

**LBE Planning Application: 241706OUTR3 LBE      Planning Committee Meeting 15 January 2025**

**I am Eric Leach. I'm Vice Chair of West Ealing Neighbours – a 20 year old residents' group**

On 8 August 2024 the Government's Valuation Office issued a private DVS Viability Review on Savill's FVA on the application. LBE's Committee Report states that the DVS report is summarised on page 56. It quite clearly is not. What the LBE Report does not say is that

in total, the Government's DVS report says 12 times that the application is unviable.

Financial viability is crucial for new developments on public land.

It is deplorable that the DVS Viability Review was only inserted into the application's document set just 48 hours ago – over 5 months after it was written.

The GLA Stage 1 Report states at para 28 '...it is noted that the proposed building footprint and heights over the site would be significantly higher than existing, which would cause considerable harm to openness of the MOL in terms of special impacts.'

At para 46 it also points out that the LBE Regulation 22 Local Plan does not designate the site as being for tall buildings, yet all the buildings in the scheme substantially exceed the tall building threshold for the area of 21 metres (leisure centre 34 metres: residential towers up to 52.8 metres).

Demolishing and replacing a 49 year old building leads to double carbon emissions. There is every reason why the centre could have been repaired in early 2021 after the end of the Covid-19 pandemic.

The 2022 Gurnell public consultation on a new leisure centre was very clear. Providing a swimming pool (1,947 votes) completely dominated the public responses. To build this 50 metre pool is vitally important as it will be the only Olympic sized Competition pool in west London. What is needed is a new pool not an expensive leisure centre catering for eight indoor sports and leisure services.

Only 35% of the homes to be built will be 'affordable'. Current planning guidance states that on public land this should be 50%. This residential development is in the River Brent floodplain. Floodplain storage will be reduced. Renters and purchases of the new homes may find it expensive or impossible to insure their homes.

Tower block flat residents will be able to look directly into the living space of residents in Peal Gardens. These residents will also suffer from a lack of sunlight in their gardens.

The new NPPF states 'Inappropriate development (on MOL) to be refused except in very special circumstances'. There is remotely nothing 'very special' about building residential tower blocks in a location remote from a major transport hub, a GP surgery or shops. To reach the nearest retail strip is a 20 minute uphill walk to Pitshanger Lane. Only one bus service connects the centre with Pitshanger Lane. There will be real challenges for new resident parents finding local places in a nursery, Primary or Secondary school.