

MINUTES



Meeting: OPDC Residents' Panel

Date: Thursday 6 November 2025

Time: 6.00 pm

Place: Boardroom, 6 – 8 Victoria Way, North Acton, W3 6FF and Microsoft Teams

Present: Matthew Carpen - OPDC CEO – Chair of meeting
Karen Buck - OPDC Chair
Matt Neylan - OPDC Interim Director of Comms & Engagement
Emma Williamson - OPDC Director of Planning
Gareth Blacker - OPDC Executive Director of Delivery
Martin Harrison – OPDC Head of Governance (minutes/actions)
Pete Farnham – OPDC Team Leader – Development Plans
Becky Miller – OPDC Senior Urban Designer – item 4
Maxim Sas – Senior Infrastructure Project Officer – item 4

Colin George – Harlesden Neighbourhood Forum
Theresa Magee – Wesley Estate Residents' Association
Henry Peterson – St Quintin & Woodlands Neighbourhood Forum
Ewa Cwirko-Godycka - Midland Terrace/Shafesbury Gardens Residents Group
Amanda Souter – Old Oak Neighbourhood Forum (Teams)
Maren Strandevold – Wells House Road Residents' Association (Teams)

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

1.1 The Chair welcomed those present to the meeting.

2 Apologies for Absence (Item 2)

- 2.1 Apologies for absence had been received from Faye Thomas, (Friends of Wormwood Scrubs), Mark Walker (The Island Triangle Residents' Association), and Peter Gow and Grant Blowers, both from HS2.

3 Minutes / Actions of the previous meeting (Item 3)

- 3.1 The minutes of the previous meeting were agreed. There were no outstanding actions.

4 Old Oak Mile Improvements (Item 4)

- 4.1 Becky Miller and Maxim Sas presented slides setting out planned improvements to the Old Oak Mile area.

- 4.2 In discussion, the following issues were highlighted:

- The importance of plans to address cyclists using the pavement and on canal paths. For canal paths, it could be helpful to seek advice from the Canals and Rivers Trust.
- Concerns around electric bikes and e-scooters using the footpaths. It was noted that these proposals would encourage bikes and e-scooters to use the cycle lane but also noted that this was a much wider challenge across Greater London and not just in this area.
- Concern that, with the redevelopment of Victoria Road, traffic will be forced down Chase Road, particularly large vehicles. Noted that HS2 will still use oversize vehicles. Concern was flagged about the risk to cyclists.
- The original introduction of the roundabout had been positive. There was concern that this could be removed as a result of the plans.
- More open questions in the consultation would be helpful.

5 OPDC Update (Item 5)

- 5.1 An outline of the Board agenda for the meeting on 20 November was presented. The following items were highlighted:

- On the Masterplan Framework, it was suggested that the original intention around the use of 'sensitive edges' had been lost. It was however noted that the sensitive edges were still noted in the Local Plan.
- Noted that the Masterplan Framework was an iterative document, not a planning application, setting out a vision for the direction of travel.
- Confirmed that the Local Planning Authority acts in its own right in the context of policy at the time. On the CPO, some resident groups had been unaware of engagement events, despite leaflet drops, mailouts and use of social media. Agreed that the resident groups would be a helpful way to promote the activity of OPDC regarding relevant consultation.
- GB briefly outlined the next steps in the CPO process. At this stage, the number of objections could not be made public as negotiations with objectors were still ongoing.

- 5.2 Community representatives highlighted the following issues:

- Residents questioned OPDC's view of the legal status of the Masterplan Framework, given that this had not been prepared as a development plan document. There was

concern over the implications of the OPDC wording (as expressed and minuted at the OPDC Planning Committee on 19 June 2025) that 'the Illustrative Masterplan proposals are capable of being in accordance with the Local Plan'.

- Implications for OPDC of the MHCLG/Mayor of London announcements of the 'emergency measures' to stimulate London housebuilding. OPDC will need to respond to the consultation in due course and will be engaging with developers around the potential impacts. Modelling commissioned for update of the OPDC Strategic Transport Study. Outcome expected later in the Autumn. When this is received, a separate session would be arranged.
- Purpose built student accommodation and Briefings for OPDC Planning Committee members – EW would pick this up at a separate meeting.
- It was noted that papers for the Planning Committee were published on 5 November for the meeting on 13 November, which would take place at OPDC's new offices in Acton.

5.3 MC raised the question of the most effective ways to engage with people in the area. The following comments were made:

- A barrier to engagement was the lack of physical meeting spaces, particularly post-Covid. Many meetings now took place online and groups made use of WhatsApp to engage and discuss.
- It was suggested that collaborating with Imperial College on student engagement could be an avenue to explore.
- Neighbourhood Forums employed cascade mechanisms to engage and reach local residents.
- A difference in level of engagement was noted between owner occupiers and those in rented accommodation.
- There was also some caution related to previous engagement, both with HS2 and OPDC, where residents felt their feedback had not been taken into account.
- Some members highlighted the challenge of information overload and engagement fatigue.
- KB suggested three levels that needed to be addressed: the extent to which residents hear about and have a means to respond to proposals; how are people best reached on the future vision for the area and how do they have an opportunity to respond; and to what extent can OPDC use its modest resources to facilitate this.

ACTION: MC and MN would consider further – regular meetings / patterns of engagement / feedback options / levels of engagement - and report back in light of above comments

6 HS2 update (Item 6)

6.1 HS2 colleagues had been unable to attend the meeting but had submitted a written update which had been circulated to members.

6.2 MC reported that he and KB now met regularly with Mark Wild. It would also be helpful, if not done already, to watch Mark's latest update on the HS2 website. [HS2 Project Update, October 2025](#)

7 Forward planning (Item 7)

7.1 It was suggested that, due to growing concern about data centres, it would be helpful to have a session on this at the next meeting. Chair suggested a possible visit would be explored. (Action)

7.2 The next meeting would be arranged for some time in January, to feed into the scheduled Board meeting on 5 February 2026.

8 Any Other Business the Chair Considers Urgent (Item 8)

8.1 The following items were raised:

- It was suggested that Victoria Road could be made a red route. EW would pick this up.
- The difficulty in navigating the OPDC website was highlighted. MN reported that a web developer had recently been appointed and, by spring 2026, the new website should be ready.
- Highlighted a potential complaint to the Advertising Standards Authority on misleading promotional material from HS2 Ltd, City & Docklands Ltd, ILA, and estate agents Dexters, primarily on marketing of developments at Mitre Bridge, Scrubs Lane.

8.2 The Chair thanked attendees and closed the meeting.