

Councillor Gurcharan Singh
Representing Lady Margaret Ward

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Boris Johnson
Mayor of London
Greater London Authority
City Hall
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London SE1 2AA

27 January 2010

Dear Mayor Johnson,

RE: Review of Southall Gasworks planning decision

I refer to your decision to call in above application for a review and make the following submission for your consideration.

The Planning committee of the London Borough of Ealing which consists of representatives from all the major three political parties at its meeting of 4th November 2009, after listening to the representation made by local community groups and discussing pro and cons of the application at a great length decided to reject the planning application by National Grid to build 3,750 homes on the Southall Gasworks site.

In the course of the discussion it became apparent that not enough thoughts have been given to

- Local existing and future infrastructure
- Decontamination of the land
- Access to and exit from the site during before and after the building works.

Please note that the site in question, in the north borders on to Southall Broadway ward and on the south Southall Green ward. Both of these wards are among the most deprived wards in England due to over crowding, deprivation and congestion and the development neither offers them any respite nor any comfort. All it does offer to them over crowding, pressure on infrastructure, congestion and more carbon emission.

As a former chairman of the Housing committee of the London Borough of Ealing, I am fully aware of the need of more housing but we need these be built to a decent standard fully equipped with modern amenities and with low carbon emission. We must not repeat the failures of the past - where eagerness to meet housing targets has led to estates being

built that have become unpopular, run-down and associated with crime and anti-social behaviour. We need to be sure that the scale and density of the development is appropriate, and also that any development is supported with appropriate infrastructure.

The 3,750 homes will inevitably place increased pressure on Southall's existing roads and transport infrastructure. Southall is already congested and parking is a problem throughout the town. The problem will be especially acute for residents of adjoining streets as plans for access to the site has not been satisfactorily resolved. The increased numbers of cars will not only make it more difficult for people to move around, it will have a detrimental impact on air pollution and all the knock-on health effects that entails. The S 106 money has been earmarked for more buses but this is insufficient and is not enough to mitigate ill effects of the development. Whist I welcome the promise of a new primary school, I doubt this will be enough for all the children living on the new development - which is effectively a new ward - especially when there are already over stretched schools in the area.

This brings me to the most important point – the faith in local democracy and the local planning process. I strongly believe that a right decision has been made and to over turn this would condemn the whole process as meaningless.

In view of the above I shall be grateful if you please uphold the decision taken by the committee to refuse planning permission to National Grid and ask them to have a fundamental rethink and then re apply.

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Yours sincerely

Councillor Gurcharan Singh

Lady Margaret Ward councillor and Conservative PPC for Ealing Southall