

Orion Park, Northfield Avenue, West Ealing, W13 9SJ
Proposed Section 73 material amendment application
LBE planning reference: 213744VAR and 262071CND

Response of Ealing Fields Residents' Association, August 2026

www.efra.org.uk

Introduction

Ealing Fields Residents' Association (EFRA) is a large residents' association with a subscription membership of some four hundred households across more than thirty streets which are centred on Northfields Station and our Community Library. We are recognised by Ealing Council as a formally constituted body that has the authority to comment on issues affecting our members. Orion Park is located near the centre of our membership catchment area. EFRA has commented previously on the original and subsequent planning applications associated with the site. We were pleased that the site owners - Sovereign Network Group (SNG) - have consulted EFRA and local residents about the Section 73 amendment to the original planning permission.

Comments

- 1) We are pleased that the commitment remains to provide 'affordable housing' on the site. Ensuring that 23% of the homes will be let at 'social rents' is particularly welcome. This will mean that such homes will be available to households unable to access shared ownership. We would like to understand the rationale behind the decision to locate the vast majority of the social rent flats in Block D rather than being spread across all blocks. We do not believe this will assist 'community cohesion' in the development.
- 2) We welcome the proposal to reduce the height of Block A which fronts onto Northfield Avenue from eight to six storeys. We are in favour of this amendment as eight storeys was too high and over-bearing in this prominent position opposite Northfields Station, a listed building.
- 3) However, we have major concerns about the plan to add an additional storey to Block C. You list a reduction of one home in Block A, an increase of one home in block B plus only an additional four homes in the increased height Block C. We do not support the proposal to add another storey to Block C to the detriment of adjoining residents for a gain of four homes.
- 4) As the site narrows the residents to the west of the site are inevitably the most at risk from loss of privacy, loss of sunlight and over-shadowing. Block C will be nearer to their boundary than both Blocks A and B. Residents in that part of Belsize Avenue are naturally concerned about the negative impact the revised design will have on the enjoyment of their homes.
- 5) EFRA and affected residents will want to see evidence that shows that there is no loss of privacy and that there is no loss of sunlight when the sun is at its lowest point (i.e. mid winters day). In particular, the developer must ensure that the provisions of the Rights of Light Act 1959 are strictly observed.
- 6) Ultimately though we ask that you give serious consideration to reducing Block A as proposed and not proceeding with the increase in Block C
- 7) With regard to amenity areas on the top of some blocks there are concerns about overlooking and particularly noise nuisance. We would like to know what plans are in place to prevent disturbance to adjoining residents. For instance, are there plans to controlling what times these areas can be accessed?
- 8) We are puzzled by the proposal to have just one commercial unit on the ground floor of Block A fronting Northfield Avenue (rather than two as originally proposed). Is this because SNG have pre-let the premises? It would be helpful to know the rationale behind this proposed amendment to the planning permission.
- 9) We note that there are 26 parking spaces associated with the development. Also, we note that residents will not have access to parking permits for neighbouring streets. These restrictions on parking in the wider area are welcomed by EFRA. We will expect SNG and the Council to monitor that the parking conditions placed on residents of the new flats are strictly enforced.

Contaminated land

Regarding the ground contamination, we have serious concerns about the risks this poses to residents during and prior to the construction process.

The report confirms the presence of significant contamination across the site including:

- hydrocarbon plume (kerosene, diesel, BTEX compounds including benzene) within the superficial gravel aquifer
- asbestos fibres and asbestos-containing materials (ACMs) in made ground across the central and eastern parts of the site
- heavy metals (beryllium, nickel, lead, copper, zinc), cyanide, ammoniacal nitrogen, and chlorinated solvents
- ground gas including methane (up to 60% v/v in earlier investigations) and elevated levels of CO₂
- volatile vapour readings that remain elevated across the central area - the report acknowledging *"the presence of volatile vapours and ground gas concentrations undertaken to date would indicate a risk to end users."*

The report also makes clear that remediation has not been completed. Significant further work is needed before the site is suitable for development. Specifically, no full Remediation Method Statement or Remedial Options Appraisal have been prepared or submitted to Ealing Council for approval.

Further site investigations will be necessary owing to a large stockpile of crushed demolition material sitting over the identified contamination plume. Proposed remediation measures have not yet been implemented.

This site has sat in its current state for approximately six years therefore clarification is needed about what assessment has been carried out regarding the potential risk to existing residents from airborne asbestos fibres, volatile organic compound vapours, and contaminated groundwater migration.

More information is needed regarding air quality monitoring particularly at the northern boundary of the site. Specific measures must be in place during site clearance and remediation works to protect adjacent residents from asbestos fibre release, dust containing heavy metals, and volatile vapour emissions.

Continuous monitoring must be undertaken at the site boundary with containment and suppression measures in place together with notifications to all adjoining residents when the work is due to start.

Essentially no ground disturbance should take place until a full remediation strategy has been approved by the Council and adequate protective measures for adjacent residents are confirmed and in place.