

Matter 1-Overall Context  
Issues and Questions.

No 5.

I believe there is too much reliance throughout the CS to the Development Sites to provide an effective strategy for future development. Given that the ownership of many of the sites is unknown I do not see how it can be anticipated that certain sites will be developed according to the potential listed in the site description.

In the Ealing Development Sites document these are just a few of the sites that have supposedly residential potential but the ownership of the land is unknown-

EAL18-109, EAL19-60, EAL20-50, EAL24-14, EAL25-25, EAL26-40, EAL27-30, EAL28-50, EAL24-29, EAL30-50, EAL31-40, EAL32-78.

However there is also the problem of when a developer decides to change the nature of a development, for example EAL14 Westel House. Planning Application passed.

In the Development Sites DPD the potential Net Residential Units is 30 but the passed application is for 129 residential units, a hotel and no offices in the 'Office Quarter' (Appendix 1)

The list of Acton sites contains ACT02-Oaks Shopping Centre  
Potential Net Residential Units 120, Office Space 0m.

However the recent application for this site contains 124 units and 771 sq.metres of office space. (Appendix 2)

Does the planning department ask the developer to remove 4 units and the office space? Leisure?

In 2.18 of the LDF Core Strategy Review (Shared Intelligence) it states *'Ealing needs family accommodation rather than flats-the emphasis should be on habitable rooms (per hectare and across the Borough) rather than on housing units. There is not currently the demand for more 1 and 2 bedroom flats than the housing market has delivered to date.'*

In the Strategic Housing Market and Needs Assessment of September 2009 it states

*'Two thirds of the current market stock has a small supply of three and four bedroom units in this sector and future development has therefore to address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market'*

On the basis of these two statements the Oaks Shopping Centre application should be refused as it contains 65x1 bed, 53x2 bed and only 6x3 bed units. Will it be?

*'The Development Sites Document will set out in greater detail the suitability of individual site for facilitating different uses and heights, based on individual merits. More detailed maps for each site will be provided in tandem with this document (Development Strategy)'*

I can find no mention of heights or different uses other than residential, office and retail. It would have been useful to have images of the sites as well as maps as in the UDP.

Part 7 no 5 Appendix 1

<b>EAL14</b>	<b>WESTEL HOUSE AND CRAVEN HOUSE</b> Uxbridge Road, Ealing, W5 2BS	<b>Area</b> 0.9ha
<b>Location and Access</b>	Within Uxbridge Road commercial zone in the centre of Ealing/West Ealing metropolitan centre. The site has good connectivity benefiting from the bus services routed along Uxbridge Road. West Ealing railway and Ealing Broadway railway/underground (both future Crossrail) stations within 1km of the site.	<b>Ward</b> Ealing Broadway
<b>Description and Current Uses</b>	Offices (much vacant).	<b>PTAL</b> 4-5 (TBC)
<b>Options</b>	<ul style="list-style-type: none"> <li>Mixed use office and restaurant with residential to rear.</li> <li>Subject to review following ELR.</li> </ul>	
<b>Delivery and Planning History</b>	<ul style="list-style-type: none"> <li>Front: P/2010/2266 - Renewal of unimplemented planning consent P/2007/0256. Pending decision.</li> <li>P/2007/0256 - Office, restaurant, residential (14 units). Granted September 2007. Frogmore.</li> <li>Rear along Craven Road: P/2007/5150 - Residential (14 units). Granted April 2008.</li> <li>Rear along Craven Road: P/2010/0647 - Residential (8 units). Pending decision. Beachview Properties Ltd.</li> <li>Private.</li> <li>Some Council owned land adjacent to highway.</li> </ul>	
<b>Ownership</b>		
<b>Development Strategy</b>	<b>Other</b> <ul style="list-style-type: none"> <li>Ealing Metropolitan Centre Spatial Development Framework (September 2010) - part of site within part of Opportunity Site 13.</li> <li>Ealing Metropolitan Centre.</li> <li>UDP Residential Area on Craven Road.</li> </ul>	
<b>UDP site</b>	2.1; 2.5	
<b>SHLAA</b>	65b	
<b>IDP</b>	Yes	
<b>Potential Net Residential Units</b>	N/A	
<b>Potential Net Residential Units</b>	1000m <sup>2</sup>	<b>Potential Net Office Floorspace</b> 7424m <sup>2</sup>
<b>Potential Net Residential Units</b>	30	<b>Potential Net Industrial Floorspace</b> 0m <sup>2</sup>

**Proposal:** Redevelopment (following demolition of Westel House) to provide a mixed-use development of three buildings (Block A - up to 21 storeys: 117sqm of flexible floor space (Use class A1/A3) to ground floor; first to nineteenth comprising 96 residential units and twentieth floor viewing platform; Block B - 9 storeys comprising of affordable residential units; Block C - 9 storeys plus plant comprising hotel (floorspace of 4,634 sqm) and ancillary facilities (Use class C1)) to provide a total of 129 residential units; including new landscaped public realm, children's playspace, basement car parking, cycle parking at basement level and vehicular access off Craven Road via a combined access. Alterations to west side of Craven Road to create one emergency access. Removal of two existing vehicular accesses on Uxbridge Road frontage. Provision of 10 surface parking spaces in connection with approved residential development to the north.

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Appendix 2

<b>ACT02</b>	<b>OAKS SHOPPING CENTRE</b> High Street / Churchfield Road / Hoopers Mews, Acton, W3 6RE	<b>Area</b> 1.1ha
<b>Location and Access</b>	The site includes Churchfield Road Car Park. The site is located between High Street and Churchfield Road in Acton Town Centre with access possible from both roads. The site is well connected, located within 1km of Acton Central Railway Station, Acton Town Underground Station and Ealing Common Underground Station. South Acton Railway Station and West Acton Underground Station are just over 1km from the site. The site benefits from proximity to bus routes serving the Uxbridge Road.	<b>Ward</b> Acton Central
<b>Description and Current Uses</b>	The shopping centre opened in 1995 but is now dominated by 'discount' stores and makes a poor contribution to the street scene.	<b>PTAL</b> 3 (TBC)
<b>Options</b>	<ul style="list-style-type: none"> <li>• Retail-led mixed use with residential and leisure and potential to include foodstore supermarket.</li> <li>• Development should enhance the street frontages of High Street and/or Churchfield Road and provide a pedestrian link to enhance north-south access between Churchfield Road and High Street.</li> </ul>	
<b>Delivery and Planning History</b>	<ul style="list-style-type: none"> <li>• No relevant planning history.</li> </ul>	
<b>Ownership</b>	<ul style="list-style-type: none"> <li>• Shopping centre: Newpark Investments.</li> <li>• Churchfield Road car park: Council.</li> </ul>	
<b>Development Strategy</b>	<b>Other</b> <ul style="list-style-type: none"> <li>• Acton Town Centre Development Framework (May 2008) - Key Development Site 2.</li> <li>• Acton Town Centre.</li> </ul>	
<b>UDP site</b>	2.1; 2.2	
<b>SHLAA</b>	7	
<b>IDP</b>	Yes	
	N/A	
<b>Potential Net Residential Units</b>	<b>Potential Net Retail Floorspace</b> 6300m <sup>2</sup>	<b>Potential Net Office Floorspace</b> 0m <sup>2</sup>
<b>120</b>		<b>Potential Net Industrial Floorspace</b> 0m <sup>2</sup>

THIS REPORT IS IN CONNECTION WITH THE OAKS SHOPPING CENTRE HIGH STREET, ACTON, W3 6RE. PARTIAL REFURBISHMENT, DEMOLITION AND REDEVELOPMENT OF SHOPPING CENTRE TO PROVIDE 4 STOREY RETAIL (GROUND AND FIRST FLOOR) AND OFFICES (SECOND AND THIRD FLOOR) ACCOMMODATION FRONTING HIGH STREET, 4/5 STOREY ACCOMMODATION FRONTING CHURCHFIELD ROAD (RETAIL ON GROUND AND MEZZANINE LEVELS AND RESIDENTIAL ABOVE) AND A PART 24/95A AND 10 STOREY WITH TWO BASEMENT LEVELS ACROSS THE REMAINDER OF THE SITE. THE PROPOSED DEVELOPMENT WOULD PROVIDE 124 RESIDENTIAL UNITS, 1241 RESIDENTIAL UNITS (771 SQUARE METRES OF OFFICES, AND 3,068 SQUARE METRES OF OTHER COMMERCIAL USES, 1241 RESIDENTIAL UNITS (65 x 1 bed, 53 x 2 bed and 6 x 3 bed) and ancillary service yard, storage, plant, circulation space, amenity space and play space, provision of 236 car park spaces, including 13 disabled spaces, 1241 residential units, 1241 residential units, 1241 residential units, with vehicular access from Churchfield Road and High Street, and pedestrian access from Churchfield Road and Hoopers Mews and provision of pedestrian link between High Street and former burial ground (Conservation Area Consent Application also received ref: PP/2011/3287)

Notice 7/10/2011