



Old Oak Neighbourhood Forum and Grand Union Alliance

Tuesday June 2nd 2026

On Zoom

Agenda for this evening

1. OPDC's launch of its procurement exercise for a master developer
2. HS2 reset – latest timeline and media commentary
3. Items for OPDC Residents Panel 4th May
4. North Acton by-election
5. Draft Old Oak Neighbourhood Plan - next steps
6. Update on developments
7. - S73 application from Imperial at One Portal Way
-ASDA scheme
-Frogmore data centre KAO proposal
8. OPDC Construction Management
9. Any other business and date of next meeting



The procurement brief

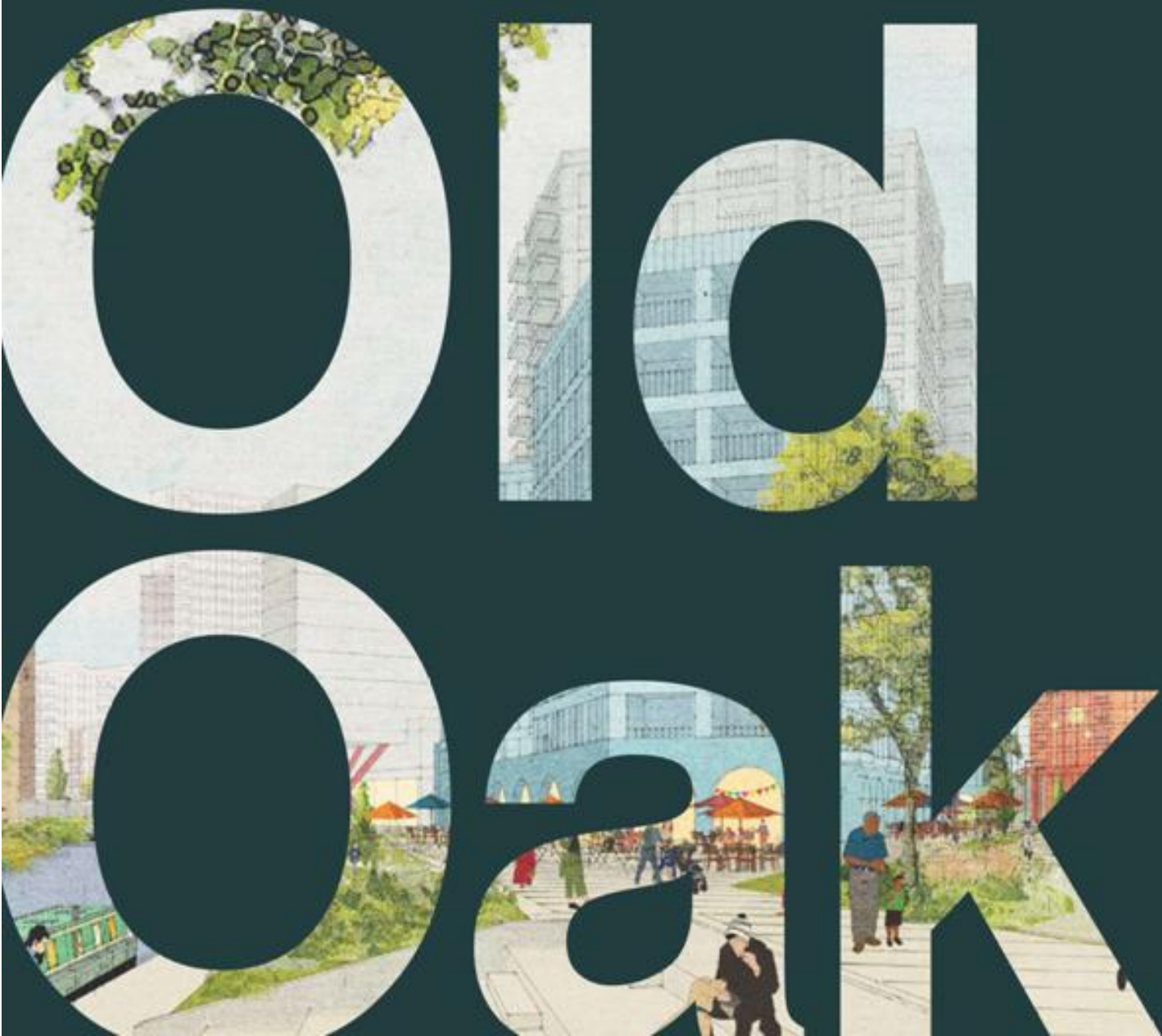
Launched at an event at New London Architecture with 100 guests from development industry and business.

Two-stage process, with participation and initial tenders running to Autumn 2026

Followed by a dialogue and final tenders stage. A preferred bidder will be selected in early 2027.

Value of the contract given as £12bn, with the estimated contract dates running 20 years from September 2027, with an option for a 10-year extension.

The tender submission deadline **is 21 July at 11am.**



**Where global
opportunities are
lived and shared
locally**

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

Speakers >>



**Dame
Karen Buck**

OPDC Chair



Lord Hendy

Minister of State
for Rail



Tom Copley

Deputy Mayor for
Housing and
Residential
Development



Howard Dawber

Deputy Mayor for
Business and
Growth



Gareth Blacker

Executive
Director of
Delivery



Marianne Brook

Development
Director

Opportunity»»

at a glance



8,000 Homes

Including diverse typologies and genuinely affordable housing.

11,000+ New Jobs

Up to 200,000 sqm of commercial and community floorspace, boosting the local and national economy.

Social Infrastructure

Including a primary school, health centre, leisure centre, and community spaces.

Canalside Neighbourhood

Creation of a new canalside neighbourhood focussed around the Grand Union Canal, including 1 km of canal enhancements.

Pedestrian & Cycle Bridge

New pedestrian and cycle bridge link over railway lines to connect Old Oak Common HS2 station with North Acton and Park Royal.

New Parks & Green Spaces

Two new parks, including a 2 hectare park close to the canal and a network of walking and cycling routes.

Town Centre

Creation of a new major town centre with anchor and destination uses, forming a mixed-use commercial district for London.

New Station

New Old Oak Common station and potential upgrades to North Acton and Willesden Junction station.

Illustrative Masterplan >>



Our Regeneration Objectives >>

OPDC's Regeneration Strategy outlines six Strategic Objectives which underpin the development of Old Oak:



Build a place to call home

Deliver diverse housing options including family homes and homes for later living.

Create inclusive communities where people want to live and put down roots.

Build high quality, sustainable homes that contribute to addressing West London's housing need, across all tenures and levels of affordability.



Drive inclusive economic growth

Create a fairer economy for everyone by embedding inclusive growth, securing pathways into employment and training.

Establish a new commercial district and workspace address for London, complementing the diverse existing employment in the area.



Ensure value

Create opportunities for community capacity building and wealth creation, ensuring existing and future residents benefit from local investment.

Deliver high quality, climate resilient development to ensure long term value for the public.

Our Regeneration Objectives »

OPDC's Regeneration Strategy outlines six Strategic Objectives which underpin the development of Old Oak:



Deliver at pace

Ensure sites are brought into active use as soon as practically possible, delivering meanwhile uses where appropriate.

Ensure development is paced to deliver the right infrastructure and mix of uses at the right times.



Make a place to be proud of

Develop diverse and characterful neighbourhoods with a thriving and revitalised London high street connecting Harlesden to North Acton.

Deliver new social infrastructure and community spaces. Work with diverse groups to design public spaces that are accessible, safe and welcoming.



Create a thriving environment

Deliver sustainable outcomes and support zero-carbon goals at a strategic scale with a focus on environmental, social and economic sustainability.

Promote healthy lifestyles through improved pedestrian and cycle connectivity and high-quality public realm.

Working in Partnership»»



HS2

MAYOR OF LONDON

IMPERIAL

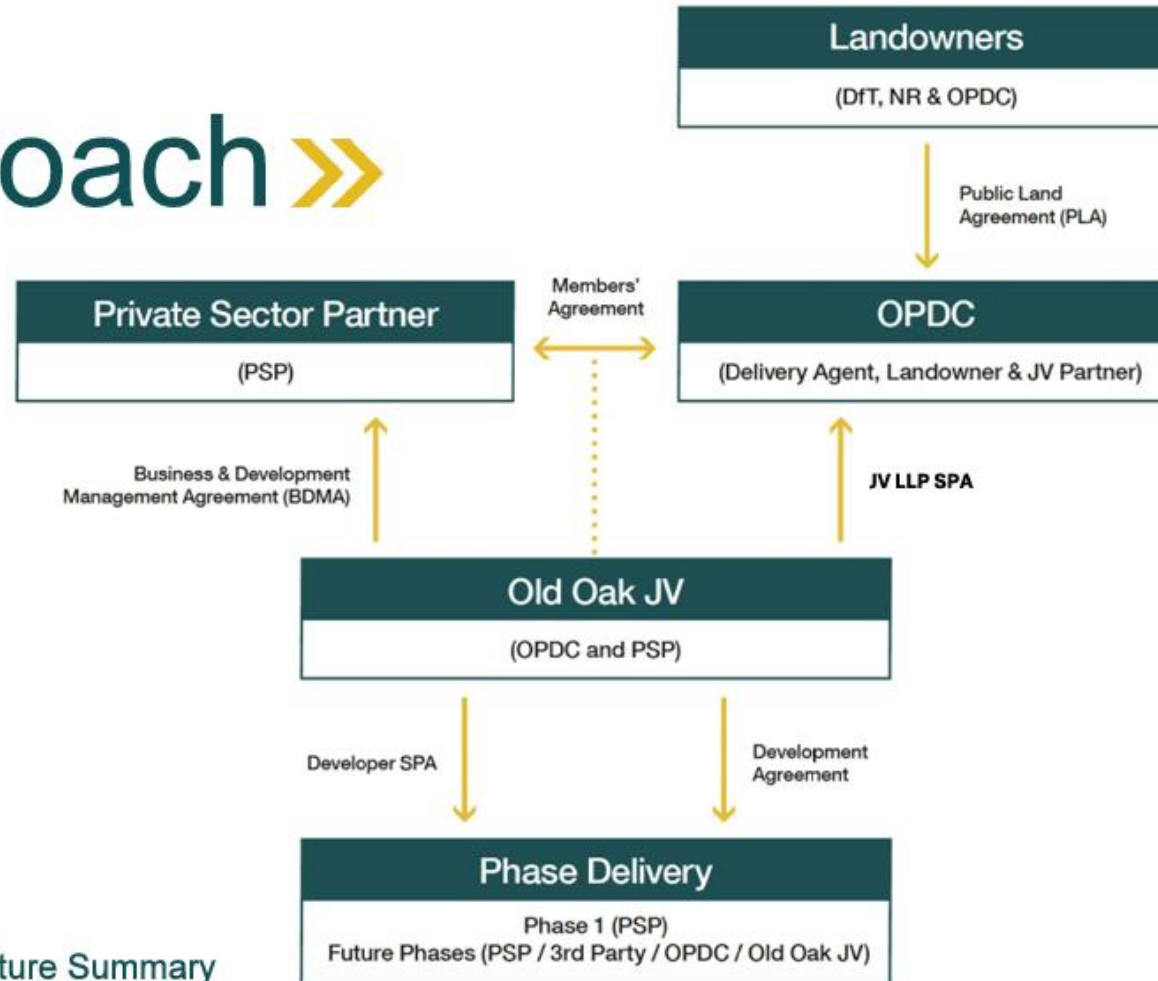


Assembling the Land

Land owned by OPDC, DfT and NR (captured by the PLAs)	28.5 hectares
Other publicly owned land	1 hectare
Privately owned land	1.5 hectares
Total land	31 hectares



Delivery Approach >>



Commercial Structure Summary

Early Delivery >>



Phase 1 key plan



Planning

Context

London Plan

London-wide strategic planning policy setting out how the city should grow and develop

OPDC Local Plan (2018-2038)

Sets out OPDC's spatial vision and a series of policies to shape regeneration for the plan period of 2018-2038

Old Oak West SPD

Supplements the Local Plan by providing spatial guidance to shape the future of Old Oak by coordinating existing relevant planning policies and reflecting community aspirations.

Masterplan Framework


Captures the key spatial development principles for Old Oak, including an Illustrative Masterplan

Social

Impact



Social Impact at OPDC



Inclusive Growth

OPDC aims to deliver business, skills and job opportunities to create a fairer economy where everyone can share in the benefits of growth, whatever their background.



Sustainability



Create a leading example of sustainable regeneration at Old Oak by building a climate-resilient, net zero carbon neighbourhood that delivers lasting environmental, social and economic benefits to West London.



Community Engagement

Engage with and empower our local communities to ensure their voices are meaningfully heard and their needs are central to our plans.



 [OPDC Equalities, Diversity and Inclusion Strategy](#) 

 [GLA Responsible Procurement Policy](#) 

Procurement

Process & Principles

Stage

1

May 2026 – September 2026

Participation & Initial Tenders

Procurement Specific Questionnaire ("PSQ") and Initial Tenders, including evaluation and moderation



Stage

2

October 2026 – February 2027

Dialogue & Final Tenders

Dialogue and Final Tenders, including evaluation and moderation



Preferred Bidder Selected



HS2 reset announcements

Core points from the May 2026 reset

- **Revised cost:** HS2 is now expected to cost **£87.7–£102.7 billion**, with most increases attributed to previously omitted scope, underestimation, and inefficient delivery.
- **New timetable:**
 - **Old Oak Common → Birmingham Curzon Street:** first services expected **2036–2039**.
 - **Euston → Birmingham (full route):** **2040–2043**.
- **Speed reduction:** Maximum operating speed cut from **360 km/h** to **320 km/h**, aligning with European/Japanese norms and saving up to **£2.5 billion** plus at least a year of delivery time.
- **Rationale:** Government framed the reset as ending an “era of neglect”, citing years of mismanagement and the need for tighter programme control.
- **Delivery changes:**
 - Elizabeth Line leadership team brought in.
 - 300 back-office roles removed.
 - Six major construction milestones reportedly hit early.
- **Policy position:** Government recommitted to completing HS2 between London and Birmingham, noting that cancellation could cost as much as completion.

Items requested for Residents Panel May 4th

OPDC's delivery programme - a brief discussion on what advice will be given to OPDC Board on 17th June on the implications of Heidi Alexander's statement on HS2 for the next stages of OPDC's strategic ambitions for delivery at Old Oak. HS2 announcements - any more to be said by HS2?

Public Land Agreement and procurement exercise - details of the tender process

Current position on the OPDC CPO Order - we have lost track of the stage this has reached and when it is expected to be approved by the Sec of State?

OPDC Local Plan preparation - what (if any) account is being taken of the closure of Cargiant? Residents west and east of Wormwood Scrubs are alert to the 2014-18 history and are asking questions.

Draft Old Oak Neighbourhood Plan - response from OPDC on Housing target of 510 new homes. **OPDC are sticking to their target. We have questioned their legal advice.**

Planning update - One Portal Way S73 application, ASDA proposals, and items for the scheduled Planning Committee on 25th June **(committee likely to be cancelled)**

Changes to Planning Committee membership – **(outcome provided – slide below)**

OPDC and Imperial College Collaboration Agreement – content now available at [OPDC and Imperial strategic partnership | London City Hall](#)

Others that we should try to add to the agenda?

OPDC reactions to previous HS2 changes

After the Rishi Sunak announcement to cut the HS2 project north of Birmingham:

CEO report to OPDC Board November 2023

4.6 We do not anticipate that the revised scope for HS2 should have any substantial impact on the strategic case for comprehensive regeneration at Old Oak, the adoption of the Old Oak West Supplementary Planning Document, or the Outline Business Case for Old Oak West, as the fundamental elements of the project remain as before, a view shared by the multi-agency senior steering group for the OBC which includes DfT, HS2, DLUHC, Network Rail and OPDC

After the June 2025 announcements on HS2

CEO report to Board 10th July 2025

*3.5 Members will have seen that on June 18th the government published James Stewart's report on major transport projects and Mark Wild's (the new HS2 CEO) letter to the Secretary of State, both of which can be found here. Perhaps unsurprisingly this indicates, inter alia, that the programme will be delayed beyond the current opening window of **2029-33**, and at this stage, and until the reset is complete (expected sometime next year), **there is as yet no firm alternative date for the project's completion.***

*3.6 Whilst this is disappointing (though perhaps not unexpected), more positively we understand from HS2 station colleagues that **the works to complete the Old Oak Common station remain on track**, and we are optimistic that **this should allow for the early release of associated works sites at Old Oak to allow for development plans to come forward in anticipation of rail services commencing.***

OPDC Planning Committee changes

Ealing

Reappointment of Cllr Yvonne Johnson and Cllr Praveen Anand

Reappointment of Cllr Tariq Mahmood as a substitute Member; and

Appointment of Cllr Ray Wall as a substitute Member, replacing Cllr Shital Manro.

Hammersmith and Fulham

Reappointment of Cllr Wesley Harcourt and Cllr Natalia Perez

Reappointment of Cllr Alex Sanderson as substitute Member; and

Appointment of Cllr Bora Kwon as substitute Member, replacing Cllr Omid Miri.

Brent

Appointment of Cllr Saqib Butt; and

Appointment of Cllr Arshad Mahmood as a substitute Member.

STATEMENT OF PERSONS NOMINATED

Ealing Council Election of a Councillor Thursday 25 June 2026

The following is a statement as to the persons nominated for the election of ONE councillor for the

North Acton Ward

Name of Candidate	Home Address	Description (if any)	Reason why candidate no longer nominated*
AHMED Abdi	(address in London Borough of Ealing)	Liberal Democrat	
GEER Marijn van de	(address in London Borough of Ealing)	The Green Party	
GORMAN Sally	(address in London Borough of Ealing)	The Conservative Party Candidate	
NOTLEY Jonathan	(address in London Borough of Ealing)	Reform UK	
SHAW Gareth James	(address in London Borough of Ealing)	Labour Party	
SMITH Craig	(address in London Borough of Ealing)	Ealing Community Independents - Putting Acton First	

*Decision of the Returning Officer that the nomination is invalid or other reason why a person nominated no longer stands nominated.

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'.

We agreed at our last meeting to hold back on an application to extend the boundary, but to progress the NP for the currently designated area.

Figure 1.1 Old Oak West and relevant boundaries



Current position on the NP

A 'soft launch' version has been on the OONF website since April. Leaders at Ealing, Brent, LBHF had letters at the start of the local election campaign. No responses.

North Acton by-election gives opportunity to raise awareness.

Formal launch of 'pre-submission consultation' could start in July.

'Submission version' with edits made then sent to OPDC.

OPDC undertake their own 6 week consultation and appoint an 'independent examiner'.

If Examiner happy with the NP, OPDC arrange a local referendum.

How may OPDC react to our neighbourhood plan?

We have already seen one legal opinion commissioned by OPDC from Richard Moules KC.

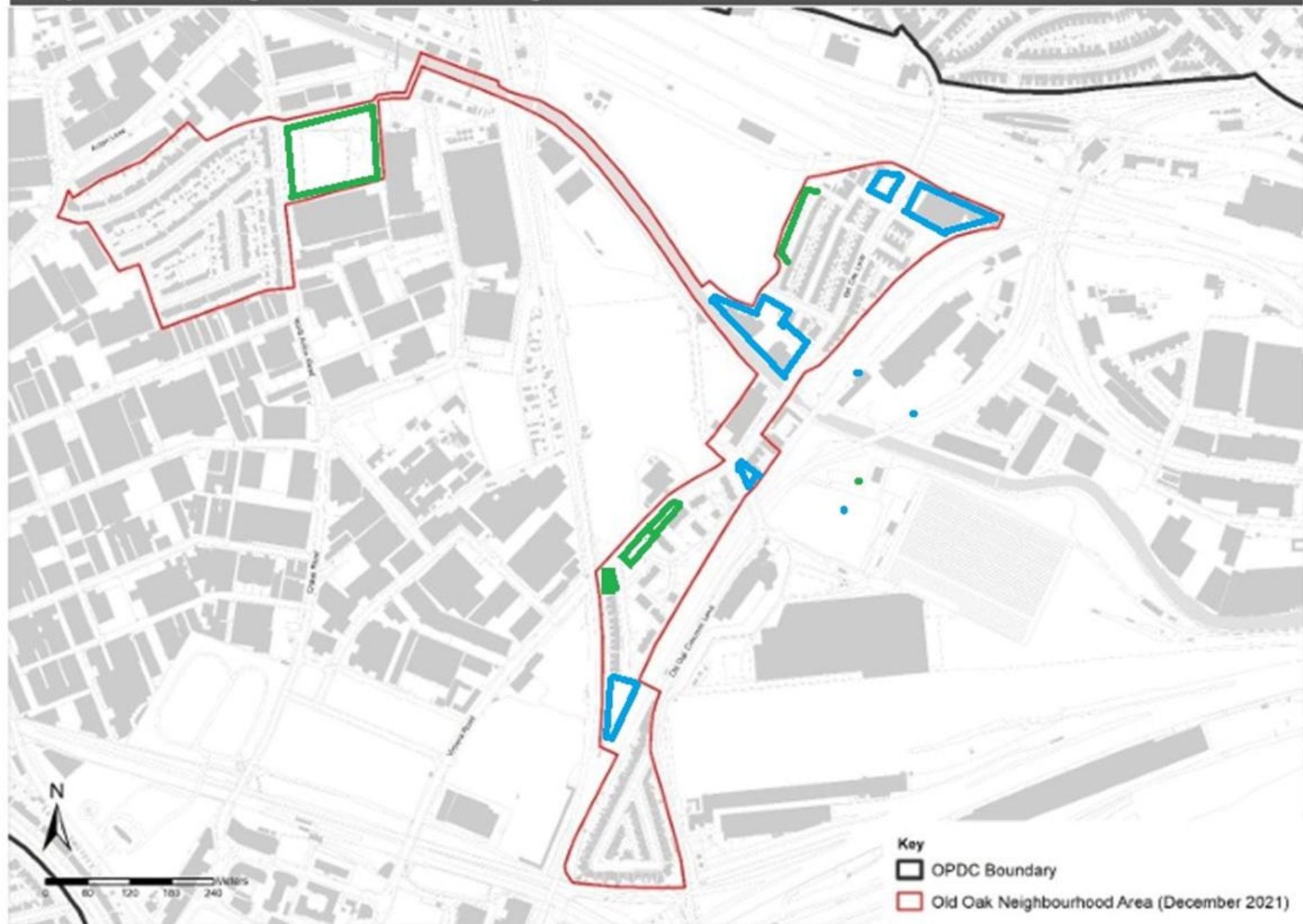
This argued that that applications for an extended area and for a NP for the present area could not be simultaneous.

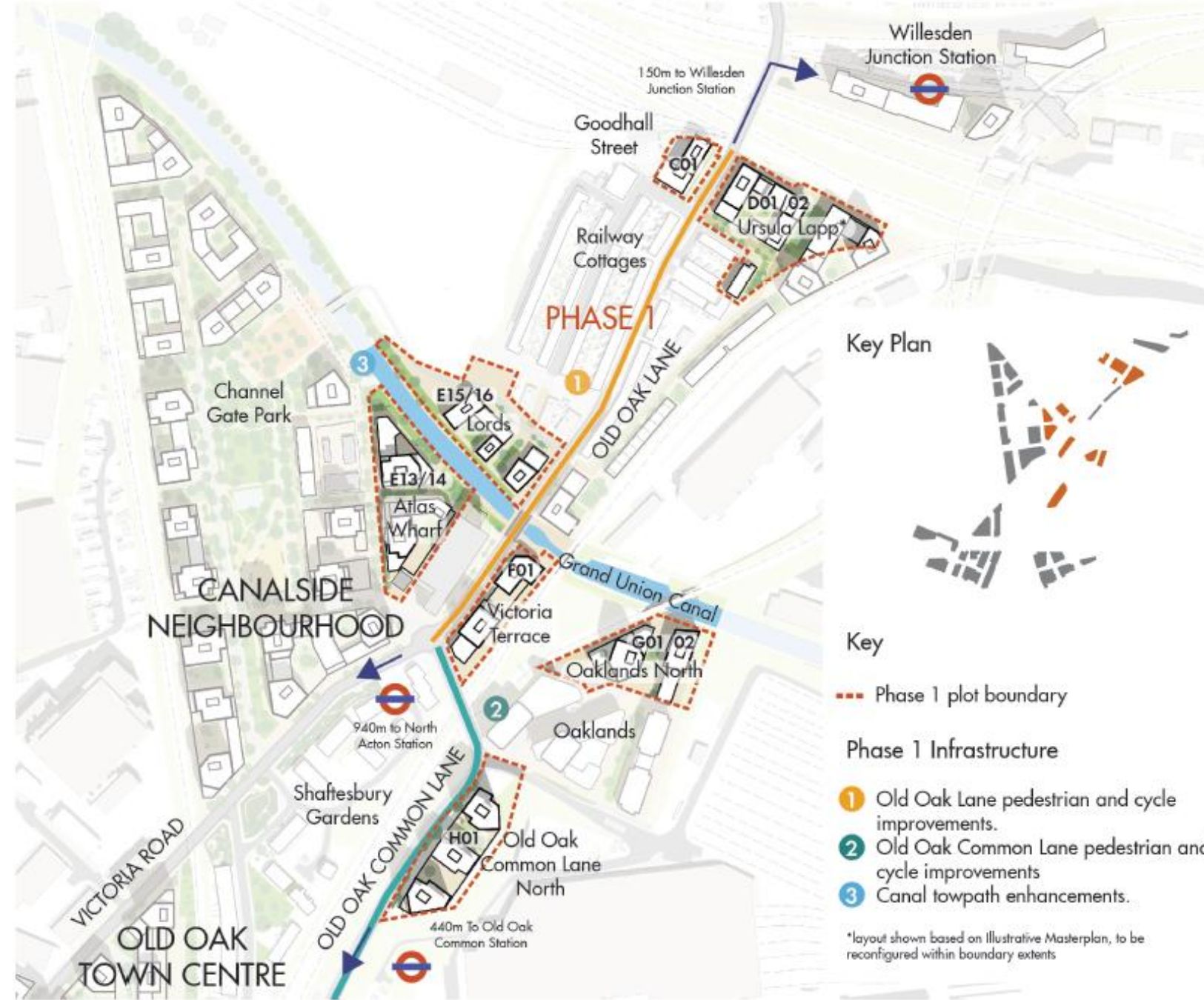
Also supported OPDC's Indicative Housing Target of 510 new homes – even when based on Development Capacity Study sites.

Point 1 not an issue at present. Point 2 we can make our case to an independent examiner.

OPDC has a 'duty to support' the NP process, but can also introduce delays and obstructions. This seems likely ahead.

Map of the designated Old Oak Neighbourhood Area





Phase 1 of the OPDC JV has a very direct impact on the Old Oak neighbourhood area

Seven sites are involved in all. Four of them lie within the Old Oak neighbourhood boundary.

Plot F01 Victoria Terraces Cluster

170 units 18 storeys

Plots E15 and 16 Lords

90 units 8 storeys

Plot C01 Goodhall Street 60/8 storeys

Plot D01 and D02 Ursula Lapp

250 units 22 storeys

The remaining 3 sites lie outside the neighbourhood boundary

Plots G01 and Go2 Oaklands North

280 units 28 storeys

Plot H01 Old Oak Common Lane North

400 units 28 storeys

Plot E13 and E14 Atlas Wharf

300 units 18 storeys

Figure 1. Summary of Phase 1, based on the Illustrative Masterplan

Plot F01: Victoria Terraces Cluster

View looking north along the Old Oak Mile with Victoria Terrace Cluster to the right



Set at the heart of the new neighbourhood centre, where the Old Oak Mile meets the Grand Union Canal, this site provides the opportunity to establish a distinctive two-sided high street. Active ground floor frontages and enhanced public realm, including improved footways, cycle routes and planting, will create a more pleasant pedestrian experience, and support everyday life.

Size

0.9 acres, 0.4 ha

Indicative capacity (units)

170

Indicative max height (storeys)

18

Land ownership summary

OPDC, NR and private ownership

Connectivity

Willesden Junction- 0.6km
North Acton- 0.9km

Plots E15 and E16 Lords

View looking south along Goodhall St towards the Lords site (with the canal beyond)



Occupying a prominent position on the canal's north bank and linking with the historic Old Oak Lane Conservation Area, the site unlocks a new stretch of publicly accessible waterfront. Activated by ground floor commercial spaces, this frontage will become a lively destination and a key anchor in the evolving Canalside community.

Size	2.2 acres, 0.9ha
Indicative capacity (units)	90
Indicative max height (storeys)	8
Land ownership summary	OPDC
Connectivity	Willesden Junction- 0.5km North Acton- 1.0km

Plot C01: Goodhall Street

View south along Old Oak Lane (with Willesden Junction behind). Ursula Lapp located to the left, Goodhall St to the right.



Opposite Ursula Lapp (plots D01 & D02), Goodhall Street will also gain from these public realm improvements and its close proximity to Willesden Junction. Together, these plots will form a key gateway into Old Oak

Size	0.4 acres, 0.2ha
Indicative capacity (units)	60
Indicative max height (storeys)	11
Land ownership summary	OPDC, NR and Private
Connectivity	Willesden Junction- 0.25km North Acton- 1.3km

Plot D01 and D02: Ursula Lapp

View south along Old Oak Lane (with Willesden Junction behind). Ursula Lapp to the left with Goodhall St to the right.



Ursula Lapp is located at a key gateway into Old Oak, conveniently positioned a short distance from existing transport connections at Willesden Junction. The site will benefit from improved pedestrian and cyclist connectivity along Old Oak Lane and new connections into the wider Old Oak neighbourhood.

Size	2.5 acres, 01.0ha
Indicative capacity (units)	250
Indicative max height (storeys)	22
Land ownership summary	OPDC and NR
Connectivity	Willesden Junction- 0.25km North Acton- 1.3km

De-risking of Phase 1 sites

The PSP is expected to commence the delivery of first homes promptly to support OPDC's housing targets. OPDC is beginning to de-risk these early sites, by progressing infrastructure design, coordinating key stakeholders such as utilities providers, engaging with the community and the LPA, and undertaking active asset management

This early de-risking, combined with an analysis of the market opportunity has identified that the Oaklands North (G01,02), Ursula Lapp (D01,02) and Goodhall St (C01) plots are well placed for initial development, due to their proximity to existing stations (in the case of Ursula Lapp and Goodhall) and ease of integration with existing residential development (in the case of Oaklands North). It is anticipated that the remaining Phase 1 sites will follow in close succession, capitalising on emerging placemaking benefits and improved transport connectivity. The PSP will be required to test and refine the Phase 1 sequencing, as part of the Old Oak business planning process.

'De-risking' makes no mention of the fact that the Ursula Lapp and Goodhall Street sites are not allocated in the 2022 OPDC Local Plan. Nor are they identified as suitable for Tall Buildings, in conflict with London Plan Policy D9 part B.

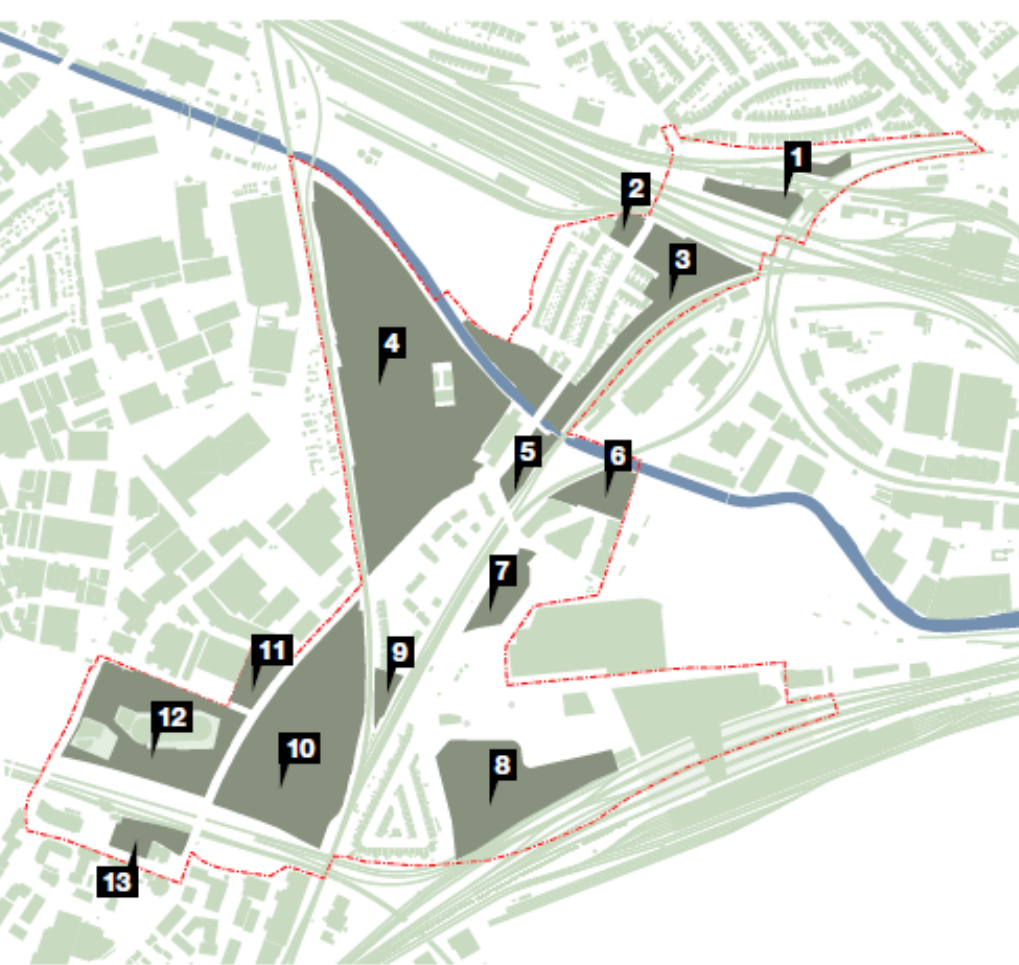
Net residential density figures

For the neighbourhood plan, we need some further information from OPDC on their assumptions on the 'net developable area' of each of the four Phase 1 sites within the neighbourhood boundary.

What allowance should be made on each site for open space, social and community facilities, commercial floorspace (at Ursula Lapp and Goodhall Street)? Making some assumptions results in Net Residential Density figures as below. The current Draft neighbourhood plan uses 350 units/hectare as a maximum taking account of middling levels of Public Transport Accessibility.

Site	Units	IHR figure	Adjusted Net Area (ha)	Adjusted Net Density (dph)
F01 – Victoria Terraces	170	10	0.30	567 dph
E15/E16 – Lords	90	158	0.675	133 dph
D01/D02 – Ursula Lapp	250	250	0.60	417 dph
C01 – Goodhall Street	60	42	0.15	400 dph

IHR figures in blue are those included within the Indicative Housing Requirement as notified by OPDC



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).



Example: 250 Dwellings per Hectare (Net)



Planning >> Context



An adopted Old Oak Neighbourhood Plan would have full 'development plan weight' until overtaken by a new OPDC Local Plan scheduled for Dec 2029

London Plan

London-wide strategic planning policy setting out how the city should grow and develop

OPDC Local Plan (2018-2038)

Sets out OPDC's spatial vision and a series of policies to shape regeneration for the plan period of 2018-2038

Old Oak West SPD

Supplements the Local Plan by providing spatial guidance to shape the future of Old Oak by coordinating existing relevant planning policies and reflecting community aspirations.

Masterplan Framework

Captures the key spatial development principles for Old Oak, including an Illustrative Masterplan

A NP carries more weight than a SDP

The Masterplan Framework is non-statutory. Weight yet to be tested.

Update on developments

ASDA development – any more news?

Imperial College S73 application – detailed objection from OONF is ready to be submitted.

Frogmore estate data centre – contact established with new owners of site KAO

2 Scrubs Lane – Jeeeran considering their position

OPDC Construction Management

OPDC have provided an update for the Residents Panel.

Construction Code of Practice still in preparation. This will detail standards for sites and will act as a guide for the preparation of Construction Management Plans (CMPs) submitted for approval to OPDC.

Dawn Patel now in post as OPDC Construction Monitoring Manager. Chartered Environmental Health Practitioner who has worked on Thameslink project at Blackfriars and the Eliz Line stations at Liverpool Street and at Farringdon.

Any other business

Contact details for OONF

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