

MINUTES



Meeting: OPDC Residents' Panel

Date: Monday 8 September 2025

Time: 6.00 pm

Place: Meeting room 6, One West Point, 7 Portal Way, W3 6RT and Microsoft Teams

Present: Karen Buck - OPDC Chair
David Lunts - OPD CEO
Matt Neylan - OPDC Director of Comms & Engagement
Emma Williamson - OPDC Director of Planning (Teams)
Gareth Blacker - OPDC Executive Director of Delivery (Teams)
Marianne Brook - OPDC Development Director (Teams)
Martin Harrison – OPDC Head of Governance – Note
Pete Farnham – OPDC Team Leader – Development Plans (Teams)
Ketan Lad – OPDC Principal Urban Designer
Peter Gow – HS2 Project Client Director
Colin George – Harlesden Neighbourhood Forum
Theresa Magee – Wesley Estate Residents' Association
Henry Peterson – St Quintin & Woodlands Neighbourhood Forum
Amanda Souter – Old Oak Neighbourhood Forum
Maren Strandevold – Wells House Road Residents' Association (Teams)
Faye Thomas – Friends of Wormwood Scrubs (Teams)
Mark Walker – The Island Triangle Residents' Association (TITRA)

1 Welcome and Chair's Opening Remarks (Item 1)

- 1.1 The Chair welcomed those present to the first meeting of the OPDC Residents' Panel.

2 Apologies for Absence (Item 2)

- 2.1 Apologies for absence had been received from Ewa Cwirko-Godycka (Midland Terrace/Shaftesbury Gardens Residents Group).

3 Minutes of the previous meeting (Item 3)

- 3.1 As this was the first meeting of the Panel, there were no previous minutes.

4 Matters arising and actions list (Item 4)

- 4.1 There were no matters arising and, as this was the first meeting, no actions.

5 Terms of reference (Item 5)

- 5.1 It was proposed that reference to 'stakeholder group membership' in the 'Membership' section should be amended to 'resident membership' and that 'community representative' at paragraphs 12 and 13 should be amended to 'resident representative'. The Panel agreed and, subject to the inclusion of these changes, the terms of reference were approved.

6 OPDC Update (Item 6)

- 6.1 DL provided an overview of the range of activity that was taking place at present. More detail would be provided at further points in the meeting, but the following items were highlighted here:

- Work to identify a development partner would be moving forward.
- The Fifth Park Royal Design District was due to open this coming weekend. More broadly, it was suggested that 'Engagement with Children and Young People' could be an area for focus at a future meeting of the Panel.
- Five new Board members would be appointed in coming months, and this will be publicly reported in the forthcoming Board papers. As part of that William Hill would remain as Independent Chair of the Planning Committee. Hannah David had also been appointed.

- 6.2 From the residents' point of view, HP highlighted the following areas of interest: the Public Land Agreement; release dates for land in use for HS2 construction compounds; and the CPO, where some concerns still remained. These would each be covered as the meeting progressed.

Compulsory Purchase Order (CPO)

- 6.3 GB reported that Mayoral approval for the CPO had been granted. As such, OPDC would shortly be in a position to formally post notices.
- 6.4 No new acquisitions had been made since the last Board meeting, but progress was continuing on the acquisition of a small number of sites and details of these would be shared in due course.

Public Land agreement (PLA)

- 6.5 GB reported that positive progress had been made. There were now a small number of outstanding points which would hopefully be resolved in the coming few weeks.
- 6.6 In response to a query from HP, GB explained that, through the PLA, land would be drawn down by OPDC when it was declared as surplus to requirements by HS2 and DfT. AS highlighted the potential impact on local businesses. GB drew attention to the assessment of the economic impact in the Outline Business Case. Accordingly, OPDC had been working with local businesses to support relocation, where required, with our aim being to maintain as many existing local jobs in the area as well as creating new ones.

Board agenda 25 September 2025

- 6.7 DL summarised the items which would be presented to the next Board meeting on 25 September. These included:
- CEO report as normal.
 - Executive Director of Delivery Report which would cover the Public Land Agreement and Land Assembly.
 - The planning Report will cover the Revised Planning Obligations SPD, which were finished at the end of July and will be presented for adoption and an update on action to address a deficiency in OPDC planning powers. This will address where some key planning enforcement powers still rest with our 'host boroughs'. This will be done via central government proposals to amend the planning powers available to newly created MDCs via the Levelling-up and Regeneration Act (LURA) 2023.
 - Executive Director Corporate Operations / CFO Report, covering Q1 performance overview and planning for the 2026-27 budget.
 - Report from the key sub-committees as normal.
- 6.8 It was noted that the intention was for the Board meeting to take place in OPDC's new offices on Victoria Road.

Items from residents

- 6.9 HP introduced this item, first welcoming the establishment of the Panel. The following items were highlighted and discussed:
- In light of the Oaklands Rise Development, there was concern at the potential for the area to be left with poor connectivity despite material related to

development that stated 'unrivalled connectivity', along with the continued aim to 'proceed at pace'.

- On connectivity, EW suggested that the area was already well connected and in comparison, with other regeneration areas would be better connected when work was complete. DL also affirmed the need to move forward with the development of new homes, but it needed to be remembered that this was a long term project and benefits would take time to fully come to fruition. KB acknowledged resident concerns and agreed that they were an important challenge as work progressed.
- AS highlighted the limited parking at Oaklands Rise, and those spaces which existed were for homeowners, impacting negatively on lower income families who were less likely to own their own homes. EW reported that parking decisions had been made in line with wider policy that sought to encourage use of public transport.
- On the CPO, residents were concerned at a gap between material that had been made available and the residents' own perceptions. GB explained that those directly impacted would receive an explanatory letter and that a resident's friend had been appointed who was making contact with those affected. Clear plans would be placed in the public domain setting out the CPO boundaries. AS suggested a door drop to all locals on CPO activity would be beneficial in providing clarity across the area and it would also provide assurance to those who were not affected.
- On the Old Oak Neighbourhood Forum intention to work up a case study on Oaklands Rise '5 years on', PF explained that OPDC was keen to link with this as OPDC LPA will be carrying updates to its Post Occupancy Evaluation Study as evidence base to inform the forthcoming Local Plan Review and would be happy to engage further on this.
- On the OPDC Strategic Transport Study, EW confirmed that there was no further news, but a dedicated session could be arranged when it was ready.

7 HS2 update

7.1 PG provided an update on the following areas:

- The HS2 reset had been agreed with DfT. It would look at timescales, finance and outcomes. Earlier opening of the Elizabeth Line platforms was being considered but would need to be feasible in terms of overcoming technical and scheduling challenges. Residents made the point that availability of Elizabeth Line platforms at Old Oak Common was crucial to improving public transport connectivity in the area. More broadly, a timeline for Elizabeth Line access at Old Oak was high on the agenda for local residents.
- The Reset programme will feed into the land release programme with the intention of land being released as soon as was practicably possible.
- AS affirmed the importance of effective community engagement. PG acknowledged this noting that community engagement did take place, sometimes using the consultation suite in HS2 offices where some focused engagement sessions had taken place but it was important to ensure that the right representatives were engaged. PG would be happy to engage if any resident group felt that they were not included in relevant discussions, and they should reach out to PG or via AS.

- Tunnelling activity west of the Old Oak Common area had been completed and tunnelling to Euston was proceeding as planned. Construction was continuing at the Old Oak Common station site within the underground 'box'. Works were continuing on the edge of the site, for example, on utilities. This would result in action to divert, but not close, the public highway. In locations where road closures were required, discussions were taking place with Ealing Council, OPDC's Planning Team and residents to find practical solutions. There should be more certainty around this later in 2025 or early 2026. In response to a question from AS, PG confirmed that HS2 had sufficient statutory authority to carry out road closures without reference back to Parliament, although HS2 was required to put in place mitigations for any closure.
- DfT had confirmed the desire for level boarding on the Elizabeth Line. Work is proceeding with Network Rail, TfL and other stakeholders to overcome the technical challenges ahead of a formal decision by the DfT.
- Residents raised the fact that apart from OOC station itself, no other public transport improvements were yet firm or had funding. Connectivity as measured by the TfL WebCat model remained medium to low in much of the Old Oak Project area.

8 North Acton improvements (Item 8)

8.1 KL presented a slide pack setting out a range of current improvement activity in the North Acton area. This included:

- *North Acton gyratory*
- *Portal Way Public Realm Framework*
- *North Acton village*
- *Park Royal Road / Victoria Road improvements*
- *Big X*
- *Victoria Road: Old Oak Mile*
- *Chase Road* – TM asked about the potential for improvement on Chase Road. KL confirmed that some initial thinking was underway about potential improvements. This could be brought back to a future meeting of the Panel.

8.2 More generally, HP highlighted the need for publicly available information to be kept up to date, noting that Imperial College's website had only recently updated information on their website about the completion date of Old Oak Common station.

9 Forward planning

9.1 Due to time constraints this item was not discussed but would be considered in more detail at the next meeting.

10 Any Other Business the Chair Considers Urgent

10.1 There was no urgent business. Chair thanked attendees and closed meeting.