

PLANNING APPLICATION PUBLIC COMMENT

Application number: PP/17/01637
Site Address: Site A (Portobello Green Arcade), Site C (Acklam Car Park) and Site D (Acklam Village), LONDON, W10 5TZ
Proposal: Mixed use development under and next to the Westway flyover to provide new arts, culture, enterprise, retail and affordable housing development, including:
Site A - refurbishment (including demolition) at for shops use Classes A1 and A3, and/or Class B1 business use; demolition of building accommodating market storage and outdoor advertising board,
Site C - erection of 4 storey building for Class A1 shops use and 13 x Class C3 dwelling houses, including change of use of private car park;
Site D - for Class A1 shops and/or Class B1 business use, and/or Class D1 non-residential institutions use; Class A4 drinking establishments and/or Class D1 non-residential institutions use, market facilities and associated new access from Acklam Road; public realm works, including demolition of existing planters and hoarding; retained use of public realm for market stalls and tables and chairs; new cycle parking; and other associated works (Major Development)

Comment received: It seems that these plans are vague to the point that one wonders what is the actual intention.

If the applicant wishes to use a term like 'affordable' housing should they not be expected to indicate a price per square foot in order to demonstrate affordability?

Similarly the retail / shop spaces . Are these going to be tenanted by independent businesses & of what type?

Given that the existing independent businesses in site A have apparently been given no normal assurances about whether they have a future within the development one can't help wonder, particularly when we hear the Pret-a-Manger chain are to open a branch nearby on Thorpe Close. Again if these are to be in any way affordable to non-chain businesses why not give an indication of intended rental price per square foot in consultation?

Surely these things are taken into consideration when doing responsible costing for a development anyway. Although improvement in these sites would be most welcome there must be considerably more clarity before it can be considered that the public have genuinely been 'consulted'. As others have pointed out the neighbourhood is now completely overrun with pricey eateries, coffee chains, souvenir shops & street food. This is not only damaging Portobello's reputation around the world it is also making it a less pleasant place to live. I would suggest a lot more clarity and

transparency is required from these plans before we can know if the Westway trust is going to do anything to reverse this decline with their development or simply make it much worse.

Sent by:

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Date of Comment:

13/04/2017 18:54:46

Comment type:

Objection