

planningapplications@opdc.london.gov.uk

To whom it may concern

RE: 1 Portal Way, ACTON, W3 6RS

Planning ref: 21/0181/OUTOPDC

I am writing to object to the above planning application, which if approved could see seven tall buildings in North Acton, three of which are over 50 storeys. The buildings would neighbour the already approved One West Point 56-tower storey building. The site falls under a neighbouring constituency, Ealing Central & Action, however the application is being considered by the Old Oak & Park Royal Development Corporation (OPDC) which includes a significant part of my constituency and the effects of this development will be felt there.

I am concerned to read of the scale of the development. As the Old Oak Neighbourhood Forum (OONF) have pointed out, the scheme will see 1709 homes on a 1.85 hectare site. This is extremely dense and is, in my opinion, an overdevelopment. Given the impact it will have on local facilities, local authorities, including LB Hammersmith & Fulham should be fully consulted on the effect on residents and services.

London Plan Policy D9 on Tall Buildings protects places from tall buildings of this scale unless a local plan is clear on suitable locations. The PSMDLP does not say that North Acton is a suitable location for tall buildings, nor does it specifically define what would be considered an 'appropriate height'. Without this clarification, this application cannot be judged against the D9 policy.

Another important factor to consider is the affordability of these homes. As I mentioned in the OPDC hearings recently on the London Plan D9: Tall Buildings, it is important to consider the affordability of housing rather than focusing on the number of units being delivered. Imperial's plans do not conform with the Local Plans target for 50% of homes to be affordable. I understand only 35% of homes will be affordable, and only 53 (4%) of these would be 'London Affordable Rent'. This does not correlate with the Local Plan or the median household income in Ealing.

The Fire Strategy also raises serious concerns. Representing a constituency that is close to Grenfell Tower and where the Shepherds Court fire took place, this is something I feel needs to be given primary attention. From my understanding, the Fire Strategy provides just one staircase in each of the three very tall blocks. Three 50+ blocks with just one means of escape is inadequate. I note that applications for similarly designed blocks in Docklands (51 storeys) and White City (35 storeys) have been withdrawn by the developers in recent days to consider this point further.

In the planning documents, Imperial have stated the area has the best PTAL rating in London of 6A. This development is claimed to be car free on this basis. However, as OONF have pointed out, the PTAL score is actually 4/5. I understand the proposed new Overground stations at Old Oak Common Lane and Hythe Road are not now going ahead.

The predilection for very tall buildings across the OPDC area appears to be driven more by the reduced amount of development land than any coherent development plan. I am as keen as anyone to see significant numbers of new homes built in the area, but if these are neither affordable and attractive to local residents nor appropriate to the existing topography of inner west London it begs the question whose benefit other than the developers' do they serve?

I would be grateful if careful consideration could be given to my reasons for objection.

Andy Slaughter MP