

Friends of Haven Green



Keeping Haven Green at the Heart of Ealing

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Simon Troung
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Dear Mr Truong

Re Planning application No 171986FUL: Construction of enclosed cycle parking (103 Cycle spaces) and part demolition of boundary wall (Temporary Planning Permission).

Friends of Haven Green has discussed the above planning application which has a long history associated with it in which FoHG has been closely involved.

As the records show, FoHG strongly supports the Council's decision to relocate the cycle stands away from the Common land. These stands were installed unlawfully in 2012 and FoHG has sought their removal ever since. Use of the BBC car park is a good one as it is close by and outside the Common land boundary.

FoHG objected to the 2016 planning application - 162075FUL for a similar facility for the following reasons:

1. Proposed access. We felt that the vehicle access routes into the car park should be used to avoid creating conflicts between cyclists and pedestrians.
2. We were concerned that the proposed arrangements would conflict with the Council's Byelaws prohibiting cycling across the common land.
3. The plans required work on the common land which needed the consent of the Secretary of State.
4. No assessment was made on the impact of the development on Haven Green Conservation Area. The NPPF requires the Council, as applicant, to undertake such an assessment.
5. It was uncertain how many bicycles the new hub was designed to cater for.
6. We noted that this is a temporary application and wanted to know what were the Council's plans are for longer term provision of cycle parking around the station.

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FoHG recognises that the current plans attempt to address a number of these concerns. In particular, we are pleased that no works are now to be undertaken on the common land.

We note it is indicated now that cyclists will not be permitted to cycle along the footpath that runs along the Southern boundary of the site, and that signs will be positioned to remind them of this. This is an important detail. The footpath is a heavily used one by pedestrians crossing the Green from the Station into Ealing – and will be moreso once the route into Dickens Yard reopens. We remain sceptical about the extent to which the restrictions on cycling along this path will be observed. Nevertheless, with assurances from the Council they will be enforced, we have decided that, to secure the greater benefit of the removal of the unlawful Sheffield stands from the Green, not to object to this as a temporary proposal.

We remain concerned about other elements of the application. We are concerned that the Design and Access statement does not consider the appropriateness of the design and its impacts on the Haven Green Conservation Area. As far as we are aware, this matter has not been referred to the Haven Green Conservation Area Advisory panel, but we trust that it will be before the scheme is determined.

Should the scheme receive consent and in light of the history behind it, FoHG believes there should be a condition that all the Sheffield stands and associated paraphernalia are removed from Haven Green and the land reinstated to its former condition – ie all the matting etc is removed and the land is turfied and protected by fencing for the grass to be established.

We also propose that a further condition should be that the Council's byelaws relating to activities on the Green be displayed at prominent positions so the public knows what they may and may not do on the common land.

Finally we look forward to discussing the Council's longer term plans for cycle parking in the vicinity of Ealing Broadway Station. We imagine that the appropriate time to do this will be once we have received the report into the recent public Inquiry regarding the cycle hub on the lozenge.

Yours sincerely

Greg Phelan
Chair