

## **West Ealing Centre Neighbourhood Plan**

### **CONSULTATION STATEMENT**

**February 2017**

#### **Introduction**

This Consultation Statement has been prepared to fulfil the legal obligations of the [Neighbourhood Planning \(General\) Regulations 2012](#) in respect of the West Ealing Centre Neighbourhood Plan (WECNP).

The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Summary information is contained in this document and its attachments. More detailed information can be gleaned from Management Committee Meeting minutes which can be accessed at [www.wecnf.org](http://www.wecnf.org)

#### **Informal Consultations**

In September 2013 WECNF created, managed and performed in a play about the history of West Ealing. It was performed at three venues in central West Ealing and attracted a combined audience of 180. 75 of these attendees completed written consultation forms on their likes, dislikes and future aspirations for West Ealing centre. WECNF ran an information stall at the West Ealing Soundbite Festival in Dean Gardens on 21 September 2013. WECNF ran a public meeting on 5 November 2013. At this meeting senior local Safer Neighbourhood Police discussed West Ealing centre law and order issues with local residents. Also at this meeting WECNF presented and discussed heritage assets and residents voted on which buildings and frontages they wanted to be preserved. On 12 December 2013 WECNF ran a stall at the West Ealing Xmas Fair.

On 22 April 2014, WECNF ran a public meeting on Crossrail West Ealing in the Drayton Court Hotel. Over 200 residents attended. On 14 June 2014 WECNF ran an information stall at Waitrose West Ealing. On 4 August 2014 WECNF presented some early Neighbourhood Area spatial design ideas to the London Borough of Ealing. WECNF also ran stalls at Soundbite on 13 September 2014 and at the West Ealing Xmas Fair on 12 December 2014.

An informal consultation period was started on 2 March 2016 at a public launch in the centre of West Ealing. This consultation lasted for four weeks. Seven organisations and individuals provided written feedback. This feedback was reviewed and decisions taken at the 12 April 2016 Management Committee meeting.

### **Formal Consultations**

The six-week Regulation 14 statutory consultation was initially an eight week period starting on 5 August 2016 and ending on 5 October 2016. In order to attempt to obtain additional feedback, the period was extended to 31 October 2016.

The people and organisations consulted were:

- + 382 West Ealing Centre Neighbourhood Forum (WECNF) members and other local stakeholders. These contacts were made over email.
- + 290 Statutory Consultees and local land owners (lists supplied by the London Borough of Ealing (LBE). These contacts were made by letter.
- + The West Ealing Business Improvement District (WEBID). Plan copy delivered by hand
- + West Ealing Neighbours (WEN). Plan copy delivered by hand. Plan was publicised at [www.westealingneighbours.com](http://www.westealingneighbours.com)
- + LBE – three copies of the plan were hand delivered to LBE. One was delivered by LBE to West Ealing Library.

Promotional initiatives included:

- + Publishing plan at [www.wecnf.org](http://www.wecnf.org)
- + Placing a WECNF poster in the Community Notice Board (opposite the library entrance) advertising that the plan could be viewed at the library
- + Issuing a WECNF press release which was picked up and ran in the ‘Neighbours Paper’ Summer 2016 issue (Ealing circulation 4,000) – [www.neighbourspaper.com](http://www.neighbourspaper.com)

Written contributions were received from 16 contributors. Three major issues emerged:

1. Policy 7: Proposed changes to Dean Gardens
2. Policy 10 and 13: Parking policies within the town centre
3. Policy 14: Inclusion of heritage local listings within the plan.

All 16 contributions were reviewed and decisions made at the WECNF Management Committee meeting on 9 November 2017. A WECNF meeting was held with LBE on 8 December 2016 to discuss LBE's comments and WECNF's responses.

## **Summary**

WECNF has used its best endeavours to engage with local businesses and residents over the last four years, with a variety of methods used in that time. Although disappointed not to have encouraged more interest in the project, WECNF is pleased that when local people have engaged, they have understood and supported the Plan.

A key factor has been the limitations of the planning system in places like West Ealing to manage change in ways that people can see – many of the issues that affect people's lives lie well beyond that system. However, in places like Jacob's Ladder, Chignell Place and Deans Gardens, the Neighbourhood Plan has aimed to tackle problems sites.

The working relationship with officers of the London Borough of Ealing has been excellent throughout the project. They have recognised the challenges of plan making in a Borough where there is already considerable, detailed planning policy coverage and have helped WECNF to focus on policies that add value to that framework. They have provided helpful comments on policy wording and have advised on some technical matters and the regulated procedures. The result is a final version of the Neighbourhood Plan that is considered to meet the basic conditions.

WECNF is therefore confident that, following the examination of the Plan, local businesses and residents will support it at the referendum, and the Plan will be made by the Borough in due course.

## **Appendices**

1. Informal Public Consultation: How Issues and Concerns were Considered and Addressed: 12 April 2016
2. Regulation 14 Public Consultation: Issues and Concerns
3. Regulation 14 Public Consultation: How Issues and Concerns were Considered and Addressed
4. Public Engagement and Management Committee Meetings
5. WECNF Membership Feedback
6. WECNF Community Engagement: 'The Green Man' Play