

# Preferred Sites in Ealing

- Town Boundary

Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Elizabeth Line

HS2

Overground/Tube Lines

Central Line

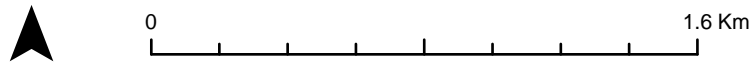
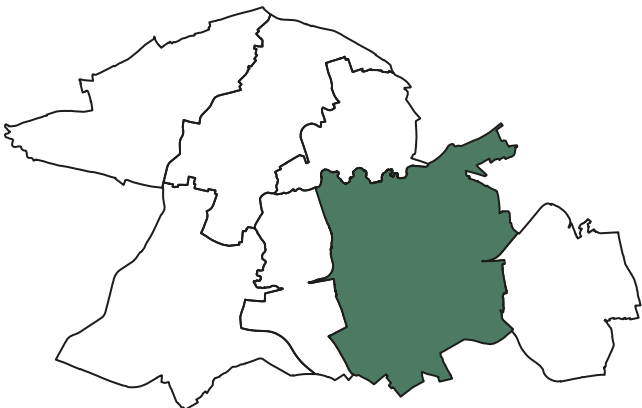
National Rail/Tube Lines




District Line

Bakerloo Line

Piccadilly Line

TfL Station



| Site Information     |   |   |
|----------------------|---|---|
| Site reference       | EA01  |    |
| Site name            | Broadway Connection   |   |
| Site address         | 9 - 42 The Broadway, Ealing, W5 2NP   |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.61  |   |
| Current use          | There are a mix of uses on the site including residential, offices and a range of typical town centre uses. |   |
| Proposed use         | Office and mixed uses suitable to the town centre   |   |
| Site source          | Existing Allocation   |   |
| Ownership            | Council, Private  | <div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar<br/>© 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>EA01</div><div></div></div> <div><div>0 10 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</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).   |
| Heritage                                     | <div></div> | Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas in the north of the site 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> | Within Ealing TC CA and adjacent to Haven Green CA. Contains 3 buildings of facade/group value (27,29,35 The Broadway).Nearby LBs include GII* Christ the Saviour (80m), G II listed: 1B The Mall (30m) and GII Polish Catholic Church (170m). Opportunity for enhancement through sensitive design/height/massing. |
| Biodiversity                                 | <div></div> | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- 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.  |
| 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> | Northern boundary of site adjacent to green corridor. Mitigation required.  |
|  | <div></div> | N/A   |
|  | <div></div> | There is a row of protected trees located along the northern border of the site. The intensity of development on this part of the site is likely to be constrained with regards to TPOs.  |
|  | <div></div> | The entirety of the site is previously developed land and included within the council's brownfield land register.   |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | The site features a mixture of Victorian buildings and 1960s/70s replacements. There is a low likelihood of contamination.  |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 has multiple uses, including shops and residential. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a/6b. 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 6a and 6b).  |
| Vehicular access to the site                               |       | Achieving access to the site is likely to be difficult and/or existing infrastructure would likely require wider works/major restructuring.  | The site comprises a dense block of piecemeal development with no existing vehicular access. A new access would be required, either via The Broadway to the east and south, or Haven Green to the 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<br><br>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 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 variably across the suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity features and TPOs within the site may influence layout and constrain capacity. Identified constraints to vehicular access will need to be addressed. This site is located in an area of deficiency in access to regional 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 subject to restrictions and negotiation / consultation may be required. | A public right of way runs along part of the north western 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       | EA02  |   |
| Site name            | Ealing Broadway Shopping Centre & Crystal House   |  |
| Site address         | The Broadway, Ealing, W5 5JY  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 3.59  |  |
| Current use          | There are a mix of uses on the site including offices, a shopping centre and an associated multi-storey car park. |  |
| Proposed use         | Residential-led, mixed use scheme with significant retail, employment and community space provision               |  |
| Site source          | Existing Allocation   |  |
| Ownership            | Private   | <div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar<br/>© 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>EA02</div><div></div><div></div></div> <div><div>0</div><div>50 m</div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div> |
| Planning history     | 214524FUL.  |  |
| 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 across the north, east, south and centre 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                            |       | Site within Ealing TC CA. Several LLBS abutting along High St frontage including locally listed façade. LBs nearby include: Polish Catholic Church (GII) (80m) to east, Christ the Saviour (GII*) to north (65m), 22/22a The Green (50m) to east. Opportunity to enhance area and better connect with rear. Within AIA. Further consultation with GLAAS/heritage advisor required. |
| Biodiversity                                 |       | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  |
| Geodiversity                                 |       | The majority of the northern and western parts of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. There is a small area of PM10 concentration above 30µg/m³ in the surrounding area to the northwest of the site boundary. Therefore, mitigation will be required.  |
| Tree Preservation Order                      |       | N/A  |
| Brownfield vs greenfield land                |       | Green corridor and SBINC 60m to the north. These sites are separated from site by built development and road & river networks.   |
|  |       | N/A  |
|  |       | 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.   |
|  |       | 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.   |
|  |       | The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or<br><br>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.  |
|  |       | Majority/ all of the site is previously developed land.  |
|  |       | The entirety of the site is previously developed land and included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | Redevelopment would likely require site assessment.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 contains retail uses, including the Ealing Broadway shopping centre. 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 located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 6a. 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 0 and 6a), however, the majority of the site falls within an area with a PTAL score of 6a.                                       |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to Ealing Broadway Shopping Centre car park from the south of the site, via The Grove. There is additional access to the east of the site via Windsor 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area of deficiency in access to regional and 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 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       | EA03   |   |
| Site name            | Sandringham Mews   |  |
| Site address         | High Street and Broadway, Ealing, W5 5DG   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.64   |  |
| Current use          | The site features a car park and a terrace of properties featuring residential and town centre uses. |  |
| Proposed use         | Residential-led, mixed use scheme with significant retail, employment and community space provision  |  |
| Site source          | Existing Allocation  |  |
| Ownership            | 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> <div><div>Date</div><div>November 2022</div><div></div><div></div></div> <div><div>Legend</div><div>EA03</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     | 221687FUL  |  |
| 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).<br><br>Most of the site is located in Flood Zone 1 (fluvial/tidal). There is an area in the centre 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.<br><br>Site with Ealing TC CA. Abutting several NDHAs on North Broadway. LBs to north include Christ the Saviour (GII) (40m) and Town Hall (GII) (110m) and to south-west = Walpole Park (GII) and Pitshanger Manor (GI) (100m). Sensitive views/settings. Opportunity to enhance and connect to new square at Dickens Yard. 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:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, there are small areas of PM10 concentration above 30µg/m³ to the north of the site. Therefore mitigation would be required.  |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Green corridor and SBINC 120m to the north. These sites are separated from site by built development and road & river 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register.  |



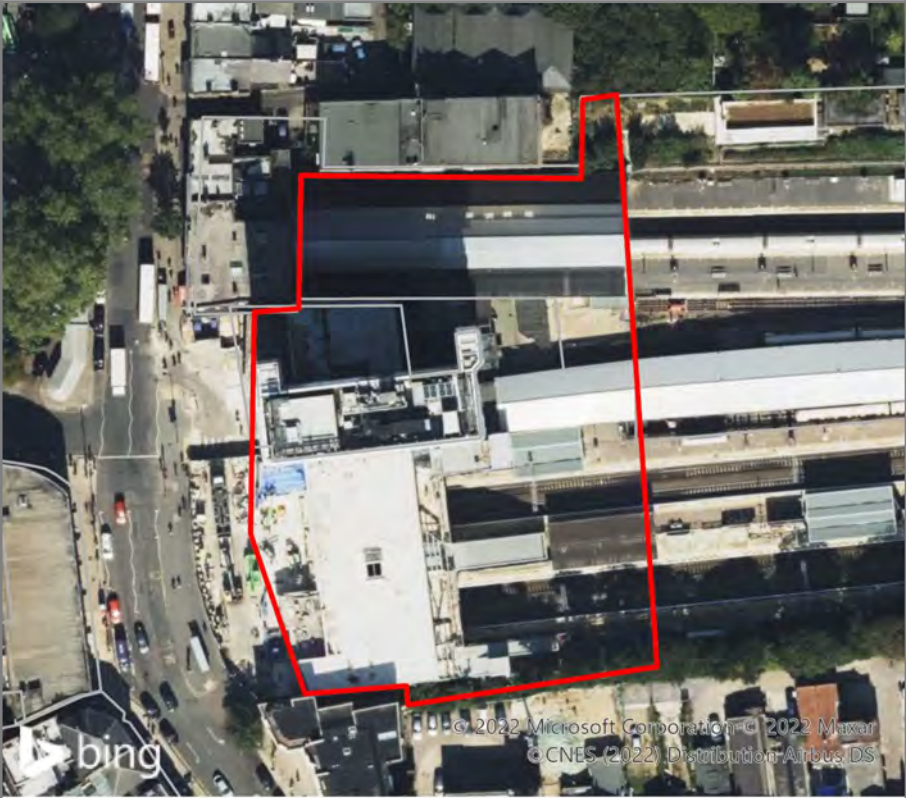


| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | There is a live application on the site (221687FUL). A condition requiring site investigation would be required if permission is granted. Depending on future proposals, further investigation may be required.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 contains retail uses and a car park. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a/6b. 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 6a and 6b).  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the site via the Sandringham Mews car park, accessible from High Street. Given the dense town centre character of the surrounding buildings, there is limited scope for the creation of additional access points. |
| 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<br><br>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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. 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 across the site. 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       | EA04a  |   |
| Site name            | Ealing Broadway Crossrail Station  |  |
| Site address         | New Ealing Broadway, Ealing, W5 2NU  |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.57   |  |
| Current use          | The site is Ealing Broadway railway station and features a number of ancillary food and retail uses. |  |
| Proposed use         | Retail, commercial/office, education, leisure, residential.  |  |
| Site source          | Existing Allocation  |  |
| Ownership            | Transport for London, 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>EA04a</div></div> <div><div>010 m</div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div></div> <div></div> |
| 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).   | Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas in the south 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.   | Site in-between/abuts Ealing TC CA/ Haven Green CA. Within setting of GII LBs (36 Haven Green (45m), 1B (40m) & 7 (80m) The Mall) and abutting LLB former station and Haven Green parade. Opportunity to enhance via Villiers House redevelopment. |
| Air quality                                  |       | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- 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                                 |       | 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. | Part of the site to the north and south falls within a SBINC and green corridor.   |
| 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.  | There is a row of protected trees located along the southern boundary of the site. The intensity of development on this part of the site is likely to be constrained with regards to TPOs.   |
| Brownfield vs greenfield land                |       | Majority/ all of the site is previously developed land.   | Approximately 95% of the site is previously developed land, bar a small portion of designated open space to the south, associated with the Ealing to Paddington Railsides Green Corridor   |



| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | The site is in use as railway station. Contamination is therefore likely.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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). | This site is Ealing Broadway railway station. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6b. 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 within an area with a PTAL score of 6b.   |
| Vehicular access to the site                               |       | Access to the site can likely be created within landholding adjacent to the highway; or<br><br>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.   | There is existing vehicular access to the front of Ealing Broadway Station via the Broadway. It is not clear how appropriate this provision would be for a new development.   |
| 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<br><br>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.  | The Ealing to Paddington Railsides Green Corridor covers areas in the north east and south east of the site, but is not publicly accessible. However, the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development. |
| 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 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 variably across the suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing open space and TPOs within the site may influence layout and constrain capacity. However the development may involve some loss of biodiversity features with limited opportunities for mitigation. This site is in an area of deficiency in access to regional parks, and therefore proposals must prioritise the provision of open space within the site. Identified constraints to vehicular access will need to be addressed. 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 and partially within a TfL 10m Buffer 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       | EA04b  |
| Site name            | Villiers House   |
| Site address         | New Ealing Broadway, Ealing, W5 2NU  |
| Town                 | Ealing   |
| Site area (ha)       | 0.09   |
| Current use          | The site features office and educational space, with commercial uses at ground floor level. The site also forms part of Ealing Broadway Station. |
| Proposed use         | Retail, commercial/office, education, leisure, residential.  |
| Site source          | Early Call for Sites   |
| Ownership            | Private  |
| Planning history     | No relevant planning applications.   |
| Information reviewed | Early call for sites form  |



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Drawing Status  
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Date  
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**ARUP**

| Suitability Assessment                       |             |   |
|--|-------------|---|
| Criteria                                     | Score       | Qualitative assessment  |
| Flooding - fluvial / tidal and surface water | <div></div> | Site is located within flood zone 1.<br><br>The site is entirely located within Flood Zone 1 (fluvial and tidal).   |
| 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.<br><br>Site in-between/abuts Ealing TC CA/ Haven Green CA. Within setting of GII LBs (36 Haven Green (45m), 1B (40m) & 7 (80m) The Mall) and abutting LLB former station and Haven Green parade. Opportunity to enhance via Villiers House redevelopment.   |
| Air quality                                  | <div></div> | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>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.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Green corridor and SBINC 40m to the south separated from site by built development and 50m to the south west separated by a road and built development. |
| 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register.  |






| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 part of Ealing Broadway station. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6b. 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 within an area with a PTAL score of 6b.  |
| Vehicular access to the site                               |       | Access to the site can likely be created within landholding adjacent to the highway; or<br><br>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.   | Direct vehicular access to the site does not exist. Depending on the proposed layout there may be potential to provide access from The Broadway.                         |
| 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. This site is located in an area deficient in access to regional 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 subject to restrictions and negotiation / consultation may be required. | Site is fully within the London Underground Zone of Interest Consultation Zone and partially within a TfL 10m Buffer 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       | EA04c  |  <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>Issue</div><div>Rev. 2</div><div>Date</div><div>November 2022</div><div>Legend</div><div>EA04c</div><div>0 10 m</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div><div></div></div> |
| Site name            | Ealing Broadway Station  |  |
| Site address         | The Broadway, Ealing, W5 2NU   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.62   |  |
| Current use          | The site is part of Ealing Broadway railway station and features a number of ancillary food and retail uses. |  |
| Proposed use         | Retail, commercial/office, education, leisure, residential.  |  |
| Site source          | Early Call for Sites   |  |
| Ownership            | Transport for London (TfL)   |  |
| 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 | <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 areas in the centre of the site 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> | Site in-between/abuts Ealing TC CA/ Haven Green CA. Within setting of GII LBs: 36 Haven Green (45m), 1B (40m) & 7 (80m) The Mall and abutting LLB former station and Haven Green parade. LB (GII) at Ealing Village to east (215m). Possible mitigation through sensitive design/ reduced capacity. |
| Biodiversity                                 | <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.  |
| Geodiversity                                 | <div></div> | N/A   |
| 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> | SBINC within site boundary to the north and priority habitat within site boundary to the north east. Green corridor 50m to the east and both green corridor and SBINC 40m to the south.   |
|  | <div></div> | N/A   |
|  | <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.   |
|  | <div></div> | The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register. The eastern part of the site overlaps with Ealing to Paddington Railsides Green Corridor; however there is no evidence of green space in this location.       |






| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | 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<br><br>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 part of Ealing Broadway station. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6b. 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 within an area with a PTAL score of 6b.   |
| Vehicular access to the site                               |       | Achieving access to the site is likely to be difficult and/or existing infrastructure would likely require wider works/major restructuring.  | Vehicular access to the site is limited. Future development may require substantial redesign in order to provide adequate vehicular 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<br><br>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.  | The Ealing to Paddington Railsides green corridor, which has restricted public access, covers roughly half of the site. However, there is no evidence of open space in this location. |
| 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 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 variably across the suitability criteria. It is in a sustainable location (good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. Development will likely involve some loss of biodiversity features with limited opportunity for mitigation. This site is located in an area deficient in access to regional 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 and partially within a TfL 10m Buffer 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       | EA05a   |    |
| Site name            | Central Chambers & BBC Car Park   |   |
| Site address         | 1 – 10 Central Buildings, The Broadway & BBC Car Park, Ealing W5 2NT  |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.26  |   |
| Current use          | The site is used for a number of town centre uses including restaurants and retail, as well as car parking. |   |
| Proposed use         | Retail, Commercial, Residential.  |   |
| Site source          | Identified by Council   |   |
| 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>EA05a</div></div> <div><div>0 10 m</div></div> <div><div>Ealing<br/>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). The site's southern boundary and an area in the south east of the site is 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> | Site abuts Ealing TC CA to south and Ealing Green CA to north. Nearest LB = 1B The Mall (GII) (70m), 36 Haven Green (GII) (95m), Polish Catholic Church (GII) (125m) and Christ The Saviour Church (GII*) (115m). Several LLBs to north in Haven Green and south along The Broadway (nearest 30m). Possible mitigation through sensitive design/ reduced capacity.           |
| Biodiversity                                 | <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.   |
| Geodiversity                                 | <div></div> | N/A  |
| Tree Preservation Order                      | <div></div> | Green corridor borders site to the south western corner. Mitigation required.  |
| Brownfield vs greenfield land                | <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> | Haven Green to the north of the site is covered by a tree protection order prohibiting works to 'all trees of all species'. Almost the entirety of site is located within 15m of these trees, with the south of the site further impacted by protected trees adjacent to the Central Line. The intensity of development on the site is likely to be constrained as a result. |
|  | <div></div> | The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register.  |



| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 contains retail uses and a car park. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6b. 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 within an area with a PTAL score of 6b.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the site from Haven Green Road and Spring 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<br><br>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 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 variably across the suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity and TPO constraints may influence site layout and constrain capacity. It is located in an area deficient in access to regional 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 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       | EA06a   |
| Site name            | Haven Green Car Park  |
| Site address         | Station Car Park, Spring Bridge Road, Ealing, W5 2AA                        |
| Town                 | Ealing  |
| Site area (ha)       | 0.18  |
| Current use          | The site is currently used as a car park and includes a vacant retail unit. |
| Proposed use         | Residential, retail.  |
| Site source          | Early Call for Sites  |
| Ownership            | Private   |
| Planning history     | No relevant planning applications.  |
| Information reviewed | Early call for sites form   |



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| Final Issue  | Rev. 2 | November 2022 |  EA06a                 |  |
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|  |        |               |                      |   |

| 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 northern and southern boundaries intersect with Flood Zone 3a (Surface Water)  |
| Heritage                                     | <div></div> | Abuts Ealing TC CA to south and Haven Green CA to north. Setting: Christ the Saviour Church (GII*) (67m) and Ealing Town Hall (GII) (115m). Abuts LLB at 1/1A The Haven to north-east. Close to Old Fire Station LLB (138m) to west. Christ the Saviour School abuts site but is not listed as a HA. Opportunity for enhancement.  |
| 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> | Green corridor 20m to the south separated from site by built development.  |
| Geodiversity                                 | <div></div> | N/A  |
| Tree Preservation Order                      | <div></div> | Haven Green is located directly to the north of the site. The site is covered by a tree protection order which prohibits works to 'all trees of all species' within the space. Almost the entirety of site is located within 15m of these trees. The intensity of development on the site is likely to be constrained as a result. |
| Brownfield vs greenfield land                | <div></div> | The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | 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<br><br>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. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6b. 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 within an area with a PTAL score of 6b.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the site available from Haven Green Road from the east and Spring Bridge Road from the 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<br><br>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 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 variably across the suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. TPO constraints may influence layout and constrain capacity. This site is located in an area deficient in access to regional 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       | EA07  |  <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>Issue</div><div>Rev. 2</div><div>Date</div><div>November 2022</div><div>Legend</div><div>EA07</div><div>09.5 m</div><div><div>www.ealing.gov.uk</div></div><div></div></div> |
| Site name            | Carmelita House   |   |
| Site address         | 21 - 22 The Mall, Ealing, W5 2PJ  |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.17  |   |
| Current use          | The site is currently used as health clinic for Ealing Council's Service for Children with Additional Needs and property services |   |
| Proposed use         | Community use retained (health centre) with residential above   |   |
| Site source          | Central Ealing Neighbourhood Plan   |   |
| Ownership            | Council   |   |
| 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 1.   | The site is entirely located within Flood Zone 1 (fluvial and tidal).  |
| 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.                      | Within boundary of Ealing TC CA. Within proximity of 43,42 The Mall (Both GIIs) (90m). Abuts buildings of group/façade value to west. Opportunity to enhance/remove modern building. |
| Air quality                                  | <div></div> | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- 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. | Northern boundary of site adjacent to SBINC and green corridor. Mitigation required.   |
| 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 is a row of protected trees located along the northern boundary of the site. The intensity of development on this part of the site is likely to be constrained as a result.    |
| 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  |       | No contamination issues identified on site to date.  | No contamination issues have been identified to date.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 health clinic. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a/6b. 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 6a and 6b).  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | An existing vehicular access runs along the eastern boundary of the site from The Mall to the south 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<br><br>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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints and TPOs within the site may influence layout and constrain capacity.</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 partially 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       | EA08  |   |
| Site name            | Eastern Gateway   |  |
| Site address         | 51 - 53 The Mall, Ealing, W5 3TA  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 0.2   |  |
| Current use          | There are a mix of uses on the site including retail, public house, offices and a car park.         |  |
| Proposed use         | Residential-led, mixed use scheme with significant retail, employment and community space provision |  |
| Site source          | Existing Allocation   |  |
| Ownership            | -   | <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> <div><div>Legend</div><div>EA08</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>08 m</div><div></div></div> |
| Planning history     | 213658FUL   |  |
| Information reviewed | N/A   |  |

| Suitability Assessment                       |             |   |
|--|-------------|---|
| Criteria                                     | Score       | Qualitative assessment  |
| Flooding - fluvial / tidal and surface water | <div></div> | Site is located within flood zone 1.<br><br>The site is entirely located within Flood Zone 1 (fluvial and tidal).   |
| 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.<br><br>Site within Ealing TC CA. No other designated or non designated heritage assets within site. LLBs and PCs to CA abutting site and along Northcote Ave (100m). Development needs to be sensitive but opportunity to remove unsightly buildings/ open up rear/ improve character. 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:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>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.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Green corridor and SBINC 80m to the north. SBINC approx. 120m to the east. These sites are separated from site 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land and 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 potentially contains a former garage (1956). Demolition and redevelopment of the whole site would likely require investigation. It is possible that a change of use only would not require investigation. |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 has multiple uses, including shops, a public house, and a car park. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a. 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 within an area with a PTAL score of 6a.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is an existing vehicular access throughout the site, with access from The Mall leading through a gated ground floor entrance to a rear car park.   |
| 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<br><br>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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. 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       | EA09  |   |
| Site name            | Ealing Studios, Royal Mail Delivery Office & Telephone Exchange   |  |
| Site address         | Ealing Green, Ealing, W5 5EP  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 2   |  |
| Current use          | The site houses a film and TV studio alongside associated workspaces. Further, the site features a Royal Mail delivery office and telephone exchange. |  |
| Proposed use         | Retention of film use with addition of enabling residential   |  |
| Site source          | Identified by Council   |  |
| 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>EA09</div></div> <div><div>025 m</div></div> <div><div>www.ealing.gov.uk</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).  |
| Heritage                                     | <div></div> | Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the south of the site that are in Flood Zone 3a (surface water).   |
| Air quality                                  | <div></div> | 3 LBs on site: Telephone Exchange (GII), Ealing Green Whitehouse (GII). Subject to level of intervention on LBs, scoring to be reviewed. Abuts Walpole Park to west and within setting of LBs to east along Ealing Green. Some LLBs around periphery of site. Sensitive site and possible mitigation through sensitive design/ reduced capacity. |
| Health and safety                            | <div></div> | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  |
| Biodiversity                                 | <div></div> | Parts of the site and surrounding area to the south east are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.  |
| Geodiversity                                 | <div></div> | N/A  |
| Tree Preservation Order                      | <div></div> | N/A  |
| Brownfield vs greenfield land                | <div></div> | Numerous protected trees are located within or close to the south-east boundary of the site. It is therefore likely that development in this part of the site will be constrained beyond buildings of a similar form to the existing. However, the majority of the site will be unimpacted.  |
|  | <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.   | The site has a long history of different uses. Contamination is possible and site investigation is likely to be required.  |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 contains Ealing Studios and associated television and media uses. 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 located within Ealing Metropolitan Centre and the majority of the site 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 mixed PTAL scoring, (between 2 and 5), however, the majority of the site falls within an area with a PTAL score of 5.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | Vehicular access is currently from Ealing Green which provides two access points onto St Mary's Road (B455). Depending on the proposed layout, it may be appropriate to create additional access to the site from the south-east via Ealing Studios. |
| 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<br><br>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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. 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       | EA10   |   |
| Site name            | Perceval House   |  |
| Site address         | 14 - 16 Uxbridge Road, Ealing, W5 2HL  |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 1.19   |  |
| Current use          | The site has most recently been used as offices for Ealing Council.  |  |
| Proposed use         | Mixed-use scheme, comprising residential, office, civic/community and flexible non-residential floor space |  |
| Site source          | SHLAA 2017   |  |
| 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>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>EA10</div><div></div></div> <div><div>020 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div><div></div></div> |
| Planning history     | 203275FULR3.   |  |
| Information reviewed | N/A  |  |

| 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.  | Abuts TC CA to east and close to Haven Green CA (60m) to north-west. No designated/non designated CAs on site. Abuts and within setting of Town Hall (GII) and within proximity of Christ The Saviour (GII*) (210m), Walpole Park (GII) (170m) and Pitshanger Manor (GI) (195m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³                                | Some of the southern part of the site and surrounding area to the north and south is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.  |
| Health and safety                            |       | Not within a specified consultation zone of a constraint with health and safety considerations.  | N/A  |
| Biodiversity                                 |       | 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.                             | SBINC and green corridor border northern boundary. Mitigation required. Priority habitats approx. 250m to the south.   |
| 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<br><br>Site has no effect due to distance from TPO(s). | To the north of the site, there are numerous of trees protected under a blanket protection for railway-adjacent trees. There are also some protected trees running along the western border. 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                |       | Majority/ all of the site is previously developed land.  | The entirety of the site is previously developed land. The northern portion (c.40%) is also included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | There is an existing permission on this site (203275FULR3). A condition is attached requiring a remedial strategy to be submitted. 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<br><br>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 LB Ealing's council offices. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a. 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 within an area with a PTAL score of 6a.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the site from Longfield Avenue.  |
| 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints within the site may influence layout and constrain capacity. This site is located in an area deficient in access to regional and 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 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       | EA11  |   |
| Site name            | 49 - 69 Uxbridge Road   |  |
| Site address         | 49 - 69 Uxbridge Road, Ealing, W5 5SA   |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 0.86  |  |
| Current use          | The site features a number of uses, including educational facilities, offices and a police station. |  |
| Proposed use         | Commercial-led mixed-use scheme with some residential and cultural/leisure facilities               |  |
| Site source          | Existing Allocation   |  |
| Ownership            | Metropolitan Police, 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> <div><div>Legend</div><div>EA11</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>0 10 m</div><div></div><div><b>ARUP</b></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).<br><br>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                                     | <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.<br><br>Abuts TC CA. No designated/non designated HAs on site, 60m from listed Town Hall (GII). LLBs off site: Questors Theatre 12 Mattock Ln - abuts to south. 59-63 New Broadway cinema (50m) to east. Several NDHAs to south in Mattock Lane (40m). Sensitive to Walpole Pk (GII) and Pitshanger Manor (GI) to south (80-100m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.   |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Green corridor and SBINC 150m to the north. Priority habitats 120m to the south. These sites are separated from site 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.<br><br>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.<br><br>There are two large protected trees located to the north of the property. The intensity of development on this part of the site is likely to be constrained as a result. There are protected trees within 15m of the site's southern boundary, although the impact is likely to be minimal here.  |
| Brownfield vs greenfield land                | <div></div> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land.   |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has multiple uses, including offices and a police station. 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 located within Ealing Metropolitan Centre and has a PTAL score of 6a. 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 within an area with a PTAL score of 6a.  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access from two access points along Uxbridge 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing TPOs within the site may influence layout and constrain capacity. This site is located in an area deficient in access to regional 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       | EA12a   |  <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>Issue</div><div>Rev. 2</div><div>Date</div><div>November 2022</div><div>Legend</div><div>EA12a</div><div>010 m</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div><div></div></div> |
| Site name            | CP House  |   |
| Site address         | 97 - 107 Uxbridge Road, Ealing, W5 5TL          |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.47  |   |
| Current use          | The site is currently used for office purposes. |   |
| Proposed use         | Office  |   |
| Site source          | Existing Allocation                             |   |
| Ownership            | Private   |   |
| 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 |       | 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.  | Abuts Ealing Green CA to south and small part of site within CA. No designated/non designated HAs on site. LLBs: 60-64 Uxbridge Rd (Ealing Fire Station) (35m) to north-west. Mattock Lane to south (50m) = PCs to Ealing Green CA. 86 Mattock Lane (GII) to south (100m). Sensitive to Walpole Pk (GII) to south (115m). Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required. |
| Air quality                                  |       | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 250m to the north. Priority habitats 250m to the south east. SLINC 400m to the south west. These sites are separated from site by built development and road 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<br><br>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  |       | No contamination issues identified on site to date.  | 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<br><br>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 large office block. 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 within Ealing Metropolitan Centre and has a PTAL score of 5/6a. The site is partially within 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 5 and 6a).   |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the north of the site through the existing site car park via Uxbridge 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<br><br>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 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 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 entire site is located within 1000m from a GP surgery.  |




| Suitability Assessment Summary  |
|---|
| <p>This site scores well across most suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre, good PTAL and partially within a Strategic Area for Regeneration) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area of deficiency in access to regional and small/local/pocket 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       | EA13  |    |
| Site name            | Craven House  |   |
| Site address         | Land to rear of Cavalier House, 1 - 6 Craven Road & Crowborough Court, 40 - 44 Craven House, Uxbridge Road, Ealing W5 2BS |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 1.03  |   |
| Current use          | The site currently features a number of commercial office space uses with ancillary parking.                              |   |
| Proposed use         | Office  |   |
| 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>EA13</div><div></div></div> <div><div>0 10 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div><div></div></div> |
| Information reviewed | N/A   |   |

| 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/non designated heritage assets on site, but on edge of TC CA. LBs: Town Hall (GII) to east (280m), Walpole Park (GII (220m) and Pitshanger Manor (320m) to south. Several NDHAs along Mattock Lane (125m). Site is sensitive to taller elements. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | Part of the south of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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. Priority habitats 250m to the south east. SLINC 300m to the south west separated from site 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<br><br>Site has no effect due to distance from TPO(s).   | There is a protected tree within 15m of the site to the south-eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development 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 and included within the council's brownfield land register.  |








| 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<br><br>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 occupied by commercial offices. 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 majority of the site is located within Ealing Metropolitan Centre and has a PTAL score of 4/6a. 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 4 and 6a).  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the car park located along Craven Road. The site is flanked on all sides by roads so there is potential to provide an additional vehicle access to improve connectivity. |
| 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<br><br>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 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 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 entire site is located within 1000m from a GP surgery.   |

| Suitability Assessment Summary  |
|---|
| <p>This site scores well across most suitability criteria. It is in a very sustainable location (Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area of deficiency in access to regional and 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 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       | EA14   |   |
| Site name            | Arden Road Car Park  |  |
| Site address         | Arden Road, West Ealing, W13 8RA                             |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.07   |  |
| Current use          | The site is currently used as a car park                     |  |
| Proposed use         | Mixed-use scheme of residential and commercial (Use Class E) |  |
| Site source          | Council Owned Site   | <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<br/>© Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div><div>Ealing<br/>www.ealing.gov.uk</div></div></div> <div><div>Legend</div><div> EA14</div></div> <div><div>05 m</div><div></div><div></div></div> |
| Ownership            | Council  |  |
| Planning history     | 203717FUL.   |  |
| Information reviewed | N/A  |  |

| Suitability Assessment                       |             |   |
|--|-------------|---|
| Criteria                                     | Score       | Qualitative assessment  |
| Flooding - fluvial / tidal and surface water | <div></div> | Site is located within flood zone 1.<br><br>The site is entirely located within Flood Zone 1 (fluvial and tidal).   |
| 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.<br><br>No designated/non-designated HAs on site. Nearest LLB - Ealing Fire Station 60-64 Uxbridge Rd (20m). Nearest LB is 86 Mattock Lane (GII) to S (195m). Potential for enhancement/replace car park. On edge of 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:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The whole of the site and much of the surrounding area to the west, east and south is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.   |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Green corridor and SBINC 200m to the north. SLINC 300m to the south west. Priority habitats 200m to the south east. These sites are separated from site by built development and road & river 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is previously developed land.<br><br>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 features an existing planning permission which includes requirement for a remedial strategy. 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<br><br>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 public car park. 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 located within Ealing Metropolitan Centre and 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 within 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 to the site from Arden 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<br><br>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 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 between 2000m and 5000m from the nearest secondary school.   | The majority of the site falls within an area which is located 2000-5000m from a secondary school. The remainder of the site is located less than 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to primary schools and GP practices and fair access to secondary schools. It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area deficient in access to regional 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       | EA15  |   |
| Site name            | 1 – 19 Broadway, Aviation & Pioneer Courts, West Ealing                                       |  |
| Site address         | 1 – 19 Broadway, Aviation & Pioneer Courts, West Ealing, W13 9AN                              |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 0.23  |  |
| Current use          | There are a mix of uses on the site including residential, retail and car parking facilities. |  |
| Proposed use         | Residential-led, mixed-use scheme   |  |
| 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> <div><div>Legend</div><div>EA15</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>08.5 m</div><div></div></div> |
| Planning history     | P/2009/1325.  |  |
| 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).<br><br>Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area on the site's southern boundary that 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.<br><br>No designated or non designated heritage assets within site. Some locally listed buildings in vicinity (25-41 Uxbridge Road (abuts the site to the west) and Salvation Army Hall (35m to south)). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The majority of the northern part of the site and the 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.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>SLINC 200m to the south east. Green corridor and SBINC approx. 350m to the north. All of which are separated from site 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land and the majority is included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | Redevelopment would likely require site assessment.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 has multiple uses, including retail and commercial. 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 within Ealing Metropolitan Centre and 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 4 and 5).  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the south of the site from Leeland Terrace, which leads into the existing car park.   |
| 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre and good 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. It is located in an area of deficiency in access to regional 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       | EA16   |
| Site name            | 66 - 86 Broadway, West Ealing                          |
| Site address         | 66 - 86 Broadway, West Ealing, W13 0SY                 |
| Town                 | Hanwell  |
| Site area (ha)       | 0.27   |
| Current use          | The site features a range of typical town centre uses. |
| Proposed use         | Residential-led, mixed use scheme                      |
| Site source          | Existing Allocation                                    |
| Ownership            | Private  |
| Planning history     | 163829FUL, 165976FUL, 193500FUL, 184095FUL.            |
| Information reviewed | N/A  |



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| 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 northern 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/non designated HAs on site. Parade of LLB to south at 25-41 The Broadway (20m) and to east at 50-62 The Broadway (35m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The majority of the site and the surrounding area to the south of the site boundary is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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 250m to the north. SLINC 200m to the south east. Priority habitats and SBINC 360m to the south west. These sites are separated from site by built development and road & or river 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<br><br>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                | <div></div> | Majority/ all of the site is previously developed land.  | The entirety of the site is previously developed land and included within the council's brownfield land register.  |

| 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<br><br>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 has retail and commercial uses. 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 within Ealing Metropolitan Centre and has a PTAL score of 4/5. 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 good accessibility to public transport (PTAL (4 – 6a/b).   | The site is located in an area with mixed PTAL scoring, (between 4 and 5).   |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access to the rear of the site via Singapore 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<br><br>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 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 very sustainable location in (Ealing Metropolitan Centre, Strategic Area for Regeneration and good 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area of deficiency in access to regional 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       | EA17   |
| Site name            | 59 - 65 Broadway, West Ealing (Lidl)   |
| Site address         | 59 - 65 Broadway, West Ealing, W13 9BP                                       |
| Town                 | Ealing   |
| Site area (ha)       | 0.08   |
| Current use          | The site comprises of a Lidl supermarket and a number of other retail units. |
| Proposed use         | Residential-led with retail provision  |
| Site source          | Existing Allocation  |
| Ownership            | -  |
| Planning history     | No relevant planning applications.   |
| Information reviewed | N/A  |



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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/non designated HAs on site. Nearest LLBs to east along Broadway (25-41 The Broadway) (75m) and to west at 116-120 The Broadway (105m). Possible mitigation through sensitive design/ reduced capacity. |
| Air quality                                  |       | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The whole of the site and much of the surrounding area to the north, west and east is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 300m to the north. SLINC 300m to the south east. Priority habitats and SBINC 360m to the south west. These sites are separated from site by built development and road & or river 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<br><br>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 and included within the council's brownfield land register.  |






| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has multiple retail units, including a supermarket. 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 located within Ealing Metropolitan Centre and 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 4 and 5).  |
| Vehicular access to the site                               |       | Access to the site can likely be created within landholding adjacent to the highway; or<br><br>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.   | Direct vehicular access to the site does not exist. Depending on the proposed layout there may be potential for connectivity to Canberra Road 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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. This site is located in an area deficient in access to regional, district and small/local/pocket 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       | EA18  |   |
| Site name            | Sainsbury's & Library, West Ealing  |  |
| Site address         | 77 - 83 Broadway & 2 Leeland Terrace, West Ealing, W13 9BA  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 0.89  |  |
| Current use          | The site is mixed use, featuring a large supermarket, residential, offices and a community library. |  |
| Proposed use         | Residential (reprovision of community use/sheltered housing required)                               |  |
| 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>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>EA18</div><div></div></div> <div><div>020 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div><div></div></div> |
| Information reviewed | N/A   |  |

| 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/non designated HAs on site. Nearest LLB to north-west at 116-120 (35m), 122-126 The Broadway (50m). LLBs to east: Salvation Army Hall (65m) and to north-east 39-41 The Broadway (70m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 300m to the north . SLINC 300m to the south east. Priority habitats and SBINC 200m to the south west. These sites are separated from site by built development and road & or river 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<br><br>Site has no effect due to distance from TPO(s).   | There are two protected trees located in the grounds of the neighbouring church at St James West Ealing within 15m of the site, 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                |       | Majority/ all of the site is previously developed land.  | The entirety of the site is previously developed land and included within the council's brownfield land register.   |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has multiple uses, including residential, a supermarket, and Ealing Library. 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 located within Ealing Metropolitan 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 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 St James' Avenue. Depending on the proposed layout, there may be potential to improve connectivity to the east of the site from Leeland Terrace.         |
| 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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. It is located in an area deficient in access to regional, district and small/local/pocket 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       | EA19   |   |
| Site name            | Chignell Place, West Ealing  |  |
| Site address         | 1 - 10 Chignell Place & 112 - 126 Broadway, West Ealing, W13 0TJ   |  |
| Town                 | Hanwell  |  |
| Site area (ha)       | 0.2  |  |
| Current use          | The site features a mixture of retail, offices and residential uses, in addition to backing onto the rear of the West London Islamic Centre. |  |
| Proposed use         | Residential-led mixed-use development including retail, commercial, community and leisure  |  |
| 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> <div><div>Legend</div><div>EA19</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>07 m</div><div></div></div> |
| Planning history     | 162274FUL, 215125FUL   |  |
| Information reviewed | N/A  |  |

| 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.  | 2 LLBs (1880s) within site at 122-126 The Broadway and 116-120 The Broadway. Subject to level of intervention on LLBs, scoring to be reviewed. Further LLBs to west at Halfway House, 144 The Broadway (65m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The southern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 300m to the north. Priority habitats and SBINC 200m to the north west. These sites are separated from site by built development and road & or river 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<br><br>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 and included within the council's brownfield land register.   |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has multiple uses, including retail, offices, residential, and a place of worship. 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 located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 3. 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 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 direct access to the centre of the site from Chignell Place, which provides access to the site from the south from Broadway.   |
| 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<br><br>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 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   |
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| <p>This site scores well across most suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre, fair PTAL and a Strategic Area for Regeneration) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Development will likely involve some loss of open space with limited opportunities for mitigation. It is located in an area deficient in access to regional and small/local/pocket 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       | EA20  |   |
| Site name            | 99 - 115 Broadway, West Ealing  |  |
| Site address         | 99 - 115 Broadway, West Ealing  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 0.2   |  |
| Current use          | The site features a mix of typical town centre uses including retail, medical or health services, sale of food and drink, offices, community uses and sui generis uses. |  |
| Proposed use         | Residential led mixed use scheme with retail on ground floor  |  |
| Site source          | Early Call for Sites  |  |
| 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<br/>© Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>EA20</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>08 m</div><div></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 |       | 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/non designated HAs on site. Nearest LLBs to adjacent to north at 120, 124 The Broadway (25-30m) and 142 The Broadway (25m). Hanwell Cemeteries CA within 200m. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 350m to the north. SBINC 200m to the north west. Priority habitats and SBINC 240m to the south west. These sites are separated from site by built development and road & or river 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<br><br>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 and included within the council's brownfield land register.  |


| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has retail and commercial uses. 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 located within Ealing Metropolitan 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 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                               |       | Access to the site can likely be created within landholding adjacent to the highway; or<br><br>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.   | Some units have parking to the rear facing Canberra Road. The site is bounded by roads, so there is there is opportunity to create appropriate access and parking along Canberra 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<br><br>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 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>The site scores well across most suitability criteria. It is in a very sustainable location (in Ealing Metropolitan 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 air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. The site is located in an area deficient in access to regional and small/local/pocket parks, 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                                 | EA21   |  |
| Site name                                      | 130 - 140 Broadway   |   |
| Site address                                   | 130 - 140 Broadway, West Ealing, W13 0TL                                     |   |
| Town   | Hanwell  |   |
| Site area (ha)                                 | 0.16   |   |
| Current use                                    | The site features a combination of retail, educational and residential uses. |   |
| Proposed use                                   | Residential-led, mixed-use scheme  |   |
| Site source                                    | Existing Allocation  |   |
| Ownership                                      | Council, Private   |   |
| Planning history                               | 64840FUL, 214454FUL, 216082FUL   |   |
| Information reviewed                           | N/A  |   |
| Drawing Status                                 |  | Issue   |
| Final Issue                                    |  | Rev. 2  |
| Date   |  | November 2022   |
| Legend   |  | 0 7 m   |
| Source   |  | EA21  |
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|  |  | ARUP  |

| 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/non designated HAs on site. Nearest LLB to west at Halfway House PH, 144 The Broadway (30m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The southern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 300m to the north. Priority habitats and SBINC 250m to the north west. These sites are separated from site by built development and road & or river 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<br><br>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 and included within the council's brownfield land register.  |




| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 has multiple uses, including retail, residential and education. 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 located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 3. 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 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.   |
| Vehicular access to the site                               |       | Access to the site can likely be created within landholding adjacent to the highway; or<br><br>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.   | Direct vehicular access to the site does not exist. Depending on the proposed layout there may be potential to provide access from Singapore Road to the north, or Washington Road to the 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<br><br>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. It is in a very sustainable location (in Ealing Metropolitan Centre, fair PTAL a Strategic Area for Regeneration) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Development will likely involve some loss of open space with limited opportunities for mitigation. This site is located in an area deficient in access to regional, district and small/local/pocket 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       | EA22   |   |
| Site name            | Western Gateway, 131 - 141 Broadway, West Ealing   |  |
| Site address         | 131 - 141 Broadway, West Ealing, W13 9BE   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.17   |  |
| Current use          | The site features a mix of retail, residential and commercial uses. The site features an MOT testing centre. |  |
| Proposed use         | Residential-led with retail provision.   |  |
| Site source          | Existing Allocation  |  |
| Ownership            | 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>EA22</div><div></div></div> <div><div>07 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div> |
| Planning history     | P/2015/6660  |  |
| Information reviewed | N/A  |  |

| 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/non designated HAs on site. Nearest LLB at 147 The Broadway to west (25m) and Halfway House PH 144 The Broadway to north-east (30m). Nearest CA at Hanwell Cemeteries CA (90m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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. | SBINC and priority habitats 60m to the south west. SBINC 120m to the north west. SBINC and green corridor 350m to the north. These sites are separated from site by built development and road & or river 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<br><br>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 and included within the council's brownfield land register.   |

| Suitability Assessment                                     |       |   |  |
|--|-------|---|--|
| Criteria   | Score |   | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.   | Any redevelopment of the site would require a desk study as a minimum.   |
| 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 contains a MOT centre and retail units. 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 located within Ealing Metropolitan 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 is existing vehicular access from Coldershaw 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<br><br>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 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. It is an existing industrial site in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area deficient in access to regional and small/local/pocket parks, and therefore proposals must prioritise the provision of open space within the site. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace.</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       | EA22a   |    |
| Site name            | Kwik Fit  |   |
| Site address         | 131 - 137 Broadway, West Ealing, W13 9BE                          |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.08  |   |
| Current use          | The site is currently used as an auto repair shop and MOT centre. |   |
| Proposed use         | Residential-led with retail provision.                            |   |
| Site source          | Early Call for Sites  |   |
| Ownership            | Private   |   |
| Planning history     | P/2015/6660   |   |
| Information reviewed | Early call for sites form   | <div><div><div>Drawing Status</div><div>Final Issue</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>EA22a</div></div><div><div>05.5 m</div></div></div> <div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Ealing</div><div></div></div> |

| 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/non designated HAs on site. Nearest LLBs= Halfway House PH, 144 The Broadway to the north (20m) and 147 The Broadway to the west (35m). Potential for enhancement/replace modern building.           |
| Air quality                                  |       | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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. | SBINC and priority habitats 60m to the south west. SBINC 120m to the north west. SBINC and green corridor 350m to the north. These sites are separated from site by built development and road & or river 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<br><br>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 and almost all of it is included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |   |  |
|--|-------|---|--|
| Criteria   | Score |   | Qualitative assessment   |
| Contamination  |       | Potential contamination on site, which could be mitigated.  | Any redevelopment of the site would require a desk study as a minimum.   |
| 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 MOT centre. 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 located within Ealing Metropolitan 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 is existing vehicular access from Broadway.  |
| 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<br><br>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 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.   |

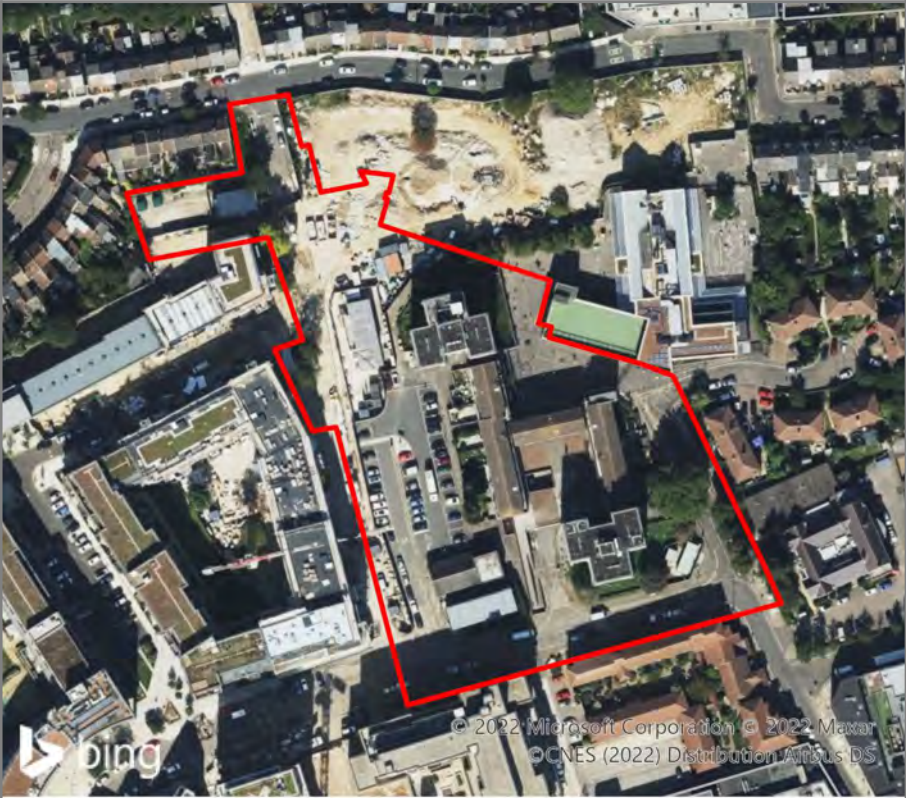
| Suitability Assessment Summary   |
|--|
| <p>This site includes industrial uses and scores well across most suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL) is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. This site is located in an area deficient in access to regional and small/local/pocket parks, and therefore proposals must prioritise the provision of open space within the site. 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                                 | EA23   |  |
| Site name                                      | Green Man Lane Estate  |   |
| Site address                                   | Green Man Lane Estate, Singapore Road, West Ealing, W13 0RJ          |   |
| Town   | Hanwell  |   |
| Site area (ha)                                 | 1.59   |   |
| Current use                                    | The site is currently occupied by the Green Man Lane housing estate. |   |
| Proposed use                                   | Residential and community  |   |
| Site source                                    | Early Call for Sites   |   |
| Ownership                                      | Council, Private   |   |
| Planning history                               | 200624EIA, P/2015/0072.  |   |
| Information reviewed                           | Early call for sites form  |   |
| Drawing Status                                 |  | Issue   |
| Final Issue                                    |  | Rev. 2  |
| Source   |  | Date  |
| Esri © 2022 Microsoft Corporation © 2022 Maxar |  | November 2022   |
| © Cnes (2022) Distribution Airbus DS           |  | Legend  |
|  |  | 0 25 m  |
|  |  | EA23  |
|  |  | Ealing  |
|  |  | www.ealing.gov.uk   |
|  |  | ARUP  |

| 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 large areas across the site that are in Flood Zone 3a (surface water).  |
| Heritage                                     |       | No designated/non designated HAs on site. Nearest LLB is Ealing Magistrates Court (20m) to E. Nearest CA is Hanwell Cemetery CA to W (225m). Further LLBs to south on The Broadway but just over 100m away. Nearest LB is St Helen's Chapel 53 Drayton Rd GII (300 m to N). Potential for enhancement. |
| Air quality                                  |       | A very small part of the surrounding area to the south is located within an area of NO2 concentration above 30µg/m³. Therefore, it is considered unlikely that mitigation is required in this instance.  |
| Health and safety                            |       | N/A  |
| Biodiversity                                 |       | Green corridor and SBINC 30m to the north. SBINC and priority habitats 250m to the west. SLINC 300m to the south east. These sites are separated from site by built development and road & or river networks   |
| 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 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 features an existing planning permission which includes requirement for a remedial strategy. 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<br><br>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 evidence of industrial uses.   |
| Local Plan spatial development pattern                     |       | Site has potential to significantly contribute to the Plan's spatial development pattern.  | The majority of the site is located within Ealing Metropolitan Centre and has a PTAL score of 4/5. The site is a housing estate with potential for regeneration and 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 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 are multiple existing vehicular accesses. To the east of the site, there is access through Green Man Lane and Green Man Gardens. From the south, there is access from William's Road, stemming from Singapore Road. To the north, there is access from Romsey Road, which is currently closed as this part of the site is developed. |
| 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre, good PTAL and a Strategic Area for Regeneration) 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Development will likely involve some loss of open space with limited opportunities for mitigation. This site is located in an area deficient in access to regional 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       | EA24  |    |
| Site name            | Waitrose, West Ealing   |   |
| Site address         | 2 Alexandria Road, West Ealing, W13 0NL   |   |
| Town                 | Hanwell   |   |
| Site area (ha)       | 8.66  |   |
| Current use          | The site currently features a large supermarket with surface level car park.        |   |
| Proposed use         | Residential-led, mixed-use scheme (with reprovision of supermarket on ground floor) |   |
| Site source          | Early Call for Sites  |   |
| Ownership            | 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>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>Date</div><div>November 2022</div><div>Legend</div><div>EA24</div><div>0 40 m</div><div>ARUP</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 |       | 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 areas along the northern boundary and in the centre 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/non-designated HAs on site. Nearest CA= St. Stephens CA (256m). Nearest LLB: 1-14 Wilton House, Alexandra Rd (30m) to south-east, West Ealing Delivery Office , Manor Rd to the north (60m) and 46 Manor Rd to north-west (80m). Hanwell Cemetery to west (280m). Possible mitigation through sensitive design/ reduced capacity. |
| Biodiversity                                 |       | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³   |
| Geodiversity                                 |       | Parts of the site and surrounding area to the north and east are located within areas of NO2 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.   |
|  |       | SBINC within site boundary to the west. SLINC 400m to the south east which is separated from site by built development and road/rail networks.  |
|  |       | N/A   |
|  |       | There are protected trees within 15m of the site to the eastern 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.   |
|  |       | The entirety of the site is previously developed land.  |
|  |       |   |






| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | It is likely that the site was remediated when the current use was constructed. It is unlikely that further remediation is required.  |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 and car park. 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 Ealing Metropolitan Centre and the majority of the site has a PTAL score of 4. 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 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 Alexandria Road. Due to the nature of the surrounding uses, it seems unlikely that further access can be created to 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<br><br>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 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. It is in a very sustainable location (in Ealing Metropolitan Centre, good PTAL and a Strategic Area for Regeneration) 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Development will likely involve some loss of biodiversity and open space with limited opportunities for mitigation. This site is located in an area deficient in access to regional and 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 western 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       | EA25   |    |
| Site name            | West Ealing Station Approach   |   |
| Site address         | 44 - 54 Drayton Green Road & 41 Hastings Road, West Ealing, W13 8RY  |   |
| Town                 | Ealing   |   |
| Site area (ha)       | 0.27   |   |
| Current use          | The site features a warehouse retail unit and an MOT testing centre. |   |
| 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>EA25</div><div></div></div> <div><div>08 m</div><div></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 |       | 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/non designated HAs on site. Nearest LLB at 1-14 Wilton House, Alexandria Rd (100m) to south-west. Railway corridor to north separates site from potentially extended St Stephens CA (80m). Within 75 of 2-24 The Parade LLBs to north. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³    | The majority of the site and the surrounding area to the west is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.  |
| Health and safety                            |       | Not within a specified consultation zone of a constraint with health and safety considerations.  | N/A  |
| Biodiversity                                 |       | 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. | Northern boundary of site borders SBINC and green corridor. Mitigation required.   |
| 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.                                 | There is a row of protected trees located along the northern boundary of the site. The intensity of development on this part of the site is likely to be constrained as a result.  |
| Brownfield vs greenfield land                |       | Majority/ all of the site is previously developed land.  | The entirety of the site is previously developed land and included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |   |   |
|--|-------|---|---|
| Criteria   | Score |   | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.  | Any redevelopment of the site would require a desk study as a minimum.  |
| 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 retail, storage, and an MOT testing 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 within Ealing Metropolitan Centre and 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 4 and 5).  |
| Vehicular access to the site                               |       | Suitable access to the site already exists.   | There is existing vehicular access from Hastings 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<br><br>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 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 variably across the suitability criteria. It is in a very sustainable location (in Ealing Metropolitan Centre and good PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing biodiversity features and TPOs within the site may influence layout and constrain capacity. This site is located in an area deficient in access to regional parks, and therefore proposals must prioritise the provision of open space within the site. 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       | EA26  |    |
| Site name            | Castle House  |   |
| Site address         | 119 Gordon Road, West Ealing, W13 8QD   |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 0.99  |   |
| Current use          | The site has most recently been used as commercial office space and telephone exchange. |   |
| Proposed use         | Residential-led with some provision of affordable workspace                             |   |
| Site source          | Early Call for Sites  |   |
| Ownership            | Private   |   |
| Planning history     | No relevant planning applications.  |   |
| Information reviewed | Early call for sites form   |   |
|                      |   | <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>Legend</div><div>EA26</div></div> <div><div>010 m</div></div> <div></div> |

| 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 in the south and centre of the site 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 HAs on site. St. Stephen's CA to north-west (105m). Site within 30m of several LLBs (2-24 The Avenue). Nearest LB = St Helena's Chapel (GII) to W (470m)and 171-175 Uxbridge Rd (GII) (340m). Possible mitigation through sensitive design/ reduced capacity. |
| Biodiversity                                 | <div></div> | Site/ surrounding area is not located within an area which exceeds the following limits:<br>- PM10 30µg/m³<br>- NO2 30µg/m³  |
| Geodiversity                                 | <div></div> | A very small part of the surrounding area to the south is located within an area of NO2 concentration above 30µg/m³. Therefore, it is considered unlikely that mitigation is required in this instance.  |
| 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 60m to the south, separated from site by built development.   |
|  | <div></div> | 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.   |
|  | <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> | The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or<br><br>Site has no effect due to distance from TPO(s).   |
|  | <div></div> | There is protected tree located in Langham Gardens within 15m of site to the eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.              |
|  | <div></div> | Majority/ all of the site is previously developed land.  |
|  | <div></div> | The entirety of the site is previously developed land and almost all of it is included within the council's brownfield land register.  |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | 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<br><br>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 BT telephone exchange. 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 the majority of the site has a PTAL score of 2/3. 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 in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 2 and 3.                           |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access from two points along Gordon 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<br><br>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 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. It is 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) constraints may be overcome through design measures, heritage constraints may be overcome through sensitive design, which may impact on capacity. It is located in an area deficient in access to regional and 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 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       | EA27   |   |
| Site name            | Access House & T Mohan, West Ealing  |  |
| Site address         | Manor Road, West Ealing, W13 0AS   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.49   |  |
| Current use          | The site currently features a self-storage warehouse in addition to a number of offices and a builders yard. |  |
| Proposed use         | Mixed-use intensification / out-of-centre residential-led mixed  |  |
| Site source          | SHLAA 2017   |  |
| Ownership            | Private  | <div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar<br/>© 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>EA27</div><div></div></div> <div><div>020 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div><div></div></div> |
| Planning history     | P/2015/4089.   |  |
| 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). Large areas of the site are in Flood Zone 3a (surface water), particularly along the southern boundary and across the centre of the site.  |
| 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 HAs on site. St Helena's Chapel, 53 Drayton Green (GII) 190m to north. Nearest LLB at 46 Manor Rd (15m). Adjacent to common land to north. Possible mitigation through sensitive design/ reduced capacity.  |
| Biodiversity                                 | <div></div> | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³   |
| Geodiversity                                 | <div></div> | Some of the surrounding area to the south of the site is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.   |
| Tree Preservation Order                      | <div></div> | N/A   |
| Brownfield vs greenfield land                | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.   |
|  | <div></div> | SBINC and green corridor borders southern boundary. Mitigation required. Priority habitats 250m to the south east.  |
|  | <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<br><br>Site has no effect due to distance from TPO(s).  |
|  | <div></div> | There is a blanket protective designation against all of the trees located adjacent to the railway. However, it does not appear that any trees exist along the relevant stretch of this site, and as such it is not considered that there is any constraint with regards to TPOs on the site. |
|  | <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.   | The site is in an industrial use and therefore site investigation would be necessary.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 self storage facility and a builders' merchant. 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 within a town centre and has a PTAL score of 2/3. The site is an existing industrial site 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 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 existing vehicular access to the site from Manor 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<br><br>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 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 variably across the suitability criteria. It is 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints may influence site layout and constrain capacity. This site is located in an area deficient in access to regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is an existing industrial site and 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 subject to restrictions and negotiation / consultation may be required. | A public right of way runs across the site. 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       | EA28  |   |
| Site name            | Gurnell Leisure Centre  |  |
| Site address         | Gurnell Leisure Centre, Ruislip Road East, Ealing, W13 0AL  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 7.25  |  |
| Current use          | The site has most recently been used as a leisure centre. Ancillary space around the site features parking, playing fields and a skatepark. |  |
| Proposed use         | Leisure-led scheme with enabling residential use and improved access to open space  |  |
| 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>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>EA28</div><div></div></div> <div><div>040 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</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).<br><br>A small area in the south west of the site is in Flood Zone 1 (fluvial / tidal). Most of the site is located in Flood Zone 3a (fluvial and tidal). The north of the site is located in Flood Zone 3b (fluvial and tidal), and the south west of the site is in Flood Zone 2 (fluvial and tidal). Small areas of Flood Zone 3a (surface water) are throughout the site and on the south eastern boundary. |
| 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.<br><br>No designated/non designated HAs on site. Nearest LB to east @ St. Mary the Virgin (GI) + Lych Gate (GII) + Tomb (GII) (435m away). Nearest CA at Cuckoo Estate CA (170m). Opportunity to enhance/remove modern building. Within AIA. Further consultation with GLAAS/ heritage advisor required.                                      |
| 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>Parts of the site and surrounding area to the east and south are located within areas of NO2 concentration above 30µg/m³. Further, there is small area of PM10 concentration above 30µg/m³ in the surrounding area to east of the site. Therefore mitigation would be required.                                      |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>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.<br><br>SBINC within site boundary to the north and west. Priority habitat within site boundary to north. SLINC 80m to the north and green corridor 150m to the west. North of the site is also within 1km buffer of ancient woodland.           |
| 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.<br><br>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<br><br>Site has no effect due to distance from TPO(s).<br><br>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> | Majority/ all of the site is greenfield land.<br><br>The entirety of the site is within the Gurnell Playing Fields which is designated MOL. Some development (Gurnell Leisure Centre and car park) exists but occupies less than 50% of the site.   |



| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | Potential contamination on site, which could be mitigated.   | The site features an existing planning permission which includes requirement for a remedial strategy. 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<br><br>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 leisure centre and playing field. 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 within a town centre and has a PTAL score of 2/3. The site is 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 existing vehicular access to the site from two points along Ruislip Road East. Depending on the proposed layout there may be potential to provide access from Argyle Road to the 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<br><br>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.  | The publicly owned, and publicly accessible Gurnell Playing Fields covers the majority of the site. The whole site is designated MOL. 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 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 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. It is in a fairly sustainable location (fair PTAL and a Strategic Area for Regeneration) but is majority greenfield land. It has good access to secondary schools and GP practices and fair access to primary schools. It is considered that the identified fluvial / tidal and surface water (both Flood Zone 3a) flooding constraints, and air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Open space constraints within the site may influence layout and constrain capacity. Development will likely involve some loss of biodiversity features with limited opportunity for mitigation. This site is located in an area deficient in access to regional 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       | EA29   |
| Site name            | Downhurst Residential Care Home  |
| Site address         | 76 Castlebar Road, Ealing, W5 2DD  |
| Town                 | Ealing   |
| Site area (ha)       | 0.35   |
| Current use          | The site is currently used as a residential care home and serviced apartments. |
| Proposed use         | Care home and residential.   |
| Site source          | SHLAA 2017   |
| Ownership            | Private  |
| Planning history     | 174077FUL.   |
| Information reviewed | N/A  |



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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/non designated HAs on site. Abuts Grange and White Ledges CA to south and Mount Park CA to west. Abuts LLB: Perivale Telephone Exchange to east. Prominent road junction location and sensitive to proximity of 2 CAs. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The eastern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 and SBINC 300m and SLINC 200m to the south west. Both of which are 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.   | There are a range of protected trees located within the site, along the southern boundary. The intensity of development on this part of the site is likely to be constrained as a result.  |
| Brownfield vs greenfield land                |       | Majority/ all of the site is previously developed land.  | The majority of the site is previously developed land. There is amenity green space (garden) to the north of the site.   |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | Due to the age of the buildings on the site, significant contamination is unlikely.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 residential care home. 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 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 both Castlebar Road and Montpellier Avenue. Depending on the proposed layout upgrades may be required to these access points. |
| 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<br><br>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 residential gardens.   |
| 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 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. It is in a less sustainable location (PTAL of 2) and is majority brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing TPOs within the site may influence layout and constrain capacity. This site is located in an area deficient in access to regional parks. This site is located in an area deficient in access to regional and small/local/pocket 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       | EA30  |   |
| Site name            | Twyford Abbey   |  |
| Site address         | Twyford Abbey Road, Acton, NW10 7HH   |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 5.39  |  |
| Current use          | Twyford Abbey is a former nursing home and Grade II listed building that has been vacant since 1988. Most of the site is located within the Twyford Abbey Metropolitan Open Land. |  |
| Proposed use         | Residential and open green space  |  |
| Site source          | SHLAA 2017  |  |
| Ownership            | -   | <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>EA30</div><div></div></div> <div><div>050 m</div><div></div></div> <div><div>Ealing<br/>www.ealing.gov.uk</div><div></div></div> |
| Planning history     | 222341FUL   |  |
| 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).<br><br>Most of the site is located in Flood Zone 1. There are areas in the north of the site located in Flood Zone 2 (fluvial and tidal) and Flood Zone 3a (fluvial and tidal). There are areas along the northern and western boundaries located 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.<br><br>Site contains Grade II listed Twyford Abbey mansion and walled garden. Both on Heritage at Risk Register. Subject to level of intervention on HAs, scoring to be reviewed. Sensitive site but opportunity to preserve/enhance heritage assets. West Twyford Church (GII) also close by to the west (20m). Possible mitigation through sensitive design/ reduced capacity. Designated Heritage Land. 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:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, the northern part of the site and surrounding area features PM10 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.<br><br>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.<br><br>Priority habitat and SBINC within site boundary. Green corridor adjacent to northern boundary and priority habitat adjacent to western 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.<br><br>N/A   |
| Tree Preservation Order                      | <div></div> | The site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign.<br><br>Almost the entirety of the Twyford Abbey site contains or overlaps with protected trees and their buffers. Development on this site is likely to be significantly constrained by this, restricted largely to the location of the existing building and the small part of the site directly north of this.  |
| Brownfield vs greenfield land                | <div></div> | Majority/ all of the site is greenfield land.<br><br>The site falls within the Twyford Abbey open space, which is designated as MOL. Although the former Abbey building stands in the centre of the site, more than 50% of the site is greenfield.  |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | If the site has previously been used as allotments, there is a possible risk from pesticide use and site investigation is likely to be required.   |
| Employment – industrial designated and non-designated land |       | Site is adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use. | The site includes Twyford Abbey and open space. There are no industrial uses on site. Park Royal SIL is to the north (separated by the A406), and to the east separated by an area of housing.   |
| Local Plan spatial development pattern                     |       | Site may have limited contribution/ weaken the Plan's spatial development pattern.   | The site is not within a town centre and the majority of the site 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 in an area with mixed PTAL scoring, (between 1a and 3), 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.  | The site is accessible from two gated driveways to the south of the site, located on Twyford Abbey 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.  | The majority of the site is located within the voluntary organisation owned, but not publicly accessible Twyford Abbey MOL. Although areas of open space could be retained in the development, this is unlikely to be equivalent to the amount of 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 small / local / pocket and district and metropolitan and regional 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 between 2000m and 5000m from the nearest secondary school.   | The entire site is located between 2000m and 5000m from a secondary school.  |
| Distance to nearest GP surgery                             |       | Site is between 1000m and 4000m from the nearest GP surgery.   | The entire site is located between 1000m and 4000m from the nearest GP surgery.  |

| Suitability Assessment Summary  |
|---|
| <p>This site scores poorly across most suitability criteria. This site is in a less sustainable location (majority PTAL of 2) but is majority greenfield land. It has good access to primary schools, and fair access to secondary schools and GP practices. The presence of Flood Zone 2/ 3a (fluvial and tidal) and Flood Zone 3a (surface water) may constrain site layout and capacity and impact upon design. 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. Development would likely involve some loss of open space, biodiversity features and TPOs with limited opportunities for mitigation. This site is also located in an area of deficiency in access to small / local / pocket, district, metropolitan and regional 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       | EA31a   |   |
| Site name            | Former Barclays Sports Ground   |  |
| Site address         | Park View Road, Ealing, W5 2JF  |  |
| Town                 | Ealing  |  |
| Site area (ha)       | 6.65  |  |
| Current use          | The site has most recently been used as a playing field, with an ancillary building located in the north-west corner of the site. |  |
| Proposed use         | Leisure-led scheme with enabling residential use facilitating access to sports and play pitches                                   |  |
| Site source          | Pre app   |  |
| Ownership            | 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> <div><div>Date</div><div>November 2022</div><div></div><div></div></div> <div><div>Legend</div><div>EA31a</div><div></div><div></div></div> <div><div>0 30 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     | 202253FUL   |  |
| 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 in the north east 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/non designated HAs on site. Close to Ealing CG CA to W (80m). Nearest LB: North Ealing Station (GII) to SE (300m) and 7 Hill Crest Rd (GII) to N (215m). Nearest LLB at 14 Parkview Rd to west (20m). Possible mitigation through sensitive design/ reduced capacity. |
| Biodiversity                                 |       | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³   |
| Geodiversity                                 |       | The eastern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, there are several small areas of PM10 concentration above 30µg/m³ in the surrounding area to east of the site. Therefore, mitigation will be required.   |
| Tree Preservation Order                      |       | N/A   |
| Brownfield vs greenfield land                |       | 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 within site boundary to the east. SBINC borders the site to the north. Priority habitats 400m to the south and 400m to the north west.   |
|  |       | N/A   |
|  |       | The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or<br><br>Site has no effect due to distance from TPO(s).  |
|  |       | There are numerous protected trees located along the north, east and west borders of 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.   |
|  |       | Majority/ all of the site is greenfield land.   |
|  |       | The entirety of the site is within the Barclay's Bank sports ground, which is designated MOL. Some recreational facilities exist but occupy less than c.20% of the site.  |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 playing field with 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 within a town 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 in an area with mixed PTAL scoring, (between 0 and 3), 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 from the north-western corner of the site. Depending on the proposed layout it may be appropriate to create additional access from Park View Road to the west.   |
| 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 is located within Barclays Bank Sports Ground, which is not publicly accessible. The site comprises an all weather playing pitch, athletics track, cricket pitch, tennis court and car parking. The whole site is designated MOL. Although areas of open space could be retained in the development, this is unlikely to be equivalent to the 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 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 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 variably across the suitability criteria. It is in a fairly sustainable location (fair 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Development will likely involve some loss of open space and biodiversity features with limited opportunity for mitigation. This site is located in an area deficient in access to regional, district and small/local/pocket 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       | EA32   |   |
| Site name            | 96 Queens Drive & Telephone Service Centre   |  |
| Site address         | 96 Queens Drive & 33 Hanger Lane, Ealing, W5 3BN   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 0.78   |  |
| Current use          | The site is currently used as telephone exchange and a fleet distribution centre for BT. |  |
| Proposed use         | Mixed-use intensification / out-of-centre residential-led mixed                          |  |
| 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>EA32</div></div> <div><div>010 m</div></div> <div><div><b>Ealing</b><br/>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).<br><br>Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the south east of the site that 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.<br><br>No designated/non designated HAs on site. Site lies within setting of N. Ealing Station (GII) to north-east (90m) and GII listed buildings of Ealing Village to west (95m). Possible mitigation through sensitive design/ reduced capacity.                               |
| Air quality                                  | <div></div> | Site is located within an area which exceeds the following limits, and mitigation would be required:<br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>The whole of the site and much of the surrounding area to the north, west and south is located within areas of NO2 concentration above 30µg/m³. Additionally, some of the surrounding area to the west features PM10 concentration above 30µg/m³. Therefore, mitigation will be required. |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>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.<br><br>SBINC and green corridor border site to the east and south, with green corridor also 30m to west. Mitigation required. Priority habitats 50m to the west.  |
| 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.<br><br>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.<br><br>There are rows of protected trees located along the eastern and southern boundaries of the site. The intensity of development on these parts of the site is likely to be constrained as a result.  |
| Brownfield vs greenfield land                | <div></div> | Majority/ all of the site is previously developed land.<br><br>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 is in an industrial use and therefore site investigation would be necessary.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 telephone exchange and BT facility. 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 within a town 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 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 to the site from Queens Drive.   |
| 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<br><br>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 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 variably across the suitability criteria. It is 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing biodiversity constraints and TPOs within the site may influence layout and constrain capacity. This site is located in an area deficient in access to regional, district and 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. | Site is partially within both a TfL 10m Buffer Zone and 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       | EA33   |    |
| Site name            | Ealing Riding School   |   |
| Site address         | 17 - 19 Gunnersbury Lane, Ealing, W5 3XD   |   |
| Town                 | Ealing   |   |
| Site area (ha)       | 1.21   |   |
| Current use          | The site is currently in use as a riding school and stables. The south of the site features a meadow used for after school and adventure activities. |   |
| Proposed use         | Residential (with retention of green space) with the Riding School either re-accommodated on site or reprovided elsewhere in the borough             |   |
| Site source          | Early Call for Sites   |   |
| Ownership            | Public (Transport for London)  |   |
| 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> <div><div>Legend</div><div>EA33</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>030 m</div><div></div></div> |
| Information reviewed | Early call for sites form  |   |

| Suitability Assessment                       |             |  |   |
|--|-------------|--|---|
| Criteria                                     | Score       |  | Qualitative assessment  |
| Flooding - fluvial / tidal and surface water | <div></div> | Site is located within flood zone 1.   | The site is entirely located within Flood Zone 1 (fluvial and tidal).   |
| 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/non-designated HAs on site. Abuts Ealing Common CA to the north. Nearest LLB at Elm Grove Road Church of All Saints (GII) (160m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³                                | Parts of the site and surrounding area to the east are located within areas of NO2 concentration above 30µg/m³. Further, there is small area of PM10 concentration above 30µg/m³ in the surrounding area to east of the site. 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.                             | Southern boundary of site borders SBINC and green corridor. Green corridor borders site to the east. Mitigation required. SLINC's 60m to the north and 150m to the south east.  |
| 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<br><br>Site has no effect due to distance from TPO(s). | There are protected trees within 15m of the site to the northern and southern boundaries, 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 greenfield land.  | More than 80% of the site is designated open space occupied by recreation grounds (Ealing Riding School Equestrian Centre).   |

| Suitability Assessment                                     |       |  |   |
|--|-------|--|---|
| Criteria   | Score |  | Qualitative assessment  |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 an equestrian centre. 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 within a town centre and the majority of the site has a PTAL score of 1b. These spatial characteristics should influence capacity and mix of uses for proposals.  |
| Accessibility - PTAL                                       |       | Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).  | The site is located in an area with mixed PTAL scoring, (between 1a and 2), however, the majority of the site falls within an area with a PTAL score of 1b.   |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | There is existing vehicular access from Gunnesbury Avenue to the east. The site is mostly surrounded by residential buildings, so there are no obvious alternative locations for access.  |
| 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 is located within the Ealing Riding School Equestrian Centre, which has restricted public access. Although areas of open space could be retained in the development, this is unlikely to be equivalent to the amount of 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 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 entire site is located between 1000m and 4000m 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 between 1000m and 4000m from the nearest GP surgery.   | The majority of the site falls within an area which is located 1000-4000m from the nearest GP surgery. The remainder of the site is located less than 1000m from a GP surgery.  |




| Suitability Assessment Summary   |
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| <p>This site scores variably across the suitability criteria. It is in a less sustainable location (poor PTAL) and is majority greenfield land. It has good access to secondary schools and fair access to primary schools and GP practices. It is considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints may influence site layout and constrain capacity. Development will likely involve some loss of open space with limited opportunity for mitigation. This site is located in an area deficient in access to district and small/local/pocket 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 subject to restrictions and negotiation / consultation may be required. | Site is partially 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       | EA34  |    |
| Site name            | Old Actonians Sports Ground   |   |
| Site address         | Old Actonians Sports Ground, Pope's Lane, Ealing, W5 4LL  |   |
| Town                 | Ealing  |   |
| Site area (ha)       | 2.78  |   |
| Current use          | The site is occupied by the Old Actonians Sports Ground, comprising largely of playing field facilities.      |   |
| Proposed use         | Residential development in a limited part of the site as enabling development for primary use: leisure/sports |   |
| Site source          | Green Belt / MOL  | <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<br/>© Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>EA34</div><div> <b>Ealing</b><br/>www.ealing.gov.uk</div></div> <div><div>025 m</div><div></div></div> |
| Ownership            | Council   |   |
| 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).   |
| Heritage                                     | <div></div> | Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the south of the site 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 heritage assets on site. LLB: 11 Gunnersbury Lane (20m) and AIA to east. Gunnersbury Park (GII*) and associated CA, buildings and structures (GII and GII*) lie to south in Hounslow. Development on southern aspect of site will be sensitive to these designated HAs. Possible mitigation through sensitive design/ reduced capacity. |
| Biodiversity                                 | <div></div> | Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³   |
| Geodiversity                                 | <div></div> | Parts of the south and east of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. To the north-east of the site, there is a small area of PM10 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> | Area within the southern part of the site designated as SBINC. Priority habitats and green corridor adjacent to eastern and southern boundaries.  |
|  | <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> | The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or<br><br>Site has no effect due to distance from TPO(s).  |
|  | <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.   |
|  | <div></div> | Almost the entirety of the site is greenfield, occupied by recreation grounds (Old Actonians Sports Grounds) and also designated as MOL. Additionally, there is an area of green open space (Barons Pond Nature Reserve) in the south east of the site.   |

| 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<br><br>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 playing field with 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 within a town 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 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 to the site from the car park entrance on Gunnersbury Drive. Depending on the proposed layout, there may be potential to improve connectivity from Popes Lane.   |
| 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 is located within Old Actonians Sports Ground (playing fields) with restricted access. The south east of the site is located within the Barons Pond Nature Reserve, which is public accessible. The whole site is designated MOL. Although areas of open space could be retained in the development, this is unlikely to be equivalent to the 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 small / local / pocket parks.   |
| Distance to nearest infant/primary school                  |       | Site is between 1000m and 4000m from the nearest infant/primary school.  | The entire site is located between 1000m and 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 variably across the suitability criteria. It is in a fairly sustainable location (with fair PTAL) and is greenfield 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) and air quality constraints may be overcome through design measures, and heritage constraints may be overcome through sensitive design, which may impact on capacity. Development may involve some loss of biodiversity features and open space with limited opportunities for mitigation. This site is located in an area deficient in access to small/local/pocket 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       | EA35   |   |
| Site name            | University of West London  |  |
| Site address         | St Mary's Road, Ealing, W5 5RF   |  |
| Town                 | Ealing   |  |
| Site area (ha)       | 1.91   |  |
| Current use          | The site is currently used as part of the campus of the University of West London. |  |
| Proposed use         | Retention of university use, additional provision of residential (infill only)     |  |
| 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>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>EA35</div></div> <div><div>025 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).<br><br>Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the east and west 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.<br><br>Within Ealing TC CA. No designated/non designated CAs on site. LBs: 19-23 St Marys Rd (GII) to north-west (40m) and 17-26 The Park (GII) (60m). LLBs to south along Warwick Rd (61-83) (abutting) and PCs to the CA to the north (2-16 The Park) - abutting. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³<br><br>Some of the western part of the site and surrounding area to the south and west is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.  |
| Health and safety                            | <div></div> | Not within a specified consultation zone of a constraint with health and safety considerations.<br><br>N/A  |
| Biodiversity                                 | <div></div> | SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or<br><br>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.<br><br>Priority habitat and SBINC 200m to the south and 200m to the west. Both of which are separated from site 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.<br><br>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.<br><br>The north-western quarter of the site is covered in a blanket protection order for 'trees of all species'. This is likely to severely impede development beyond buildings of a similar footprint to the existing YMCA buildings. However, this is not likely to impede development in the rest of the site.                             |
| Brownfield vs greenfield land                | <div></div> | Majority/ all of the site is previously developed land.<br><br>The entirety of the site is previously developed land.   |

| Suitability Assessment                                     |       |  |  |
|--|-------|--|--|
| Criteria   | Score |  | Qualitative assessment   |
| Contamination  |       | No contamination issues identified on site to date.  | 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<br><br>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 part of the University of West London. 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 within a town centre and has a PTAL score of 2/3. 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 in an area with mixed PTAL scoring, (between 2 and 3).   |
| Vehicular access to the site                               |       | Suitable access to the site already exists.  | The site is well served by vehicular access points from all of the surrounding roads: The Park, Warwick Road and St Mary's 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<br><br>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<br><br>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 variably across the suitability criteria. It is 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 may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Existing TPOs within the site may influence layout and constrain capacity.</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       | EA36  |
| Site name            | Wickes, South Ealing Road   |
| Site address         | South Ealing Road, Ealing, W5 4QS   |
| Town                 | Ealing  |
| Site area (ha)       | 0.66  |
| Current use          | The site is currently used as a large builders merchants with associated parking. |
| Proposed use         | Residential   |
| Site source          | SHLAA 2017  |
| Ownership            | Private   |
| Planning history     | No relevant planning applications.  |
| Information reviewed | N/A   |



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
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EA36

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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/non designated HAs on site. Popes Lane walls @ South Ealing Cemetery (GII) to SE (250m). Several LBs (G II) in South Ealing Cemetery to S (within 400m) and to N on Church Lane and St. Marys Rd (within 500m). 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³  | The eastern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will 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<br><br>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 60m to the north and 200m to the south. Separated from site 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<br><br>Site has no effect due to distance from TPO(s).   | There are protected trees within 15m of the southern boundary of the site, with minor overlap to the site boundary. 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                |       | 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 is in use as a builder's merchants and therefore site investigation would be necessary.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 builders' merchant (retail). 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 located within South Ealing Neighbourhood Centre and 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 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 site from South Ealing 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<br><br>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<br><br>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. It is in a fairly sustainable location (within South Ealing Neighbourhood 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 air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. 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       | EA37   |
| Site name            | Travis Perkins, Popes Lane                           |
| Site address         | Popes Lane, Ealing, W5 4PA                           |
| Town                 | Ealing   |
| Site area (ha)       | 0.36   |
| Current use          | The site is currently used as a builder's merchants. |
| Proposed use         | Residential  |
| Site source          | SHLAA 2017   |
| Ownership            | Private  |
| Planning history     | No relevant planning applications.                   |
| Information reviewed | N/A  |



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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/non designated HAs on site. Pope's Lane Walls to north side of South Ealing Cemetery (GII) (40m). No other HAs in vicinity. 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:<br><br>- PM10 30µg/m³<br>- NO2 30µg/m³                                | The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.  |
| Health and safety                            |       | Not within a specified consultation zone of a constraint with health and safety considerations.  | N/A   |
| Biodiversity                                 |       | 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.                             | Southern and eastern boundaries of site adjacent to SBINC. Mitigation required.   |
| 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<br><br>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 is in use as a builder's merchants and therefore site investigation would be necessary.   |
| Employment – industrial designated and non-designated land |       | Not within a designated or non-designated industrial area; or<br><br>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 builders' merchant (retail). 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 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 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 site from Popes Lane. The surrounding uses may prohibit the creation of additional access points.                    |
| 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<br><br>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<br><br>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

This site scores well across most suitability criteria. It is 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 air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints within the site may influence layout and constrain capacity. Investigation required as potential contamination is identified on site.



| 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 |  |  |  |
|-----------------------------------|--|--|--|
|                                   |  |  |  |