

Ealing Local Plan Examination

Hearing Statement

In Respect Of

Matters 25e and 69

Prepared by Jon Dingle Ltd

For Culross Properties Ltd

Reference Culross Properties Ltd

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1. Introduction

- 1.1. This Hearing Statement has been prepared by Jon Dingle Ltd, on behalf of Culross Properties Ltd. The Statement addresses the following matters:

Policy N.1: Northolt Spatial Strategy

25e. are any modifications needed to Policy N1 for soundness?

03NO – Northolt Sorting Office (NO05)

69. For consistency with the stated proposed use, and therefore effectiveness, is modification needed to clarify the design principles relating to industrial uses?

- 1.2. These matters are considered in turn within this Hearing Statement.

Policy N.1: Northolt Spatial Strategy

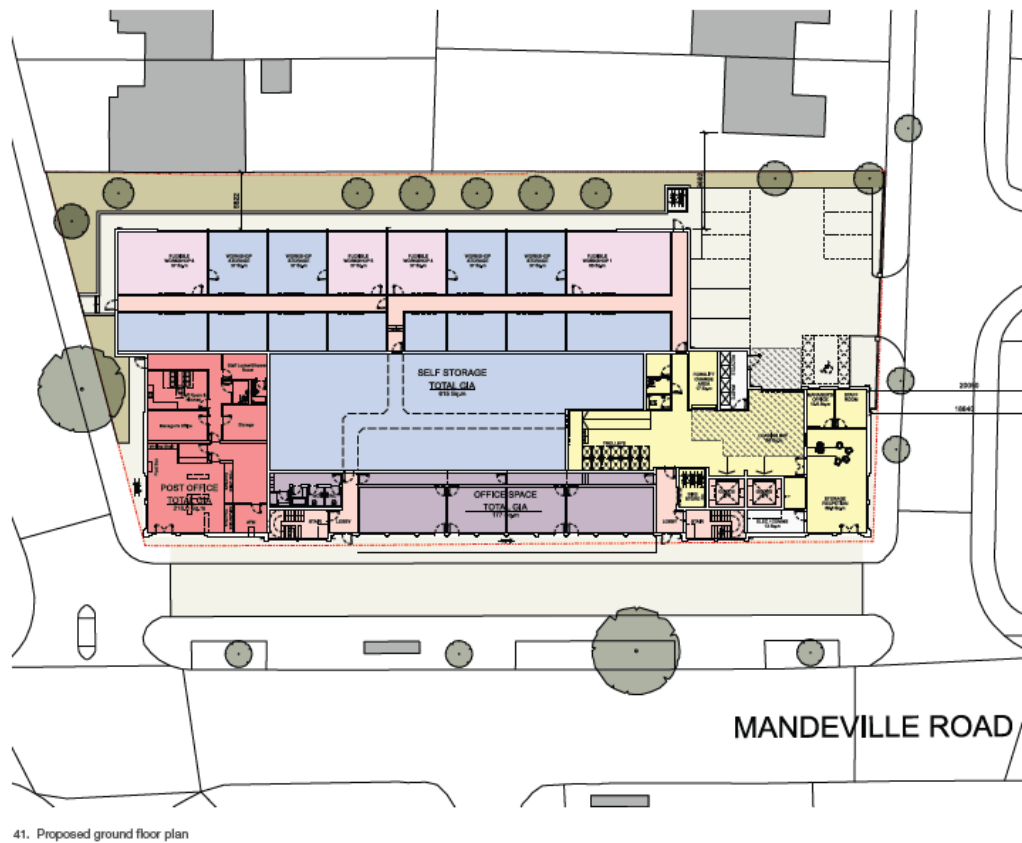
25e. are any modifications needed to Policy N1 for soundness?

- 1.3. Part B(i) of Policy N.1 states that Northolt's existing neighbourhood town centre will be a focus for new, mixed-use development including housing that supports a stronger retail and service offer for those living and working in the area.
- 1.4. As drafted, the Policy reads as though the Council wishes to focus industrial and commercial uses solely in those areas where they already exist and promote only residential-led development within the town centre. With the economy, technology and ways of working changing so rapidly and significantly, there is a danger that the draft Policy will lack the flexibility required in the years ahead to respond to future development proposals, that may be different to traditional forms of development.
- 1.5. Industrial and commercial uses can play significant roles in supporting the vitality and viability of town centres. The National Planning Policy Framework (the "Framework") Glossary confirms that offices are considered to be a main town centre use.
- 1.6. Part B(i) of the draft Policy should be amended to make it clear that a wider range of uses are appropriate in the town centre. The text should read, "*... a focus for new, mixed-use development including housing, industrial and commercial uses that supports a stronger retail and service offer ...*".

03NO – Northolt Sorting Office (NO05)

69. For consistency with the stated proposed use, and therefore effectiveness, is modification needed to clarify the design principles relating to industrial uses?

- 1.7. The policy should reference the design principles relating to industrial uses for two reasons. Firstly, for the reasons set out in my representations to the Regulation 19 version of the Plan, industrial and commercial uses on this site are long-standing, can make a positive contribution to the town centre, and restriction to “residential-led” is too prescriptive, not positively prepared and therefore unsound.
- 1.8. The second reason is the work undertaken by the freehold owner of the site and Council officers, politicians and local residents, to develop a mixed use, commercial and industrial redevelopment scheme which would provide a post office, office, light industrial and self-storage space on the site.
- 1.9. A planning application has been submitted (ref: 252467FUL) with the pre-application support of senior planning officers. Images of the planning application proposals are shown below. The scheme would make very good use of the site, make a significant, positive contribution to Northolt town centre, be of high quality design and do so in a way that does not cause harm to interests of acknowledged importance.

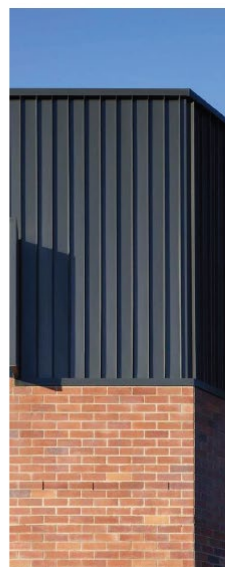


41. Proposed ground floor plan

Figure 1 - Proposed Ground Floor Plan



53. Bay Elevation Study



54. Brick / Aluminium Panels



55. Window bays



56. Self Storage Entrance

Figure 2 - Proposed Front Elevation Bay Studies



Figure 3 - Proposed Rear Elevation Bay Studies



Figure 4 - View of Proposed Building from Ealing Road

1.10. The proposed scheme includes active frontages (via small office units and a new Post Office) along the ground floor frontage of Mandeville Road, hard and soft

landscaping to enhance the adjoining public realm, the Class B8 use is concealed behind the office space, and separated from the homes to the rear by small, light industrial units. The inclusion of the Class B8 self-storage space generates the demand for the small office and light industrial units in this location.

1.11. Whatever the decision on the planning application, at the very least, it demonstrates that a commercial-led, mixed use scheme can meet the Local Plan's place-making objectives.

1.12. To exclude the possibility of commercial and industrial uses from the site would mean that the policy had not been positively prepared and was therefore unsound.

1.13. It was right that the Regulation 19 version of the policy included the first and second bullet points of the Design Principles section and they should be reinstated. The Proposed Uses section should be updated to be consistent with these bullet points.