

Planning Committee: 28.02.2024
Briefing Notes

ITEM 01 – Land opposite Ravenswood Court, Stanley Road, Acton W3 (195284FUL)

Amended Recommendation/Additional clarifications

1. On Page 1, it should state that the first set of supporting documents was submitted in November 2019 rather than in November 2021.
2. In the second last paragraph on Page 8, following submission of a revised Energy Strategy, this should now read “This would result in site-wide CO2 emissions being cut by at least 70.5%” rather than by 57.8%
3. On page 9, the S106 contribution for Affordable Industrial Workspace should be £8,174 and the total of S106 financial contributions should now be £1,014,697. The affordable industrial workspace contribution is based on 5% of the net uplift in industrial floorspace, which in this case is 717 sq m so the off-site affordable workspace contribution should be secured for approximately 36 sq m of space. This is small amount but, for consistency with other schemes, a financial contribution towards off-site affordable workspace has been secured using an established formula.
4. On page 9, it indicates that details of the number of placements under the S106 obligations for the Apprentice and Placement Scheme are to be agreed with the Council; these are to include:
 - 7 apprenticeships during the construction phase
 - 11 work experience opportunities for 16+ years old
 - 25% of all vacancies are to be filled by Ealing residents with a long-term connection to the borough, and priority given to residents who are unemployed.
5. On Page 12 it states that the applicants did not submit a request for an EIA Screening Opinion. In fact, a Screening Request was submitted in November 2019 and the Council confirmed the proposed development did not constitute Environmental Impact Assessment Development and no Environmental Statement was required (Reference 194981SCE).

Further representation(s)

6. Condition 55 requires, prior to first occupation of the development, a Nighttime Active Travel Zone Assessment to be carried out and submitted to the Local Planning Authority for approval in consultation with TfL. However, a late comment has been received from TfL requesting that it would be preferable that the night-time ATZ is instead secured within the S106 Agreement, that the development should not be occupied until the approved Active Travel Measures are implemented and a contribution of up to £50,000 be provided towards the delivery of the Active Travel Measures. Given that the applicant is already providing significant contributions towards active travel measure to improve walking and cycling provision, as well as a S278 agreement for public realm and highway improvements in the immediate vicinity of the site, it is not considered a further S106 contribution is justified and that the required measures can be appropriately secured by a condition.