

**PROOF OF EVIDENCE ON THE APPLICATION BY
GLENKERRIN (UK) LTD FOR THE SITE AT THE ARCADIA
CENTRE, LAND OVER THE RAILWAY, THE ADJOINING
CAR PARK, 1-4 HAVEN PLACE, 9-42 THE BROADWAY
AND 1-10 CENTRAL CHAMBERS, EALING, LONDON.**

APP/A527/0/V/09/2097739

Arcadia Public Enquiry 2009 Proof of Evidence

Eric Leach

**Save Ealing's Centre
SEC3**

**SOCIAL AND COMMUNITY
INFRASTRUCTURE**

SUMMARY

1. My name is Eric Leach. I have a service record in the voluntary local social and community sector including management of a housing society, residents' group, and amateur sports club; as well serving as a school governor.

2. The existing social and community infrastructure in the centre of Ealing is very poor. Major inadequacies include:

Community Centre

Quality, Large Hotel(s)

Open Entry State Primary or Secondary Schools

Fully Functioning Police Station

Integrated Transport Hub

Adequate Healthcare Services

Conference Centre

Sporting Facilities

Concert Hall

Professional Theatre

Information/Tourist Office/Citizens' Advice Bureau

High Quality Restaurants

Modern Meeting Rooms/Conference Centre

Children's Play Areas

Elderly People Secular Activity Centres

Cinema

Market

Permanent, Dedicated Art Gallery

3. There are no open-entry State Primary Schools and no State Secondary Schools in Ealing Town Centre. The State schools on the edge of the Town Centre are full. To add 916 new Arcadia residents will cause problems to parents and children alike.

4. There are no custody cells and only four qualified Police Officers in the Ealing Broadway SNP team at Ealing Police Station. Crime and disorder are regular features of Friday and

Saturday nightlife in Ealing Centre. To introduce 916 new residents into an unsatisfactory law and order environment will degrade their quality of life.

5. In 2008, patients voted Ealing Hospital the worst in England. The NHS describes the only GP Surgery close to Arcadia as ‘under pressure’. This does not bode well for the 916 new Arcadia residents.

6. Since 2005, 754 new housing units have been built in the Ealing Metropolitan Centre and on its immediate borders – bringing 1,967 new residents into the central area.. There has been no improvement in the infrastructure.

7. Arcadia will add 916 new residents with no additional social and community infrastructure. In fact it will be built where vital missing infrastructure should be built eg a bus station.

8. The Arcadia plans do not conform to a range of national, regional and local planning guidelines, in terms of the provisioning of and access to social and community infrastructure. Ealing Council has no master plan for the Town Centre and no LDF Strategy.

9. The Arcadia plans fail to meet many of the preferred uses specified for the site in the 2004 UDP and in the UDP SPG.

10. Ealing’s 2004 UDP details six major development sites – covering 32 acres in the Town Centre - whose preferred uses include the provision of social and community infrastructure including cinema, hotel, community units, education developments, and quality public space. None of these developments have even got foundations dug or a single brick laid.

In five years, four of the sites have attracted no development plans at all. Just how valid is the UDP?

11. The cumulative impact of 2,422 new Arcadia/Dickens Yard residents will further overload our stretched social and community infrastructures – possibly to breaking point