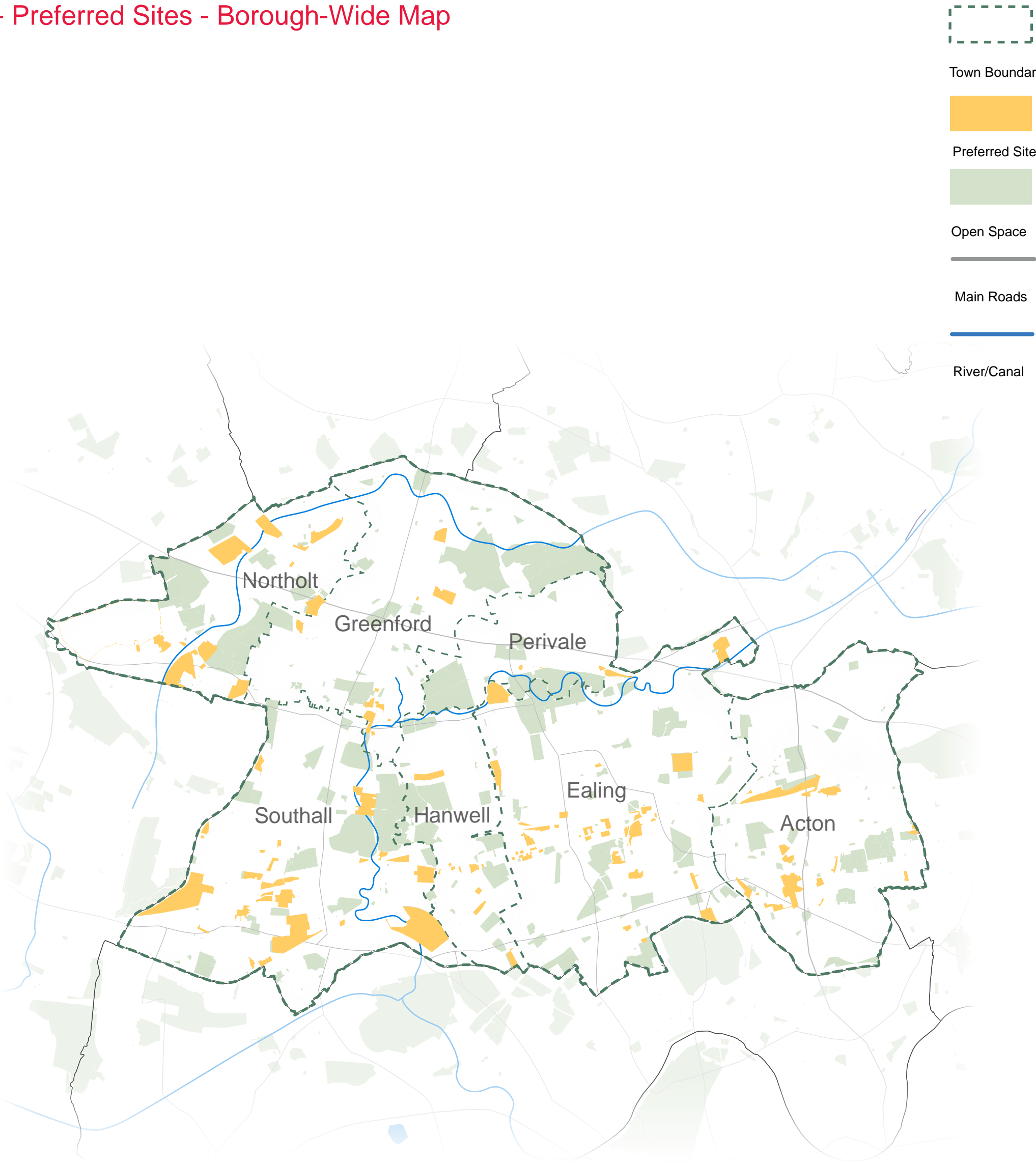


Appendix E: Results of the Suitability and Deliverability Assessment for Regulation 18

E.1 - Preferred Sites - Borough-Wide Map



E.2 Acronyms

AI	Archaeological Interest
AIA	Archaeological Interest Area
CA	Conservation Area
DHA	Designated Heritage Asset
DPD	Development Plan Document
GiGL	Greenspace Information for Greater London
GI	Grade I Listed Building
GII	Grade II Listed Building
GII*	Grade II* Listed Building
GLAAS	Greater London Archaeology Advisory Service
HA	Heritage Asset
HS2	High Speed 2
LB	Listed Building
LBE	London Borough of Ealing
LLB	Locally Listed Building
LSIS	Locally Significant Industrial Sites
MOL	Metropolitan Open Land
MOT	Ministry of Transport
NDHA	Non-Designated Heritage Asset
NO2	Nitrogen Dioxide
OA	Opportunity Area
OPDC	Old Oak and Park Royal Development Corporation
PC	Positive Contributor
PM10	Concentration of particulate matter with a diameter of 10 microns or less
PTAL	Public Transport Accessibility Level
SAfR	Strategic Area for Regeneration
SBINC	Site of Borough Importance to Nature Conservation
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Importance for Nature Conservation
SLINC	Site of Local Importance to Nature Conservation
SMINC	Site of Metropolitan Importance to Nature Conservation
TC	Town Centre
TfL	Transport for London
TPO	Tree Preservation Order

E.3 Preferred Sites Maps and Proformas

Preferred Sites in Acton

- Town Boundary

Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Elizabeth Line

HS2

Overground/Tube Lines

Central Line

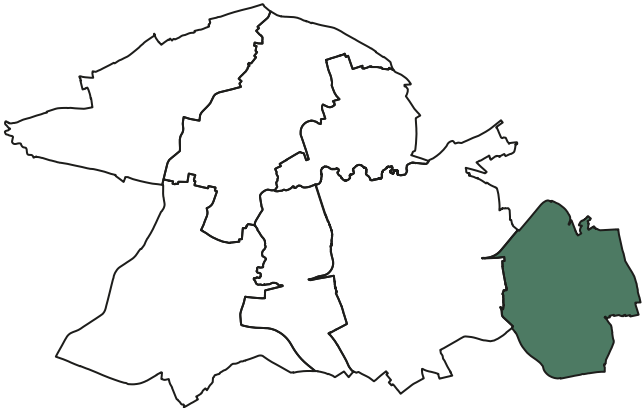
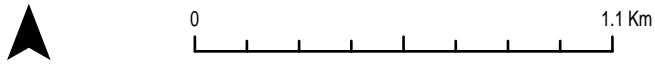
National Rail/Tube Lines




District Line

Bakerloo Line

Piccadilly Line

TfL Station



Site Information		
Site reference	AC01	
Site name	Acton Gateway (Morrisons)	
Site address	King Street, Acton, W3 9LA	
Town	Acton	
Site area (ha)	1.3	
Current use	The site contains a large Morrisons supermarket alongside associated parking and ancillary space.	
Proposed use	Residential-led, mixed use scheme (retail/food and beverage and community)	
Site source	Existing Allocation	
Ownership	Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC01</div></div> <div><div>020 m</div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). The site's western boundary is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated or non designated heritage assets within site. Abuts Acton TC CA and within setting of listed (GII) assets to south: St Marys Church (20m) + monument (50m), 183/185 High St (80m), 241-267 Kings Parade (25m). Prominent aspect to TC CA. Opportunity to enhance and possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required. Further, the western part of the site and surrounding area features PM10 concentration above 30µg/m³.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site. Priority habitat 500m to the west separated by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). The 15m buffer of a protected tree extends over the site boundary of the southwestern part of the site. However, due to the size of this overlap relative to the total area of the site, it is not considered that the protected tree would be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land and is included within the council's brownfield land register.


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There is a substation in the north of the site. No contamination issues identified to date.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a supermarket. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located in Acton District Centre and the majority of the site has a PTAL score of 4. The majority of the site is located in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Steyne Road. Depending on the proposed layout there may be potential to improve connectivity from King Street and Rectory Road to the north-east.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (within Acton District Centre and a Strategic Area for Regeneration, and high PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC02	
Site name	The Steyne Estate	
Site address	Moreton Tower, Rufford Tower Housing Estate, Lexden Road, W3 9NQ	
Town	Acton	
Site area (ha)	1.34	
Current use	The site consists of the Moreton and Rufford Tower housing estate and associated green and parking spaces.	
Proposed use	Residential infill	
Site source	Council Owned Site	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div><div></div></div> <div><div>Legend</div><div>AC02</div><div></div><div></div></div> <div><div>020 m</div><div></div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	222718SCE.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated or non designated heritage assets within site. Edge of Acton TC CA. Within setting of (GII) LB to south: 241-267 Kings Parade (150m) and LLBs - e.g. nearest 264 High St (130m). Prominent aspect to TC CA; opportunity to enhance through sensitive development and possible mitigation through sensitive design/ reduced capacity. Partially AIA. Further consultation with GLAAS/heritage advisor required.
Biodiversity		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		The whole of the site and the majority of the surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, the surrounding area to the south of the site features PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Tree Preservation Order		N/A
Brownfield vs greenfield land		Not within a specified consultation zone of a constraint with health and safety considerations.
		Priority habitat 500m to the west and is separated from site by built development and road/rail networks.
		N/A
		In the north-eastern corner of the site there is some overlap between the 15m buffer of one protected tree and the site boundary. However, due to the size of the area of the site affected, it is not considered that the protected tree would be a significant constraint to development on the site.
		The majority of the site is previously developed land. There is amenity green space surrounding Moreton and Rufford Tower Housing Estate.

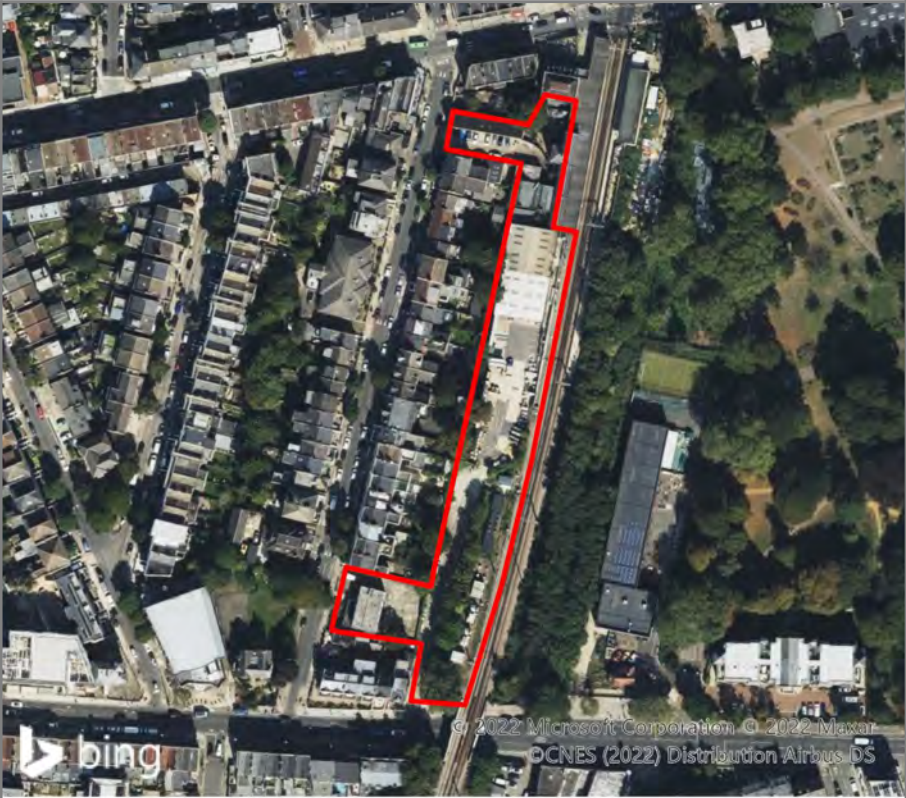


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	The site has historically been in use as a mill. Therefore contamination is considered unlikely.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located in Acton District Centre and has a PTAL score of 3. The site is a housing estate with potential for regeneration and the majority of the site is located in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access serving the ancillary car parks for the two residential blocks on the site, providing access from the south of the site from Steyne Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	A large proportion of the site is covered by green space surrounding the Moreton Tower and Rufford Tower Housing Estate, where the primary existing use is publicly owned and accessible basketball courts, and children's play areas. Although areas of public open space could be retained in the development, this is unlikely to be equivalent to the public open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site is an existing housing estate in a sustainable location (within Acton District Centre, a Strategic Area for Regeneration, and fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Development may involve some loss of open space with limited opportunities for mitigation. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC03	
Site name	Acton Central Station Yard	
Site address	Birkbeck Mews, Builders Yard, 2 - 4 Birkbeck Road, Acton, W3 6BG	
Town	Acton	
Site area (ha)	0.68	
Current use	The site features a Jewson builders merchants, in addition to Burlington Motors, a vehicle repair shop (MOT centre).	
Proposed use	Residential	
Site source	Existing Allocation	
Ownership	Council, Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC03</div></div> <div><div>030 m</div></div> <div><div>Ealing www.ealing.gov.uk</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial/tidal). There is an area in the north, and a small area on the southern boundary that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated heritage assets on site. Potential impacts on Acton Park CA /parkland to east and locally listed Acton Station House to the north. Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required. Further, the southern part of the surrounding area features PM10 concentration above 30µg/m³.
Tree Preservation Order	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Green corridor and SBINC within site boundary
	<div></div>	N/A
	<div></div>	A range of protected trees are located alongside the main vehicular entrance to the site from the south-eastern boundary. This part of the site is currently used for site access only, but protected trees would likely be a constraint to development on the southern part of the site.
	<div></div>	The majority of the site is previously developed land and included within the council's brownfield land register. North London Link Green Corridor intersects with a relatively small portion of the site to the south and east.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	The site was formerly in use as an garden nursery (1955), but has since been developed. Therefore contamination is unlikely.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	Site is a builders' yard and MOT centre. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located in Acton District Centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located almost entirely in an area with a PTAL score of 3, with a very small area with a PTAL score of 2.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There are two existing accesses, one to the south from the High Street, and one to the north from Birkbeck Road. Both of these accesses may require upgrades. Options for additional access is limited due to the narrow nature of the site and the surrounding buildings and railway line.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The privately owned North London Link Green Corridor is located within the south and east of the site, and is not publicly accessible. Development may result in the loss of open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site includes existing industrial uses is in a sustainable location (within Acton District Centre and fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, TPO constraints could be mitigated through site layout, which may impact on capacity, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. Development may involve some loss of biodiversity features with limited opportunities for mitigation. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC04	
Site name	Acton Gardens	
Site address	South Acton Estate, Acton Gardens, Acton W3 8TQ	
Town	Acton	
Site area (ha)	10.09	
Current use	The site consists mostly of the Acton Gardens housing estate, and overlaps with Acton District Centre. The site contains public open space on Avenue Road, the Ludlow Court Recreation Grounds, and the Jerome Allotments.	
Proposed use	Residential with some ground floor commercial uses	
Site source	Brownfield Land Register	
Ownership	Council, Private	<p>Drawing Status Issue Date Legend 0 75 m</p> <p>Final Issue Rev. 2 November 2022  AC04</p> <p>Source</p> <p>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</p> <p> Ealing www.ealing.gov.uk</p> <p>ARUP</p>
Planning history	P/2012/0708, PP/2015/3558.	
Information reviewed	N/A	

Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).	Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas across the north, west and south of the site that are in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Site abuts Mill Hill Park CA to west and north. Ealing TC CA to north. No DHAs within site. Nearest LBs (183,185 Acton High St) (60m) and Woodlands Ave (Ice House) (140m) and Acton Town Station/shops (150m) - all GII. LLBs abut site on Avenue Road (11-115, 116) and Acton Baptist Church, Church Rd. LLB = 2-52 Heathfield Road (100m to north). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The whole of the northern part of the site and parts of the remainder of the site and surrounding area are located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated.	SLINC within the south western corner of the site. Green corridor 275m to the east is designated SBINC 1 (railway line), and priority habitat is 410m to the north west. The site is separated from these through existing built development and road networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are protected trees located within 15m of the site to the north and western boundaries, but none are located directly on the site. The protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.	The majority of the site is previously developed land, bar a small proportion covered by the designated open space of Avenue Road, Ludlow Court Recreation Grounds, and the Jerome Allotments. A small portion of the site's western boundary is included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site has planning history which have attached conditions to ensure appropriate remediation. Depending on future proposals, further remedial work may be required.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a housing estate in a residential area. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is partially located within Acton District Centre and the majority of the site has a PTAL score of 4. The site is a housing estate with potential for regeneration and the majority of the site is located within a strategic area for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 2 and 3).
Vehicular access to the site		Suitable access to the site already exists.	There is an existing road network running through the site. This provides vehicular access from Mill Hill Road in the north, Avenue Road and Park Road East through the centre of the site, and Enfield Road and Osborne Road in the south and west.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	Avenue Road, Ludlow Court Recreation Grounds, and the Jerome Allotments are located within the south and south east of the site, and are publicly accessible. Development may result in loss of public open space; however there may be opportunities to accommodate open space within the layout or re-provide. Proposed public open space located within site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m from a primary school. The remainder of the site is located between 1000-4000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (partially within Acton District Centre, and has high PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures. Heritage constraints could be mitigated through sensitive design, which may impact on capacity, while biodiversity constraints could be mitigated through site layout, which may impact on capacity. Investigation required as potential contamination is identified on site. The existing open space within the site may influence layout and constrain capacity, and the site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC05	
Site name	Acton Town Station Approach	
Site address	83 - 85 Gunnersbury Lane, Acton, W3 8HH	
Town	Acton	
Site area (ha)	0.14	
Current use	The majority of the site is used as a car repair garage (MOT centre). The site also features takeaway food provision.	
Proposed use	Residential-led, mixed use scheme	
Site source	Existing Allocation	
Ownership	Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>AC05</div><div></div></div> <div><div>06 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	The site is located within Flood Zone 1. The site's western boundary intersects with Flood Zone 3a (Surface Water)
Heritage	<div></div>	No designated or non designated heritage assets on site. Abutting Mill Hill CA to east and 110m away from Grade II listed station/parade to south. Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	N/A
Biodiversity	<div></div>	Priority habitat and SLINC 10m to the north west separated by road. Mitigation required. SBINC 100m to the south west separated from site via built development and road networks. SLINC 200m to the south east also separated from site via built development and road network.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There is one protected tree located within 15m of the site boundary, but the overlap is only marginal relative to the size of the site. Therefore, it is considered that there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	The entirety of the site is previously developed land and is included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	The site has been in use as a petrol station since 1972. There is likely impacted ground and possible tanks. Remedial work would be required.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site a MOT centre. Industrial uses are present. This is not a designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre but has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Gunnersbury Lane.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks; or There are proposals for new on-site open space provision as part of the development.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site includes existing industrial uses in a sustainable location (high PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) constraints could be overcome through design measures, biodiversity constraints could be mitigated through site layout, which may impact on capacity, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC06	
Site name	Ealing Common Depot	
Site address	Gunnersbury Lane, Acton, W3 9BQ	
Town	Acton	
Site area (ha)	2.2	
Current use	The site is currently used as a museum and depot by the London Transport Museum. The site also features operational transport maintenance workshops and associated offices.	
Proposed use	Residential-led, mixed use scheme, and potential reprovision of TfL museum on site or another suitable location	
Site source	Early Call for Sites	
Ownership	Public (Transport for London)	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC06</div></div> <div><div>040 m</div></div> <div></div>
Planning history	No relevant planning applications.	
Information reviewed	Early call for sites form	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the south, north east, and west of the site that are in Flood Zone 3a (surface water).
Heritage		No designated or non designated heritage assets within site. South accessway to site abuts Acton Town Station and Parade of shops Gunnersbury Lane (all GII). Gunnersbury Park (GII*), and Lodge, Archway, Outbuildings, Gateway, Boundary Wall (all GII) located to SW of site in Hounslow. Development on SW aspect of site will be sensitive to these designated HAs. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Parts of the south and east of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. There is a small part of this area where PM10 concentration is above 30µg/m³. Therefore, mitigation would be required.
Health and safety		N/A
Biodiversity		Green corridor and SBINC within site boundary to south. Priority habitats adjacent to northern boundary.
Geodiversity		N/A
Tree Preservation Order		Much of the southwestern part of the site features protected trees. The intensity of development on this part of the site is likely to be constrained with regards to TPOs.
Brownfield vs greenfield land		Much of the site is previously developed land, with the exception of a portion which overlaps with the Piccadilly to Heathrow Line Green Corridor.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in use as a rail depot. Therefore contamination is likely.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is a rail depot. Industrial uses may be present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre but has a PTAL score of 4/5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4 and 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Museum Way, leading off from Gunnersbury Lane. Due to the nature of the surrounding uses (buildings, railway line and green space), options for additional access is limited.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		<div>The development is unlikely to involve the loss of any open space; or</div> <div>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.</div>	The Piccadilly to Heathrow Line Green Corridor covers the south and east of the site, and is not publicly accessible. Development may result in the loss of open space, however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses in a sustainable location (high PTAL) and is brownfield land. It has fair access to primary schools, and good access to secondary schools and GP practices. It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, TPO and open space constraints could be mitigated through site layout, which may impact on capacity, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Development may involve some loss of biodiversity features with limited opportunities for mitigation. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is also located in an area of deficiency in access to small / local / pocket and district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is subject to restrictions and negotiation / consultation may be required.	Site is fully within the London Underground Zone of Interest Consultation Zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC07	
Site name	Builders Merchants Bollo Bridge Road	
Site address	5 - 21 Bollo Bridge Road, Acton, W3 8AT	
Town	Acton	
Site area (ha)	0.24	
Current use	The site consists of a timber supplies and building materials yard, in addition to an MOT centre.	
Proposed use	Mixed use or residential	
Site source	TfL	
Ownership	Private	
Planning history	217146FUL.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC07</div></div> <div><div>010 m</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas along the northern boundary that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated or non designated heritage assets within site. Within 300m to north of Acton Swimming Baths Chimney and Acton Town Hall (both GII). Possible mitigation through sensitive design/ reduced capacity. On edge of AIA. Further consultation with GLAAS/heritage advisor required.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The whole of the site and the majority of the surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Tree Preservation Order	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Eastern and south eastern boundary of site adjacent to green corridor and SBINC. Mitigation required.
	<div></div>	N/A
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	N/A
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
	<div></div>	There are a number of protected trees located on the other side of the railway tracks to the southeast of the site, but none are located directly on the site. Due to the distance and separation as a result of the railway, the protected trees are not likely to be a constraint with regards to TPOs.
	<div></div>	Majority/ all of the site is previously developed land.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any proposed redevelopment would require conditions to address remediation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	Site is a builders' yard and MOT centre. Industrial uses are present. This is not a designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There are several existing access points to the site located to the west from Bollo Bridge Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site score varies across most suitability criteria. This site includes existing industrial uses in a fairly sustainable location (fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, biodiversity constraints could be mitigated through site layout, which may impact on capacity, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as contamination is present on site.</p>


Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			





AC08 - Salisbury Street Car Park & Neville Close

Site Information	
Site reference	AC08
Site name	Salisbury Street Car Park & Neville Close
Site address	Salisbury Street, Acton, W3 8NZ
Town	Acton
Site area (ha)	0.95
Current use	The site consists of a car park and residential uses.
Proposed use	Residential-led, mixed use scheme
Site source	Council Owned Site
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



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Drawing Status	Issue	Date	Legend	0 10 m
Final Issue	Rev. 2	November 2022	 AC08	
Source				
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Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).	Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the centre of the site that are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated or non designated heritage assets within site. Site immediately south of Acton TC CA and GII listed buildings (Acton Town Hall (20m) and Acton Swimming Baths Chimney) (20m). Site abuts locally listed Acton Magistrates Court. Possible mitigation through sensitive design/ reduced capacity, particularly on northern edge. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor and SBINC 80m to the east separated by built development and road/rail networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There are no Council records on contamination for this site. Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a car park and council buildings. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is partially located within Acton District Centre and the majority of the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There are two existing vehicular access. Neville Close runs through the centre of site from Acton Lane, and the car park in the northern part of the site is accessible from Salisbury Street.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a sustainable location (partially within Acton District Centre and high PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to small / local / pocket and district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC09	
Site name	Acton Vale Industrial Park & Westgate House	
Site address	The Vale, Acton, W3 7RR	
Town	Acton	
Site area (ha)	0.63	
Current use	The site consists of a range of workshops and small industrial units. Offices are contained within Westgate House to the north of the site.	
Proposed use	Mixed use intensification	
Site source	SHLAA 2017	
Ownership	Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC09</div></div> <div><div>0 10 m</div></div> <div><div>www.ealing.gov.uk</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	The site is located within Flood Zone 1. Small areas of the site on the southern and eastern boundaries are located in Flood Zone 3a (surface water).
Heritage	<div></div>	Victoria Junior School (GII) lies 422 m to E in Hammersmith and Fulham. Nearest CA= Acton Park CA to west (590m). Nearest LLBs to north= Ministry Buildings, Bromyard Ave (76m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Parts of the site and the surrounding area to the east, south and west are located within areas of NO2 concentration above 30µg/m³, so mitigation would be required.
Health and safety	<div></div>	N/A
Biodiversity	<div></div>	SBINC 250m to the north west separated by built development and road/rail networks.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	The entirety of the site is previously developed land.


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There are no Council records on contamination for this site. Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is Acton Vale Industrial Park. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a Town Centre and has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the car park available from Cowley Road to the east of the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site includes existing industrial uses is in a sustainable location (fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC10	
Site name	Haddon Court & Burghley Tower	
Site address	Haddon Court & Burghley Tower, Trinity Way, Acton, W3 7HS	
Town	Acton	
Site area (ha)	0.88	
Current use	The site consists of the Trinity Way housing estate and associated green space surrounding Haddon Court and Burghley Tower as well as Trinity Way Open Space.	
Proposed use	Residential	
Site source	Identified by Council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div><div></div></div> <div><div>Legend</div><div>AC10</div><div></div><div></div></div> <div><div>0 10 m</div><div></div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). Large areas of the site are in Flood Zone 3a (surface water), particularly in the west, the southern boundary, and in the centre of the site.
Heritage		No designated or non designated heritage assets within site. Former Wormholt library (GII) lies 389m to E (in Hammersmith and Fulham). Possible mitigation through sensitive design/ reduced capacity.
Air quality		The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		N/A
Biodiversity		Southern eastern boundary of site adjacent to SBINC. Mitigation required.
Geodiversity		N/A
Tree Preservation Order		There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		The majority of the site includes landscaping around Haddon Court and Burghley Tower as well as Trinity Way Open Space. The site is also designated MOL (Acton Park - Bromyard Avenue Area). Although some development exists on the site, more than 50% is greenfield.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There are no Council records on contamination for this site. Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre, but the majority of the site has a PTAL score of 4/5. The site is a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4 and 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Trinity Way, which serves the existing housing estate.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The majority of the site includes the publicly owned, and publicly accessible green space surrounding Haddon Court and Burghley Tower as well as Trinity Way Open Space, all of which is designated MOL. Although areas of public open space could be retained in the development, this is unlikely to be equivalent to the public open space lost.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks; or There are proposals for new on-site open space provision as part of the development.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site includes an existing housing estate in a sustainable location (high PTAL) but is majority greenfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures. It was considered that the identified heritage constraints could be mitigated through sensitive design and reduced capacity and air quality constraints could be overcome through design measures. Biodiversity constraints could be mitigated through site layout, which may impact on capacity. Development may involve some loss of open space with limited opportunities for mitigation.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC11	
Site name	Friary Park Estate	
Site address	The Drive, Joseph Avenue, Sparks Close and Friary Road, Acton, W3 6NL	
Town	Acton	
Site area (ha)	2.79	
Current use	The site consists entirely of the Friary Park housing estate.	
Proposed use	Mixed-use including residential, commercial and community uses	
Site source	SHLAA 2017	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>AC11</div><div></div></div> <div><div>040 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	221747HYBRID.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). There is an area in the centre of the site that is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site could enhance the significance of the heritage asset or designation/ further reveal its significance/ enhance the setting; or Site is not likely to affect heritage designations/ assets due to their distance from the site. No designated heritage assets or non-designated heritage assets on site or in near vicinity. Site lies within 175m of OPDC boundary to NE.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Green corridor and SBINC border the site to the north western boundary. Mitigation required. Green corridor, SBINC and priority habitat 200m to the east and priority habitat 400m to the north separated by built development and road networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are protected trees located within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site includes infilled fish ponds. The contamination risk is low.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a housing estate in a residential area. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2/3. The site is a housing estate with potential for regeneration and is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3).	The site is located in an area with mixed PTAL scoring, (between 2 and 3).
Vehicular access to the site		Suitable access to the site already exists.	There is an existing road network running through the site. This provides vehicular access from Friary Road to the north and east of the site. There is potential to strengthen connections to Emanuel Avenue to the south.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL), however site includes some small areas of incidental amenity space.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket or district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores variably across the suitability criteria. This site is an existing housing estate in a fairly sustainable location (fair PTAL and a Strategic Area for Regeneration) and is brownfield land. It has good access to secondary schools and GP practices and fair access to primary schools. It is considered that the identified surface water flooding (Zone 3a) constraints could be overcome through design measures and biodiversity constraints could be mitigated through site layout, which may impact on capacity. This site is also located in an area of deficiency in access to small / local / pocket parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is subject to restrictions and negotiation / consultation may be required.	A public right of way runs along part of the southern boundary of the site. It is unlikely that this would constrain development due to its location; however confirmation would be required from developer/ promoter that this could be retained.
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			

Site Information		
Site reference	AC12	
Site name	Acton Crossrail Station and Sidings	
Site address	Acton Crossrail Station and 239-307 Horn Lane, W3 9ED	
Town	Acton	
Site area (ha)	11.65	
Current use	The site features a mix of uses, including as an aggregate recycling centre, commercial waste transfer site, parts of Acton Rail Station (sidings) and builders' yard.	
Proposed use	Residential-led, mixed-use development with significant provision for community space and possibly ground floor retail. Waste and aggregates capacity will need to either be reprovided on site or relocated to a suitable alternative site	
Site source	Existing Allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>AC12</div></div> <div><div>0130 m</div><div> Ealing www.ealing.gov.uk</div></div> <div><div></div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). Large areas of the site are in Flood Zone 3a (surface water), particularly in the west and the east of the site.
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated or non-designated heritage assets within the site. Within 230m of GII listed West Acton Station to NE. Creffield CA lies to south west (680m) and Hanger Hill Garden Estate CA lies to north west, (775m). Site is separated from both by railway corridors. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the south, east and west of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³, so mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated. Green corridor and SBINC within site boundary
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site. There are large groups of protected trees located within and adjacent to the site to the northwest and southeast of the site. It is likely that this would be a constraint with regards to TPOs on these parts of the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The majority of the site is previously developed land, with the eastern half also included within the council's brownfield land register. Most of the west of the site overlaps with Ealing to Paddington Railsides Green Corridor; however the majority of this area appears to be occupied by fixed surface infrastructure.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in use as a coal depot. Any change of use would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site has multiple uses, including as an aggregate recycling centre, builders' yard, commercial waste transfer site, and railway sidings. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The eastern part of the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 5), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There are two existing accesses, from Horn Lane to the east and from Noel Road to the west. The entrance from the west may require upgrades.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		<div>The development is unlikely to involve the loss of any open space; or</div> <div>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.</div>	The Ealing to Paddington Railsides Green Corridor covers much of the site, and is not publicly accessible. Development may result in the loss of open space, however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site falls within an area which is located within 2000m from a secondary school. The remainder of the site is located between 2000-5000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The majority of the site falls within an area which is located within 1000m from the nearest GP surgery. The remainder of the site is located between 1000-4000m from a GP surgery.


Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses is in a less sustainable location (partially within a Strategic Area for Regeneration, but majority PTAL of 2) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, TPO and open space constraints could be mitigated through site layout, which may impact on capacity, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Development may involve some loss of biodiversity features with limited opportunities for mitigation. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is also located in an area of deficiency in access to district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone and partially within the HS2 surface safeguarding consultation zone, to the south eastern boundary. Further consultation would be required with the relevant consultees to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			



Deliverability Assessment Summary			

Site Information	
Site reference	AC13
Site name	West Acton Community Centre
Site address	Churchill Gardens, Acton W3 0JN
Town	Acton
Site area (ha)	0.2
Current use	The site houses the West Acton Community Centre including sports clubs, and ancillary parking space.
Proposed use	Residential and potential reprovision of existing sports clubs either on site or at another location
Site source	Council Owned Site
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



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Final Issue	Rev. 2	November 2022	AC13	
Source				
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Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated or non designated heritage assets within the site. West Acton station (GII listed) lies 100m to north west of site but is not directly adjacent. Similarly, Hanger Hill Garden Estate CA lies 130m to north west but is separated by railway corridor. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	Parts of the north and west of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³, so mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor and SBINC 80m to the north west and south separated by built development and road/rail networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site has historically been in use as a brickworks. Therefore site investigation would be required.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a community centre in a residential area. There are no industrial uses on site.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Churchill Gardens. This access is narrow, but is able to serve the existing Community Centre. Proposals may be limited by this access.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a less sustainable location (PTAL of 2) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified heritage constraints could be mitigated through sensitive design, which may impact on capacity and air quality constraints could be overcome through design measures. This site is also located in an area of deficiency in access to small / local / pocket and district parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

Achievability Assessment			
Criteria	Score		Qualitative assessment
Site marketability			
Viability considerations			
On-site physical infrastructure constraints			

Deliverability Assessment Summary			