

Mr E Leach
Chair WECNF
39 Manton Avenue
Hanwell
London
W7 2DY

Ealing Council
Perceval House
14-16 Uxbridge Road
London W5 2HL
Tel: (020) 8825 6600
Fax: (020) 8825 6610

Your ref:
Sherwood Close

extension:
6600

Date:
07 August 2014

Dear Mr Leach,

RE: Dean Gardens Estate, Sherwood Close redevelopment

I refer to your letter of the 21st July 2014 regarding the Sherwood Close redevelopment proposals, which are currently the subject of pre-application discussions between the applicant, Affinity Sutton, and Ealing's Planning Service. The indicative proposals include the demolition of 209 residential units and the construction of approximately 311 residential units.

Your letter identifies a number of concerns relating to the adequacy of the vehicle entrances to the redeveloped estate and the potential for parking displacement. The primary concern raised by your letter is the absence of a new vehicle route between the site and Northfield Avenue and the resulting impact from vehicle traffic on the residents of Seaford Road and Tawny Close, as well as safety impacts on cyclists using LCN Route 41 and local children playing on Tawny Close.

You have also raised concerns about the adequacy of Affinity Sutton's pre-application consultation with the residents of Tawny Close regarding the proposals for the new vehicle entrances into their street.

Whilst I have tried to respond to your concerns, I would highlight that it is for the applicant to justify their redevelopment proposals and to submit supporting information (such as a Transport Assessment, Travel Plan, Pedestrian Environment Review System Audit, Road Safety Audit and Parking Management Plan) in order to address the concerns you have raised and demonstrate that the proposals accord with the various local, strategic and national planning requirements.

Access and Safety

Affinity Sutton's redevelopment proposals incorporate two new north-south streets between Sherwood Close and Tawny Close, and the retention of the vehicle access from Seaford Road.

Seaford Road is currently used by all vehicles travelling to Sherwood Close and Bowmans Close and its continued use is considered to provide suitable access for the redeveloped estate and is unlikely to give rise to unacceptable impacts to the residents of Seaford Road.

Tawny Close is short tertiary street accessed from Leeland Terrace and terminates in a cul-de-sac at its south-eastern end. There are two private parking courts outside of the adopted highway that are accessed from Tawny Close. With the exception of the Pathways sheltered housing, each house in Tawny Close has in-curtilage parking with additional visitor parking located in bays in the

central parking court. Vehicles are parked along the northern side of Tawny Close and this arrangement restricts the width of the carriageway from approximately 5.5m to 3.7m. The Department for Transport (DfT) publication 'Manual for Streets' recommends a minimum carriageway width of 4.8m on streets with two-way traffic, but accepts that on lightly-trafficked streets the carriageway may be narrowed over short lengths to single lane as a traffic calming feature.

The first of the two new north-south streets to be delivered by the redevelopment proposals will form a connection with Tawny Close at the alignment of the existing 90-degree bend, resulting in a T-junction between the eastern and northern stretches of Tawny Close and the new north-south street. The second north-south street would connect into Tawny Close at the approximate alignment of the central parking court.

Having reviewed the indicative proposals for Tawny Close it would appear that the carriageway would have a sufficient width to allow two cars to pass, in accordance with DfT's street geometry recommendations. A 2m wide footpath would be provided along the southern side of Tawny Close and this footpath would extend east to Northfield Avenue. An extension to the footpath along the western side of Tawny Close is also proposed, which would provide a connection between the new footpaths in Sherwood Close and the network of footpaths leading to West Ealing centre.

Trip generation rates from the new development to Tawny Close will be modelled as part of the applicant's Transport Assessment. However, it is unlikely that the residents of Pathway's sheltered housing would be unduly affected by the new vehicle connections between Sherwood Close and Tawny Close, as suggested in your letter. Both new vehicle connections would be located to the west of the sheltered housing and all traffic would travel west and north to Leeland Terrace, away from the sheltered housing. The new connections would provide a number of improvements to the safety and permeability of the eastern end of Tawny Close by opening up a route for large vehicles (such as refuse trucks) to continue along the adopted road network instead of having to manoeuvre within the cul-de-sac. The new vehicle entrances from Sherwood Close may affect the safety of children playing in the street, and as an alternative, children would be encouraged to use the play facilities in Dean Gardens or the new facilities to be provided within Sherwood Close.

The Council's Highways Engineer has advised that the network of new and altered streets (including Tawny Close) would form part of the adopted highway, requiring that the applicant enters into a Section 278 / 38 Agreement with the Highway Service to deliver the proposals. The applicant is required to submit a Road Safety Audit of all new streets and new connections to existing streets. The Road Safety Audit will investigate whether the streets could be used safely and that the horizontal and vertical visibility requirements for a 20mph street are achieved.

The Council's Transport Planner has advised that it would be unlikely that the new vehicle connections between Sherwood Close and Tawny Close would have any significant safety impact on cyclists using LCN Route 41. However, the applicant's Transport Assessment would need to identify and address how the impacts of the proposed development (including impacts during the construction period) would be adequately addressed.

Northfield Avenue (B452) is a Local Distributor Road and forms part of the bus network by accommodating bus routes E2, E3 and E11/ N11. A new vehicle access between Sherwood Close and Northfield Avenue was considered during the early pre-application discussions with the applicant and this access was discouraged due to the cumulative effect of the site constraints and consequential road safety implications. The Council's primary concerns included the increased safety risks arising from vehicles turning right into the Sherwood Close from Northfield Avenue and likelihood of queuing back towards Broadway (A4020) (and potentially blocking vehicles from entering/exiting Mattock Lane); and inadequate horizontal visibility at the junction of Sherwood Close and Northfield Avenue due to the need to protect existing trees and the ancient hedge along

Northfield Avenue. Consequently this option was not pursued as part of the redevelopment proposals.

However, Affinity Sutton has considered using Northfield Avenue for construction access and the Council's Transport Service will consider this proposal on the receipt of a Road Safety Audit and in concert with a package of measures to control the use of this access, such as restricting its use to outside of peak hours and using a Banksman during all hours of operation. The applicant has advised that a Road Safety Audit has been prepared in relation to the proposed use of Northfield Avenue by construction vehicles and that the audit (and Designer's response) will be submitted as part of Transport Assessment.

Parking

Policy 6.13 of the Local Plan states that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

Sherwood Close is located in close proximity to the various facilities offered by Ealing Metropolitan Centre and the public transport links provided by West Ealing Station, Northfield Station and bus stops serving routes 207, E8, 83, E3, 607, 427, E2, E11 / N11 and E7.

One of the objectives of the redevelopment of Sherwood Close has been to improve the permeability of the site for pedestrians and cyclists, and to reconnect the site into the wider street network where practicable. The applicant has been asked to undertake a pedestrian audit of the streets surrounding the site, including Tawny Close and Leeland Terrace, using Pedestrian Environment Review System (PERS) software. The purpose of the PERS audit is to assess the quality of the public realm and identify any feasible improvements that may be required. Through the provision of direct, secure, accessible and pleasant walking routes to West Ealing centre and to Northfield Avenue it is anticipated that the proposed improved permeability for pedestrians and cyclists will assist to encourage residents to access local facilities and public transport in a sustainable way and to reduce the need to travel by private vehicle.

The parking proposals for the new development are expected to be approximately 47 parking spaces in private parking courts and 70 parking spaces on-street (providing a parking ratio of 0.38 / unit). Parking spaces for disabled residents and visitors will be provided both within the private parking courts and on-street. Given the relatively low parking ratio, it is expected that the redevelopment proposals will need to be supplemented with sustainable transport measures such as cycle storage, a residential Travel Plan, car club membership and the implementation of a robust parking management strategy (including the implementation of a CPZ). It is also likely that the Transport Service will request S106 contributions towards the implementation of a CPZ in the local area in order to reduce the potential for displacement parking from Sherwood Close and commuter parking / overspill parking from the town centre. It is considered that the package of measures to address the proposed low parking ratio will provide mitigation to reduce the likelihood of parking overspill resulting from the redevelopment proposals. It is also anticipated that the work commissioned by the applicant to support their Transport Assessment, such as a parking beat survey, will assist the Council's Transport Service to understand the origin of the parking pressures in Leeland Terrace, Seaford Road, Tawny Close, Sherwood Close and Bowmans Close and to work with the applicant to devise mitigation measures to address the impacts of the redevelopment proposals.

Consultation

The Council's Housing Regeneration Service has worked with Affinity Sutton to deliver the public consultation programme for the redevelopment of the estate. Affinity Sutton has met with Pathways on two occasions to discuss the proposals and to understand Pathway's concerns about the redevelopment scheme on their residents. Affinity Sutton has also met with, or written to, the wider community in February 2012 (launch event), September 2013 (West Ealing Festival), November 2013 (letter to update local residents of the proposals) and June 2014 (final masterplan unveiling).

Having referred to the public consultation boards presented by Affinity Sutton at the public event in June (made available on the Sherwood Close website www.sherwoodclose.co.uk), it is considered that the proposals to provide road links to Tawny Close have been made evident to local residents. However, I have been advised that Affinity Sutton will be writing to local residents to further clarify and explain their proposed access routes and parking proposals. The letter will include the contact details of Affinity Sutton's Resident Liaison Manager, Ms Natalie Down, should local residents wish to discuss the proposals with her prior to the submission of the application.

I would take this opportunity to assure you that the Planning Service will notify West Ealing Centre Neighbourhood Forum of the planning application once it is submitted. It is also my intention to formally notify Ealing Dean Residents Association, Ealing Dean Allotments Society, Ealing Centre Partnership, Five Roads Residents Association, Walpole Residents Association, West Ealing Neighbours, Sherwood Close Residents Association, Ealing Civic Society, Walpole Ward Councillors and Angie Bray MP. A Press Notice will be published in the Ealing Gazette and Site Notices will be displayed around the site.

I would also confirm that Members of the Planning Committee will undertake a site visit before any decision is made on the future planning application, as is customary of all major planning applications.

Yours sincerely,

Elizabeth Piper

Planning Services

Email – planning@ealing.gov.uk