1 Introduction
In order to avoid repetition, this submission should be read in conjunction with James Guest’s submission on Matter 8 – Residential Neighbourhoods.

Our residents’ association is concerned about the introduction of the concept of two kilometre wide Development Corridors and the implications that they may have for planning applications over the fifteen years of the Development (Core) Strategy.

We note that it was not felt necessary to include the concept of corridors in the previous UDP. Please see:
EAL8 – Volume 2 – Map 1 Strategic Land Use.

Our concerns are exacerbated by the generalist nature of the wording in the Strategy document, coupled with the proposed changes to the National Planning Policy Framework.

We are particular concerned about the impact of the status of Development Corridors, as currently defined, on planning applications in those low density and low rise residential neighbourhoods that are located within the Development Corridors and which are not protected by Conservation Area status.

We draw your attention to the map of conservation areas which also shows those residential neighbourhoods that lack this protection against out-of-character developments. Please see:
EAL8 – Volume 2 – Map 8 Conservation.

In many instances these unprotected residential neighbourhoods consist of intact late 19th and early 20th century terraced and semi-detached housing that is highly valued by its occupants. Unthinking developments on underused employment and backland plots could irreparably change the character of these neighbourhoods.

We question the necessity to designate two kilometre wide development corridors and especially outside the town centres and beyond the 800m buffers around the Crossrail stations.

2 PPS 12
We note that paragraph 4.5 of PPS 12 states:

“It is essential that the core strategy makes clear spatial choices about where developments should go in broad terms. This strong direction will mean that the work involved in the preparation of any subsequent DPD’s is reduced. It also means that decisions on planning applications can be given a clear steer immediately.”

We believe that the guidance contained in the Development (Core) Strategy document is not yet specific enough and could be relied on by developers to justify applications that would be unacceptable to residents of the neighbourhoods that border the Uxbridge Road.
3 Proposals
Our suggestions are that the Strategy is amended / supplemented as follows:

- That the width of the Development Corridors is narrowed to the Uxbridge Road frontages outside the Town Centres and the 800m buffers around the Crossrail stations. With a similar reduction for the A40 corridor.

- In the absence of any narrowing of the width of the Development Corridors, that greater clarification is provided in the Strategy setting out the nature of the developments over the next fifteen years that will, and will not, be permitted in those residential neighbourhoods / hinterlands that lie outside the Town Centres but fall within the two kilometre wide Development Corridors and are not in areas protected by Conservation Area status.

James Guest
Ealing Fields Residents Association
October 2011
Strategic Land Use

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By: eGIS Team, Information Management

see Schedules 10.1, 10.14, 10.15, 10.19