



Bollo Lane

Consultation Report
December 2019

Executive summary

This report concludes the first stage of our consultation on the redevelopment of the Transport for London (TfL) land on Bollo Lane in the London Borough of Ealing. This initial stage was to help understand the priorities for residents, stakeholders and community groups.

Two public consultation events were held, on Wednesday 16th October and Thursday 17th October 2019. 197 people attended the events. The TfL consultation website was live for 4 weeks from Wednesday 16th October until Thursday 13th November. 113 people responded this way. In addition there was a station pop up event held a week before the online exhibition closed for additional promotion.

As this stage it was about shaping the future design of the development to reflect the feedback. We set our core principles around delivering affordable housing and turning Bollo Lane into a more pedestrian friendly environment with some retail. This was broadly positively received. Some people expressed a desire to understand how tall the development would become but understood that this was an initial consultation.

All consultation materials are reproduced in the Appendix.

The next stage will be a new round of public consultation starting from Wednesday 15th January 2020.

Issues commonly raised

Redevelopment of the site

Most attendees recognised that the site has excellent development potential and was underutilised as car and lorry parking. Attendees noted some concern that no pavement currently exists at the south end of the site and were supportive of the proposals to provide a new pavement in this area.

Those who supported the scheme felt the proposals would lead to a revival of the neglected and under-used site; as the minimal loss of green space would be negated by the improvements, including new pavements and open spaces.

Provision of new retail

Most attendees were supportive of plans to provide new retail units along Bollo Lane. Written feedback confirmed that attendees see the lack of local amenities and shops in this area as a crucial issue. Some attendees noted that they would like to see local infrastructure incorporated into the proposals as the area is currently under strain from neighbouring developments.

Trees and Greening

Attendees were supportive of the proposals to provide a new green corridor along the Bollo Lane site. Some attendees requested further information on the proposed species of trees that would be provided.

Parking

Attendees requested more information on the impact of the proposals on current parking arrangements. Attendees were reassured to see that TfL are seeking to develop a car-free scheme.

Height and Massing

A number of attendees requested further information with regards to the proposed height and massing of the blocks. Members of the project team informed attendees that the conversations surrounding height and massing were currently ongoing with LB Ealing and they would be shown further information at the next exhibition in January 2020.

Heritage

Most attendees were supportive of the proposals to retain the Victorian Sub-Station as part of the proposals. The building was noted as having significant heritage value to the area. Some attendees expressed concern over the proposed demolition of Frank Pick House. The majority of attendees who lived locally to the site saw the building as having little to no heritage value and were supportive of the plans to redevelop the building.

Who we consulted

Residents and businesses were consulted and invited to a public exhibition if they were located near enough to the site to be effected by the proposals. A copy of the distribution area is included in the Appendix. The exhibition was also promoted by an advert placed in the Ealing Gazette.

Many local and political stakeholders were offered briefings on the proposals, including:

- Cllr Julian Bell (Leader, Ealing Council)
- Cllr Shital Manro (Chair of the Planning Committee, Ealing Council)
- Cllr Peter Mason (Cabinet Member for Housing, Planning and Transformation, Ealing Council)
- Steve Curran (Leader, Hounslow Council)
- Southfield ward councillors (Ealing Council)
- South Acton ward councillors (Ealing Council)
- Turnham Green ward councillors (Hounslow Council)
- Acton Green Residents' Association
- Bollo Brook Youth Centre
- Ealing Civic Society
- Mill Hill Park Residents Association

Commuters using Acton Town station were targeted at a pop-up event at the station following the exhibition, to encourage them to give their feedback on the early proposals online via the TfL website.

A variety of methods were used to engage with neighbours including a public exhibition, a newsletter, an advert in the local newsletter and a pop-up event at Acton Town station.

The newsletter advertising the exhibition was sent to 8,360 local households and businesses, covering all parts of the local community which would be affected by the proposals. The exhibition itself was held at a venue near to the site across two days, and was fully accessible for the disabled. The exhibition was also advertised in the Ealing Gazette, and invitations were also sent to the stakeholders listed above.

On the newsletter and at the exhibition and pop-up event, members of the community were directed towards <https://consultations.tfl.gov.uk/planning/bollo-lane/> to give their feedback on the emerging plans. At the exhibition, a physical feedback form was given out, for people to complete at the exhibition or post back to the project team at a later date using a Freepost envelope provided.

Dates and duration

Set out the dates and length of time the consultation took place.

The public exhibition took place on:

- Wednesday 16 October, 10.00am to 3.00pm
- Thursday 17 October, 2.00pm to 8.00pm

The venue was the Acton Gardens Community Centre (Unit A Munster Court, Bollo Bridge Road, London W3 8UU)

Following the exhibition, a second newsletter was dispatched to encourage those who had not attended the exhibition to complete the TfL website consultation before the deadline. This was dispatched to the same distribution area as the first newsletter.

Following this newsletter, the team held a pop-up event in the foyer of Acton Town station. A select number of the exhibition boards were displayed, and flyer were handing out explaining the scheme and the encouraging commuters to respond to the consultation. The pop-up was held from 4.30pm to 7.30pm on Monday 4th November.

The consultation on the TfL website was open between 16 October and 13 November 2019.

Explain why it was that length and if it was extended.

Methods of responding

The public could use the TfL consultation page to give their feedback. Alternatively, people could email consultations@tfl.gov.uk.

Consultation materials and publicity

Headline activity: 8,360 letters, 32,402 people emails.

Emails to public/stakeholders

An email was sent to the TfL database of people who live in and around Acton station as well as people who regularly use Acton Town station.

Media activity

There was a quarter page advert placed in the Ealing Gazette.

Next steps

The project team have reviewed the comments received in the first phase of the public consultation, and the views of the community have influenced the development of the scheme as it has evolved in more detail.

A second phase of consultation will be undertaken in January 2020 to show the updated proposals, and feedback will be sought from the public in advance of a planning submission.

The second phase of consultation will involve a public exhibition advertised by a third newsletter and by an advert placed in the Ealing Gazette. Attendees will be able to give feedback using the TfL website or using the feedback form. Pop-up exhibitions will also be held in the Gunnersbury Triangle and at Acton Town and Chiswick Park stations.

Appendix

The exhibition boards can be viewed and downloaded from the project website:
https://consultations.tfl.gov.uk/planning/bollo-lane/user_uploads/bollo-lane-exhibition-boards.pdf

Have your say on our proposals for Bollo Lane development



Transport for London is pleased to invite you to attend the first drop-in exhibition for the proposed development of land on Bollo Lane. The site runs along the western side of Bollo Lane, and stretches from Acton Town Station in the north to the railway crossings in the south.

The exhibition will be an opportunity to learn more about the site and hear more about TfL's emerging plans for what could be delivered here.

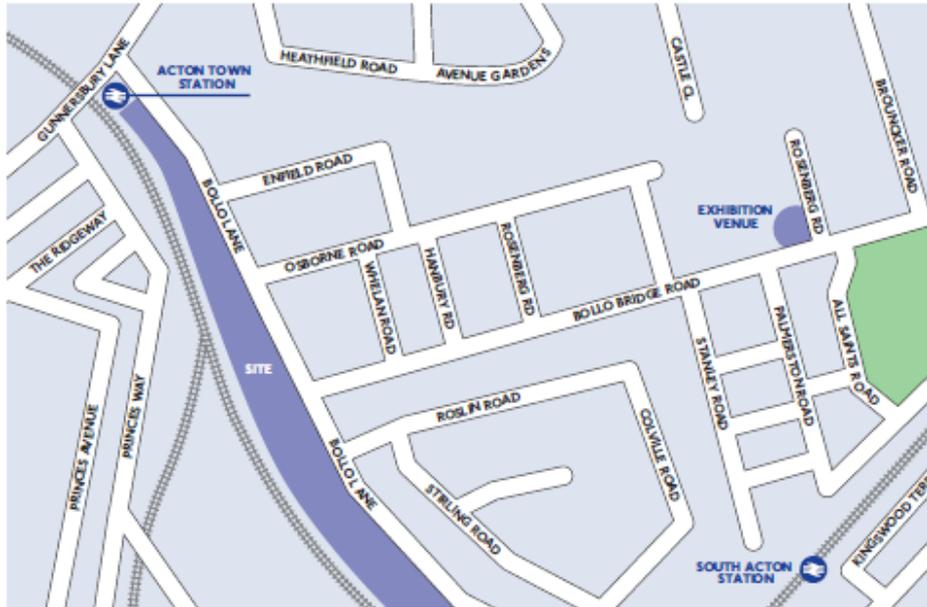


Please see reverse for full details.



MAYOR OF LONDON





Dates Wednesday 16 October, 10.00am to 3.00pm
Thursday 17 October, 2.00pm to 8.00pm

Venue Acton Gardens Community Centre
Unit A Munster Court, Bollo Bridge Road
London W3 8UU

Transport for London is committed to working with local residents, businesses and the wider community to deliver a development with real and lasting benefits.

Alongside new homes to rent and buy, better green spaces and enhancements to the public realm along Bollo Lane, Transport for London wants to hear from you about how our development can improve your area.

If you would like to receive more information about the drop-in exhibition, please contact us on:

E consultations@tfl.gov.uk
T 020 3907 8982

Have your say on our proposals for Bollo Lane development

Transport for London is pleased to invite you to attend the first drop-in exhibition to discuss their early stage proposals for the development of land on Bollo Lane. The site runs along the western side of Bollo Lane, and stretches from Acton Town Station in the north to the railway crossings in the south.

The exhibition will take place on:

Dates Wednesday 16 October, 10.00am to 3.00pm
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Venue Acton Gardens Community Centre
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London W3 8UU

For further information, please
email consultations@tfl.gov.uk

Have
your
say



MAYOR OF LONDON



TRANSPORT
FOR LONDON
EVERY JOURNEY MATTERS

Newspaper advert placed in the Ealing Gazette



Share your views on TfL's proposals for Bollo Lane

Transport for London wants to hear
your views on the emerging proposals
for their site on Bollo Lane.



MAYOR OF LONDON





Alongside new homes to rent and buy, better green spaces and enhancements to the public realm along Bollo Lane, Transport for London wants to work with residents, businesses and the wider community to make a positive and lasting contribution to the local area.

The site runs along the western side of Bollo Lane, and stretches from Acton Town Station in the north to the railway crossings in the south.

You can fill out our online survey by visiting: www.tfl.gov.uk/bollo-lane

The survey will be open until **Wednesday 13th November**

If you have any questions regarding the proposals, or if you would like further information, please email consultations@tfl.gov.uk



Distribution letter of the newsletter