

Planning Policy, Ealing Council
Perceval House
4th Floor Planning Policy
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t 020 8825 8056

18 November 2016

Dear Sir/Madam

Draft Central Ealing Neighbourhood Plan

LBE has been pleased to be involved in the development of the Central Ealing Neighbourhood Plan from an early stage and appreciates the opportunity to make further feedback through this public consultation. We have previously made quite detailed and I hope constructive feedback during the development of draft policies and emerging site allocations. This is the first time however that we have had the opportunity to see the whole plan and its supporting evidence together and this has been essential to shaping our understanding of how it will work.

In this context it is important to make one overall comment about the importance of avoiding default and negative statements about the *prevention* of development and focussing instead on *positive needs* that development should address. There are several points in the plan where policies or supporting wording tip over into measuring height or yield as outputs rather than describing the qualitative requirements that will make for successful development. Intensification of Town Centres is integral to the delivery of the current 2015 London Plan and to Ealing's Local Plan, and the publication of Sadiq Kahn's 'A City for All Londoners' makes clear that it will continue to make a vital contribution to growth in future. Ealing is the Borough's principal commercial and civic centre, and a major transport hub within West London and these are assets that CENP must cultivate if it is to achieve its aim of a successful and reinvigorated town centre. It is essential therefore that policies neither set absolute limits of height or development yield nor imply that such limits exist.

In the interests of clarity, LBE's comments set out below are divided into 'strategic conflicts', which place the plan in conflict with the Local Plan and London Plan, and 'other comments' which mainly concern matters of detail or clarification.

Provided that these revisions are made, then LBE is pleased to support the Neighbourhood Plan which should provide for the further success and enhancement of Ealing town centre as a place to live, visit and do business.

Yours sincerely,

Steve Barton
Strategic Planning Manager
Regeneration and Planning Services