SITES and AREAS

Introduction

This tenth and final chapter in the Written Statement revisits the sites and areas referred to in the previous chapters. It also includes a number of additional sites within the broad areas referred to in the earlier chapters, and where appropriate adds more information about individual sites. In addition, the chapter includes small-scale maps indicating the land uses proposed in the Plan, and the location of the sites and areas referred to in this chapter.

The antecedents for each site and area schedule are given in chapters one to nine. This chapter also identifies key sites for development in each town centre, and these are set out in Schedule 10.21.

Each of the site and area schedules (10.1 - 10.21) should be regarded as a policy for the site or area in question.

The Sites and Areas chapter effectively provides a gazetteer for the Proposals Map, which complements the Written Statement. Larger scale inset maps for the main town centres of Ealing, Acton, Greenford, Hanwell and Southall are included on the back of the Proposals Map, so that readers can properly identify all site specific proposals and boundaries.

Postscript: Please see DCLG Direction 2007 in UDP written statement volume 1
10.1 Strategic Sites and Areas

1. Green Space
   - Major Open Areas:
     - Green Belt
     - Metropolitan Open Land
     - Green Chain/Green Corridor
     - Heritage Land
     - Sites of Metropolitan Importance for Nature Conservation (SMI).
   (Also - Public and Community Open Spaces, Sites of Nature Conservation Interest and Nature Conservation Management Areas throughout the borough).

2. Residential Areas
   - Acton - Ealing - Hanwell - Southall - Greenford - Northolt - Perivale
   Residential areas are primarily for housing, but include public and community open space, sites for local nature conservation, employment sites and other non-designated workspaces, neighbourhood and local shopping centres and other shops, designated shopping frontages, community facilities, stations and other transport facilities.

3. Major Employment Locations - including -
   - Preferred Industrial Locations
   - Industrial Business Parks
   (there are also Employment Sites in residential areas and shopping centres).

4. Town Centres
   - Metropolitan Centre - Ealing Broadway/ West Ealing
   - Major Centre - Southall
   - District Centres - Acton, Greenford and Hanwell
   (there are also neighbourhood and local centres throughout the borough)

5. Community Regeneration Areas
   Park Royal, NW10
   Southall

6. Special Opportunity Sites
   - British Gas Site, Southall – A Masterplan is required. Site is suitable for mixed use including employment, housing, open space (local park), community, sports and an appropriate element of retail, subject to major improvement to the site’s accessibility. Potential for links with adjacent country park. Potential for new road and tram routes through the site with land to be safeguarded for a tram depot fully meeting service and operational requirements (up to 4 ha). Development to cater for Southall Gateway Link Road, providing an east-west route across the site to the A312 and the Uxbridge Road.
   - Southern Gateway, Western Avenue
   - Atlas Road, NW10
   - Glade Lane, Southall
   - Greenford Station and land to north Greenford Road, Greenford
   - Ruislip Road, (where it crosses the Grand Union Canal, Southall) - continuing employment use (with levels of employment higher than in the year 2000) and a range of other uses including open space, housing, community and leisure uses in an integrated scheme following urban village principles of sustainable development and high quality design. Measures to improve the visual and environmental quality of the area will be particularly important, especially associated with the Grand Union Canal and adjoining public open space.

7. Mineral Aggregate Distribution
   - Horn Lane, W3
   - Park Royal Road, NW10
   - Willesden Rail Depot, NW10 - development to incorporate new road link across the Grand Union Canal, creating an alternative to Channel Gate Road. The scheme must be compatible with CrossRail proposals.

8. Waste and Recycling Sites
   - Greenford Road, Greenford
   - Stirling Road, Acton, W3
   - Gordon Road, Southall

9. Transport
   - Road/Green Corridor Proposals
   - Cross Rail
   - New stations
   - West London Transit

NB Supplementary guidance on Water, Drainage and Flooding (SPG 2) will indicate the Environment Agency's flood risk areas in the Brent Valley and near the Yeading Brook.

The terminology used in this schedule is clarified in the policies referred to in each section of the schedule.