

Matter No: 3.6

Representor Ref: DS50

Mr Eric Leach,

West Ealing Centre Neighbourhood Forum/West Ealing Neighbours

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**Matter 3.6: An overarching issue for West Ealing is whether the sites form part of a wider strategy for West Ealing? Should there be a more holistic approach? Can the infrastructure cope with the new development?**

1. Our concerns are about the centre of West Ealing. West Ealing Neighbours (WEN) was formed in 2005. West Ealing Centre Neighbourhood Forum (WECNF) has operated as an Interim body since May 2012 and became designated by local government in March 2013.

2. On 22 August 2012 WEN responded to the Development Sites proposals for West Ealing centre by describing ‘..somewhat arbitrarily designated development sites...’. Since then WECNF has been researching a more holistic and fine grained approach to the development of West Ealing centre. A major community engagement programme, supported by the LPA, gets underway in June 2013 which will research what local businesses and residents want in their Neighbourhood Plan for the area.

3. There are clearly unfulfilled future needs in a number of areas including Primary School education, car parking, healthcare and law and order. WECNF is charged with working with all local stakeholders to come up with workable responses to these challenges.

4. All eight Development Sites identified in the West Ealing Centre Neighbourhood Area have a proposed allocation of ‘Mixed use development appropriate to the town centre’. Nowhere in the document set is ‘town centre’ defined. About to open in West Ealing town centre are two Mental Health Recovery Hubs. Would most people describe that land use as ‘appropriate’?

5. None of the eight proposed West Ealing centre Development Sites have any estimates of numbers of new residential units, amount of new retail floor space amount of new office space. As such it is very difficult to form an objective view as to possible development suitability.

Matter No:3.7

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### **Matter 3.7 Additional site specific matters**

#### 1. EAL7. EAL8. EAL18

‘Will there be sufficient parking provision in the town centre?’ In West Ealing town centre the answer must be no. The only multi-storey car park was demolished as part of the Green Man Lane (GML) development. By 2019 the 2,000 residents (an increase of 1,200 on 2012), their visitors, shoppers on the High Street and up to 3,000 mosque worshippers/visitors will have just 409 car parking spaces (of which just 69 will be Pay and Display) to fight over. As an added refinement a 9:30am to 5:30pm CPZ will operate throughout the new GML.

#### 2.EAL 17

##### Chignell Place

a).New Planning Permission has been granted for the northern portion of this site A much bigger mosque occupying five levels is now planned. Instead of expecting 1,000 worshippers on Fridays and during Ramadan we can expect 3,000 worshippers. There is no park provision to cope with this.Chigwell Place continues to be a dangerous place with drug dealers and a car parking free for all. Why is Chigwell Place and the new mosque site a single development site?

b) Our concerns are about the centre of West Ealing. West Ealing Neighbours (WEN) was formed in 2005. West Ealing Centre Neighbourhood Forum (WECNF) has operated as an Interim body since May 2012 and became designated by local government in March 2013.The lead up activities to the publication of these DPDs by the Local Planning Authority (LPA) began in 2007. At no time from 2007 to date has there ever been any meaningful engagement by the LPA with WEN/WECNF during the formative process of West Ealing centre Development Site EAL 17 plan making.

c). Chignell Place needs to be completely re-purposed so that it is safe for everyone to enter it.

#### 3.. EAL 12

##### West Ealing Crossrail Station

It is still too early to plan this land use – residential or otherwise - as local stakeholders are still being prevented for seeing the Crossrail Station plans. After a recent meeting with Planning Minister Nick Boles MP we are slightly more confident of being able to soon view, comment on and make provisional spatial planning suggestions at and around the new station.

