



Ealing Local Plan Examination

Matter 8 Hearing Statement

Iceni Projects Limited on behalf of
Imperial College London

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1. INTRODUCTION

- 1.1 This Statement has been prepared by Iceni Projects Limited ('Iceni') on behalf of Imperial College London ('Imperial'). Imperial has a number of landholdings in North Acton such as 140 Wales Farm Road, Woodward Halls, 1 Portal Way and the Victoria Industrial Estate, which are located near the Borough's northern boundary.
- 1.2 Imperial is a significant stakeholder within Ealing and the Old Oak/Park Royal Development Corporation ('OPDC') as a major landowner, operator and landlord of both homes and workspaces in North Acton and West London as a whole. North Acton is home to two of Imperial's newest halls of residence, Woodward and the Kemp Porter Buildings, which opened in 2014 and 2020, respectively.
- 1.3 Written representations were submitted to the London Borough of Ealing ('LBE') in relation to these sites which focus on housing, economic development, design and tall buildings policies. This Statement seeks to reinforce points made in Imperial's earlier representations to the Regulation 19 Draft Local Plan and seeks to ensure that identified policies remain supportive of current and future development within LBE.

2. MATTER 8 – TOWN PLANS

Issue [Focus – all Town Plan] Whether the Town Plans are justified, effective, in general conformity with the London Plan, consistent with national policy and positively prepared.

Acton Town Plan: MIQ 10a – In terms of Policy A1, is the stated moderate level of growth along key north-south corridors of Acton justified?

- 2.1 Imperial is supportive of the broad policy aims of Policy A1 insofar as it supports the growth objectives and ambitions of Acton Town as a whole. However, Imperial remains concerned about the location and capacity of development being proposed. The below was noted in our Regulation 19 written representations and our view is unchanged:

'Point B of Policy A1 states that "Growth will capitalise on Acton's strategic location, the Elizabeth line connection to central London and Heathrow at Acton Main Line Station – and its proximity to the future High Speed 2 (HS2) station at Old Oak Common to maximise economic opportunities for the area". Point C also states that "Growth will be concentrated close to transport interchanges including Acton Mainline, Acton Town, South Acton, and Acton Central which benefit from existing and proposed connections (West London Orbital and HS2)". From these two policies it is clear that the excellent transport connections available in Acton offer a unique opportunity for development and that due to this concentration of rail and bus terminals being unavailable anywhere else in London, such an opportunity should be capitalised on by seeking to provide the highest concentration of growth possible. For this reason, Imperial object to Point B which states that only a "moderate level of growth is possible along key north – south corridors in Acton" and ask for it to be brought into line with the plans for Ealing Metropolitan Town Centre, Greenford and Northolt Town Centres where Figure SS1 on page 63 of the draft plan states that each are marked for "significant levels of development". Given the exceptional transport links and proximity to Higher Educational Institutions such as Imperial College, it is considered that Acton has the capacity to accommodate a higher level of development than that currently proposed by Policy A1.'

- 2.2 For the reasons above, this Draft Policy is not justified and should be amended to reflect a higher capacity to accommodate development in line with other locations identified in the Draft Local Plan.

Acton Town Plan: MIQ 15a – In terms of Policy A6, does it take adequate account of the respective jurisdiction and responsibilities of the Borough Council and the Old Oak and Park Royal Development Corporation and the implications of HS2 proposals?

- 2.3 Imperial supports LBE's intention to work closely and collaboratively with the OPDC, neighbouring boroughs and other key stakeholders. However, we consider that Draft Policy A6 does not

adequately address the jurisdiction of the OPDC and its responsibilities from a planning perspective. Whilst we acknowledge and appreciate that until its dissolution, the OPDC remains the legal planning authority for areas such as North Acton, LBE should still clearly refer to this area, its boundary, and its contribution to meeting LBE's identified needs within the Draft Local Plan. For example, through referencing key locations such as North Acton (within the OPDC authority boundary), and accounting for them in the Draft Ealing Local Plan.