



Old Oak Neighbourhood Forum and Grand Union Alliance

Thursday July 2nd 2026

On Zoom

Agenda for this evening

1. Concerns on OPDC Procurement exercise, Masterplan and CPO proposals
2. Update on HS2 activities
3. Next steps on our neighbourhood plan for Old Oak (including draft response to OPDC on their Housing Requirement figure)
4. Developments in the pipeline
 - S73 application from Imperial at One Portal Way
 - ASDA scheme
 - Frogmore data centre KAO proposal
5. A draft neighbourhood plan policy on Data Centres
6. Any other business and date of next meeting

OPDC Procurement – resident concerns

Two sets of concerns on how OPDC are going about selecting a 'master developer partner':

- Key documents provided to developers are inadequate and distorted to the point of being misleading
- Developers are being given more detail on 'Phase 1' sites than has been made available to the public.

OONF has been given access to the 'Data Room' of tender documents. Key information **is not being made available** via the OPDC website and **was not used** at the OPDC Drop In on June 16.

Inadequate information for developers (1)

Developers can be expected to carry out their own due diligence but OPDC are not making clear some critical issues.

Two key documents issued to those tendering are

- A Memorandum of Information (published online by OPDC).
- A set of 'Position Statements' **not** available to the public.

The Position Statement on 'Planning' is carefully worded. Does not mention that the Masterplan Framework is **not part of the statutory development plan, nor that a revised Local Plan is not due until December 2029**. Includes usual wording on the Masterplan *being capable of being a material consideration*. **No legal advice on 'how material?** The Framework is described as a 'planning strategy' which the chosen development partner *is expected to refine and build on*.

Misleading information for developers

A May 14th press release from OPDC said that the procurement exercise *follows investment of £340m from the Ministry of Housing, Communities and Local Government (MHCLG) used by OPDC to assemble privately owned sites in Old Oak.*

This is untrue and gives a false impression of central government support for OPDC plans. Most of the £340m is money loaned by the GLA which has to be repaid and is not debt-free Government 'investment'.

OPDC have agreed to 'correct the press release'. This has happened 6 weeks later after a reminder but has been too late to correct any misapprehensions.

Information denied to the public

When OPDC gave notice of the 'drop in' on June 16 at Oakland Rise, OPDC were asked (twice) whether the exhibition boards would include details of plans for the 'Phase 1 sites'.

No response was received. The boards included a map of the seven sites, **but not the information on housing numbers and building heights given in the OPDC Position Statements** (and as shown at the OONF/GUA Zoom session on 2nd June).

The 'Victoria Terraces Cluster' is a proposed scheme of up to 18 storeys and 170 housing units opposite the Collective.

Involve demolition of existing houses in Old Oak Lane **and is not in the 2022 OPDC Local Plan.**

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

Early Delivery >>



Phase 1 key plan



HS2 updates

HS2 Works Notification: Restart of Old Oak Common tunnel construction update - 29 July to 31 December 2026

We last wrote to you in June 2026 to provide an update on the tunnel works. While these activities were due to start on 24 June, unforeseen delays mean we now expect works to begin from 29 June 2026.

Works to install the tunnel lining and waterproofing are continuing. Following completion, we will commence excavation of the final section of the Old Oak Common tunnel. Until 28 June 2026, we expect minimal impact from these activities.

From 29 June 2026, below-ground works are expected to generate higher levels of noise during core working hours. Two abnormal load deliveries will also be required outside core hours.

We will continue to keep residents informed of upcoming noisier activities as works progress through to December 2026.

For further details about these works, please follow [this link](#).

Old Oak Common Lane Closure

Purpose of this session

- We have identified categories within the Community Support Package.
- **This is your chance to have your say and shape the package that comes forward.**
- Other groups will be presented to. This is the start of the engagement process, not the end.



Old Oak Common Lane Closure

What resident support will be in place?

- A Community Support Package will be put together which will include respite accommodation, co-working facilities, alternative transport options, entertainment, excursions and special community projects.
- Discussions with Transport for London (TfL) regarding a bus provision linking Old Oak Common Lane to Victoria Road in the north are ongoing.
- Emergency services are aware of the closure. Closer to start of works, emergency services will join resident meetings to explain how services will run during the closure.
- Working with Ealing Council to rectify Victoria Road flooding.



Are HS2 giving any reasons for a 4 year road closure other than ‘TfL need double decker buses’?

Old Oak Common Lane Closure

Support

Principle: Those most affected will receive the most support

- Those communities that are closer to the lane closure will receive the most support.
- Factors such as noise, dust, light and congestion are determining factors.
- However, we do understand all residents are affected by traffic and potential congestion.

Key

1. Wells House Road

2. Oaklands Rise

3. Old Oak Estate

4. Victoria Road, Midland Terrace, Shaftesbury Gardens, Atlas Road and TITRA



National Audit Office report on HS2 reset

Report published 29 June

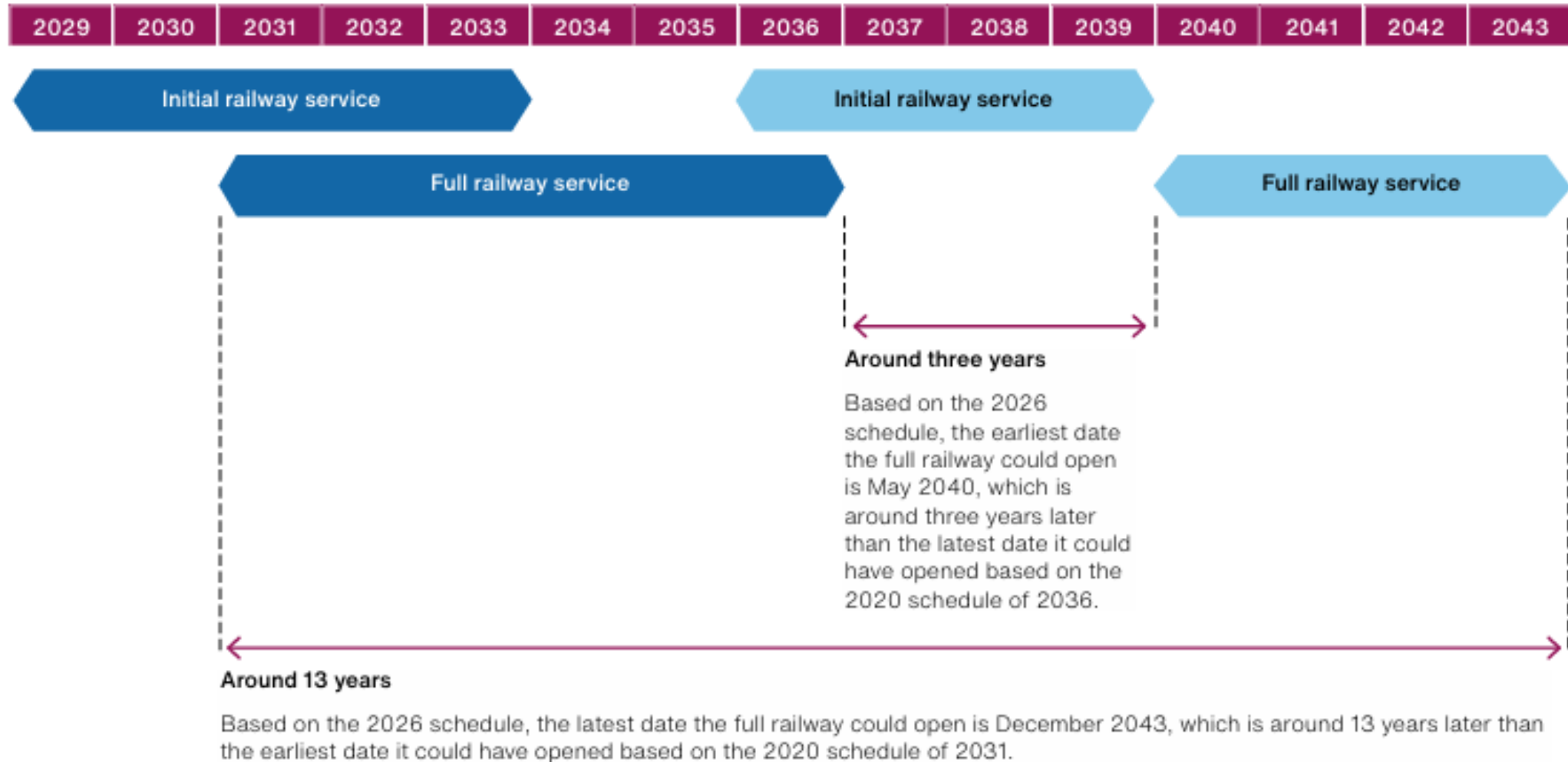
However, the revised cost and schedule estimates DfT announced in May 2026 have, at this stage, a high level of uncertainty. HS2 Ltd is doing further work to develop a more robust baseline of costs and schedule by spring 2027.

DfT also reported that, had the current estimated costs been known when work began in 2020, this would have resulted in a benefit–cost ratio of between 0.3 and 0.4, which is categorised as ‘poor value for money’.

DfT and HS2 Ltd should review how realistic the timetable is in autumn 2026 to complete remaining work and, if necessary, revise the timetable to provide them with the additional time needed to complete the reset.

NAO report

DfT now expects the full railway between London and Birmingham to open between around three and 13 years later than it planned in 2020¹



Next steps position on our neighbourhood plan

We agreed last time to launch the required 'pre-submission' public consultation after the North Acton by-election.

OPDC officers were given an initial draft of the NP at the end of January along with a revised version (on the OONF website) since early June.

OPDC have issued an updated revised version of their Indicative Housing Requirement. The total figure remains at 510 new homes.

We continue to challenge this figure. 4 of the 5 sites involved are not 'site allocations' in the adopted 2022 Local Plan.

These sites appear in a 2021 Development Capacity Study.

They also appear in the Masterplan Framework Phase 1 (but OPDC accept that the NP will be examined against the Local Plan, not the MF).

Pre-submission consultation

This is the statutory 'Regulation 14' stage of preparing a NP.

The latest draft of the Old Oak NP goes on the OONF website with comments and suggestions invited.

An 8 week rather than 6 week period is suggested, given holidays.

OONF needs to alert 'statutory consultees' and landowners.

RAs, GUA and other groups should cascade info to their members.

Backed up by a flyer delivered to as many households as possible.

OONF then prepares a Consultation Statement on responses.

A finalised Draft Plan is then submitted formally to OPDC.

OPDC publishes this on its website for a 6 week 'publicity period'.

Potential 'Master Developers' can be notified when shortlist is known.

OPDC's Indicative Housing Requirement

‘OPDC’s Development Capacity Study Update 2021 confirms that it is OPDC’s housing and economic land availability assessment. The DCS sites noted in table 2 form part of OPDC’s Local Plan and contribute to the Local Plan’s total housing capacities and form part of the spatial strategy’. ***We disagree that this is a legally correct interpretation of planning law.***

Table 2: OPDC Local Plan site allocations and development sites

Site	Site reference	Minimum homes capacity
Goodhall Street East	DCS site 54 (part of)	42
Ursula Lapp	DCS site 55	250
Lords Builders Merchants	Site allocation 26 (part of)	158
Old Oak Cafe (2 Victoria Terrace)	DCS site 16	10
Midland Gate	DCS site 30	50
Total		510

Note that these figures differ in most cases from those in the ‘Phase 1’ proposals in the OPDC Position Statements issued to potential bidders in the tender pack for the Procurement exercise.

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

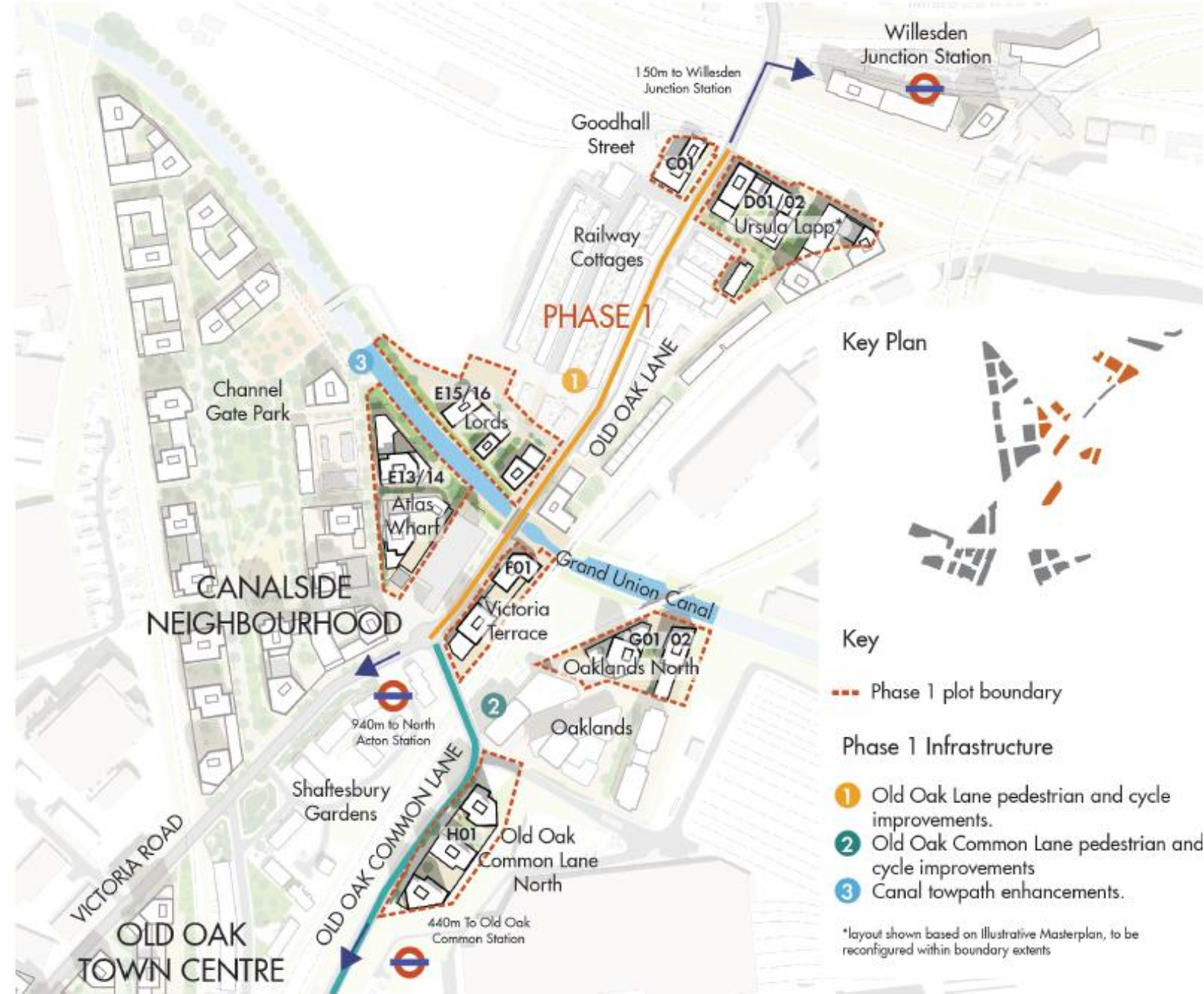
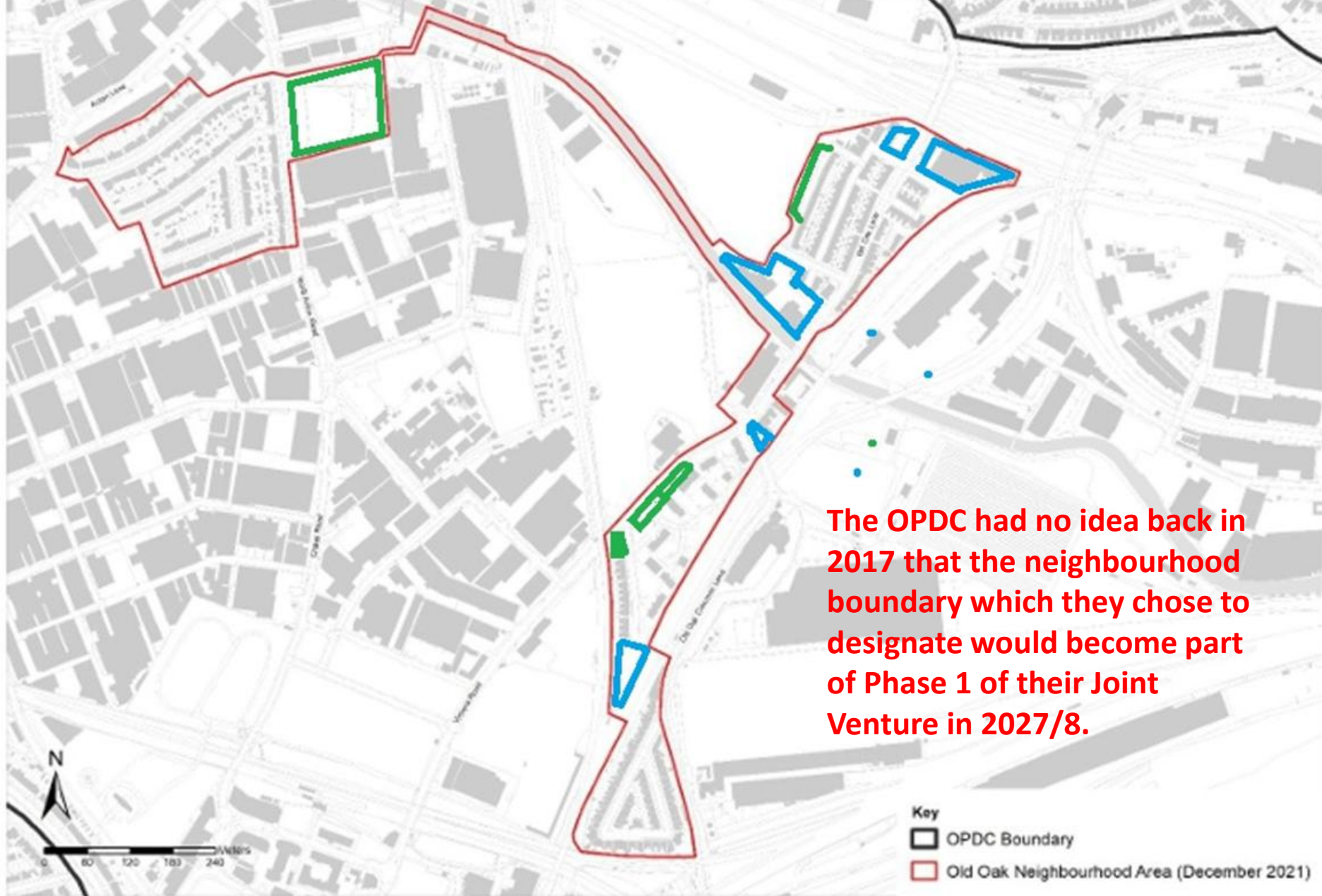


Figure 1. Summary of Phase 1, based on the Illustrative Masterplan



The OPDC had no idea back in 2017 that the neighbourhood boundary which they chose to designate would become part of Phase 1 of their Joint Venture in 2027/8.

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

Likely net residential density figures

For the neighbourhood plan, we still need 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

Densities that we are proposing

	Max density	Max height
Ursula Lapp	400dph	no limit set
Goodhall Street	350dph	8 storeys/23m
Lords site	200 dph	8 storeys/23m
Victoria Terrace (corner site)	350dph	30m inc podium
Midland Gate	250dph	8 storeys/23m

All sites are allocated for mixed use with scope for E1 commercial uses on ground floors, including scope for community/education/ health uses as well as retail.

Responding to OPDC's Housing Requirement

The draft of a further response from OONF to Peter Farnham at OPDC was circulated to all OONF members prior to this meeting.

Is it agreed that this letter be sent (with any edits made at at this Zoom session) ?

Update on developments

ASDA development – initial period for consultation responses has passed.

Imperial College S73 application – detailed objection from OONF has been submitted. June OPDC Planning Committee cancelled. Growing questions over whether Imperial are being treated as a favoured applicant.

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

2 Scrubs Lane – developers Jeeeran still considering their position. Food bank due to be evicted July 6th. City Mission campaign being planned.

Data centres – Foxglove seminar

Foxglove are a not-for-profit group campaigning on potential harms from new technology. Held a London seminar on 25th July. Challenged a planning consent to a data centre at Woodlands (Bucks) and part won the case. Established that:

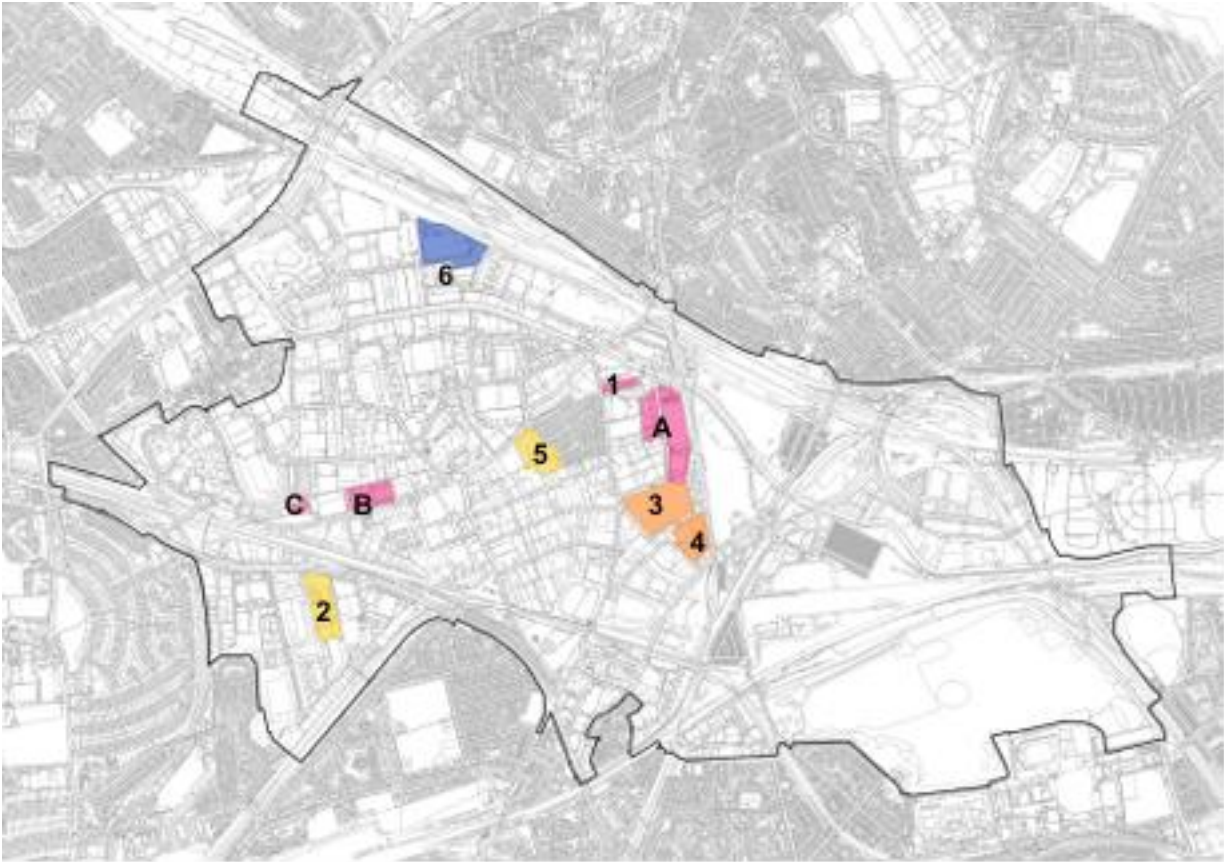
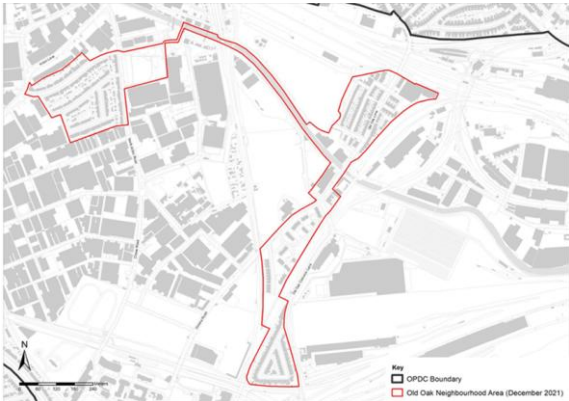
- claims by developers on measures to protect the environment must be concrete and enforceable.
- A full Environmental Impact Assessment should have been provided in this case (this was a 'hyperscale' data centre).

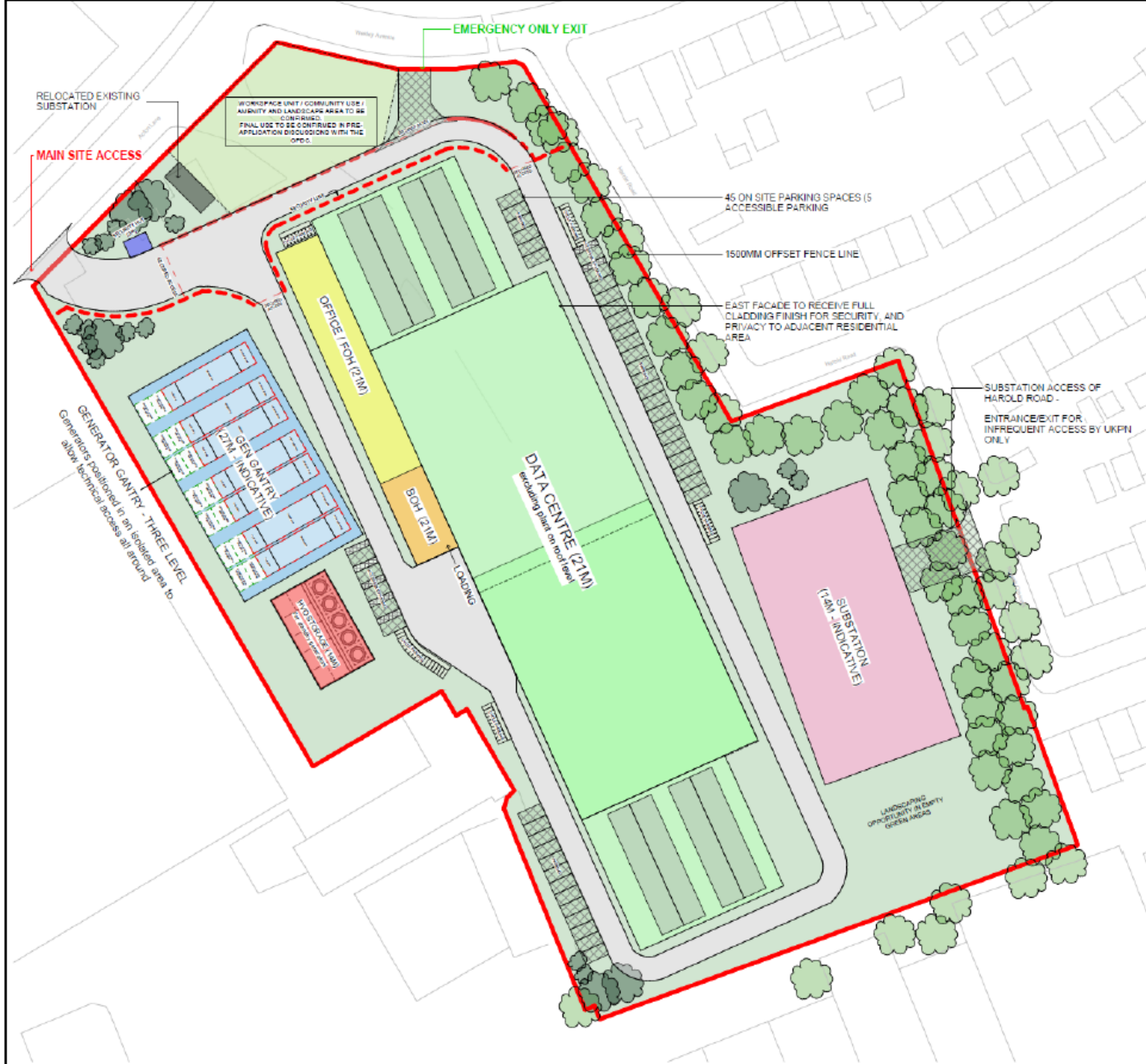
We need a strong policy in the Old Oak Draft Neighbourhood Plan, albeit that the Frogmore site is outside the NP boundary.

Data centre schemes

	Site	Status	Floorspace sqm NIA	Jobs	Job density
Purpose built data centres					
1	37-39 North Acton Road Data Centre	Completed	13,739	90	153
2	Concord Road Data Centre	Planning permission	32,720	125	262
3	Bashley Road Data Centre	Near completion	45,014	500	90
4	Chandos Road Data Centre Phases 1A and 2	Near completion	33,872	90	376
5	Frogmore Industrial Estate Data Centre	Planning permission	27,540	50	551
6	Premier Park Data Centre	Live application	25,000	TBC	TBC
	Totals		177,885	855	
Retrofitted data centres					
A	Equinox Data Centres	Complete - retrofit	25,000 (approx.)	Unknown	Unknown
B	Equinox Data Centre LD3	Complete - retrofit	2,600 (approx.)	Unknown	Unknown
C	Coronation Road Exodus Data Centre	Complete - retrofit	Unknown	Unknown	Unknown
Total floorspace			205,485		

Frogmore site is the nearest potential site for a further data centre. None built within the Old Oak neighbourhood boundary.





Outline plan of KAO data centre from their application for a 'screening opinion' on any requirement for an Environment Impact Statement.

Scale of data centre approx 33 MGW.

OPDC has already decided that no EIR will be required (as was also the case for the previous proposals).

Height limit of 30m proposed, as compared with 40m for the previous scheme.

KAO holding a community engagement meeting July 7th.

Frogmore Industrial Site

SUPPORTING POSITIVE, SUSTAINABLE COMMUNITY IMPACT

Kao Data is at an early stage of developing proposals for a new data centre on the former Frogmore Industrial Site on Acton Lane, Park Royal.

Our aim is to bring this derelict industrial site back into productive use, demolishing the existing buildings and constructing a new, sustainable data centre that, if approved, will support essential digital services linked to research, healthcare, and emerging technologies such as AI.



Harlow Data Centres

KLON-01



Status: Operational 2018

Technical Space: 3,400m²

IT Power: 8.8MW powered with 100% renewable energy and HVO back-up

Rating: The design provides a concurrently maintainable (Tier III equivalent) environment

Cooling: In-direct, evaporative free air cooling with an SLA-backed PUE of 1.25

Certifications: Designed to OCP Ready, NVIDIA DGX Ready specification and including all major ISO accreditations.

KLON-02



Status: Operational 2023

Technical Space: 3,400m²

IT Power: 8.8MW powered with 100% renewable energy and HVO back-up

Rating: The design provides a concurrently maintainable (Tier III equivalent) environment

Cooling: In-direct, evaporative free air cooling with an SLA-backed PUE of 1.25

Certifications: Designed to OCP Ready, NVIDIA DGX Ready specification and including all major ISO accreditations.

KLON-03



Status: Ready For Service Q4, 2026

Technical Space: 3,120m²

IT Power: 17.6MW powered with 100% renewable energy and HVO back-up

Rating: The design provides a concurrently maintainable (Tier III equivalent) environment

Cooling: Liquid based cooling design delivering liquid-to-chip and air, with an SLA-backed PUE of 1.23

Certifications: Designed to OCP Ready, NVIDIA DGX Ready specification and including all major ISO accreditations.



Frogmore Industrial Site

SUPPORTING POSITIVE, SUSTAINABLE COMMUNITY IMPACT

Three planning applications will come forward:

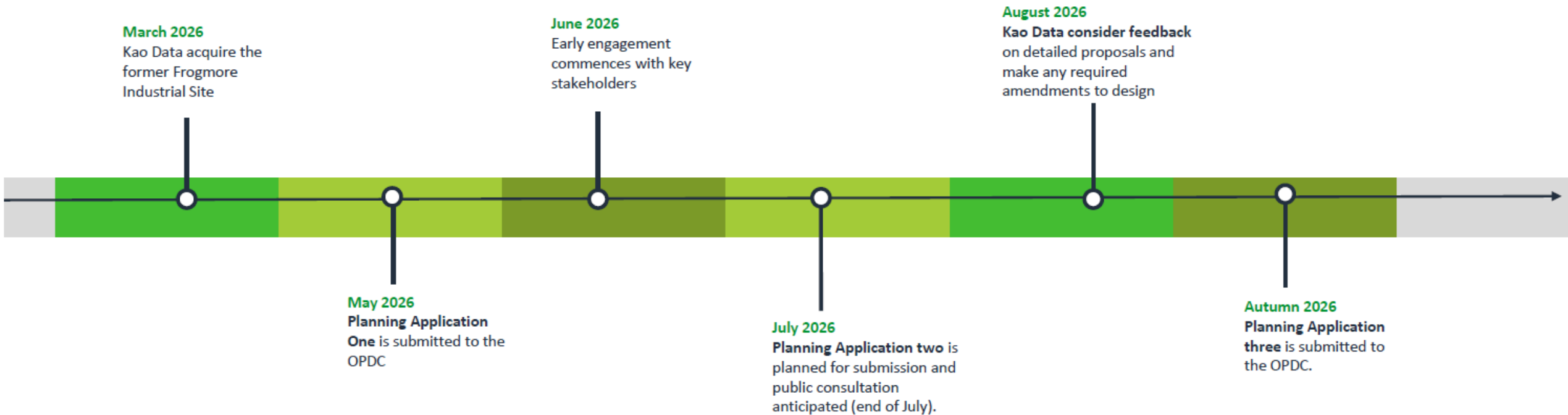
- **Planning Application 1** – to demolish the existing building.
- **Planning Application 2** – enabling works to support delivery.
- **Planning Application 3** – a full application for the data centre itself.

Our proposals have been developed independently and are not a continuation of the earlier scheme.

The design is smaller, and simpler, with an improved construction plan which reduces the number of people on site at any one time, a more functional, better-managed development



Timeframes for Application



Policy OONA 6 – Data Centres

Applications for new or expanded data centres within or proximate to the neighbourhood area will be supported only where they accord with OPDC and London Plan policies on Strategic Industrial Location (SIL) and meet all criteria at A to F below.

Within the Old Oak neighbourhood area, priority will be given to employment-generating and mixed-use development. Data centre proposals must demonstrate that they represent an appropriate use of land in this context.

A) Demonstrate confirmed access to sufficient electrical capacity without constraining supply to existing or planned development;

B) Achieve the highest feasible carbon performance and minimise operational emissions;

C) Integrate in terms of building height and massing with neighbouring residential areas.

D) Demonstrate that clustering will not give rise to unacceptable impacts in terms of energy demand, infrastructure capacity, existing urban character and environmental quality.

E) Demonstrate that impacts relating to air quality, noise, vibration and water use are acceptable;

F) Be supported by a full Environmental Impact Assessment where required;

A draft policy on Data Centres to be included in the pre-submission consultation version of the Old Oak Neighbourhood Plan

Strengthening a NP policy on data centres

Ideally we need to do some indepth work to demonstrate that

- this part of Park Royal is developing into a significant data-centre cluster
- cumulative electricity demand is becoming a strategic planning issue
- cumulative water demand is becoming a strategic planning issue
- cumulative operational noise and environmental impacts need area-wide assessment;
- Environmental Impact Statements should be the norm.

CARGIANT

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

Report by: John Kinnear | Latest News | Friday, 24 April 2025



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

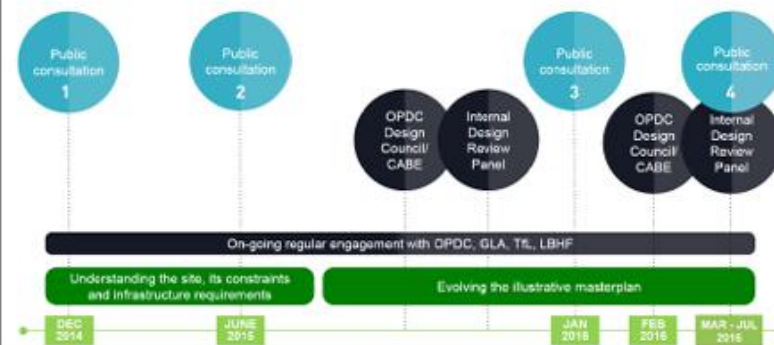
Once certified by the Guinness World Records as the world's largest car dealership, it officially closed its retail operations on 24 April 2026.

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



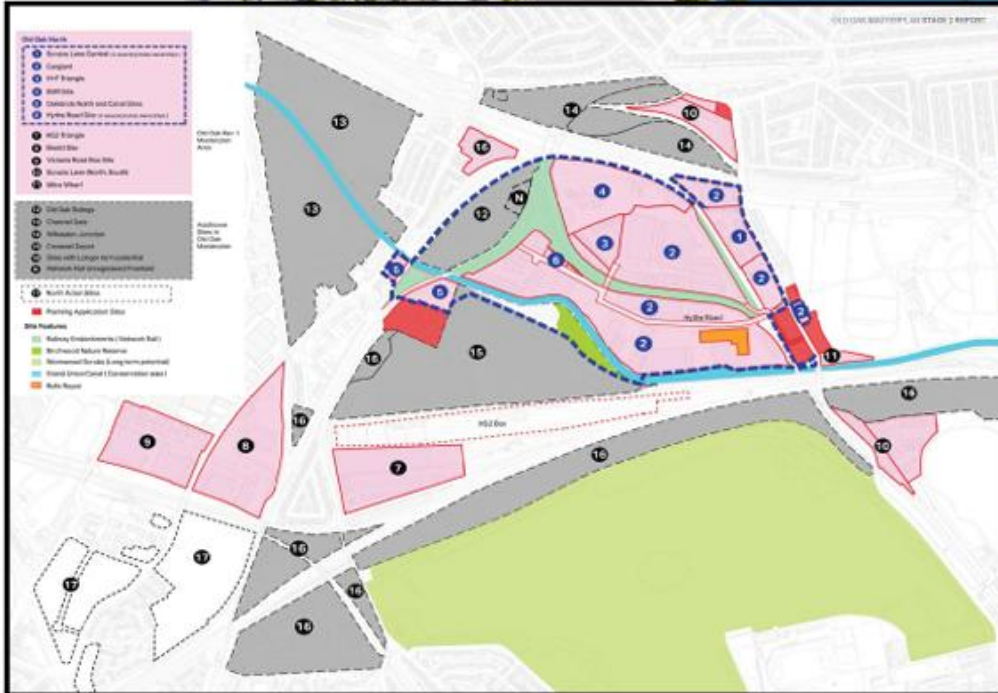
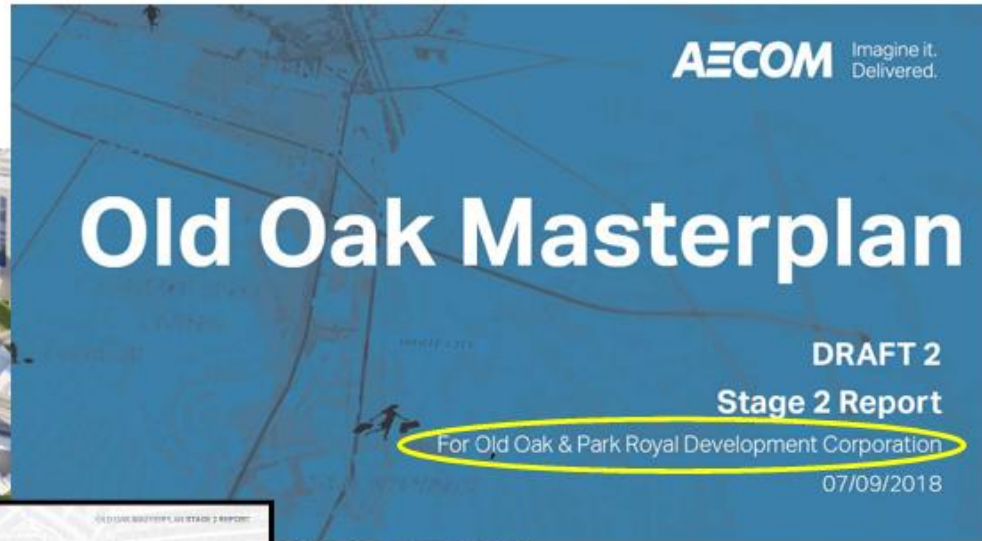
OUR CONSULTATION 2014-2016



CARGIANT



OPDC's MASTERPLAN



"Now Dougal, this OPDC Masterplan is new... but this OPDC Masterplan is older. New... Older... Ah, forget it!"

Any other business

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