London Borough of Ealing
Development Strategy Examination in Public

Submission Statement for Matter 3

(Housing)

Questions 1 and 2

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 3 Questions 1 and 2.

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 to Matter 3

1.4 Map 2 (Key Diagram) and Map 4 (Housing and Employment sites in Ealing and the Development Corridors) of the Development Strategy Final Proposals indicates a number of TfL owned sites along the A40 Corridor for residential development which is in line with Policies 3.1 and 5.3 of the Strategy. The sites have also been identified in the Development Sites DPD, of which we wholly support.

1.5 Policy 3.1 of the Development Strategy notes the delivery of 3,000 units along the A40 Corridor and Park Royal by 2026. Development on the sites will result in the delivery of a significant number of high quality residential units, this will make a significant contribution to the delivery to the Borough’s housing target. Within the Annual Monitoring Report 2010, the sites have not been identified within the Borough’s 5 year housing land supply. Discussions with LB Ealing have informed that the Borough anticipates the sites coming forward within the next 15 years. CFPD acknowledge that whilst development on the sites will contribute to meeting the Borough’s 15 year housing target, they are likely to come forward for development in the near future.

1.6 Furthermore, the delivery of residential development on some of the sites will assist in meeting Government’s draft National Planning Policy Framework additional allowance of 20%.

1.7 CFPD will not be making any further representations under Matter 3 as other issues will be addressed under Matter 1 and Matter 9, where a detailed representation has been submitted separately.
1.8 Not only will this reduce unnecessary duplication on representations for separate Matters, we feel that this will improve efficiency and ensure a smooth procedure in the Examination in Public process.

1.9 For completion, any relevant Annexes on this matter are contained in CFPD’s Submission Statement for Matter 9.