

London Borough of Ealing
Development Strategy Examination in Public

Submission Statement for Matter 1

(Overall Context)

Questions 1, 5, 8 and 9

By

Neil Kedar on behalf of Corporate Finance Property Development, Transport for London

(Personal Objector Reference: 13, Representations No 62 and 63)

10 October 2011

1 Introduction

- 1.1 This Submission statement relates to Corporate Finance Property Development (hereafter CFPD) Transport for London (TfL) representations 62 and 63 on the submission version of the London Borough of Ealing's (hereafter LB Ealing) Development Strategy. This Submission specifically relates to the 13 TfL owned sites along the A40 corridor. Please note that this statement represents the views of officers in CFPD Transport for London in its capacity as landowner only and should not be taken as the TfL corporate response or an indication of any subsequent Mayoral/ Greater London Authority decision.
- 1.2 In November 2010, CFPD submitted a Representation to the Development Strategy Final Proposals and the Development Sites Development Plan Document (DPD): Initial Proposals. This statement amplifies the original representation made by CFPD on the Development Strategy. This statement has been structured to respond to the matters and issues raised by the Inspector during the Pre-Hearing Meeting held on 15 September 2011, more specifically Matter 1.
- 1.3 This statement does not seek to repeat existing information already presented to the Inspector, but draws on additional information since the submission of the CFPD'S Representation to the Development Strategy to support the production of a policy which is both (i) justified and (ii) effective

Response on Matter 1

- 1.4 Our response on Matter 1 seeks to ensure that the Overall Context of the Development Strategy is aligned with our representations made on Final Proposal 5.3. To avoid unnecessary duplication we do not go into any detail on this issue for Matter 1, but the Inspector is requested to consider this in relation to Matter 9, for which we have submitted a separate Statement.
- 1.5 In general, we feel the Overall Context is effective but would welcome, for the purposes of deliverability, a more robust linkage between the text in Chapter 1 and the maps, in particular maps 2 and 4. Our interest, as stated in our representation, is in relation to a specific part of the A40 corridor and we wish to ensure the text in Chapter 1 doesn't preclude that part (by not specifically referring to it) from appropriate future development in conjunction with the green corridor. A number of our sites are indicatively shown on maps 2 and 4 as potential housing sites, in line with the emerging Development Sites DPD, and we would wish for reassurance that the text in Chapter 1 does not preclude that potential from being realised. Final Proposal 1.1 identifies areas within the 2 main corridors where new homes and businesses will be concentrated and we are keen that this includes reference to the Acton part of the A40 corridor that is not already included in the reference to Acton town centre.
- 1.6 We, like the inspector in the Draft Matters and Issues, would like reassurance that the Development Strategy provides a sound policy foundation for the bringing forward of future DPDs that will ensure delivery of the key visions identified by LB Ealing. We have previously commented on the emerging Development Sites DPD and we are broadly in agreement on

what it will achieve in identifying appropriate sites for future development opportunities. We would, however, welcome any additional reassurance that the suite of DPDs are/will be consistent in what they are trying to achieve and there is a robust cascading of appropriate spatial policies from the Development Strategy to DPDs which are still emerging.

- 1.7 We have been working closely with LB Ealing for the last 18 months to agree the best way to promote the A40 sites in a comprehensive and sustainable manner through the emerging local planning policy framework, and we are keen that all the DPDs recognise, and support, the outcome of this effective collaboration.
- 1.8 In summary, we support the Overall Context set out in the Preface and Chapter 1 of the Development Strategy, but would like to ensure the current wording relating to residential and commercial development along the A40 corridor is consistent with Map 4 and the emerging Development Sites DPD and the Development Management DPD. As previously stated, more detail on this is provided in our Statement relating to Matter 9.
- 1.9 For completion, any relevant Annexes on this matter are contained in CFPD's Submission Statement for Matter 9.