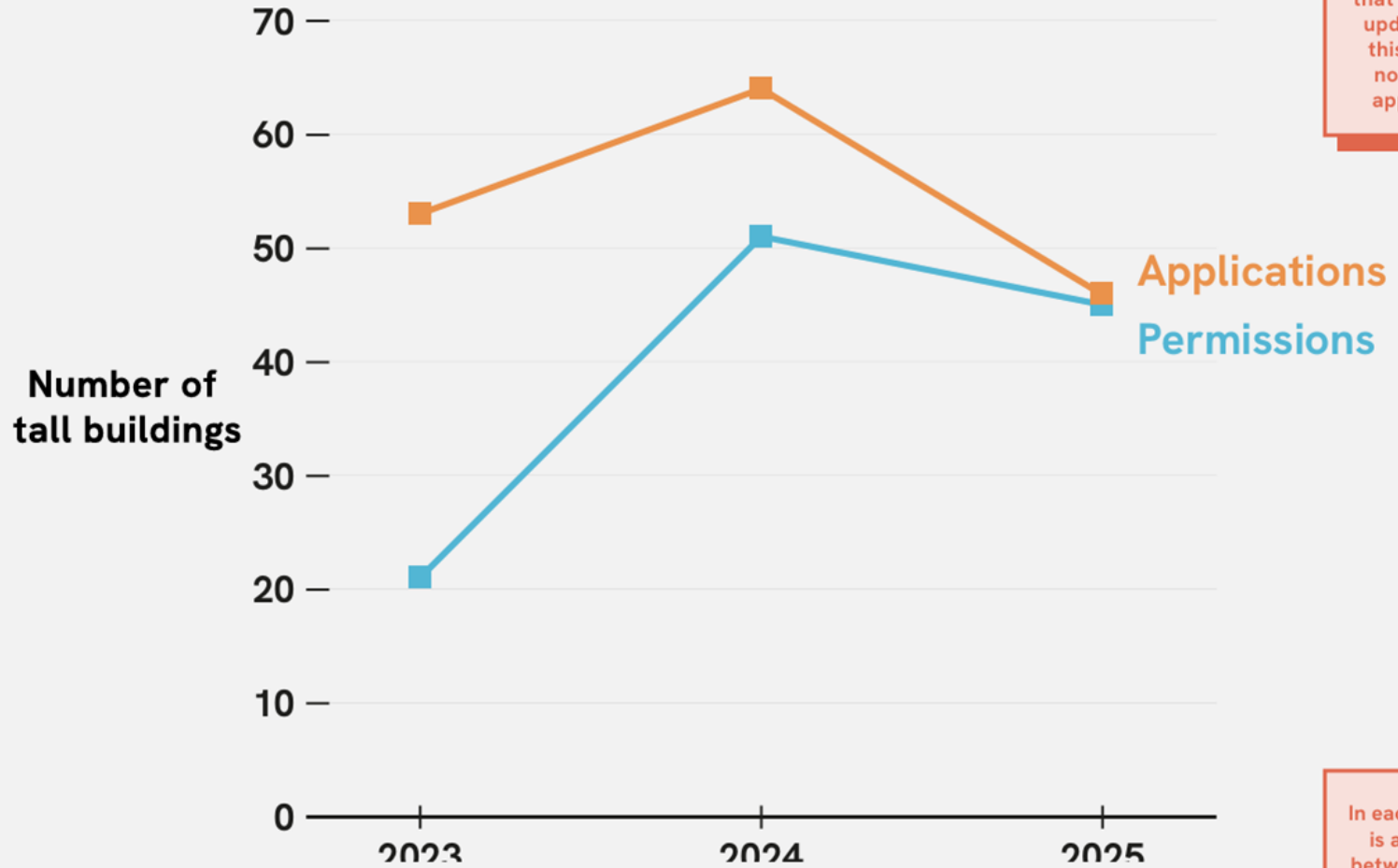
Tall building pipeline

There has been a moderation in the number of applications received in the latest year (46 in 2025) compared to the last couple of years. 64 were submitted in 2024 and 53 in 2023.

Tighter regulation and ongoing viability challenges are likely to have dampened developers' appetite for tall building projects. However, with 46 applications activity remains relatively high, particularly alongside a strong level of permissions granted, meaning the overall pipeline of tall building development continues to be robust.

Tall buildings clearly represent more complicated planning than most. It is therefore often the case that permissions granted in 2025 are from applications submitted in prior years (chiefly 2024). Only 4 applications submitted in 2025 were also approved in the same year.

Historic perspective: New Planning Applications and permissions 2023–2025



Approval figures used in previous NLA reports (2024, 2023) only relate to applications made that year, hence the updated figures in this report which now apply to all approvals given.

In each of these there is a small overlap between applications and permission for those applied and granted within a year.

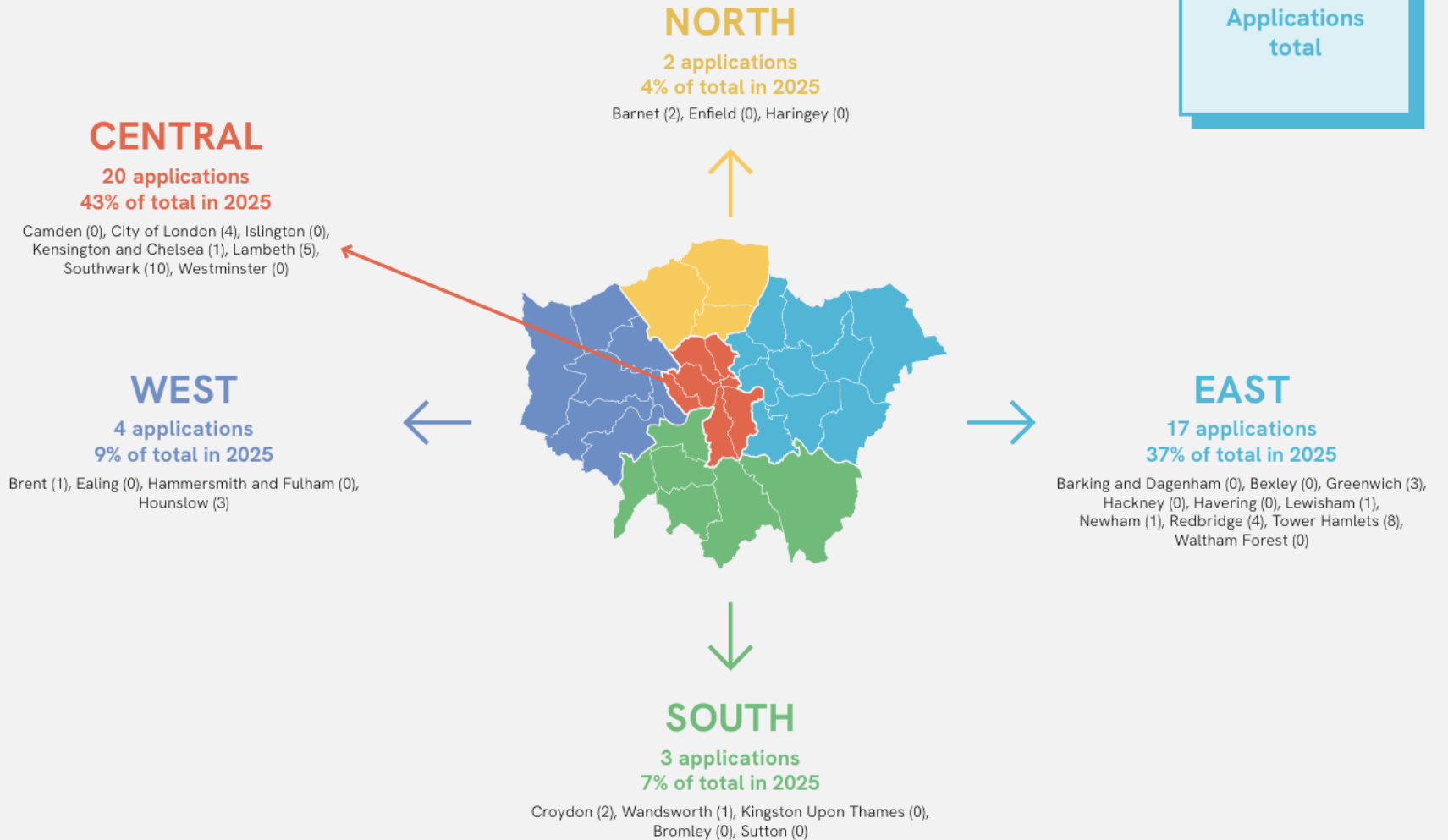
Region trends: new applications

Central and East London continue to dominate the drive towards tall buildings collectively representing 80% of the applications in the survey in 2025. This very much reflects the regional trend from 2024 when Central and East also dominated application activity (73% of applications).

For Central, the key focus for tall building applications is Southwark (representing ongoing regeneration of Elephant & Castle), plus ongoing activity in the City (of which all of the applications were for offices) and Lambeth (with planning applications centred around Vauxhall and Nine Elm borders).

For East London the focus of planning applications remains strongly clustered in Tower Hamlets with many of these in and around Canary Wharf. Also in East London there was a notable 4 applications for Redbridge.

Number of new applications received in 2025, under consideration or approved by borough and sub region



Who chooses to live in residential towers?

Rental premium: aspirational choice

Tall towers command a clear rental premium. In Inner London, rents in tall buildings are 29% higher than the local PRS average; in Outer London, the premium rises to 38%. Much of this is likely attributed to the modern spec on the tall buildings in this sample and all added amenity and service offering that often goes hand in hand with this type of building.

This is not incidental. Outer London tower renters, in particular, would have different choices, they are paying more than the average Inner London rent in order to live in a high rise scheme beyond the centre of London. The data suggests an active preference, that they have prioritised a new build tower over location.

Higher incomes, deliberate choices

Residents of tall buildings earn markedly more than their peers. Across both Inner and Outer London, median earnings among these tall building renters are more than 50% higher than those in the wider PRS.

Higher incomes temper affordability pressures. The percentage of earnings spent on rent is very similar in towers and the rest of the PRS despite earnings being significantly higher for tower renters. In other words, these renters have other choices and are choosing to pay a premium to live in towers.



Inner London

Rental premiums

+29%

Inner London tall building
renter incomes

£70,000

(versus £46,000 rest of PRS)



Outer London

Rental premiums

+38%

Outer London tall building
renter incomes

£60,000

(versus £37,000 rest of PRS)

Our neighbourhood plan and building types

The Draft Old Oak Neighbourhood Plan proposes mid-rise housing (6-10 storeys) as compared with the many high-rise buildings shown in the OPDC Masterplan Framework.

It also proposes the use of Modern Modular Construction, partly for speed and partly because the HS2 construction compounds and logistics arrangements could allow for on-site fabrication as part of a large-scale GLA led project on housing delivery.

The next set of slides look at comparative costs and viability of mid-rise MMC development versus 25 storey towers.

Why this matters

Decision for OPDC: Does height improve viability and affordable housing delivery?

Key message: When holding everything else constant (site, homes, values, policy), **built form alone** can determine whether a scheme can viably deliver 35% affordable housing.

This comparison is modelled on a site value of £20m (i.e similar to Ursula Lapp in the Old Oak neighbourhood area).

NSA (Net Saleable Area): The internal area of homes that can be sold or rented — the space that generates revenue.

GIA (Gross Internal Area): The total internal floor area measured to the inside face of external walls — the space that must be built and paid for.

Variable	8 storey modular	25 storey tower
Net Saleable Area (NSA)	15,000 sq m	15,000 sq m
Affordable Housing	35% by habitable room	35% by habitable room
Unit Mix	Same	Same
Land Cost	£20m	£20m
Values	Same	Same
Only difference	Built form	Built form

Why towers cost more

High-rise introduces structural cost penalties:

- Larger cores and circulation
- Transfer slabs and complex structure
- Higher wind-load engineering
- More expensive façades
- More plant, risers, and fire engineering
- Longer programme → higher finance costs

Result: For the same NSA, a tower requires **more GIA** and costs **more per m²** to build.

Build Cost comparison

Variable	8 storey modular	25 storey tower
Build Rate (GIA)	£2,200/sq m	£2,900/sq m
Total Build Cost	£39.6m	£59.5M

Programme and Finance

Variable	8 storey modular	25 storey tower
Programme	~ 24 months	~ 36 months
Finance costs	£7.0m	£9.5m

Viability summary

Item	8 storey modular	25 storey tower
GDV (with 35% AH)	£93.8m	£93.8m
Total Development Cost	£78.5m	£106.9m
Residual Profit	£15.3m	- £13.1m
Profit on GDV	~ 16%	Negative

New Build to Rent schemes in London are pretty much unviable now (quote from David Lunts, now at Clarion Housing Group).

Any other business

Cloister Road – resident concerns on parking and 'cut-through to North Acton

Contact details for OONF

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