

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: There is no serious consideration of the impact of a housing development right next to the Westway, there has been no serious design brief nor research in regards to ANY environmental impact, no mitigation measures whatsoever that could justify building right next to the Westway, the only way in my mind that this new build could be worthwhile at all and not destructive in any way, would be if this build were a scientific research project in a highly polluted space BECAUSE of its position right next to the Westway! There is not any green solutions, not even green walling; it has been suggested "it could be added later on", but given that many experts now believe green walls do not do enough for air pollution, so I would imagine would do nothing for such a site.
The design brief obviously didn't consider serious green building strategy, nor green solutions, not in the way the building would be designed, constructed or operational nor functional.
This frankly being superficial, taking no responsibility at all for any one eventually living in such a building, and considering as a member of a local pollution group who has been in conversation with Westway Trust, I would say negligent in its approach to this development, and clearly without vision, and without taking its responsibility seriously.

Stating that 'during construction' there will be 'little effect' does not exonerate the applicant from tackling air pollution at this site, actually I find this offensive considering I am one of the locals who has been highlighting that ANY build, even the smallest should from now on be GREEN from every angle, and as today the full extent

and effects of pollution are still unclear this 'regeneration' project should be attempting to tackle that, it should be cutting edge; and this does not mean 'luxurious' or expensive by default.

in regards to Acklam Village, this site should never be up for 'private' enterprises, nor divided, nor be taken away from Community use; once again this is a part of a continual conversation with Westway Trust as a single resident and stakeholder as well as a wider community group, I, we have made many suggestions and this project is against Local Plan policies re:CK1 - 'social and community use', there is no way Acklam Village will remain this, once it has a fee on it due to the high redevelopment cost in this plan it will never be within reach of the locals who are THE stakeholders, the residents in need of this space to be SOCIAL AND COMMUNITY SPACE.

As well as the fact that Acklam Village plans are also lacking any Green thought, there is no mitigation measure for air or noise pollution; once again ANY new build or redevelopment in my mind SHOULD ONLY be considered with green solutions.

In conclusion I believe this application to be in breach of the following Local Plan policies:

CO7 - 'respecting environmental limits .. mitigation of .. effects of air quality and .. noise'. Without a serious commitment to improving air quality this application is frankly negligent.

CP8 - re Westway. 'requires development to include appropriate measures to improve quality of the environment'. The application clearly does not improve the quality of the environment.

C1 - 'seek prescriptive, compensatory or mitigatory measures to secure the necessary social, physical, green or environmental infrastructure'. The application clearly does not meet this requirement.

CK1 - 'social and community use'. The change of use of Acklam Village to a range of private enterprises demands a change of use which must be justified. The purpose of this application appears to be to remove social and community use altogether.

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Objection