

SAVE EALING'S CENTRE (SEC)
e-newsletter 24th September 2008

Dear SEC Supporter,

Important dates for your diary:

Tuesday 30th September 10am Town Hall

Public Inquiry re the Permanent Extinguishment of the Public Rights of Way across Dickens Yard

SEC will be objecting to the permanent extinguishment of the public rights of way across Dickens Yard. We are engaging a barrister to speak for us. Our main objections to permanent extinguishment relate to:

- the consequences that will arise from handing over in perpetuity the public interest in this strategically key point in the pedestrian route network through the town centre ie there will be a loss of any democratic controls.
- This particularly matters because the whole Dickens Yard scheme is being promoted as a retail led regeneration initiative that will restore Ealing's fortunes. If this fails there will be repercussions that nobody can foretell on the way that the Rights of Way would be managed.

LBE will go first with the evidence provided by Les West (for St George), Brendon Walsh and Dick Johns and they will be cross examined. Objectors will have their turn after.

What can you do? Please encourage as many people as possible to attend the opening of the Inquiry. LBE is claiming that there is strong public support for the scheme. By their presence people can demonstrate that this is wrong.

Wednesday 8th October 8pm-9:30pm St Stephens Church Hall W13

Ealing Broadway Ward Forum.

The ward forum provides a good chance to put pressure on councillors about Arcadia, Dickens Yard, Ealing Broadway Station and the town centre re-development generally.

Some councillors may say that the Forum should not be used to discuss large developments in the centre, as they are planning issues and this places constraints on them. The answer to this is that the code of conduct for members of the Planning Committee says that "if you are taking part in a decision on a planning matter [you] should not make up your mind how to vote prior to consideration of the matter by the Planning Committee and therefore you should not give any definitive commitment in advance of how you intend to vote. *This provision will not prohibit your ability as a ward member to represent the views of your constituents throughout the planning process, provided that you make it clear that those views are not necessarily your own.*" [Our italics.] This means that you can argue that all councillors have a duty to listen to and represent the views of their voters, even if some cannot express a personal opinion.

Anyone can attend any of these meetings, which are NOT restricted to residents in the ward concerned, despite what some councillors have been trying to suggest.

LBE is preparing cards to advertise the ward forum and these will go out shortly.

What can you do? Please encourage as many people as possible to attend the opening Ealing Broadway ward forum. The town centre needs revitalising but massive residential developments in the town centre are not the solution. The public need to impress this upon our councillors.

Thursday 9th October

Deadline for comments on Amendments to Dickens Yard Planning Application

The Council has launched a fresh round of public consultation because the developer has submitted amendments and additional information for its Dickens Yard Planning Application. Letters are being sent to 60,000 households.

The consultation period is quite short. The deadline on the posters says Thursday 9th October, while the letter says 21 days from the 22nd September which we calculate as Monday 13th October. We are clarifying this and will let you know the correct date.

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Our initial understanding is that very little has changed externally. The nature, scale and footprint of the development remain the same. There's been a slight rearrangement of the upper three floors of the block nearest the Council offices and directly behind the Town Hall. The floor area of the top two floors has been reduced with a compensating increase in the area of the floor directly below them. The overall height hasn't changed. There are no changes to the other blocks, especially the one which will overshadow the school, church and town centre.

There are some major revisions to the size of the flats in the development and changes in the split between private sale and affordable/social tenure.

A large amount of supplementary information has been provided, including what appears to be a complete reworking of all the transport projections. It seems that a number of commentators, including Transport for London, expressed doubts about this element of the original planning application. The question remains, "Have they got it right?" This must be especially true for those who live to the north of the railway line and whose roads will become rat runs for additional car and van traffic.

We are examining the revisions and will send out a special E Newsletter next week, with suggested responses. At that time we will also update the web site with the latest information.

If you would like to review the amendments yourself, LBE Planning are putting the amendments online at <http://www.pam.ealing.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=99621>
The relevant pages are as follows: 1-4 (under "additional"), 19-21 (under "revised"), 26 (under "September 2008"). The revised transport assessment will go up shortly.

What can you do? Please review the plans yourself and respond accordingly or, when we send out our next update with a call to action please act upon it and share it with your friends.

WEB SITE - We are still in need of help with our web site. If you can offer some time to help keep it updated, please contact us.

DONATIONS – Please send donations to The Treasurer, SEC, 20 Mattock Lane, Ealing W5 5BH – cheques payable to Save Ealing's Centre.

Thank you,

Save Ealing's Centre