

Guide to objecting to planning applications for proposed high rise developments at 41-42 Hastings Road (A2Dominion), and 51-57 Manor Road (Southern Grove and Thames Valley Housing), West Ealing, London W13.

Summary

Here is a summary to save your eyes glazing over and losing the will to live

1 The overview gives details of the hierarchy of plans. First is the National Planning Policy Framework, second is the London Plan, third is the Local Plan and finally the Neighbourhood Plan.

2 Is where to submit your objection and how to do it.

3 Making your objections – general rules and tips.

4 Draft objections to Hasting and Manor Road

1 Overview

1.1 Plans and policies

Set out below is a synopsis of the planning process from Cllr Shital Manro, Chair Planning, North Greenford Ward in an email to me dated 22nd July 2019.

*“Planning is a plan based system with a hierarchy of plans starting off with the national NPPF (**National Planning Policy Framework**) then the **London plan** then the **local development plan** then finally the **local neighbourhood plans**. If these are in conflict the high-level plan takes precedent.*

The planning committee has to take into account only planning related issues when it comes to decision and it is obliged to ignore any non-material issues such as one usually raised where a application would affect the value of properties in the neighbouring area this is not a material planning consideration and is ignored in the planning process.

When an application is lodged with the council the planning department will consult with all interested parties and will take their views on board. I would urge you to put this forward when we have an application and a consultation process by the council is taking place. I would also point out Ealing planning committee does not have the last say on many large applications the mayor of London is also consulted and can call in applications also the Secretary of State if he feels the need to do so. There are many checks and balances in the system to ensure a fair outcome both for residents and applicants.”

1.1.1 National Planning Policy Framework

The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government’s planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, and revised in July 2018. The NPPF provides guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining planning applications.

Click to download [National Planning Policy Framework](#)

Please note on 23 May 2019 the Secretary of State for Housing, Communities and Local Government issued a Written Ministerial Statement to remove paragraph 209a from the revised National Planning Policy Framework following a legal judgement. To this effect, the paragraph has been removed, and a correction slip has been inserted at the end of the document.

1.1.2 London Plan

Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor has to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan’ – and to keep it under review. Boroughs’ local development documents

have to be 'in general conformity' with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not. The Mayor reviews the extent to which the policies in the London Plan "fit" policies in the NPPF. On the basis of this review the Mayor is satisfied that the London Plan can be seen as the articulation of national policy for London, that meets local circumstances.

Please see [London Plan](#)

I received an email from the Mayor's office on the 25th July 2019 that is helpful and provides further information:

"Thank you for taking the time to write to the Mayor with regards to the proposals for Hastings Road and Manor Road in West Ealing. As I'm sure you can appreciate, the Mayor receives a large amount of correspondence and asked me to reply on his behalf.

Having looked into this, it appears that a formal planning application has yet to be submitted. Once the application has been submitted, it looks likely that the application would be referred to the Mayor under the Mayor of London Order (2008). More information on this process and the Mayor's powers can be found on the following link: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/what-powers-does-mayor-have-planning>.

As such it wouldn't be appropriate for the Mayor, or any decision maker acting under delegated authority to comment, as each application must be considered on its merits at the time and not pre-determined. Once a planning application has been submitted, Ealing will be inviting local residents to comment on their website. At that point, you can also write to the Mayor with your reasons for objecting to the planning application and these will be reported to him once he is called upon to make a planning decision. However, all applications submitted to the Mayor are robustly interrogated against the relevant planning policies and emerging local context.

For now, I would advise that you continue to engage with the local authority. All comments sent to the local authority are also passed onto the Mayor should the application be referable to him. You are also welcome to send any further comments to the Mayor; mayor@london.gov.uk."
Joe Wilkinson, Planning Support Manager.

1.1.3 The Local Plan

The Local Plan is an emerging collection of documents that sets out how the borough will develop up to 2026. It must be in conformity with the [London Plan](#) that is produced by Mayor of London.

The Local plan contains a number of documents and the ones that interest us are:

The Development Strategy 2026 (also known as the Core Strategy DPD) sets out a vision for the future development of Ealing and covers the period 2012 to 2026. It considers how the borough will fit into the London Plan, delivers the borough's vision and affects how, where and when the council will:

- allow new housing
- create new jobs
- protect green spaces and our heritage
- provide community facilities
- ensure transport services are as they should be

It also sets the context for the other policy documents that make up Ealing's Local Plan. The council adopted the Development Strategy on 3 April 2012.

A copy is available at: [Development Strategy 2026](#)

The Development Sites DPD (also known as the Site Specific Allocations DPD) sets out the planning requirements for those key sites with strong development potential.

The Development Sites DPD supports the delivery of the Development Strategy through allocating land for a particular use or type of development. Site allocations seek to deliver specific objectives within the Development Strategy and support/promote proposals for the use of land. Therefore only those sites that are considered central to delivering the policies and objectives of the Development Strategy DPD, and likely to come forward during the lifetime of the Local Plan (2011-2026), are included in the Development Sites DPD.

“The Development Sites DPD supports a strategic and proactive approach to development and change, by ensuring the most suitable sites are brought forward, and that the most appropriate combination of uses and scale of development are promoted on each site. This certainty about the nature and location of future development also supports the more effective planning of the infrastructure necessary to support growth. The individual allocations incorporate an appropriate degree of flexibility, in recognition of the changing macro context within which development proposals will be brought forward over the long term”. (

The council adopted the Development Sites DPD on 10 December 2013.

The document can be found at: [Adopted Development Sites December 2013](#)

The Development Management DPD (also known as the Generic Development Control/Management DPD) seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) The council feels that where there are “*unique characteristics*” a more distinctive approach needs to be taken.

The council adopted the Development Management DPD on 10 December 2013.

The document can be found at: [Development Management DPD](#)

1.1.4 West Ealing Centre Neighbourhood Plan

Since 2011 Communities can develop neighbourhood plans to influence the future of their areas. The neighbourhood plans enable local communities to set out their vision for their local area and general planning policies to guide development in their neighbourhood.

A Neighbourhood Development Plan will become part of the local plan and will form the basis for determining planning applications in that area. The neighbourhood plan has to be in general agreement with the policies of the local plan and local plan.

“A Neighbourhood Development Order enables the community to grant planning permission for the development it wishes to see”.

(https://www.ealing.gov.uk/info/201162/planning_policy/1377/neighbourhood_planning/1)

The West Ealing Centre Neighbourhood Plan was approved at residential and business referenda on 3 May 2018 and now forms part of the Ealing development plan and can be downloaded at: [West Ealing Centre Neighbourhood Plan](#)

2 Where do you find out if a planning proposal has been submitted?

The first port of call is the Stop The Towers in West Ealing website at: <https://stopthetowers.info/>

Then the Ealing Council search for a planning application at: [Planning Application Search](#)

Use the simple search by typing in the address of the proposed development and if the application has been processed it will turn up. Click on the application and a planning application summary will turn up. On the top right hand side you will find three options: track, comment or print. Hit the comment button and you can make your objections. However it appears that you will only have 5000 characters approximately 1600 words with which to make your objections. The author is looking into this.

3 Making your objections – general rules and tips

Most planning applications are decided by Senior Planning Officers under delegated authority, however if a planning application is considered at a planning committee meeting, people that objected to the application should be invited to attend. A representative of those objecting may be permitted to make a short presentation to the committee.

If the applicant appeals against the decision there should be a further opportunity to object.

3.1 Ealing Council state the following when you make your comments:

“Please complete the form below, and press Submit to pass your comments to the Planning Team. Any comments made will be published with names and addresses. Anonymous comments will not be considered. These comments will be available online and can be seen by other visitors to the Planning website. Any comments submitted on applications must be impersonal and constructive. Any comments that are found to be slanderous, defamatory or found offensive will be removed and may result in libel action.”

Name and address - you must include your name and address with the comments or they will not be taken into consideration.

3.2 Planning comments and objections - according to the Ealing Council website

“Planning services can only consider planning-related comments:

- *design and layout*
- *external appearance and materials*
- *access for disabled people*
- *loss of daylight, sunlight and privacy of neighbours*
- *noise nuisance*
- *traffic and parking issues*
- *loss of, or an increase in, a particular type of use of land”.*

The Ealing Council’s advice to making an objection is meagre at best and along with a word limit of 1600 words makes it hard to make a thorough and convincing case as the objector should quote and cite from national, London, local and neighbourhood plans.

Turning to *“Designing Buildings Wiki”* available at:

https://www.designingbuildings.co.uk/wiki/Planning_objection you will find the full Monty and a belt and braces job to boot. To save time the section on planning objection is copied below:

3.3 Planning objection

“When a [planning application](#) is submitted to a [local planning authority](#), there must be a [public consultation](#) period of three to eight weeks to give people affected by the application the opportunity to comment, either supporting the application or objecting to it. When groups of people work together to prepare their comments, they will have a much greater chance of influencing the decision that the [local planning authority](#) reaches.

It is very important that the application is read properly before commenting and that comments are restricted to [material considerations](#). It is common for people to object to [planning applications](#) citing [grounds](#) that are not valid. The [local planning authority](#) will not be able to take these objections into account when reaching their decision. However, as responsibility for dealing with [planning applications](#) has been delegated to [local authorities](#), valid reasons for objection vary from one authority to another and there is no central, comprehensive list of valid objections.

A list of objections that will generally be accepted is presented below. This is followed by objections that are commonly made but are generally not accepted.

Objections that are generally valid include:

- The proposed [development](#) is contrary to national, [regional](#) or local [planning policy](#), [government circulars](#), orders or [statutory instruments](#).
- The proposed [development](#) is not in keeping with the stylistic [context](#) or [scale](#) of the local [area](#).
- The proposed [development](#) will have a negative impact on the [amenity](#) of another [property](#), through [noise](#), overlooking, overshadowing, smells, [light pollution](#), loss of [daylight](#), loss of privacy, [dust](#), vibration or late night [activities](#).
- The proposed use is not compatible with existing uses, for example an industrial use in a [residential area](#).
- The [development](#) may cause [traffic](#) problems such as [traffic](#) generation, [access](#) or [safety](#) problems.
- The [proposal](#) reduces the amount car [parking](#) available or provides insufficient [parkingspace](#) itself.
- There is a history of rejecting similar [developments](#) in the [area](#).
- Approval would create a precedent meaning that it would be difficult to object to similar [proposals](#).
- Local [infrastructure](#) is not adequate to service the proposed [development](#).
- The [proposal](#) is a piecemeal [development](#) that would prevent proper [development](#) of the [area](#).
- The [proposal](#) will have an economic impact, such as impacting on tourism or on small businesses.
- The [proposal](#) will have [environmental health](#) impacts such as the use of hazardous [materials](#) or [ground contamination](#).
- The proposed [development](#) will impact on [listed buildings](#) or a [conservation area](#).
- The layout and density of the proposed [development](#) is inappropriate.
- The [proposal](#) is an inappropriate [development](#) within a [green belt](#).
- Proposed advertising creates visual clutter.
- The proposed [development](#) includes insufficient [landscaping](#).
- The proposed [development](#) will demolish or adversely affect an ancient monument or [site](#) of cultural or architectural value.
- The proposed [development](#) will damage the [natural environment](#) or will result in significant loss of [trees](#) or the loss of [trees](#) for which [tree protection orders](#) are in [place](#).
- The cumulative impact of the [development](#) when considered alongside other [development](#) will have an adverse impact on the [area](#).
- There is inadequate [access](#) for [people with disabilities](#).
- Archaeological issues.
- The type of [housing](#) proposed will not satisfy local [housing needs](#).

Objections that are generally not valid include:

- [Building regulations](#) issues.
- Private issues such as boundary [disputes](#).
- Reduction in the value of properties affected by the proposed [development](#).
- Impacts resulting from the [construction](#) of the [development](#).
- Loss of existing [views](#).
- The possibility of the proposed [development](#) causing problems in the future.
- The personal or business circumstances of the applicant
- Problems with notification of the application.
- [Competition](#) with existing companies.” (Designing Buildings Wiki)

3.4 Ealing Council planning application comments

“The Planning Committee are unlikely to read the individual objections on the website only the summary prepared by the Planning officers. The planning portal has boxes to tick in which you identify various possible grounds of objection eg too tall etc. These need to relate to the comments. This then operates as a method for the planning officers to categorise the types of objections which are then likely to be mentioned in the report to the Planning Committee.” (Ian Greenstreet)

Here is the list in full:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan

- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of Light
- Loss of Parking
- Loss of privacy
- More open space needed on development
- No Opinion expressed on development
- Noise nuisance
- Not enough info given on application
- Other - give details
- Out of keeping with character of area
- Over development
- Potentially contaminated land
- Residential Amenity
- Strain on existing community facilities
- Traffic or Highways

4 Draft objections

First of all I am not opposed to the development of housing projects that will provide affordable housing providing they are in tune with the local built environment, there is an infrastructure to service them and they are developed in an open and transparent manner.

I am unable to support this development for the following reasons.

4. 1 Objections to the proposed high rise developments at 41-42 Hastings Road and 51-57 Manor Road, West Ealing, London W13 by A2Dominion

Set out below are my objections to the development:

1.1 The development will have a detrimental effect on the social and built environment. For example Ealing's historic under investment in primary care in Ealing compared to other parts of North West London which is putting primary care under unprecedented strain. (Please see Ealing Standard - Quality Framework for Primary Care 2017/18 – 2020/21) The local infrastructure of GP's surgeries Wand local schools will find it difficult to cope

1.2 No attention or recognition has been given to the impact of the incoming residents to these developments who own cars. The development assumes – how defies logic as they have no idea who the residents are and who will own a car – a car free development that the new residents do not drive and all use bicycles. According to the Ealing: 2011 Census Factsheet 32.5% of households in Ealing had no car or van, 44.2% of households has one car or van and 20.4% of households had 2 cars or van. It is therefore not unreasonable to assume that of the 183 planned homes 59 households will not have a car but 83 households will have one car and 41 households could have two cars. The surrounding neighbourhood is congested in terms of available parking and the addition of another 165 vehicles can only make matters worse by increasing congestion and pollution

The development ignores the West Ealing Centre Neighbourhood Plan, section 5.1 dealing with vision, objectives and land use policies which states:

“The vision for the West Ealing Centre Neighbourhood Forum area is that by 2031 it will have: Created an attractive, accessible and commercially successful centre with a diverse and well-balanced retail and leisure offer able to cater for the needs of the West Ealing's residents as well as

those from the wider area. An appropriate provision of car parking will be made to ensure that the needs of businesses and residents alike are met”.

1.3 The scale and design of both developments are not in keeping with the rest of West Ealing. I believe that the proposed developments is a direct contravention of section 5.1 of the West Ealing Centre Neighbourhood Plan.(WECNP) It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. WECNP explicitly states:

“Ensured new development is suitable for its surroundings and of a height and scale that fits within its existing context. Design of all new development will be of a high quality complimenting and enhancing the existing townscape”.

1.4 The impact of views of the tower from Walpole Park will ruin the historic views from and 18th Century House, park and gardens.

1.5 There is scant recognition of the loss of light or overshadowing – shadows from the development will be substantial and will affect residents in the immediate area

1.6 These two developments would allow gross overlooking of their neighbours contrary to planning regulations

1.7 The layout and density of building – The density of building is excessive for the development individually and combined with the proposed Manor Road development (two towers within 50m of each other) exceeds guidelines. Furthermore the size and density of the building are at variance with the West Ealing Centre Neighbourhood Plan and the judgement of the London Assembly which in evidence to the London Plan Inquiry stated: *“The Assembly does not believe that tall residential buildings are the answer to London’s housing needs and should not be encouraged outside of a few designated and carefully managed areas of London”.* West Ealing is not one of them.

1.8 The proposed building would fly in the face of recent research findings that tall towers are far more energy intensive than low rise building (UCL Energy Institute, June 2017)

1.9 The impact on visual amenity – The height and size of the planned development will make it oppressive in residential areas of two/three storey terraces and is incompatible with the councils own development plans which require buildings to be complementary in size, density and bulk on both sites.

1.10 Local, strategic, regional and national planning policies – The size and density of the towers within an established residential area goes against the approved WECNP plans and Ealing, London and National planning guidelines.

1.12 The loss of privacy for existing residents – The very close proximity to a residential area means a number of households will be overlooked through their windows and into their gardens – again contrary to Ealing’s own planning guidelines.

1.13 Previous planning decisions (including appeal decisions) – The rejection of the proposed ‘leaf towers’ at Ealing Broadway shows this is an unsuitable proposal.

Yours sincerely
Name
Full postal address

4. 2 Objections to the proposed high rise developments at 51-57 Manor Road, West Ealing, London W13 by Southern Grove and Metropolitan Thames Valley Housing.

Set out below are my objections to the development:

1.1 The development will have a detrimental effect on the social and built environment. For example Ealing’s historic under investment in primary care in Ealing compared to other parts of North West London which is putting primary care under unprecedented strain. (Please see Ealing Standard -

Quality Framework for Primary Care 2017/18 – 2020/21) The local infrastructure of GP's surgeries and local schools will find it difficult to cope

1.2 No attention or recognition has been given to the impact of the incoming residents to these developments who own cars. The development assumes – how defies logic as they have no idea who the residents are and who will own a car – a car free development that the new residents do not drive and all use bicycles. According to the Ealing: 2011 Census Factsheet 32.5% of households in Ealing had no car or van, 44.2% of households has one car or van and 20.4% of households had 2 cars or van. It is therefore not unreasonable to assume that of the 149 planned homes 48 households will not have a car but 66 households will have one car and 30 households could have two cars. The surrounding neighbourhood is congested in terms of available parking and the addition of another 96 vehicles can only make matters worse by increasing congestion and pollution

The development has ignored the West Ealing Centre Neighbourhood Plan, section 5.1 dealing with vision, objectives and land use policies which states:

“The vision for the West Ealing Centre Neighbourhood Forum area is that by 2031 it will have: Created an attractive, accessible and commercially successful centre with a diverse and well-balanced retail and leisure offer able to cater for the needs of the West Ealing’s residents as well as those from the wider area. An appropriate provision of car parking will be made to ensure that the needs of businesses and residents alike are met”.

1.3 The scale and design of the development is not in keeping with the rest of West Ealing. I believe that the proposed developments is a direct contravention of section 5.1 of the West Ealing Centre Neighbourhood Plan.(WECNP) It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. WECNP explicitly states:

“Ensured new development is suitable for its surroundings and of a height and scale that fits within its existing context. Design of all new development will be of a high quality complimenting and enhancing the existing townscape”.

Furthermore in respect of the Manor Road Development the WECNP states in sections 5.18 and 5.19 dealing with WEC3: 51-57 Manor Road:

“5.18. The existing building line is set back from the site boundary leaving a wider pavement. Any new development should remain within the existing building line and retain the existing pavement width as a minimum to accommodate the increased level of pedestrian flows when the Crossrail station becomes more operational.

5.19. The building line, massing and detail of any new development particularly at street level will have an impact on the setting, visibility and presence of the Crossrail station. Any new development should therefore have regard to this particularly from the approaches to the Crossrail station along Argyle Road and the pedestrian crossing connection to the Avenue”.

In December 2013 the London Borough of Ealing adopted its Development Sites policy document, which set out specific site proposals in support of the Council's Development Strategy. These proposals are intended to encourage and manage suitable development proposals over the planning period the document identifies sites in Manor Road in the WECNP area:

“EAL11 West Ealing Station approach - for a mixed use development appropriate to a town centre location

EAL12 West Ealing Crossrail Station - for a mixed use development appropriate to a town centre location and a functioning Crossrail station.”

1.4 There is scant recognition of the loss of light or overshadowing – shadows from the development will be substantial and not as they say in the consultation report for Manor road, “transient” and will affect all residents north of the development, particularly those in Dominion House, the Avenue, Gordon Road and the Drayton's area.

1.5 The two developments Manor Road and Hastings Road would allow gross overlooking of their neighbours contrary to planning regulations

1.6 The layout and density of building – The density of building is excessive for the development individually and combined with the proposed Hastings Road development (two towers within 50m of each other) exceeds guidelines. Furthermore the size and density of the building are at variance with the West Ealing Centre Neighbourhood Plan and the judgement of the London Assembly which in evidence to the London Plan Inquiry stated: *“The Assembly does not believe that tall residential buildings are the answer to London’s housing needs and should not be encouraged outside of a few designated and carefully managed areas of London”*. West Ealing is not one of them.

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1.8 The impact on visual amenity – The height and size of the planned development will make it oppressive in residential areas of two/three storey terraces and is incompatible with the councils own development plans which require buildings to be complementary in size, density and bulk on both sites.

1.9 The impact of views of the tower from Walpole Park will ruin the historic views from and 18th Century House, park and gardens.

1.10 Local, strategic, regional and national planning policies – The size and density of the tower within an established residential area goes against the approved WECNP plans and Ealing, London and National planning guidelines.

1.11 The loss of privacy for existing residents – The very close proximity to a residential area means many households will be overlooked through their windows and into their gardens – again contrary to Ealing’s own planning guidelines.

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