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EALING LOCAL PLAN 22 November 2022 COMMENTS

RAMWR -Resident's Association of Madeley and Westbury Roads, comment /object to this plan for the following reasons.

1. **Regulation 18** of Planning and Compulsory Purchase Act 2004 states that before the plan is produced there must be consultations about what a local plan ought to contain. Ealing Council have produced a plan, at no doubt great expense by consultants, and are then consulting. This local plan appears to be a fait accompli.
2. **Green & Open spaces** –It is with dismay , to put it mildly, to learn that Ealing Council wish to de-designated the status of Metropolitan Open Land , MOL 20 , the Former Barclays Bank Sports Grounds, St Augustine's School, Fox Wood, Reservoir, Hanger Hill Park and Wood . This area provides much need sporting facilities and green space. Ealing needs more area of public accessible open green space not less. The London Plan and NPFF state that Local Plans should identify, enhance and protect landscapes and sites of biodiversity by de-designating Green Belt and MOL, this local Plan does not comply.
3. **Development site EA31** – Barclays Sports Ground -we note that the plan is for " a leisure led scheme with enabling residential use facilitating access to sports and play pitches." This is extremely vague – what does "enabling residential use " mean – we would point out that this is already a sports ground – how can any residential use facilitate access ?
4. **Heritage & Conservation Areas**  
There are superficial mentions of Conservation Areas and a bit of design guidance but this will be at the vagary of planning officers. At the moment Ealing Council seems to have a total disregard to the many Heritage assets in the borough and appears to have no policy for the design of new buildings adjacent to them.  
i.e. the 10 story tower block being built behind Grade 2 listed NatWest Bank which will totally dominate and overpower the latter.
5. **Climate change** - Bulldozing significant parts of central Ealing, including the 1985 Ealing Broadway Centre, is incompatible with Ealing Council's "Net-Zero target by 2030" policy, wasting the embodied carbon of the existing buildings and generating many thousands of tonnes of carbon dioxide emissions in building the envisaged "tall" buildings.
6. **Neighbourhood Plans** - all the effort creating these has been wasted since this Local Plan ignores them all.
7. **Infrastructure** – With the current level of development, Ealing's existing infrastructure is in a critical condition, the Local Plan envisages a significant increase in the number of dwellings but there appears to be no plan to remedy the critical infrastructure shortfalls – schools, green space, leisure and sports facilities and importantly health facilities.
8. **Housing Policy** – it is not clear how many of the proposed new homes are genuinely affordable, ref: The London Plan.
9. **Quality of life** – there appears to be no plan increase the quality of life for Ealing's residents.
10. **Tall Buildings** -Ealing resident's have never been consulted about the proliferation of "tall buildings" – their location, design or height.