

# Development Sites DPD

## Main Modifications

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	5	Development Sites/The Sites/New 3 <sup>rd</sup> paragraph	Provision of <u>garden space is a key component of residential development, and every home should have access to suitable private and/or communal garden space as set out in the Development Management DPD. The fundamental design considerations for garden space relate to its quality and usability; in flatted schemes this will generally be achieved through provision of a consolidated area of communal garden space in addition to balconies. For the purposes of the Development Sites DPD, the requirement for children's play space to Mayoral standards is included within reference to communal garden space.</u>
MM2	5, 128	Development Sites/The Sites/New 4 <sup>th</sup> paragraph/New Appendix B	<p><u>Thames Water has identified a potential need to improve water supply capability and waste water services in relation to several of the identified development sites, as listed in Appendix E. As part of the planning application process for those sites included in Appendix E, a water supply and/or drainage strategy will need to be produced by the developer in liaison with Thames Water to ensure the appropriate upgrades are in place ahead of occupation of the development.</u></p> <p><i>Below text and appended table to form New Appendix B:</i></p> <p><u>Appendix B Sites with Potential Need to Improve Water Supply Capability and Waste Water Services</u></p> <p><u>For the sites included in the table below, Thames Water have concerns regarding water supply services and waste water services in relation to the site. Specifically, the water supply and sewerage network capacity in the area is unlikely to be able to support the demand anticipated from the development and it may be necessary for the developer to fund investigations into the impact of the development. Developers will be required to demonstrate that there is adequate water supply and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In the event of an upgrade to Thames Water assets being required, up to three years lead in time will be necessary.</u></p> <p><i>[table as appended to this schedule]</i></p>

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			<u>For those development sites not included in the table, on the information available to date Thames Water do not envisage infrastructure concerns regarding water supply or waste water capability.</u>
MM3	5	Development Sites/The Sites/New 5 <sup>th</sup> paragraph	<u>The delivery of the site allocations will be monitored on an annual basis through the Authorities' Monitoring Report to assess progress on implementation, which will in turn assist with the future review of the Local Plan and related documents. This will be carried out alongside the Council's housing trajectory and the requirement to demonstrate an adequate supply of land for housing to meet Ealing's target, as set out in the London Plan and the borough's Development Strategy DPD.</u>
MM4	15	ACT3/Design Principles/1 <sup>st</sup> paragraph	Development of the site must support the urban design objectives for the site as a whole, requiring a comprehensive masterplan that realises the full potential of the site. A piecemeal approach to development <u>that does not contribute to delivery of a cohesive scheme for the site as a whole</u> is not acceptable.
MM5	29	EAL1/Design Principles/New final paragraph	<u>The quantum of replacement office floorspace should reflect the level of demand for small offices in this area of the town centre, based on lettings at a reasonable market rate.</u>
MM6	39	EAL6/Design Principles/1 <sup>st</sup> paragraph	<del>Development of 59-63 New Broadway should be carried out in accordance with the extant planning permission (P/2003/5043 and related permissions) for a multiscreen cinema and ancillary A3/A4 uses, which retains the façade. The remainder of the site should introduce complementary town centre uses, with active ground floor retail, restaurant and leisure uses. The inclusion of additional arts and cultural uses, studios/flexible office space and community uses would be welcomed.</del> <u>The Ealing Cinema Supplementary Planning Document (SPD) sets out the design principles for the site in full. Change on this site may be achieved through comprehensive or incremental development; any proposals brought forward must be based on a masterplan for the site as a whole that address the urban design objectives and realises the full potential of the site.</u> <u>Development on this site should deliver a multiscreen cinema, and introduce additional complementary town centre uses, with active ground floor retail, restaurant and leisure uses. The inclusion of additional arts and cultural uses, studios/flexible office space and community uses would be welcomed.</u>
MM7	87	SOU4/Design Principles/2 <sup>nd</sup> paragraph	Development west of the existing pedestrian footbridge will be expected to contribute to an improved sense of place and arrival experience through delivery of a high density, high quality mixed use development centred around <del>a new hard landscaped public space</del> hard

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			landscaped public spaces. <del>This public space must be of sufficient size and quality to accommodate Southall's many public festivals and events, particularly those associated with the Gurdwara Sri Guru Singh Saba, and successfully integrate the entry/exit of the pedestrian footbridge.</del> <u>New public spaces should have a clearly defined purpose and be of sufficient scale to provide for the arrival/interchange requirements of the new Crossrail station, and successfully integrate the footbridge into the wider area as a key pedestrian/cycle route.</u>
MM8	90	SOU6/ Allocation	Mixed use development including flexible employment floorspace (B1), <del>and residential and public open space,</del> with ancillary commercial and community uses.
MM9	91	SOU6/Design Principles/4 <sup>th</sup> paragraph	The layout should provide for two new onsite public spaces: the first a small hard landscaped area at the entry/exit point for the pedestrian/cycle bridge over the railway, and the second a <del>substantial</del> soft landscaped Public <u>Open Space which functions as a small local park</u> to serve the wider development and enhance the overall provision of and access to open space in Southall.
MM10	92	SOU6/Design Principles/(2) Middlesex Business Centre/1 <sup>st</sup> paragraph	Proposals for the Middlesex Business Centre should provide a mix of residential dwelling types and sizes, organised around a substantial soft landscaped public <u>open</u> space that improves connection to the canal spur and Glade Lane Canalside Park to the east. The provision of ancillary commercial and community uses adjacent to the pedestrian/cycle footbridge would be supported to animate the new public space. Consideration should also be given to the provision of employment floorspace across the site, particularly at the eastern edge of the site as an appropriate transition between the adjacent industrial area.
MM11	104	OIS2/Design Principles/New final paragraph	<u>National Grid have underground electricity transmission cables situated under Allen Way. Proposals must accord with National Grid requirements relating to the electricity transmission network, further details of which can be obtained from National Grid's Plant Protection Team. No trees or shrubs should be planted either directly above or within three metres of the existing underground cable as the roots may cause damage to the cable.</u>
MM12	107	OIS5/Design Principles/New 2 <sup>nd</sup> paragraph	<u>The site is subject to a Safeguarding Direction which remains in force until 30 April 2022, and prevents the grant of planning permission in respect of development on any land to which the Direction relates otherwise than to give effect to any recommendations of Thames Water, as set out in paragraph seven of the Direction.</u>
MM13	111	OIS8/Planning Designations	<u>SIL (Part – North of Roackware Avenue to Grand Union Canal)</u> Adjacent to Westway Cross/Rockware Neighbourhood Centre

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			Canalside Conservation Area Grade II Listed Glaxo Building Green Corridor Grand Union Canal SINC Adjacent to Horsenden Hill MOL
MM14	111	OIS8/Proposed Allocation	High density mixed-use development south of <del>Rockware</del> <u>Rockware</u> Avenue at Greenford Station, consolidation and intensification of industrial (B1c, B2, B8) and ancillary uses <u>within the SIL</u> between Rockware Avenue and the Grand Union Canal, and employment-led redevelopment with the introduction of residential and community/leisure uses north of the Grand Union Canal.
MM15	112	OIS8/Design Principles/(1) South of Rockware Avenue/1 <sup>st</sup> paragraph	(1) South of <del>Rockware</del> <u>Rockware</u> Avenue As key nodal point within the area, and a focus for north-south links, Greenford Station has the potential to support high density development in the immediate vicinity. The vacant land south of Rockware Avenue is suitable for mixed-use development, including residential and commercial, <u>subject to safeguarding requirements arising from High Speed 2</u> . New development must include active frontages at ground floor level, and provide legible, attractive and well-overlooked pedestrian routes to Westway Cross and Greenford Station. Due to the proximity of the railway line and <del>A40</del> <u>road</u> , a convincing case would need to be presented that proposals for residential accommodation would have a satisfactory level of amenity.
MM16	112	OIS8/Design Principles/(2) North of Rockware Avenue to the Grand Union Canal/1 <sup>st</sup> paragraph	(2) North of Rockware Avenue to the Grand Union Canal <del>The area between Rockware Avenue and the Grand Union Canal has a functional relationship with the Strategic Industrial Location to the west, and will continue to be protected for industrial uses (B1c, B2 and B8)</del> <u>The area between Rockware Avenue and the Grand Union Canal has a functional relationship with the existing SIL to the west and forms part of a strategically important area of industrial and warehousing capacity. It will continue to be protected for industrial uses (B1c, B2 and B8) through its designation as a Strategic Industrial Location (SIL), as appropriate to its importance to industrial capacity at regional level.</u>
MM17	113	OIS8/Design Principles/(3) North of the Grand Union Canal/1 <sup>st</sup> paragraph	(3) North of the Grand Union Canal North of the Grand Union Canal, there is a substantial potential for revitalisation of the employment role of the site to provide high quality office/ <del>research and development</del> <u>managed workspace and education</u> facilities, supported by the introduction of residential, community and leisure uses. <u>There may also be potential to introduce limited commercial uses to the site, such as local convenience retail or a café, to serve the new residential population and support the overall</u>

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			contribution of the site to the local area. Any commercial uses proposed must make clear contribution to achievement of the wider objectives for the site and not harm the vitality and viability of the nearby neighbourhood centres and local shopping parades. The retention of employment uses on this site is considered fundamental to the successful realisation of the full development potential of this area; the introduction of residential and associated uses is supported so long as these do not displace higher priority employment uses.

*Table to be inserted as part of MM2*

**APPENDIX B Sites with Potential Need to Improve Water Supply Capability and Waste Water Services/New Table**

<u>Reference</u>	<u>Name</u>	<u>Water Supply Concerns</u>	<u>Waste Water Services Concerns</u>
<u>ACT2</u>	<u>Acton Gateway</u>	<u>Yes</u>	<u>Yes</u>
<u>ACT3</u>	<u>Oaks Shopping Centre and Churchfield Road Car Park</u>	<u>Yes</u>	<u>Yes</u>
<u>ACT5</u>	<u>Acton Central Station Yard</u>	<u>Yes</u>	<u>Yes</u>
<u>ACT6</u>	<u>Acton Crossrail Station</u>	<u>Yes</u>	<u>Yes</u>
<u>EAL2</u>	<u>Ealing Broadway Crossrail Station</u>	<u>Yes</u>	<u>Yes</u>
<u>EAL3</u>	<u>Arcadia</u>	<u>Yes</u>	<u>Yes</u>
<u>SOU1</u>	<u>Southall Market</u>	<u>Yes</u>	<u>Yes</u>
<u>SOU5</u>	<u>Southall West</u>	<u>Yes</u>	<u>Yes</u>
<u>SOU6</u>	<u>Southall East</u>	<u>Yes</u>	<u>Yes</u>
<u>SOU8</u>	<u>The Green</u>	<u>Yes</u>	<u>Yes</u>
<u>OIS1</u>	<u>Park Royal Southern Gateway</u>	<u>Yes</u>	<u>Yes</u>