

**London Borough of Ealing
Development (or Core) Strategy
Submission Development Plan Document
Independent Examination**

**Additional submission
Will French, Save Ealing Centre**

Matter 6 – Uxbridge Road/Crossrail Corridor

1. Near the end of the day's discussion on the Uxbridge Road Corridor I asked why of all the places along the A4020, Hanwell is singled out as being a centre that is to be 'enhanced and consolidated' rather than 'regenerated' and why in Appendix Two it is stated that, again unlike all the other centres along the Uxbridge Road 'Hanwell will not be a major focus for growth and investment in the borough' (original emphasis). I remarked that the contrast with West Ealing – perhaps half a mile away – was quite dramatic. In West Ealing virtually every property fronting the Uxbridge Road is expected to be 'regenerated' in order to contribute to the Borough's housing targets.
2. The Council's answer was that this was because unlike West Ealing, Hanwell is not a Metropolitan Centre.
3. Reflection on this explanation shows it conflicts strongly with the reasons the Council has given for the large number of new homes the Borough is required by the London Plan to provide and where they are to be built. It was repeatedly made clear in the discussions on Matter 3 that both the quantum and location of housing in the Borough had been determined by the SHLAA which appraised all sites in the Borough for their potential to contribute to strategic and local housing targets. At no time during that discussion was the status of a centre cited as a consideration for the suitability of a housing site. Besides, elsewhere in the Borough many sites are identified in the Development Sites proposals that lie completely outside designated centres.
4. Perhaps the Council responded as it did because it was late in a very intense day. Given the high levels of public concern about the plan's apparent focus on Ealing town centre and the view amongst many members of the community that Ealing has somehow been singled out for special treatment in this regard, perhaps the Council should be invited to rethink their answer
5. However, if the Council adheres to its justification for treating Hanwell as an exception to the borough wide strategy of concentrating growth along the Uxbridge Road, I submit that the Strategy would be unsound as it is not justified because the choice that has been made in the plan is not backed up by facts in the way that PPS12 requires.
6. I would emphasise that my purpose in raising this matter is not to suggest that Hanwell would be a better location than West Ealing for 'Regeneration' but to highlight the disproportionate impacts of the strategy on the folk of West Ealing.