

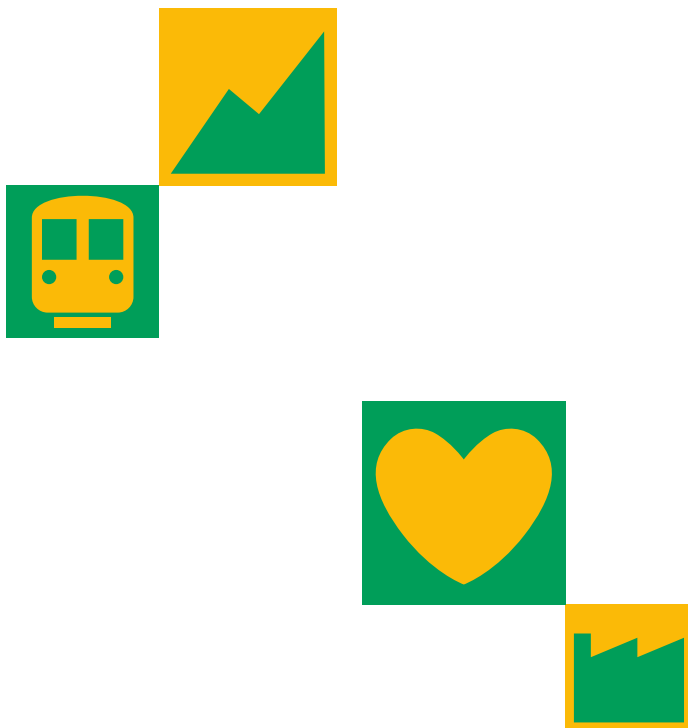
SUMMARY OF THE DRAFT NEW LOCAL PLAN

Over the next few months there will be more opportunities to get involved in Shaping Ealing and our New Local Plan. To receive updates just register on our website www.Ealing.gov.uk

For more information on Shaping Ealing visit www.ealing.gov.uk/shapingealing

DOCUMENT CONTENTS

How to provide consultation feedback	03
What is a Local Plan?	04
Our Vision	05
<hr/>	
Town Plans:	
Acton Town Plan	08
Ealing Town Plan	10
Greenford Town Plan	12
Hanwell Town Plan	14
Northolt Town Plan	16
Perivale Town Plan	18
Southall Town Plan	20
<hr/>	
Take our short survey!	23



LINKS

[Click here](#) for more information on the Shaping Ealing Report.

[Click here](#) for more information on the Local Plan and supporting documents.

What is this document?

This is a summary document of the draft new Local Plan main document. Please note this document does not contain the policies guiding development.

You can find the full document with the policies [here](#).

How to provide consultation feedback

We invite everyone with an interest in the future of Ealing to provide comments on the Local Plan by 25th January 2023.

Within the full draft new Local Plan document we have placed questions under the policies requesting feedback on our proposals. The consultation questions are interactive, which will allow you to respond online by clicking on each question link.

There are additional approaches to providing consultation feedback through email, mail and in-person events.

You will be able to find all information relating to this consultation, including the draft new Local Plan document, and supporting documents, on the Council's website.

Hard copies of the draft new Local Plan are also available at the Ealing Council Office at 14 Uxbridge Rd (W5 2HL) and in libraries across the borough.

What is a Local Plan?

Local plans shape and guide future development in Ealing's boundary. Ealing's new local plan is divided into four main parts:

- A spatial strategy that sets an overall vision for the towns and how this will be delivered.
- A collection of seven town plans which explains how these will be delivered in different neighbourhoods, including 118 development sites or places where there is potential for new development.
- A set of development management policies that will help guide the determination of planning applications either supplementing existing London Plan policies or setting a new local policy.
- A policies map that illustrates any site-specific policies in map form.

This local plan must operate within the overall context of the London Plan which sets out a framework for how London will develop in the future and is part of Ealing's Development Plan.



Image: Aerial view of Ealing.

Our Vision

Ealing's 15-year vision seeks to enhance the unique characteristics and cultural identities of each of Ealing's seven towns and reflects the three core strategic objectives in the Council Plan:



Image: Importance of Active Travel in the Borough.



Creating good jobs and growth:

Ealing will become the engine of West London's new economy. We will manage growth to provide fair and equal access to jobs that pay a decent living income. Growth will support genuinely affordable homes and affordable workspaces. We want growth in Ealing to be inclusive where people can both contribute to and benefit from growth. Ealing will grow and diversify its business space, and further strengthen the role of its industrial areas, creative industries and night-time economy. We will also:

- Direct development to sustainable locations ensuring the efficient use of land.
- Deliver London Plan Housing Supply Targets (with 50% going to affordable housing).
- Promote good design and amenity.
- Take a strategic approach to conserving and enhancing heritage.
- Identify appropriate areas for tall buildings and change that add quality and complement Ealing's character and place-making ambitions.
- Make provision for necessary physical, social and green infrastructure.
- Sustain the viability and vitality of our town centres.
- Provide new homes in truly mixed, inclusive communities.
- Support culture and creative industries.
- Create a clear framework for future negotiations on planning obligations, including a new Community Infrastructure Levy (CIL).
- Support an inclusive economy that retains vital public assets and buildings for public use to benefit local people including Community Land Trusts.



Tackling the climate crisis:

Ealing will seek to spread the benefits of new growth more equally across the borough's neighbourhoods. Ealing will seek to create and promote 20-minute neighbourhoods across the borough, where most daily needs can be met within a short walk or cycle. Ealing will become cleaner, greener, and more sustainable. We will also be:

- Making the best use of land and investing in more sustainable transport.
- Managing waste and promoting greater self-efficiency.
- Promoting greater energy efficiency and investment in new technologies.
- Building resilience and adapting to the changing environment.
- Maintaining, enhancing and expanding the network of green infrastructure.
- Protecting and enhancing community facilities to help develop strong inclusive communities and contribute to social integration, cohesion and civic pride.

- Providing new and improved social and community infrastructure.
- Safeguarding, improving and facilitating existing social infrastructure to meet needs and ensure delivery of necessary new social infrastructure such as community centres.



Image: Uxbridge Road, Ealing.



REGENERATION AND NEW DEVELOPMENT WILL ONLY BE ACCEPTABLE IF HEALTH AND WELLBEING OUTCOMES ARE PRIORITISED.



Fighting inequality:

Children and young people should get a fairer start in life, and everyone should be able to enjoy long, healthy lives free of crime and inequality. We will also:

- Support healthy lives through improved air quality and work to mitigate the effects of climate change.
- Implement 20-minute neighbourhoods to ensure better and easier access to meet daily needs.
- Commit to high design standards for development.
- Maintain sufficient supply and improved access to sports and recreation facilities.
- Implement Health Impact Assessments.
- Meet health infrastructure needs and specialist housing needs.
- Improve access to green and open space.
- Work with the NHS and other service providers to ensure better access to health care and other services.
- Meet Gypsy, Roma and Traveller accommodation needs, including establishing a dedicated transit site.



Image: Supporting vulnerable residents.

Acton Town Plan

Acton is one of the borough's most diverse towns; it includes many different town centres and numerous industrial areas. It forms the southern gateway to the UK's largest regeneration zone at Old Oak and Park Royal that will include the new High Speed 2 terminus by 2030. It also benefits from its proximity to the A40 and Uxbridge Road. Acton has mixed socio-economic outcomes for its residents, with pockets of deep deprivation next to areas of affluence.

Acton is well placed to capitalise on its excellent connectivity (seven rail and tube stations). There are significant planned investment in infrastructure to accommodate significant levels of development, particularly within its town centres and industrial areas where higher density employment uses will be encouraged. It is also home to a Creative Enterprise Zone (CEZ) that aims to support artists and new creative businesses to find affordable workspace within the borough.

What you've told us through the Shaping Ealing Survey

Local people in Acton are concerned about affordable homes, the way their area is changing, air quality, and lack of dedicated walking and cycling routes. However, public transport, community cohesion, and clean, safe parks and open spaces were rated more highly by local people.

A vision for Acton:

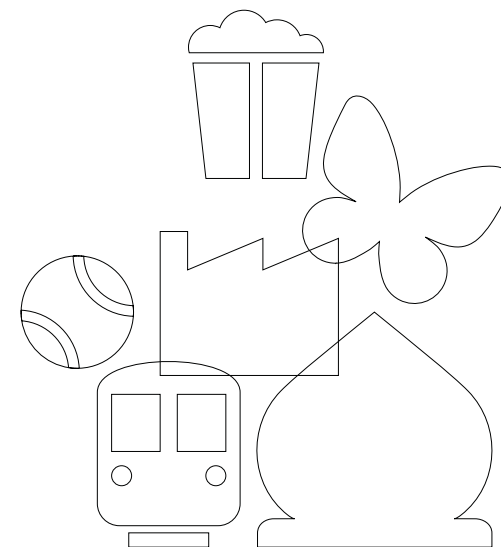
Jobs and growth:

Economic opportunities will be maximised in the area through the Elizabeth Line arrival at Acton Main Line Station and the future interchange at Old Oak Common HS2 station. Growth will be focused around existing transport interchanges including Acton Town, Acton Main Line, Acton Central, and South Acton.

Acton's Industrial Base (with specialisms in food, manufacturing, wholesale, transport, and storage) will be supported and improved through development and intensification of appropriate industrial sites. We also propose to develop Acton's business specialisms and knowledge intensive activity. We will support the provision of affordable workspaces, and support residents with skills, employment and education opportunities in this sector.



Image: People working collaboratively.



Timely and effective high-quality design will be achieved by partnership working with Old Oak and Park Royal Development Corporation (OPDC) & other key stakeholders, maximising opportunities arising from significant development around North Acton station and by working closely with businesses, landowners, and developers.

Acton's identity will be retained and strengthened including conserving and improving the historic core at Acton Town Centre through measures such as creating a Heritage Action Zone.

More genuinely affordable housing will be built to tackle deprivation, particularly in Acton Central, South Acton, and East Acton.

Town centres:

Acton Town Centre and East Acton Neighbourhood Centre will be improved through new mixed-use development, addressing high vacancy rates in retail units through meanwhile uses and pop-ups, and Acton Town will be improved and conserved as a historic centre.

A new neighbourhood centre at Acton Main Line Station will be created, new homes, affordable workspaces, public spaces, and improvements to green spaces at Friary Park will be delivered.

The residential led regeneration at South Acton will continue and with provision to safeguard and intensify appropriate industrial sites.

Enhancements will be made to East Acton neighbourhood centre through mixed use development and an improved public realm.

20-minute neighbourhoods will be implemented in Acton where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.

Transport:

Improvements to transport will be made such as;

Safer, cleaner and greener cycle lanes, routes, and connectivity between parks and green spaces.

Creating a wildlife corridor along unused Transport for London and National Rail land, and greening along the A40 and Uxbridge Road, with more simplified road layouts, and more pavement space with improved crossings.

Health & Infrastructure:

Health and infrastructure will be improved including green and open spaces, children play spaces, living conditions along busy roads such as the A40 and Uxbridge Road, and by addressing GP capacity.



Image: Acton Market, King Street.

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Image: Ealing Broadway Shopping Centre.

Ealing Town Plan

Ealing is home to the borough's only Metropolitan Town Centre, acting as a commercial heart with a range of shops, offices, and civic functions that attract people from across the borough and beyond. Ealing is surrounded by several distinctive and historical neighbourhoods and fourteen conservation areas. It has the highest concentration of knowledge intensive employment in the borough, with nearly 4,500 jobs in financial and professional services along the Uxbridge Road corridor and town centre.

Over the recent years the local population growth has stagnated and there has been a decline in higher paying jobs. Consequently, this new Local Plan will require the social and economic role of Ealing Metropolitan Centre to be refreshed and strengthened by encouraging significant levels of high density residential and employment growth. The new Local Plan will use Ealing's knowledge economy cluster and transport links along the Uxbridge Road and access to the Elizabeth Line. Using these key links to Central London will be advantageous for new business, residential and employment growth.

What you've told us through the Shaping Ealing Survey:

Local people in Ealing are concerned about affordable homes, the way their area is changing, the air quality and job opportunities in their town. However, public transport, community cohesion, and clean, safe parks and open spaces were rated more highly by local people.

A vision for Ealing

Jobs and growth:

Growth in Ealing presents an opportunity to deliver more affordable housing, strengthen Ealing Broadway's economic identity as a hub for well-paid, knowledge-intensive jobs while protecting affordable workspaces. Growth will present opportunities for increasing urban greening along the A40, North Circular Road, Uxbridge Road, New Broadway/The Mall, and Argyle Road.

Town centres:

Ealing Metropolitan Centre will be the location for significant residential and employment growth, including delivering offices, shops, housing and making improvements such as to healthcare facilities, green open spaces, and air quality.

**23%
OF THE
BOROUGH'S
POPULATION IS
FROM EALING.**

North Ealing will be maintained and improved, including the Pitshanger Lane neighbourhood centre's community infrastructure, leisure and shop uses. Hanger Lane Gyratory Strategic Industrial Location will be redesignated as a Locally Significant Industrial Site to help increase the amount of industry and jobs.

South Ealing and Ealing Common will be maintained and strengthened by improving social infrastructure such as community facilities, shopping and travel and green networks.

20-minute neighbourhoods will be implemented in Ealing where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.


**DEVELOPMENT SHOULD
COMBINE EXISTING
STRENGTHS WITH NEW
OPPORTUNITIES.**

Transport:

Improvements to transport will be made such as;

Improving active travel connections, particularly for Drayton Green Road, Argyle Road, and Castlebar Road.

Managing traffic and cycle infrastructure will be managed to ensure a safe and continuous cycle path along the Uxbridge Road connecting Hanwell and Acton.

Upgrading the wildlife corridor on TFL and National Rail sidings and improving public spaces and road infrastructure in and around Pitshanger Lane, South Ealing, and Northfields.



Image: Access to the Elizabeth Line.

Greenford Town Plan

Greenford is a suburban area that developed during the inter-war period around a historic town to the south and canal side industry to the north. The town is made up of various local centres to the north of Greenford town centre. These, include the neighbourhood and local centres at Westway Cross, Greenford Station, and Sudbury Hill offering a range of food establishments and shops. Greenford also benefits from high quality green spaces such as Horsenden Hill and Ravenor Park, the Grand Union Canal and River Brent. Greenford is made up of valuable industrial land. It is, a major employment area with a range of innovative tech, logistics, manufacturing and food businesses providing local jobs as well as attracting workers to Greenford. The town has transport links to Central London and Heathrow by the London Underground and National Rail services.

Greenford has seen moderate levels of development and investment in recent decades, especially when compared to Southall, Ealing, and Acton. Despite its challenges, Greenford is identified as having great potential to accommodate significant levels of new development. Greenford will become an Innovation Hub for west London investment which will help to attract and accelerate growth in the number of high-tech businesses.

What you've told us through the Shaping Ealing Survey:

Local people in Greenford are concerned about affordable homes, the way their area is changing, the range of shops & leisure facilities in the area, the air quality and lack of local job opportunities. However, public transport and community cohesion were rated more highly by local people.

A vision for Greenford

Jobs and growth:

Moderate mixed-use development will be directed to the areas of best connectivity, while investment will address barriers to movement and safety through better public transport accessibility, and safer and more attractive active travel routes, Urban greening and road safety measures will improve travel for everyone.

Providing appropriate and affordable workspace and infrastructure for businesses to start, grow and thrive by protecting and developing more employment sites, exploring opportunities to provide additional and different types of employment land, and ensuring they are meeting different needs.



Image: Brompton Bicycles employee.

**7%
OF ALL JOBS
IN GREENFORD
ARE HIGH TECH
MANUFACTURING.**

Town centres:

To improve land uses such as quality of shops, redevelop sites for mixed uses, address vacant properties and preserve the heritage of Greenford District Centre, as well as and promoting high-quality community and leisure facilities.

Westway Cross neighbourhood centre will continue to offer a range of retail, food and drink options and efficient use of land will be explored. There will be improvements to the connectivity and signposting to Paradise Fields, Horsenden Hill.

Sudbury Hill neighbourhood centre will be improved by promoting moderate levels of mixed-use development around the station, upgrading shopfronts, bringing in different types of retail, and commercial and leisure options.

Greenford Station local centre will be improved by promoting moderate levels of mixed-use development, and bringing in different types of retail, leisure, and community uses.

20-minute neighbourhoods will be implemented in Greenford where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.

Transport:

Improvements to transport will be made such as;

Improving connectivity within Greenford, to other parts of Ealing and to neighbouring boroughs and beyond by using connections to the Elizabeth Line and rail services.

Improving routes from schools, residential and employment areas to town centres, green spaces, and crossings over the Grand Union Canal, the railway line, and the A40.

Improving walking, cycling, and public transport routes along Greenford Road and between the north and south of the A40.

Investing in active travel infrastructure such as bike racks and improving accessibility, security and landscaping quality for the underused parts of the Grand Union Canal so that they become attractive, safe routes.

Health & Infrastructure:

Health and infrastructure will be improved by investing in recreation and leisure such as green open spaces and water assets like the Grand Union Canal, Improving accessibility, wayfinding and signage for these spaces will bring opportunities for communities to come together and add to feelings of safety.

Greenford will be a strong, healthy community by having new, improved, or replacement healthcare facilities, community, culture, and leisure facilities. Measures will be applied to secure the future repair of, reuse of and long-term survival of heritage assets.

Urban greening will be delivered through new developments and planting schemes, helping to address poor air quality, and improving local health outcomes.



Image: The Broadway, Greenford.

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Image: Hanwell Town Centre, Uxbridge Road.



Image: Improving employment opportunities.

Hanwell Town Plan

Hanwell comprises a wealth of historical assets including Hanwell Community Centre, the Hermitage, and St Mary's Church. The town centre offers a range of food, retail, and services from independent and chain businesses. There are shopping parades on Lower Boston Road and local amenities and commercial retail on Boston Road. Hanwell offers valuable open spaces such as Brent Lodge Park, and Churchfield's Recreation Ground.

New development should be residential led and contribute to improving local active travel opportunities like walking and cycling so that residential neighbourhoods can have better access to Hanwell town centre, its local centres, and green open spaces.

What you've told us through the Shaping Ealing Survey:

Local people in Hanwell are concerned about affordable homes, the way their area is changing, the air quality and the range of shops and leisure facilities in their town. However, public transport and community cohesion were rated more highly by local people.

A vision for Hanwell

Jobs and growth:

Growth will be focused on improvements to public spaces, providing more retail and commercial offers in the town centre and reinvigorating the local high street through significant mixed-use and heritage led development, and heritage led regeneration along the Grand Union Canal and around Wharncliffe Viaduct.

There will be opportunities created by the arrival of the Elizabeth Line to deliver new homes and jobs for residents. Using the existing character of the area will help deliver development and promote heritage assets whilst providing affordable workspace at Trumpers Way strategic industrial site through a masterplan-led approach.

There are proposals for residential development along Uxbridge Road, and the hubs at Hanwell Station and Ealing Hospital and the delivery of affordable housing such as for first time buyers, working people and identified specialist housing.



Image: Elizabeth Line connection at Hanwell Railway Station.



Image: Cycle routes along the Grand Union Canal, Hanwell.

Town centres:

Hanwell District Centre will be maintained and enhanced as the local service and employment hub by improving and expanding the offer of services, employment, the range of shops, homes, and implementing environmental improvements.

There will be opportunities for mixed-use development around Ealing Hospital and the adjacent industrial site.

20-minute neighbourhoods will be implemented in Hanwell where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.



**DEVELOPMENT SHOULD
COMBINE EXISTING
STRENGTHS WITH NEW
OPPORTUNITIES.**

Transport:

Improvements to transport will be made such as;

Strengthening public transport and active travel routes to Greenford town centre and investing in active travel routes such as in Greenford Avenue.

Implementing a new cycling and walking route from Trumpers Way Industrial Estate to Greenford and Perivale via Brent Valley Park and its publicly accessible spaces.

Adding attractive green and canal network routes around and through Hanwell into the broader pedestrian network and widening the towpath of the Grand Union Canal.

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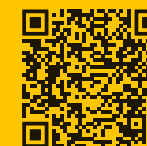




Image: Northala Fields,
Northolt.

Northolt Town Plan

Northolt is diverse and home to a multi-cultural population, however a lack of investment has contributed to Northolt being one of the borough's most deprived areas.

Northolt is largely made up of post-war residential estates and open spaces with neighbourhoods west of the town having access to areas of green open land. There is also the Northolt Village Green Conservation Area which is home to multiple listed buildings including St Mary's Church.

Northolt underground station and Northolt Park Station (national rail) both provide connections to central London, however, neighbourhoods south of the A40 have low levels of access to public transport. The Grand Union Canal offers some cycle connectivity to the rest of the borough, but generally active travel routes need to be improved.

Growth is required for Northolt, which could be modelled on the principles of a 'garden city suburb' so the town can become a modern and sustainable neighbourhood with a new and dynamic economy supported by new homes.

What you've told us through the Shaping Ealing Survey:

Local people in Northolt are concerned about affordable homes, the way their area is changing, the range of shops & leisure facilities, and feelings of safety in their town. However, public transport and community cohesion were rated more highly by local people.

A vision for Northolt

Jobs and growth:

Growth will support the delivery of improved employment opportunities, healthier lifestyles and a better-quality local environment. Connectivity to surrounding residential areas and green spaces, and commercial activity along Church Road and Mandeville Road will be improved.

Investment in these areas will be made to support in addressing health through new social infrastructure and access to services.

Development of industrial and commercial uses, building on Northolt's strong industrial base (with specialisms in manufacturing, wholesale, transport, and storage) and good connectivity to the A40 will create new jobs. This will support new business start-ups and suitable affordable spaces and strengthen ties with Greenford and Perivale.

Medlar Farm, Yeading Lane, Racecourse, Grange Court, Willow Tree, and Islip Manor estates will be improved with opportunities for high quality public spaces, accessibility improvements and delivery of infrastructure.

Town centres:

Northolt's current town centre will be preserved and enhanced by having new, mixed-use development including housing, retail, services, and a new bus hub as part of a new masterplan, which also aims to improve the provision of community and leisure facilities.

A new White Hart neighbourhood centre will be created to complement Northolt Town Centre and contribute to the regeneration of the wider area by providing development and improving links between the two areas on different sides of the roundabout. The new centre will provide better public transport stops, more shops, services and employment in the area, more community and leisure facilities and improvements to the public realm.

20-minute neighbourhoods will be implemented in Northolt where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.

Transport:

Improvements to transport will be made such as;

Improving walking and cycling routes to existing public transport hubs such as Northolt underground station, links between different areas in Northolt, and connections to the nearest Elizabeth Line station.

Adding measures to link the town and neighbourhood centres to nearby green open spaces. Improving accessibility, wayfinding and signage to green open spaces close to Northolt Town centre.

Health & Infrastructure:

Improvements will be made to existing green routes to deliver a 'green ring' of pedestrian and cycle routes and the towpath adjacent to the Grand Union Canal will become a more popular route for local people. There will be measures to conserve local biodiversity, alleviate stormwater flooding and improve air quality and provide community spaces.

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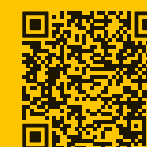




Image: The Hoover building has been repurposed to a Tesco superstore.



Perivale Town Plan

Perivale is in the north of the borough, it developed during the first half of the 20th century, with industrial manufacturing being the main driver for investment in inter-war housing and Western Avenue, connecting Perivale to London. Perivale today has a suburban character. The town has seen moderate levels of development over the decades, and benefits from numerous green spaces such as Perivale Park, Perivale Wetlands, and the Grand Union Canal.

Perivale contains valuable community and leisure assets such as Perivale Hive and Perivale Community Centre. There are shopping parades on Bilton Road and Medway Parade providing limited food and shopping options, and local people often travel to other locations in the borough such as Greenford Broadway to shop.

Today Perivale has a high concentration of valuable industrial land providing major employment for the area, and there is opportunity to intensify industrial land resulting in a range of new jobs.

Many local people use the underground station to take them into central London; Perivale suffers from traffic congestion and fragmented road networks due to the A40 and industrial activity.

Local people in Perivale are concerned about affordable homes, the way their area is changing, walking and cycling routes, and job opportunities. However, public transport and community cohesion were rated more highly by local people.

What you've told us through the Shaping Ealing Survey:

Local people in Perivale are concerned about affordable homes, the way their area is changing, feelings of safety, walking and cycling routes and job opportunities. However, public transport and community cohesion were rated more highly by local people.

A vision for Perivale

Jobs and growth:

Growth will enable more diversity in the town's retail, residential, community, and leisure options and allow for improved access to green open spaces, enhanced streetscapes and opportunities to address poor air quality and the environmental impacts caused by industrial activity.



Image: Perivale's industrial hub.



The town's economic identity as a well-connected industrial hub will be developed to improve connections to neighbouring towns, providing a good range of employment opportunities and affordable workspaces for small businesses and new start-ups.

Transport:

Improvements to transport will be made such as;

Addressing the issues caused by the A40 and safeguarding walking and cycling around the industrial estates.

Improvements to public transport connectivity, road crossings and creating and enhancing active travel routes such as a corridor from Perivale Park west into Greenford town centre, south to Trumpers Lane Industrial Estate in Hanwell, and along the Grand Union Canal and the A40.

Traffic management will be applied at roads dominated by industrial traffic to prioritise cycling and walking.



THERE IS A NEED AND AN OPPORTUNITY TO IMPROVE ACTIVE TRAVEL ROUTES TO NEARBY GREEN OPEN SPACES.

Town Centres:

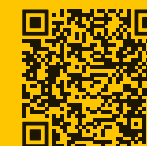
The existing neighbourhood centre at Perivale (Bilton Road) and local centre at Medway Parade will be improved to meet the everyday needs of local people with better public transport and by expanding on the range of services available.

A new local centre on Horsenden Lane South will be promoted to meet the needs of local people and improve the quality of the public realm and active travel routes.

20-minute neighbourhoods will be implemented in Perivale where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.

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IT IS VITAL TO IMPROVE THE RANGE OF RETAIL AND OTHER SERVICES DURING THE DAY AND NIGHT.



Image: South Road, Southall.

Southall Town Plan

Southall is one of the most diverse areas in the UK with 86% of Southall's population identifying as non-white. Southall comprises two main centres, the first is Southall Town Centre offering a wide range of food, retail, and fashion shops, and the second is King Street Neighbourhood Centre offering mostly convenience goods.

Southall's industrial area is home to nearly 400 businesses, providing 4,000 jobs. Businesses are clustered within the Great Western Strategic Industrial Location, with several smaller clusters including International Trading, Featherstone, and Bridge Road industrial estates.

What you've told us through the Shaping Ealing Survey:

Local people are concerned about affordable homes, feelings of safety, walking and cycling routes, air quality, the cleanliness and safety of parks and open spaces and the lack of good job opportunities. However, public transport and community cohesion were rated more highly by local people.

A vision for Southall

Southall is going through rapid transformational development and investment. Southall plays a key role as a destination of national importance, and there

are local concerns about the scale and pace of recent development. The local plan will play a key role in ensuring any future development is employment led and more moderate in scale.

Jobs and growth:

New growth presents an opportunity to tackle deprivation, low pay, and poor health. Investment will deliver employment opportunities, affordable homes including well designed new housing to facilitate inter-generational living and meeting specific housing needs, support healthier lifestyles, more greener streets, and achieve a better-quality local environment.

Growth will be focused around: Southall Station, West Southall (Southall Green Quarter) and East Southall (Middlesex Business Centre and Honey Monster Sites) through mixed-use schemes, more green and public spaces and improved connectivity to the rest of the town.

Southall's Industrial base (with specialisms in wholesale, warehousing, logistics, and transport) will be protected, supported and enhanced with a greater variety of employment spaces, more affordable and managed workspaces for small and medium businesses and, where appropriate, mixed used intensification including new housing.



The West London College Green Skills Hub will help to create green jobs and an Inclusive Economy Plan will be developed to respond to the conditions of poverty and deprivation. The opportunity of establishing a film studio campus in Southall will be also explored with stakeholders.

We will ensure new development meets the highest design standards and responds positively to the local character. We will apply measures to secure the future repair, reuse, and long-term survival of heritage assets including Norwood Green Conservation Area and Norwood Hall, apply improvements to the public realm and ecology along the Grand Union Canal.

More genuinely affordable housing will be delivered, particularly in Norwood Green, Southall Broadway, and Southall Green wards. The future redevelopment of the Golf Links Estate and Havelock Estate will encourage new social infrastructure and more convenience goods stores.



Image: King Street, Southall.

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to give us your views



Town Centres:

Southall town centre will be enhanced to provide a better range of retail, commercial, leisure and community uses. There will be proposals to improve the public spaces around the station and have better connectivity to neighbouring development sites and towns, as well as support out of hours services.

King Street neighbourhood centre (West Southall) will complement Southall town centre with enhancements through more shop fronts, new uses, services, employment uses, public spaces and pedestrian routes.

The Southall Green Quarter development will be continued over the plan period with improvements to public transport and active travel, public spaces, green and open spaces. Improvements to social and community infrastructure will include delivering a new primary school, community buildings, a health centre and provide genuinely affordable housing and other types of homes to meet local needs.

The former Honey Monster and Middlesex Business sites will provide mixed-use development of housing, and employment, within a range of unit sizes to support more local needs including small and medium businesses, convenience retail, community and canal side leisure use. The Sunrise Radio building will be retained and improved.

Improvements will be made to public spaces and signposts to strengthen the relationships between Dormers Wells, Lady Margaret and Greenford Town Centre.

20-minute neighbourhoods will be implemented in Southall where residents can meet day-to-day needs within a 20-minute walk from their homes. This includes shopping facilities, leisure activities, access to schools, local health services such as GP practices and ideally places of work.

Transport:

Improvements to transport will be made such as;

Better pedestrian and safer cycling routes such as the corridor running from Lady Margaret Road down to the Grand Union Canal and along the Uxbridge Road. We will also work with stakeholders to establish high quality active travel networks and improve 24-hour public transport connections to Heathrow Airport.

Delivering a route to serve public transport and active travel to connect Havelock Estate to Merrick Road. Improving active travel measures, canal tow paths and enhancing the public spaces between Merrick Road and the Grand Union Canal.

Health & infrastructure:

Improvements to health and infrastructure will be made such as:

Providing more green open spaces in the western and southern parts of Southall, by tree planting and finding ways to increase safety.

Improve pedestrian and cycle access and signposting to the Brent Valley and Grand Union Canal.

Improving access to primary healthcare facilities at Jubilee Gardens and Lady Margaret Road medical centres and identifying opportunities for space for health facilities and other services in new developments, as well as retrofit projects in South-Eastern Southall.

Recognising that our residents value social infrastructure and therefore improving and renewing existing social facilities and identifying new social infrastructure opportunities.

Take our short survey!

We have placed a link to the short survey at the end of every town plan but don't worry if you've missed it!

[Click here](#) or scan the QR code to find the full document with the policies.



Follow us on all social media channels and visit our website to learn more about the Ealing Council Regulation 18 Consultation.

