

Ealing Council Core Strategy Independent Examination

Matter 8 – Residential Hinterlands

Submission by Tony Miller on behalf of Ealing Borough Liberal Democrats

Issues and questions

2. **The plan proposes to explore, investigate and further assess options, thereby providing little certainty that such options will be implemented. Is for example policy 4.4(b) (c) (d) and (e) akin to an issues and options paper rather than guiding development over the next 15 years.**
3. **Is there a commitment from service provider to undertake any of the proposed north-south routes or is it only initial feasibility work that is emerging. Will the proposal offer support for investment in the Borough over the lifetime of the CS?**

These questions are considered together.

1. The continual emphasis on planning being based on the major corridors rather than in a series of related centres representing local communities means that virtually no development is envisaged in the “hinterland” areas. Thus
 - a. the number of extra homes over the whole plan period (100) is so low as to be statistically insignificant, and suggests practically no activity at all
 - b. local retail and other services will atrophy, due to stagnation in their catchment areas and an inability to generate efficiency savings to allow them to compete with bigger centres
 - c. consequently the need to travel will be increased, rather than reduced in accordance with Policy 1.1 (f).
2. The objectives in 4.4 (b) (c) (d) & (e) have been expressed as aspirations in previous statements by the Council. The proposed policies are too weak to stand any chance of being progressed and illustrate the low priority being given to hinterland development. A far more vigorous approach is needed if there is to be any hope that these aims will become realities.
3. Policy 4.4 lists a number of possible developments without placing them in the context of a general policy to develop a “hub and spoke” approach to the local transport network as envisaged by the MTS/London Plan. As a result it resembles a limited shopping list from which there are some significant omissions, and with little apparent expectation of any of them being implemented within the time frame of the CS. These include
 - a. the possibility of developing a link along the lines of the North and West London light rail link, for which a study was suggested by the full Council in April 2009;
 - b. extending the Greenford service to link with London Overground services east of Acton, instead of truncating them at West Ealing, possibly through the development of a fifth track between Ealing Broadway and West Ealing;
 - c. reviving the plans for a Park Royal interchange station to link Central and Piccadilly lines.