

## **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:** We have been a tenant in the Portobello Green Arcade for over two decades and have run an International and successful business from there, and we regard that the now named Westway Trust as reasonable Landlords.

We attract a substantial amount of people to the area from all over the World that come here to shop and spend money, unlike the vast amount of visitors that spend nothing or very little and do nothing for the local community or economy.

The news that the Portobello Green Arcade is to be refurbished and that Acklam Road is to be redeveloped is most welcome, however we do have some concerns regarding the Acklam road development.

We understand that it is proposed that there will be retail shops on both sides of the development and a Market in the centre area cooking and selling hot street food, we really cannot see how this would work for the Business Rate paying businesses that would occupy the retail units, as a majority would be up market clothing retailers such as ourselves, the smell of the cooking would linger on the clothing making them unsellable, furthermore the shops would be obscured by Market stalls and barely visible at weekends when most of the business is done (Please see attachments showing current street food market completely obscuring Acklam Road) we foresee the new development looking pretty much the same as these photographs as in our past experiences with Private Market

operators is that they have a complete disregard for the legitimate business rate paying businesses around them, you only have to look at the current market in Acklam road and indeed in Thorpe close.

We feel that there are enough food and drink vendors in the Portobello area already.

The other very serious issue would be one of security and in this current climate needs very careful consideration, a hot food street market coupled with entertainment could create a Carnival atmosphere and everything that goes with it every weekend instead of once a year which would not be welcomed nor would it be good for the local businesses, who would police it and who would pay for the policing.

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