

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: I wish to object to the Westway Trust's plans for the development known as the "Portobello Scheme". The Westway Trust are a charity and they are meant to help support the local community. I do not believe that current application fits this requirement.
I note that there are to be five shared ownership units and 8 units at intermediate rent. None of these will be in any sense 'affordable' to local people (rent can be charged at 80% of current market rates), or indeed even to the keyworkers these are supposedly aimed at.
The issue of affordability also applies to the work, trading and community spaces, as the loss and development of the Acklam Village site will inevitably mean higher rents are charged thereby excluding those who currently use them. Without a commitment to a community rent I cannot support the proposals as currently formulated; it is not good enough to state that this will be dealt with later as a management matter.
The co-existence of residential properties will inevitably be problematic in relation to the former Acklam Hall/now a privately run club; this at least is enclosed. The proposed social drinking establishments will spill outdoors and cause problems for existing Acklam Road tenants as well as new tenants.
Environmental issues. There is little or no consideration of the impact of a housing development right next to the Westway, just as there has been no consideration of frequent resident requests for mitigation measures such as green walls to lessen the effect of air pollution. Stating that 'during construction' there will be 'little effect' does not exonerate the applicant from tackling air pollution at this site.

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

CO2 - 'fostering vitality to contribute to the well-being of borough residents'. There is no commitment to any benefit whatever to local residents.

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.

Sent by:

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Objection