

**Publication Stage Representation Form**  
**LB Ealing Council New Local Plan**  
**Consultation dates: 28 February to 6pm 10 April 2024**

Please email back to: [localplan@ealing.gov.uk](mailto:localplan@ealing.gov.uk) or post to: Strategic Planning Team, Perceval House, 14-16 Uxbridge Road, London, W5 2HL

More information on the New Local Plan and consultation documents can be found here:

[https://www.ealing.gov.uk/info/201164/local\\_plan/3125/new\\_local\\_plan](https://www.ealing.gov.uk/info/201164/local_plan/3125/new_local_plan)

Refer to our privacy notice (also attached) for how we process your data:  
[https://www.ealing.gov.uk/info/201164/local\\_plan/3125/new\\_local\\_plan/4](https://www.ealing.gov.uk/info/201164/local_plan/3125/new_local_plan/4)

This form has two parts:

**Part A** – Personal Details: need only be completed once.

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make and attached all the papers together.

**Part A**

**1. Personal Details (\*Mandatory fields if you wish to be part of the next stage of the new local plan, please provide at least one contact information).**

*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)*

Title\*:

First Name\*:

Last Name\*:

Job Title: Chair

Address Line 1:

Line 2: London

Line 3:

Line 4:

Post Code:



E-mail Address\*: 

Name of Organisation: The Park Community Group



**Part B (Please use a separate sheet for each representation).**

**3. To which part of the Local Plan does this representation relate?**

Paragraph: Page 158

Policy: E1

Policies Map:

4. Do you consider the Local Plan is: (please tick)

4.(1) Legally compliant

4.(2) Sound

**5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

*Table E1: Key infrastructure delivery schedule contains nothing about water supply or sewerage. Thames Water have said that planning application 221687FUL, site Ealing – 03EA can't go ahead without improvements to the water supply. Similar issues may well apply to many other proposed developments sites.*

*Water usage per person has stayed relatively static over the years and a large expansion of residential will greatly increase the need for water. It may not be possible for Thames Water to produce this supply without resorting to desalination, with significant cost and timescales.*

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.**

*An assessment needs to be made of the infrastructure needed to implement every major proposed development, plus a check that the relevant infrastructure provider can indeed implement that in the required timeframe.*

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**



**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)



**Part B (Please use a separate sheet for each representation).**

**3. To which part of the Local Plan does this representation relate?**

Paragraph: Page 160

Policy: E2: Ealing Metropolitan Town Centre

Policies Map:

4. Do you consider the Local Plan is: (please tick)

4.(1) Legally compliant

4.(2) Sound.

**5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

*There doesn't seem to be any clear strategy on whereabouts in the area particular facilities should go. In particular, the development sites listed look to have a poor allocation of offices and residential locations, especially around the Uxbridge Road. Offices are typically best located near stations, which is where the newer successful developments are clustering. The International House development, planning application 214524FUL, is currently being built and 9-42 The Broadway has just got final approval. Approved office developments further west on Uxbridge Road, like 07EA and 08EA show no sign of work being started. It may be better to concentrate residential developments in this area instead.*

*There also doesn't seem to be much assessment of the amount of working from home that is done in the central parts of Ealing. That is very common for professional work where one room of a large house is often used as a study and newer houses are often built with a room intended as a study.*

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.**

*Produce a clear researched strategy for the siting of major usage categories, plus an assessment of the extent of working from home. There might also be some*



*consideration of changing home building standards so that more new homes have a separate study.*

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

**Part B (Please use a separate sheet for each representation).**

**3. To which part of the Local Plan does this representation relate?**

Paragraph: Page 174

Policy: Site Ealing – 02EA

Policies Map:

4. Do you consider the Local Plan is: (please tick)

4.(1) Legally compliant

4.(2) Sound.

**5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

*The Ealing Broadway Shopping Centre & Crystal House are well-loved key parts of the town centre, providing much of the shopping and significant office space. That office space is currently being expanded, planning application 214524FUL. Any major redevelopment of that site would remove good quality buildings that are just a few decades old and cause huge disruption. Any new 12 storey block amongst this would also look incongruous. There is no sign that the current site owner has any such plans in mind.*

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.**

*Simply remove site Ealing – 02EA from the list of development sites. Any residential that might have been sited here would be better located further west down Uxbridge Road, in areas where further office development has been approved but is not being implemented or there are currently poor-quality office buildings.*

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)



**Part B (Please use a separate sheet for each representation).**

**3. To which part of the Local Plan does this representation relate?**

Paragraph: Page 176

Policy: Site Ealing – 03A, Sandringham Mews

Policies Map:

4. Do you consider the Local Plan is: (please tick)

4.(1) Legally compliant

4.(2) Sound.

**5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

*The bulk of this site is covered by planning application 221687FUL which has just been fully approved and will presumably be going ahead with much the same mix of uses as is proposed for this site. Subsequently knocking this down to produce a yet bigger block wouldn't fit well with a sustainability agenda and any small and tall blocks on the remaining northernmost part of the site would look incongruous with the adjacent historical frontages. Any redevelopment of those small parts would be best be done in a style of the adjacent buildings.*

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.**

*Simply remove site Ealing - 03EA from the list of development sites as most of it is about to be developed.*

**7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**





**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)