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From: **Gurnell Grove** <[gurnellgrovera@gmail.com](mailto:gurnellgrovera@gmail.com)>

Date: Wed, Apr 10, 2024 at 5:56 PM

Subject: Gurnell Residents' Association response to the emerging Ealing Local Plan (Regulation 19 Consultation)

To: <[localplan@ealing.gov.uk](mailto:localplan@ealing.gov.uk)>

Cc: [REDACTED]

To whom it may concern,

The Gurnell Grove Residents' Association are writing to submit our feedback on the Ealing draft Local Plan Stage 2 (Regulation 19.).

Please note our points below.

Gurnell Grove Residents' Association (GGRA) was not contacted by LBE regarding this consultation and only found out about it the afternoon that the consultation closes. This demonstrates the appalling level of community engagement when their own Resident Involvement team who are aware of the Residents Associations linked to Council owned estates are not asked to contact the Residents Associations about this important document affecting the future of the borough and the future of Gurnell Grove residents.

Gurnell Grove Residents' Association support the concerns raised by Ealing Matters and many other residents groups regarding the weaknesses of this emerging Ealing Local Plan and the poor community engagement as part of the Regulation 19 consultations.

The detail of the document at over 500 pages, 38 appendices plus the planning jargon it is written in make it inaccessible for the average person to digest and comprehend the full implications of the plan.

Gurnell Grove is built on the edge of The River Brent flood plain, overlooking Brent River parkland and meadows. This provides important amenities and green space for the residents.

LBE proposals to declassify part of the Brent River Park from remaining Metropolitan Open Land is of great concern. The Gurnell leisure centre plus its adjoining car park were built on MOL because they enhance the public's access to leisure facilities, including the BMX track and skatepark which are heavily used by families and young people.

The closure of the Gurnell leisure centre has caused a loss of amenity to Gurnell Grove residents. Plans to create a new leisure centre complex are welcome. But the areas of land that held the centre and its car park cannot now be deemed 'brownfield sites' and should not be used for 'enabling residential development'.

Gurnell Residents' Associate support the points raised within the Save Gurnell submission regarding the local plan Reg 19 consultation.

Previously the leisure centre was extensively used by people from across the borough. The adjoining car park was also heavily used but had sufficient capacity that leisure centre users did not impact upon the parking provision within Gurnell Grove. We have concerns that this may not be the case in the future with the proposed undercroft car park for users of the leisure centre, BMX track, skatepark, Brent River Park walkers, plus any deliveries, services and residents in the proposed 'enabling housing'.

Gurnell Grove features in top 10% deprivation, partially due to poor accessibility of services. The creation of a whole new estate opposite of 2 x 10 storey homes, 2 x 6 storey homes plus houses adjacent to the Ruislip Road East would duplicate and exacerbate these problems.

There appears to be no new shops nor GP provision in the local area.

Comments regarding Ealing – 19EA Gurnell Leisure Centre

GGRA support the creation of a new Leisure centre, as well as parking, playing fields and a skatepark.

There does not appear to be a mention of the current BMX track. This should be retained as it is of use to many families.

GGRA welcome a leisure-led scheme encompassing indoor and outdoor facilities, but reject that 'enabling residential use' should be allowed on MOL...

The site guide states it 'is not in principle suitable for a tall building. The threshold height for a tall building is 6 storeys (21 metres).' Even this threshold height is taller than adjacent properties opposite on Ruislip Road East. Should any housing go ahead (and we think it should not) the threshold height ought to be four storeys.

Despite the Site guide stating a maximum of 6 storeys, the current Council plans for leisure centre development refer to enabling housing at 2 x 10 storeys plus 2 x 6 storeys, plus houses adjacent to the road. This would create a visual block from Ruislip Road East and make the Brent River Park far less visible and accessible.

Kind regards,  
Gurnell Grove Residents' Association

