

SAVE EALING'S CENTRE (SEC)
e-newsletter 18th June 2008

Deadline Friday 27th June for responses to Dickens Yard.

Don't forget to respond to the public consultation on Dickens Yard.

You can object online direct or by email direct to the Planning department.

Use one of the Save Ealing's Centre (SEC) template letters (available on our web site) to send to Planning or write your own.

Do this NOW by visiting the SEC website <http://www.saveealingscentre.com>

Select the Dickens Yard-More INFO page and then select the How to Object page.

SEC is not alone in its views that Dickens Yard is not right for Ealing.

Others that have spoken publicly include:

On 30th May, Richard Barnes (GLA member for Ealing & Hillingdon, London's Deputy Mayor with responsibility for overseeing regeneration) reported in the Gazette, "There should be a development Masterplan for Ealing because the pressure is on from White City and other successful shopping centres... There is no cohesive centre and people have got to look at it more imaginatively..." He went on to describe the plans for Dickens Yard as 'overdevelopment.'

On 5th June, English Heritage, the Government's statutory adviser on the historic environment, produced a very critical report on the proposed Dickens Yard development and has publicly recommended refusal of St George's planning application for the site. English Heritage's recommendations are based on national policy guidance. Its conclusion is that the Dickens Yard application should be recommended for refusal because it would "cause detriment to long views, the character or appearance of the Conservation Area, the setting of heritage assets and the integrity of the context - by means of its incongruous scale, composition, silhouette and proportion."

On 17th June, Sir Peter Hall (Bartlett Professor of Town Planning) - Britain's pre-eminent town planner, remarked on the transformational opportunities and the equally huge threats to Ealing arising from Crossrail and White City. He used a mass of evidence to examine the capacity for high density residential accommodation in town centres and concluded that for Ealing Town Centre the capacity is far less than that implied by the Arcadia or the Dickens Yard Schemes. He reported that Network Rail has decided Ealing Broadway Station is the 3rd highest priority station in the country for an upgrade given its chronic overcrowding. He stated that Ealing needs a 'differentiator' that will attract people back to the centre. He recommended that developments in central Ealing should not take place without a Master Plan for Town Centre development and that the Arcadia and Dickens Yard sites and other potential development sites eg

Ealing Broadway Centre, should be looked at as one large development opportunity to provide Ealing with a multitude of facilities including a positive move towards arts & cultural.

Please don't be complacent, the community has a voice and we must use it to influence our Council. We must reject the Dickens Yard proposal and tell our Council that we want a Master Plan for the Town Centre - By failing to plan Ealing Council is planning to fail.

Please help and :

1. forward this e-newsletter to your contacts and encourage them to object to this proposal
2. contact us on 07976 606 734 if you can distribute leaflets around Cleveland Road, West Ealing, west of Northfields Ave, Pitshanger, Hanger Hill estate or Hanger Hill Garden estate
3. send donations by cheque payable to Save Ealing's Centre, 20 Mattock Lane, Ealing W5 5BH

Thank you,

Save Ealing's Centre
<http://www.saveealingscentre.com>