

# Preferred Sites in Greenford

- Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Town Boundary

Elizabeth Line

HS2

Overground/Tube Lines

Central Line

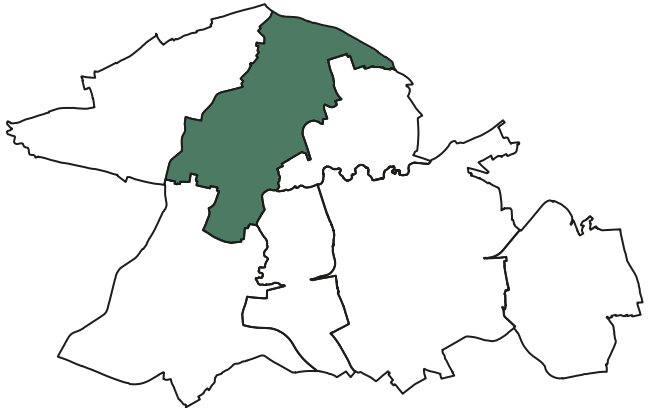
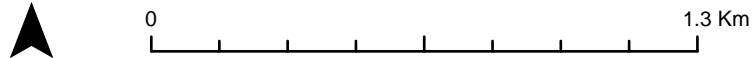
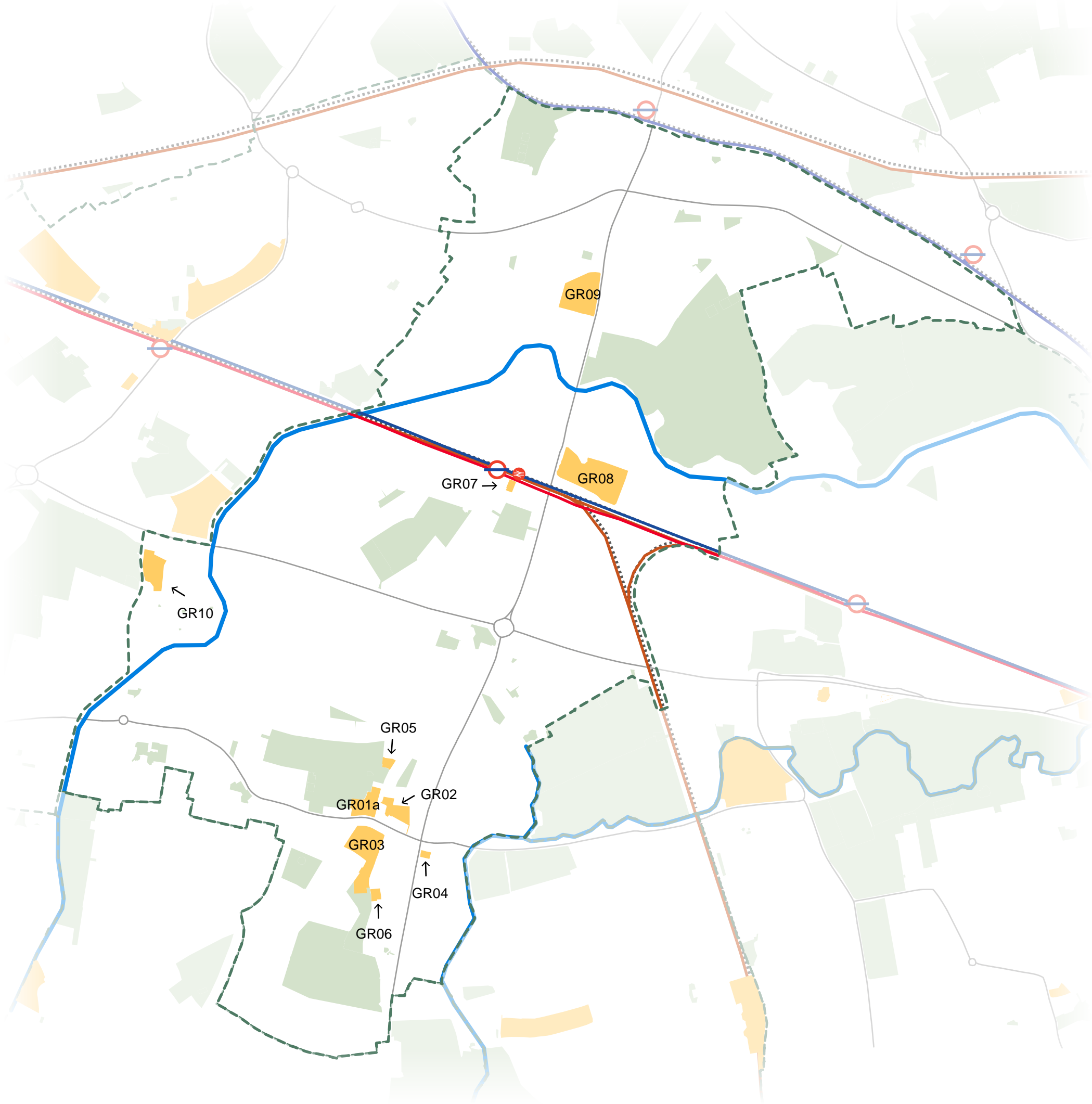
National Rail/Tube Lines

District Line


Bakerloo Line





Piccadilly Line









TfL Station



Site Information	
Site reference	GR01a
Site name	Greenford Hall, Methodist Church, Police Station & Clinic
Site address	19 - 25 Oldfield Lane South, Greenford, UB6 9LG
Town	Greenford
Site area (ha)	1.17
Current use	The site features a range of uses, including Greenford Hall, religious uses, a health clinic and a public library to the north of the site.
Proposed use	Residential, leisure, community, health and religious
Site source	SHLAA 2017
Ownership	Council, Private
Planning history	No relevant planning applications.
Information reviewed	N/A



Drawing Status	Issue	Date	Legend	0	20 m
Final Issue	Rev. 2	November 2022	 GR01a		
Source					
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS					
 					

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.	Site contains LB: Greenford War Memorial (GII) and 2 LLBs: Greenford Hall, Ruislip Rd, and Police Station, 21 Oldfield Lane. Subject to level of intervention on LBs/LLBs, scoring to be reviewed. Library abutting site to the north is also an LLB. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³	Parts of the south and east of the site and surrounding area are 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 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.	Borders SLINC to the west. Mitigation required. There are also SBINCs 500m to the northeast and 600m to the south. These are 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  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.	Some 80% of the site is previously developed land. However, Oldfield Lane Open Space and War Memorial Gardens fall almost entirely within the site.

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  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 Greenford Hall, religious uses, a health clinic, and a 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 Greenford District 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 are multiple access points to the site from Ruislip Road to the south and Oldfield Lane South 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  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Oldfield Lane Open Space and War Memorial Gardens, which are publicly accessible, cover areas to the south east of the site. 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. This site is in a very sustainable location (within Greenford District Centre and high PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified heritage constraints could be mitigated through sensitive design, which may impact on capacity, biodiversity constraints could be mitigated through site layout, which may impact on capacity and air quality constraints could be overcome through design measures. Existing open space within the site may influence site layout and constrain capacity. This site is also 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			



GR02 - Greenford Broadway Car Park

Site Information	
Site reference	GR02
Site name	Greenford Broadway Car Park
Site address	Greenford Broadway, Greenford, UB6 9QA
Town	Greenford
Site area (ha)	0.89
Current use	The site is a car park. One retail unit is located on the premises.
Proposed use	Residential, retail and community
Site source	Council Owned Site
Ownership	Council, Private
Planning history	P/2009/0034.
Information reviewed	N/A



Drawing Status

Final Issue

Source

Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Issue

Rev. 2


Date


November 2022

Legend

GR02

020 m

Ealing  
www.ealing.gov.uk



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. Greenford War Memorial (GII) to south-west (45m) plus cluster of LLBs to south (18-30 The Broadway) (abutting). Further LLBs on Oldfield Lane including Police Station (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:  - PM10 30µg/m³ - NO2 30µg/m³	Parts of the east, south and west of the site and surrounding area are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SLINC is 120m to the west and SBINCs are 130m to the northeast and 200m to the east. All of which are 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  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.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a 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 Greenford District 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 Oldfield Lane South to the west, The Broadway to the south, and Greenford 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  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. This site is in a very sustainable location (within Greenford District Centre and high PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified heritage constraints could be mitigated through sensitive design, which may impact on capacity and air quality constraints could be overcome through design measures. This site is located in an area of deficiency in access to small / local / pocket and 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	GR03	
Site name	Stanhope Primary School & Education Centre	
Site address	Mansell Road, Greenford, UB6 9EG	
Town	Greenford/Southall	
Site area (ha)	2.79	
Current use	The site is used as a primary school and early years education centre. There is an associated playing field to the south of the site.	
Proposed use	Residential and reprovision of school and education centre	
Site source	2017 SHLAA/Ealing	
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>GR03</div><div></div></div> <div><div>040 m</div><div></div></div> <div><div><div>Ealing</div><div>www.ealing.gov.uk</div></div><div></div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the centre 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.  No designated heritage assets on site. Greenford War Memorial (GII) to the north (45m). Several LLBs to the N 19 The Broadway (40m), 30 The Broadway (73m), Greenford Hall, Ruislip Rd (60m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the site and surrounding area to the north and west are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.  N/A
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SBINC is 200m to the south with priority habitat and SBINC 500m 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are 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 site includes both previously developed land as well as Stanhope Primary School playing fields, designated as MOL. On balance, the site is considered to be majority previously developed.



Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There is a substation to the north east of the site. No contamination issues have been identified to date. The site would likely require a site investigation if redeveloped for residential purposes.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a school. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is partially located within Greenford District Centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located 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 existing vehicular access to the site from Mansell Road through the existing school. Creation of a new access through the southern part of the site is likely to be constrained by the surrounding uses.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains two areas of publicly owned open space to both the north and south of the site (Stanhope Primary School playing fields), which have restricted public access. Development may result in 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 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 variably across the suitability criteria. This site is in a sustainable location (majority within Greenford District Centre and has fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that 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. Existing open space within the site may influence layout and constrain capacity. This site is also 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.

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	GR04	
Site name	Progress House and Garage	
Site address	412 Greenford Road, Greenford, UB6 9AH	
Town	Greenford	
Site area (ha)	0.14	
Current use	The site features a mix of uses, including retail, offices, an auto repair shop (MOT centre) and a place of worship/community hub.	
Proposed use	Mixed-use scheme of retail, office, community and residential	
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>© 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div>© 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Legend</div><div>GR04</div><div>0 6.5 m</div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	193575FUL	
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 cluster to NW (18-30 The Broadway) (120m and 19 The Broadway (140m). Nearest LB at Greenford War Memorial (GII) (260m). 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:  - PM10 30µg/m³ - NO2 30µg/m³	The majority of the site and surrounding area to the north and west are located within areas of NO2 concentration above 30µg/m³. Further, there is small area with PM10 concentration above 30µg/m³ to the north of the site. Therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC is 40m to the south east with priority habitat 180m to the east. All of which are 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  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 c.95% 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 has multiple uses, including a MOT centre, and offices. 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 Greenford District 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 direct access to the site from Greenford Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.




Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site includes existing industrial uses in a very sustainable location (within Greenford District Centre and high PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that identified heritage constraints could be mitigated through sensitive design, which may impact on capacity and air quality constraints could be overcome through design measures. This site is also located in an area of deficiency in access to 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	GR05	
Site name	Ravenor Park Farm	
Site address	Oldfield Lane South, Greenford, UB6 9LB	
Town	Greenford	
Site area (ha)	0.23	
Current use	The site has recently been in use as a Council depot and as the home of the London Motorcycle Museum. It is currently leased to a sound recording studio.	
Proposed use	Residential	
Site source	Existing Allocation	
Ownership	Council	
Planning history	No relevant planning applications.	
Information reviewed	N/A	
		<div><div>Drawing Status Final Issue</div><div>Issue Rev. 2</div><div>Date November 2022</div><div>Legend GR05</div><div>08.5 m</div></div> <div><div>Source Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div><div> www.ealing.gov.uk</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 heritage assets on site. Greenford War memorial (GII) to south on Broadway (185m) along with several locally listed buildings (between 40-170m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³	Parts of the east of the site and surrounding area are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SLINC is 60m to the north west. SBINC and priority habitat 130m to the north east. All of which are 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  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 (Ravenor Depot vacant 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		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a museum. 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 Greenford District Centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located 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 existing vehicular access from Oldfield Lane South.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The entirety of the site is located within the Ravenor Depot, which is currently publicly inaccessible vacant land. A large proportion of the site is taken up by buildings however, and therefore the amount of open space lost as a result of development would be minimal, and 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 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. This site is in a sustainable location (within Greenford District Centre, and has fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that identified heritage constraints could be mitigated through sensitive design, which may impact on capacity and air quality constraints could be overcome through design measures. This site is also located in an area of deficiency in access to 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	GR06	
Site name	Windmill Nursery Centre	
Site address	141 Windmill Lane, Greenford, UB6 9DP	
Town	Greenford	
Site area (ha)	0.24	
Current use	The site is used as an early age education and childcare centre.	
Proposed use	Residential-led, mixed-use scheme reprovision of current use to be reprovided on site or at a suitable alternative location	
Site source	Council Owned Site	
Ownership	Council	
Planning history	No relevant planning applications.	
Information reviewed	N/A	
		<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>GR06</div></div> <div><div>08 m</div></div> <div><div><div>Ealing</div><div>www.ealing.gov.uk</div></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 LB at Greenford War Memorial (GII) to north (335m). Nearest LLB at 19 The Broadway to north (260m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³	No parts of the site or surrounding area are feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC is 150m to the south west with SBINC and priority habitat 320m to the east. All of which are 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  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.	Use of the site for residential purposes would require site investigation. It is likely that the buildings on site feature asbestos.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a children's centre and nursery. 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 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 from Windmill Lane.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is 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 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 heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to 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	GR07	
Site name	370 - 388 Oldfield Lane North	
Site address	370 - 388 Oldfield Lane North, UB6 8PU	
Town	Greenford	
Site area (ha)	0.16	
Current use	The site features typical town centre uses including retail and food outlets at ground floor level. Residential uses are located above.	
Proposed use	Residential with retail on ground floor	
Site source	Identified by Council	
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>GR07</div><div></div><div></div></div> <div><div>0 8 m</div><div></div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the centre 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.  No designated/non-designated HAs on site. Nearest LLB at Greenford Station (40m). Station sits in viaduct and may not be affected by any development, however possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the west of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.  N/A
Biodiversity	<div></div>	Site 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.  Borders SBINC to the north. Mitigation required. Green corridor 300m to the west and 120m to the east. SMINC 300m to the northeast. SLINC 400m to the south. Priority habitats 600m to the north east, north west and south west. Ancient woodland 900m to the 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  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.






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  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 residential and retail 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 not located within a town centre and 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 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 Undeeda 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  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 fairly across most suitability criteria. This site is in a fairly sustainable location (high PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, heritage constraints could be mitigated through sensitive design, which may impact on capacity, and biodiversity constraints could be mitigated through site layout, which may impact on capacity. This site is also located in an area of deficiency in access to 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 partially within both the 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	GR08	
Site name	Westway Cross	
Site address	Westway Cross Retail Park, 1000 Greenford Road, Greenford, UB6 0UW	
Town	Greenford	
Site area (ha)	4.35	
Current use	The site features large retail units and associated parking facilities.	
Proposed use	Retail and industrial and retention of some parking for access to Paradise Fields	
Site source	Ealing officer recommendation	
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>GR08</div></div> <div><div>040 m</div></div> <div><div>Ealing www.ealing.gov.uk</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).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas in the north, south 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.  No designated/non-designated HAs on site. Abutting LB to east: Former IBM distribution centre, Rockware Ave (GII). Glaxo Building 891-895 Greenford Rd (GII) lies to north of site (370m). Nearest LLB at Greenford Station, Oldfield Lane North (215m) to west. Mitigation required to reduce impact on Glaxo building.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the west of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. Further, there is a small area of PM10 concentration above 30µg/m³ in the surrounding area to the south west 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.  Small part of a green corridor is within the site's western boundary. With appropriate mitigation this could be retained and protected. The site borders a SMINC to the north, a SBINC is 20m to the south and priority habitat 200m to the north east and 400m to the east. Ancient woodland 400m to the 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.  The site is within 1km of a regionally important geological site (located approximately 780m to the east of this site).
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are protected trees within 15m of the western boundary of the site, but none are located directly on site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.  More than 50% of the site falls within the Paradise Fields MOL designation; however this land has been previously developed into a car park.

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  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 retail park and 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 Westway Cross Neighbourhood 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 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 existing vehicular access from Green Park Way.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site. The site falls within Paradise Fields MOL but this has been developed into a car park.
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 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 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 fairly across most suitability criteria. This site is in a fairly sustainable location (within Westway Cross 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 surface water flooding (Zone 3a) and air quality constraints could be overcome through design measures, heritage constraints could be mitigated through sensitive design, which may impact on capacity, and biodiversity / geodiversity constraints could be mitigated through site layout, which may impact on capacity. This site is located in an area of deficiency in access to small / local / pocket and 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 and partially within the HS2 surface safeguarding consultation zone, to the south eastern boundary. Further consultation would be required with the relevant consultees to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Site Information		
Site reference	GR09	
Site name	Former Greenwich School of Management	
Site address	891 Greenford Road, Greenford, UB6 0HE	
Town	Greenford	
Site area (ha)	2.68	
Current use	The site is an educational facility formerly occupied by the Greenwich School of Management.	
Proposed use	Non-residential led mixed use scheme with education, employment, community and residential elements	
Site source	Ealing officer recommendation	
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>GR09</div></div> <div><div>025 m</div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There are 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.  No designated/non-designated HAs on site. Glaxo Building 891-995 Greenford Rd abuts site to south (GII). Nearest LLB = Blackhorse PH, 425 Oldfield Lane North to south-west (220m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the north and east of the site and the surrounding area to the north, east and west are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.  N/A
Biodiversity	<div></div>	Site 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.  Small part of a green corridor is within the site's eastern boundary. With appropriate mitigation this could be retained and protected. Ancient woodland is 950m to the east. A SMINC is 80m to the southeast with a SBINC 150m to the southwest. Priority habitats are 360m to the 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.  The site is within 1km of a regionally important geological site (located approximately 680m to the east of this site).
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.  The entire site is covered by a Tree Protection Order covering trees of all species. This is likely to be a major constraint to any type of development on this 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. Approximately one-third of the site 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.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is the Greenwich School of Management. There is no evidence of industrial use.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2/3. 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.	There are two existing vehicular accesses to the south of the site from Berkeley Avenue, and an additional access to the north of the site from Oldfield Lane North.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL, however the site does include some green space to the east of the Greenwich School of Management building).
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 fairly across most suitability criteria. This site 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 could be overcome through design measures, heritage constraints could be mitigated through sensitive design, which may impact on capacity, biodiversity / geodiversity TPO constraints could be mitigated through site layout, which may impact on capacity. This site is located in an area of deficiency in access to small / local / pocket and 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	GR10	
Site name	Smiths Farm and Allendale	
Site address	Kensington Road, Northolt, UB5 6AH	
Town	Greenford	
Site area (ha)	1.37	
Current use	The site features a range of industrial uses, in addition to a used car dealership.	
Proposed use	Residential-led, mixed use scheme	
Site source	SHLAA 2017	
Ownership	Private	
Planning history	221440FUL	<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>GR10</div><div></div></div> <div><div>025 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Information reviewed	N/A	

Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		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 HAs on site. St Mary's Church (GI) is 450m to north. Northolt Village CA is 237m to north. Smiths Farmhouse (LLB) is located within site. Subject to level of intervention on LLB, scoring to be reviewed.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³	Parts of the north and west of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. 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 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 within south western boundary. With appropriate mitigation this could be retained and protected. SBINC 15m to the west separated from site by a road. Green corridor 30m-50m from to the northern boundary. SMINC and priority habitat 150m to the east with further priority habitat 100m to the north.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site. It should be noted that the site is surrounded by a number of mature trees.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	Despite the site falling within the Green Belt designation (Northolt-Greenford Countryside Park), aerial imagery shows it to be previously developed.

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 commercial uses, including workshops and a plant yard. Industrial uses may be present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 1a. The majority of the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The entire site is located within a PTAL score of 1a.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Kensington Road to the west. Due to the nature of the surrounding uses (green space), it may be difficult to create additional access points.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		<div>The development is unlikely to involve the loss of any open space; or</div> <div>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.</div>	No public or private open space within the site. Despite the site falling within the Green Belt designation (Northolt-Greenford Countryside Park), aerial imagery shows it to be previously developed.
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 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 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 fairly across most suitability criteria. This site includes existing industrial uses, and is in a sustainable location (Strategic Area for Regeneration, but poor PTAL) and is majority brownfield land. It has fair access to primary schools and GP practices, and good access to secondary schools. It is considered that the identified heritage constraints could be mitigated through sensitive design, which may impact on capacity, while air quality constraints could be overcome through design measures and biodiversity constraints may influence site layout and constrain 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. 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			

# Preferred Sites in Hanwell

- Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Town Boundary

Elizabeth Line

HS2

Overground/Tube Lines

Central Line

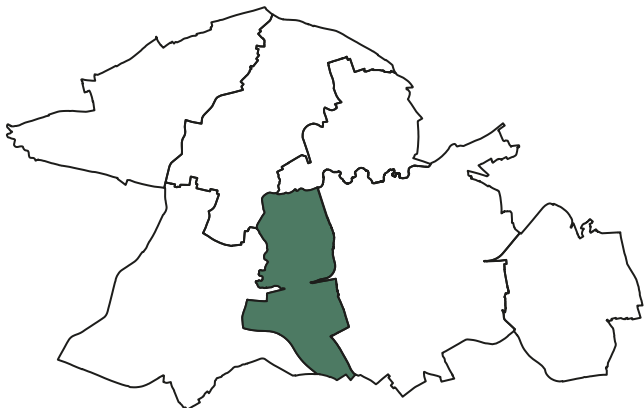
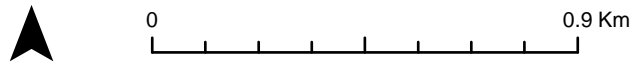
National Rail/Tube Lines

District Line

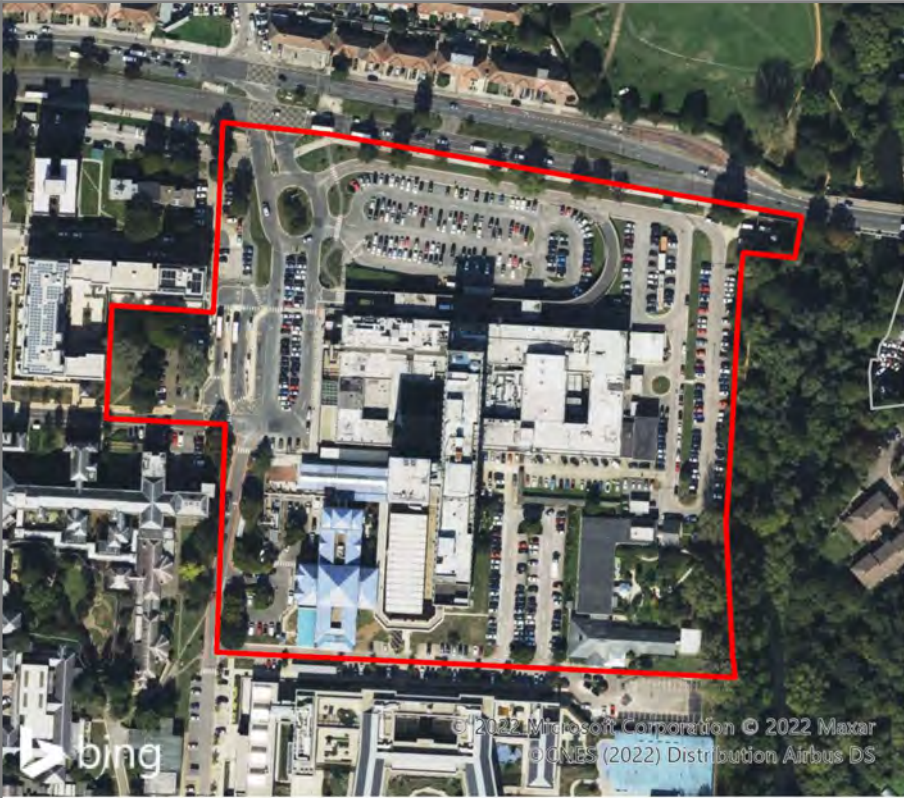


Bakerloo Line

Piccadilly Line

TfL Station





Site Information		
Site reference	HA01a	 <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><div><div></div></div>HA01a</div><div>030 m</div><div> <b>Ealing</b> www.ealing.gov.uk</div><div></div></div>
Site name	Ealing Hospital	
Site address	Uxbridge Road, Southall, UB1 3HW	
Town	Hanwell	
Site area (ha)	5.32	
Current use	The site encompasses Ealing Hospital and associated car park.	
Proposed use	Residential and reprovide car parking for hospital	
Site source	Identified by Council	
Ownership	Public/ NHS	
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. There are areas in the eastern part of the site in Flood Zone 2 (fluvial and tidal). Small areas throughout the site are in Flood Zone 3a (surface water).
Air quality	<div></div>	Buildings on site connected to several LBs at Ealing/St Bernard's Hospital (GII) to west (abutting). Subject to level of intervention on LBs, scoring to be reviewed. Lock 95 Windmill Lane (GII) 200m to south; Lock 93 Cottage 90m to south. Scheduled Monument Wall 135m to south. Within 80m St Marks Ch. & Canal CA. 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:  - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	Green corridor within northern boundary of site. With appropriate mitigation this could be retained and protected. Site borders SBINC to the east. Mitigation required. SMINC 40m to the south. SBINC 150m to the west SLINC 180m to the east. These are separated from site by built development and road/rail networks.
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>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	Majority of the site is previously developed land.
	<div></div>	Majority of site is previously developed land and some 30% is included within the council's brownfield land register. The site contains St Bernard's Bowling Green, the Uxbridge Road/ Iron Bridge Green Corridor and landscaping around Ealing Hospital.

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  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 Ealing Hospital. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and 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		Suitable access to the site already exists.	This is a large site with an existing network of internal roads. These provide vehicular access from Uxbridge Road to the north.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	Site contains St. Bernard's Bowling Green (privately owned, publicly accessible outdoor sports facilities) to the west; Uxbridge Road/Iron Bridge Green Corridor to the north, and publicly accessible landscaping around Ealing Hospital to the south east of the site. However the amount of open space within the site is minimal, and it is 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 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 majority of the site falls within an area which is located within 2000m from a secondary school. The remainder of the site is located between 2000-5000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The majority of the site falls within an area which is located within 1000m from the nearest GP surgery. The remainder of the site is located between 1000-4000m from a GP surgery.




Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site is in a sustainable location (within a Strategic Area for Regeneration and fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. The identified biodiversity constraints have the potential to constrain site layout and capacity. The existing open space within the site may influence layout and constrain capacity, and the site is also located in an area of deficiency in access to 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	HA02	
Site name	Car Sales, Hanwell Bridge	
Site address	202 Uxbridge Road, Hanwell, W7 2NB	
Town	Hanwell	
Site area (ha)	0.17	
Current use	The site is currently occupied by a car dealership.	
Proposed use	Residential	
Site source	Ealing officer recommendation	
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><div><div></div></div>HA02</div></div> <div><div>010 m</div></div> <div><div><div>Ealing</div><div>www.ealing.gov.uk</div></div><div></div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 2 (fluvial and tidal). Some areas in the east of the site are in Flood Zone 1, and a small part of the site's western boundary is in Flood Zones 3a and 3b (fluvial and tidal).
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>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, there are areas with PM10 concentration above 30µg/m³ to the north of the site. 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 and priority habitat within parts of the eastern boundary. With appropriate mitigation this could be retained and protected. SBINC 15m to the north west, green corridor 60m to the north west and SLINC 120m to the east. All of which are separated from site by built development and road/rail networks.
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	N/A
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).
	<div></div>	There is a protected tree located within 15m of the site to the eastern boundary. 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>	Despite the entire site falling within designated MOL (Fitzherbert Walk east of the River Brent and Fitzherbert Walk and Hanwell Island Green Corridor), aerial imagery shows almost all of the site to have been previously developed into a car sales site.



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 car dealership and MOT centre. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Hanwell District Centre and the majority of the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from the north via Uxbridge Road. Depending on proposed layout, there may be potential to improve connectivity to the south via Walker Close.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		<div>The development is unlikely to involve the loss of any open space; or</div> <div>The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.</div>	The publicly owned, publicly accessible Fitzherbert Walk and Hanwell Island Green Corridor covers areas to the west of the site and the whole site is designated MOL. 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 well across most suitability criteria. It is in a very sustainable location (in Hanwell District Centre and good PTAL) and is majority brownfield land. It has good access to social infrastructure (schools and GP practices). The presence of Flood Zone 2/ 3a /3b (fluvial and tidal) may constrain site layout and capacity and impact upon design. It is considered that the identified heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity and open space constraints may influence site layout and constrain capacity, and air quality constraints may be overcome through design measures. 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. 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 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	HA03
Site name	Hanwell Children's Centre
Site address	25a Laurel Gardens, Hanwell, W7 3JG
Town	Hanwell
Site area (ha)	0.17
Current use	The site is currently used as a Children's Centre run by Ealing Council and the NHS.
Proposed use	Residential-led, mixed use scheme including community use
Site source	Council
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



© 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Drawing Status

Final Issue

Source

Issue

Rev. 2

Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS


Date


November 2022

Legend

HA03

07.5 m

[www.ealing.gov.uk](http://www.ealing.gov.uk)



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 = Viaduct Inn PH, Uxbridge Rd (72m) to west, 169 Uxbridge Rd (73m to west) and Post office building, Station Rd (75m). Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The entirety of the site and the surrounding area to the east, south and west is located within areas of NO2 concentration above 30µg/m³. Further, there is small area featuring PM10 concentration above 30µg/m³ to the southwest of the site. Therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SLINC 30m to the south east separated by a road and built development.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		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  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 children's centre and nursery. 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 Hanwell District 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 Laurel Gardens to the north and Uxbridge 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  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 Hanwell District Centre and good PTAL) 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. 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.</p>	

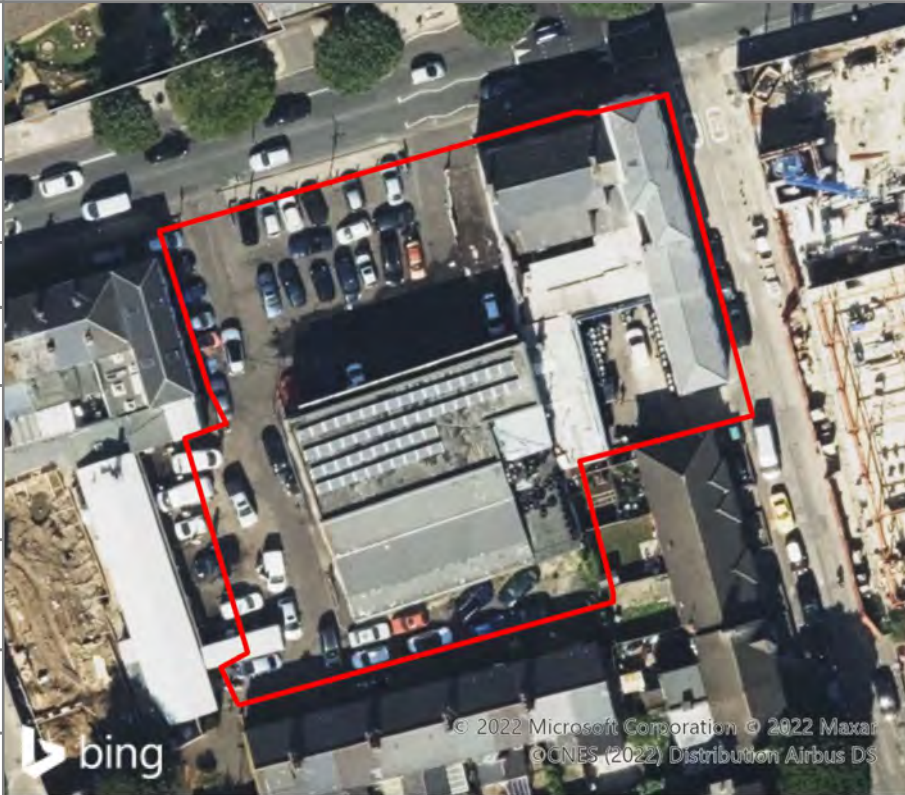


Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant 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	HA04
Site name	Gray's Garage
Site address	158 - 164 Uxbridge Road, Hanwell, W7 3TB
Town	Hanwell
Site area (ha)	0.24
Current use	The site is currently occupied by an auto repair shop and car wash.
Proposed use	Residential-led, mixed use scheme
Site source	Sites DPD 2013
Ownership	Private
Planning history	P/2010/3306.
Information reviewed	N/A



© 2022 Microsoft Corporation © 2022 Maxar  
© CNES (2022) Distribution Airbus DS

bing

Drawing Status

Final Issue

Source

Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Issue

Rev. 2


Date

November 2022


Legend

HA04

08 m



Ealing  
www.ealing.gov.uk



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the south 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.  No designated/non-designated HAs on site. Nearest LLBs = 169 Uxbridge Rd (45m) to north-east, Post Office Building, Station Rd (80m) to north and cluster of LLBs at 5-11 Lower Boston Rd to south-west (90m). Potential for enhancement/ removal of unsightly buildings. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³  The majority of the site and the surrounding area to the north, east and west 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>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SLINC 30m to the west separated by 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are 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 almost all of it (c.95%) 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 car dealership and MOT centre. Industrial uses are present. This is not a designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Hanwell District 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 the north via Uxbridge Road. Depending on proposed layout, there may be potential to improve connectivity to the east via Westminster Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 the suitability criteria. It is in a very sustainable location (in Hanwell District 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. It 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. 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 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	HA05	
Site name	George Street Car Park	
Site address	George Street, Hanwell, W7 3SY	
Town	Hanwell	
Site area (ha)	0.22	
Current use	The site consists of a car park.	
Proposed use	Residential-led, mixed use scheme	
Site source	Council Owned Site	
Ownership	Council	
Planning history	No relevant planning applications.	
Information reviewed	N/A	
		<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><div><div></div></div>HA05</div></div> <div><div>010 m</div></div> <div><div>www.ealing.gov.uk</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).  Most of the site is located in Flood Zone 1 (fluvial/tidal). A large area in the north, and small areas in the south of the site 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.  No designated/non-designated HAs on site. Currently abuts Clock Tower CA boundary to east. LLBs to north: nearest 169 Uxbridge Rd (40m) and 13-15 Lower Boston Rd (80m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  The northern part of the site and the surrounding area to the north and east 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>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SLINCs 120m to the west and 120m to the east. SBINC 180m to the west and SBINC and priority habitat 250m to the east. 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are 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.

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  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 Hanwell District Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the existing car park from George Street, Clocktower Mews and Wilmot Place.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 the suitability criteria. It is in a very sustainable location (in Hanwell District Centre and good PTAL) and is majority 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. 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	HA06	
Site name	Site of Lidl and discount store	
Site address	90 - 94 Uxbridge Road, Hanwell, W7 3SU	
Town	Hanwell	
Site area (ha)	0.83	
Current use	The site currently features a large supermarket unit and associated parking space.	
Proposed use	Residential-led, mixed-use scheme (retail/food and beverage and community)	
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><div><div></div></div><div>HA06</div></div></div> <div><div>010 m</div></div> <div><div><div>Ealing</div><div>www.ealing.gov.uk</div></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 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 heritage assets on site but lies close to Hanwell Clock Tower CA to west (120m). To east = Hanwell Cemeteries CAs (75m). LLBs in vicinity: Kings Arms (50m) and Church of our Lady & Joseph (30m), and buildings north of Uxbridge Rd (50m). Clock Tower CA will be sensitive particularly from taller elements. 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: - PM10 30µg/m³ - NO2 30µg/m³	The north of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC and priority habitat 160m to the east and SBINC and priority habitat 200m to the northwest. 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.	N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are 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.






Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site was formerly occupied by a tram depot. It is not clear if this was remediated before the existing supermarket was built. Therefore, redevelopment would require site investigation.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a supermarket. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Hanwell District Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site car park from 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  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 (within Hanwell District Centre and good PTAL), and is majority brownfield land. It and 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 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	HA07	
Site name	Marshall Site, Gold's Gym & Garages on Montague Avenue	
Site address	54 - 88 Uxbridge Road, Hanwell, W7 3SU	
Town	Hanwell	
Site area (ha)	0.29	
Current use	The site features a range of uses, including a church, gym, retail, professional services, education, a dentist, a car dealership and residential accommodation.	
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>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><div><div></div></div>HA07</div><div></div></div> <div><div>010 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	172913FUL; 215983FUL.	
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 heritage assets on site but lies close to Hanwell Clock Tower CA to west (120m). To east = Hanwell Cemeteries CAs (75m). LLBs in vicinity: Kings Arms (50m) and Church of our Lady & Joseph (30m), and buildings north of Uxbridge Rd (50m). Clock Tower CA will be sensitive particularly from 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:  - PM10 30µg/m³ - NO2 30µg/m³	The majority of the site and the surrounding area to the north and west is located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC and priority habitat 160m to the east and SBINC and priority habitat 200m to the north west. All of which are 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  Site has no effect due to distance from TPO(s).	There are two protected trees located within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land and almost 50% 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  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 a church and numerous 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 Hanwell District Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is vehicular access to this site from St George's Road and Montague 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  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 Hanwell District 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 of 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	HA08	 <p>© 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS</p>
Site name	St Mary's Convent	
Site address	50 Uxbridge Road, Hanwell, W7 3PP	
Town	Hanwell	
Site area (ha)	0.15	
Current use	The site currently features residential uses and associated parking and amenity space.	
Proposed use	Residential-led, mixed use scheme including community use and amenity space	
Site source	Ealing officer recommendation	
Ownership	Private	<p>Drawing Status      Issue      Date      Legend      0      9 m</p> <p><b>Final Issue</b>      <b>Rev. 2</b>      <b>November 2022</b>       <b>HA08</b></p> <p>Source</p> <p>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</p> <p> <b>Ealing</b> www.ealing.gov.uk</p> <p><b>ARUP</b></p>
Planning history	No relevant planning applications.	
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 LB = Uxbridge Rd Gate Piers Westminster Cemetery (GII) (110m) to east, and St. Mellitus Church, Church Rd, to north (65m). Also abuts Hanwell Westminster Cemetery CA to south. Nearest LLB = Our Lady and St. Joseph 52 Uxbridge Rd to west (20m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³	The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Further, there is small area with PM10 concentration above 30µg/m³ to the northeast of the site 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 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.	Site borders SBINC and priority habitat to the south. Mitigation required. Green corridor 50m to the east and SBINC 200m to the north east.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are protected trees located within 15m of the site to the southern boundary, located within the neighbouring Westminster Cemetery. 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.	Majority of the site is previously developed land; however there is an amenity green space (garden) to the south 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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Hanwell District Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from St George'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  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, there is an amenity green space (garden) to the south of 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 sustainable location (good PTAL and Strategic Area for Regeneration), 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. Biodiversity/open space constraints may influence site layout and constrain capacity. It 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	HA09
Site name	Access Storage
Site address	145 - 147 Boston Road, Hanwell, W7 3SA
Town	Hanwell
Site area (ha)	0.56
Current use	The site features a self-storage warehouse facility.
Proposed use	Residential with employment uses
Site source	SHLAA 2017
Ownership	Private
Planning history	No relevant planning applications.
Information reviewed	N/A



© 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

bing

Drawing Status  
Final Issue


Issue  
Rev. 2

Date  
November 2022

Legend  
HA09

0 10 m

Source  
Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

  
www.ealing.gov.uk



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. Nearest LLB = Victoria PH, 66 Boston Rd (106m) to north-west and Oaklands School, Oaklands Rd (185m). Nearest LB = St Mellitus Church, Church Rd (372m) to north. Potential for enhancement/removal of modern buildings.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Part of the south west 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.  N/A
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SBINC and priority habitat 150m to the east. 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.  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 southwestern border of the site. This is likely to impact on the intensity of development possible on this part of the site. However, the remainder of the site is not constrained by this.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.  The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site 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  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. There are no industrial uses on site.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2/3. 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.	There is existing vehicular access to the site from Boston Road. Depending on the proposed layout, it may be appropriate to create additional access to the site from Jasper Avenue to the north of the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 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. Heritage constraints may be overcome through sensitive design, which may impact on capacity, while existing TPOs within the site may influence layout and constrain capacity. It 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	HA10	
Site name	Tile Depot & Lambourn Close	
Site address	128 Boston Road & Lambourne Close, Hanwell, W7 2LN	
Town	Hanwell	
Site area (ha)	1.17	
Current use	The site is largely occupied by residential uses. To the north of the site is a tile showroom and builder's merchants.	
Proposed use	Residential	
Site source	Ealing officer recommendation	
Ownership	Council	<div> Drawing Status  <b>Final Issue</b> </div> <div> Issue  <b>Rev. 2</b> </div> <div> Date  <b>November 2022</b> </div> <div> Legend   <b>HA10</b> </div> <div> 0 25 m </div> <div> Source  <b>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</b> </div> <div>  </div> <div>  </div>
Planning history	177740FUL.	
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 small areas in the north of the site that are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.  No designated/non-designated HAs on site. Nearest LB = Church of St Thomas The Apostle (GII*) to south-east (340m), Nearest LLBs: 112 St Margaret's Rd (185m) to west, and Oaklands School to east (170m), Royal Victoria PH, 66 Boston Rd (285m). Potential for enhance/replace modern buildings. 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:  - PM10 30µg/m³ - NO2 30µg/m³  A small part of the north 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		Not within a specified consultation zone of a constraint with health and safety considerations.  N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SBINC 50m to the south west separated by road and built development. SMINC 200m to the west and priority habitat 250m to the south east. All of which are 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  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.  Majority of the site is previously developed land; however there is an amenity green space within the site.



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  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 tile merchant a residential area. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The site includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1b 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 are several vehicular accesses to the site. Access to the northeast of the site is via Rosedale Close, and access to the rest of the site via Lambourn Close. There is additional access to the site from Trumpers Way along the south-eastern boundary.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL). However there is amenity green 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 less sustainable location (with poor PTAL) and is majority 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. Open space constraints may influence site layout and constrain capacity. It is located in an area of deficiency 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	HA11
Site name	Evershed Sports Ground
Site address	Evershed Sports Ground, Wyke Gardens, Hanwell, W7 2BB
Town	Ealing/Hanwell
Site area (ha)	1.91
Current use	The site has most recently been used as the Eversheds Social Club and Sports Ground with associated buildings located to the north of the site.
Proposed use	Leisure
Site source	Identified by Council
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



© 2022 Microsoft Corporation © 2022 Maxar  
© CNES (2022) Distribution Airbus DS

Drawing Status	Issue	Date	Legend	0 40 m
Final Issue	Rev. 2	November 2022	 HA11	
Source				
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS			 <b>Ealing</b> www.ealing.gov.uk	

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. Canalside Conservation area is 175m to west. Nearest LB = Church of St Thomas the Apostle (GII) (387m) to west. Gallows Bridge (GII) lies 445m to S. Boston Manor House (GI) lies 788m to SE (both located within Hounslow). Possible mitigation through sensitive design/ reduced capacity. With AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³	A 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		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 SMINC within northern boundary. With mitigation these could be retained and protected. SBINC borders western boundary. Priority habitat 40m from to the western boundary. SLINC 160m to the east. Priority habitat 10m-60m from to the southern boundary. SBINC and green corridor 200m to the east.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is greenfield land.	Almost the entirety of the site is greenfield, designated as open space and occupied by Eversheds Social Club/ Sports Ground.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	It is likely that the site has always been greenfield. Any change of use would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a 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 located 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		Access to the site can likely be created within landholding adjacent to the highway; or  Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is existing vehicular access from Wellmeadow Road to the south and Wyke Gardens to the north. Both entrances may require upgrades to accommodate development on this site. Given the nature of the surrounding uses (buildings and green space), creation of additional access may be difficult.
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 Eversheds Social Club / Sports Ground, which has restricted public access. 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 not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks; or  There are proposals for new on-site open space provision as part of the development.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is 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 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
<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 secondary schools and fair access to GP practices and primary schools. It is considered that the identified heritage constraints may be overcome through sensitive design, which may impact on capacity, and biodiversity constraints may influence site layout and constrain capacity. Development will likely involve the loss of some open space with limited opportunities for mitigation. Identified constraints to vehicular access will need to be addressed.</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 the northern 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	HA12	
Site name	Copley Close Estate	
Site address	Copley Close, Hanwell, W7 1AZ	
Town	Ealing/Hanwell	
Site area (ha)	3.64	
Current use	The site is currently occupied entirely by the Copley Close housing estate, with associated amenity spaces.	
Proposed use	Residential with health and retail facilities	
Site source	Existing Allocation	
Ownership	Council	
Planning history	201613FUL.	
Information reviewed	N/A	
		<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><div><div></div></div>HA12</div></div> <div><div>060 m</div></div> <div><div><b>Ealing</b> www.ealing.gov.uk</div></div> <div><div><b>ARUP</b></div></div>

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 through 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. Abuts Cuckoo Estate CA to the west. Nearest LB = Hanwell Community Centre (240m). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		No parts of the site or surrounding area are feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is required.
Tree Preservation Order		Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		SBINC, green corridor and priority habitat border site to the east with a green corridor and SBINC bordering site to the north and green corridor bordering site to the south. Mitigation required. SLINC 80m to the southwest separated from site by built development and roads.
		N/A
		There are protected trees located 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.
		Majority of the site is previously developed land; however there are a number of amenity green spaces located throughout the estate.
		Majority/ all of the site is previously developed land.

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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The site includes a housing estate with potential for regeneration. The majority of 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 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Copley Close, which runs all the way through the site, leading on from Framfield Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL). However, there are amenity green spaces located throughout the estate.
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 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 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
<p>This site is a housing estate and scores well across most suitability criteria. It is in a less sustainable location (PTAL of 2) but is majority brownfield land and within a Strategic Area for Regeneration. It has good access to schools and fair access to GP practices. It is considered that the identified flooding constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity, and biodiversity constraints could be mitigated through site layout. It 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	HA13	 <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><div>HA13</div></div><div>050 m</div><div> <b>Ealing</b> www.ealing.gov.uk</div><div></div></div>
Site name	High Lane Housing Estate	
Site address	High Lane Estate, Hobbayne Road, Hanwell, W7 3RJ	
Town	Hanwell	
Site area (ha)	3.65	
Current use	The site is currently occupied by the High Lane housing estate.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Identified by Council	
Ownership	Council	
Planning history	210009OUT.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas in the west of the site in Flood Zone 2 (fluvial and tidal). There are areas along the western boundary and across the centre of the site that are in Flood Zone 3a (surface water).
Heritage		No designated/non-designated HAs on site. Nearest LB = Hanwell Community Centre )GII) (400m) to east. Cuckoo Estate CA to east (150m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		No parts of the site or surrounding area are feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is required.
Health and safety		N/A
Biodiversity		SBINC 10m to the west separated from site by a road and SBINC 60m to the south. Green corridor 200m to the northeast and SLINC 600m to the southeast. All of which are separated from site by built development and road/rail 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		Majority of the site is previously developed land; however there a number of amenity green spaces located throughout the estate.

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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The site includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 are two existing roads which provide access to the existing site. To the east, Hanway Road leads on from Highland Avenue. To the west, Hobbayne Road leads on from High Lane.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL). However, there are amenity green spaces located throughout the estate.
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 (poor PTAL) but is majority 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. Open space constraints may influence site layout and constrain capacity. It 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 subject to restrictions and negotiation / consultation may be required.	A public right of way runs along east and western boundaries 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			

# Preferred Sites in Northolt

- Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Town Boundary

Elizabeth Line

HS2

Overground/Tube Lines

Central Line

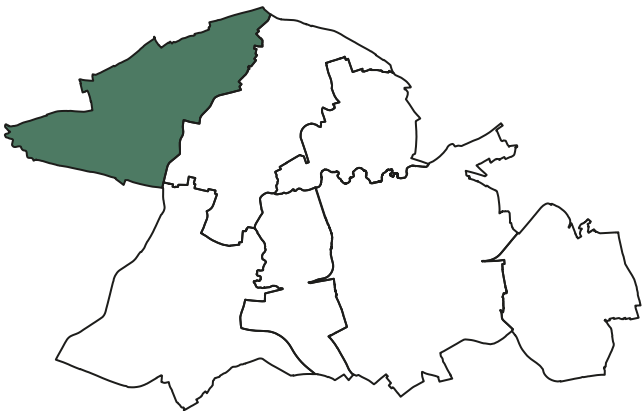
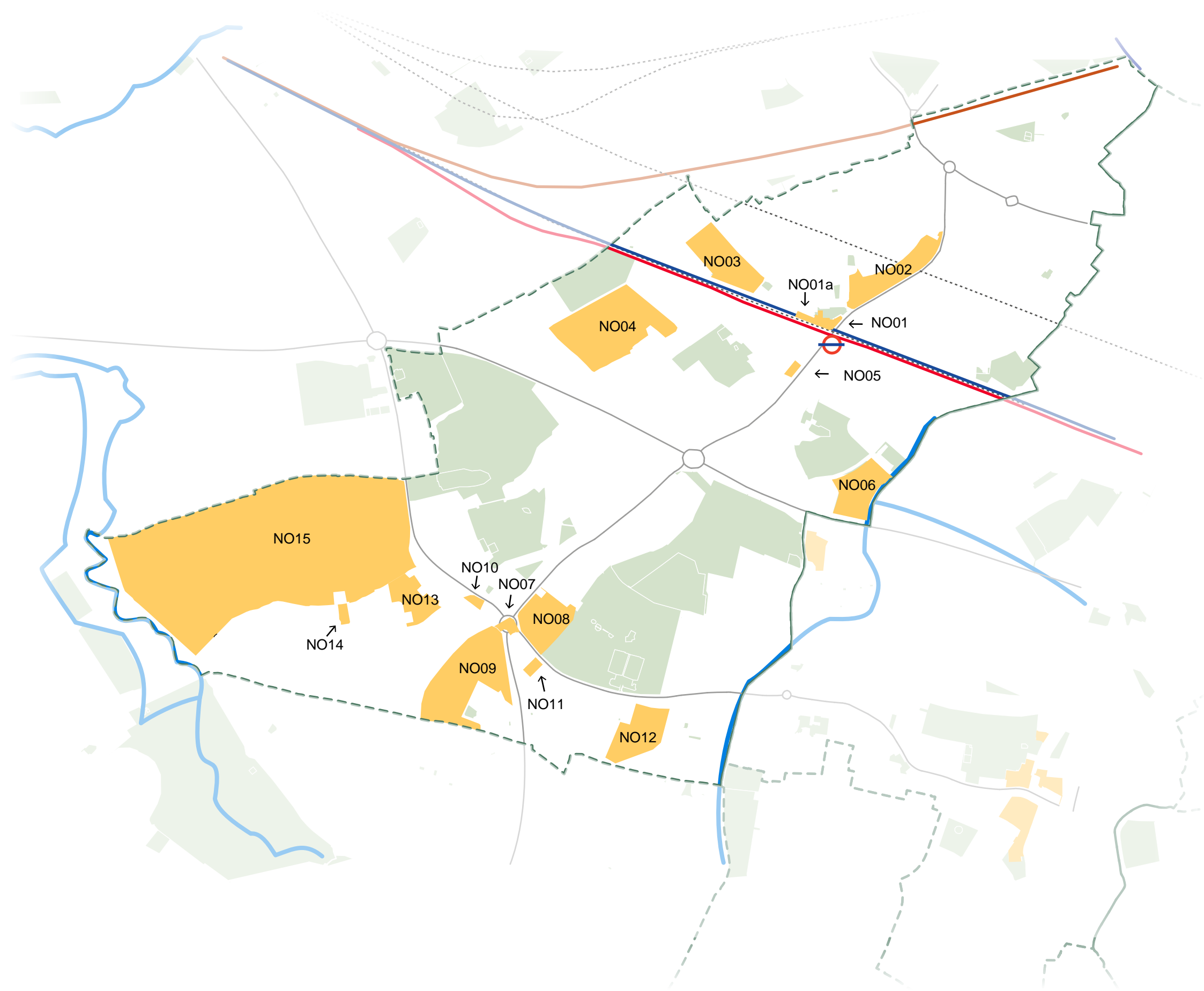
National Rail/Tube Lines

District Line

Bakerloo Line


Piccadilly Line

TfL Station



0 1 Km



Site Information		
Site reference	NO01	
Site name	Car Sales Site	
Site address	Station Yard, Mandeville Road, Northolt, UB5 5BH	
Town	Northolt	
Site area (ha)	0.44	
Current use	The site has most recently been used for car sales and includes the car park for the leisure centre.	
Proposed use	Residential-led, mixed-use scheme with some employment/retail space at lower levels and reprovision of car parking space.	
Site source	TfL	
Ownership	Council, Transport for London	
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>NO01</div><div></div></div> <div><div>0 10 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</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).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). A large part of in the south east of the site is 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 LB to south at St Marys Church GI (500m) and Scheduled Moat (405m) to south. Nearest CA is Northolt Village CA to south (125m). Nearest LLB to south along Station Parade (180m). 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:  - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		The east of the site and the surrounding area to the north and east is located within areas of NO2 concentration above 30µg/m³. Further, there are small areas to the east of the site where PM10 concentration is above 30µg/m³. Therefore mitigation would be required.
Tree Preservation Order		Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		SBINC and green corridor within site boundary to the south. SLINC 300m to the north and SBINC 250m to the south. SMINC 600m to the south east.
		N/A
		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 immediately to the south of the site, which overlaps with the boundary in the southeast of the site. The intensity of development on this part of the site is likely to be constrained as a result.
		Majority/ all of the site is previously developed land.
		A small portion (c.10%) of the site to the south overlaps with Central Line Green Corridor. However, aerial imagery shows this portion to be previously developed.

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  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 vacant, having formerly been used as a car sales site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Northolt Neighbourhood Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the existing site from Eastcote Lane to the north and Mandeville 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  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Central Line Green Corridor, which is not publicly accessible, covers areas to the south of the site, however aerial imagery shows this portion to be previously developed.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district 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. This site is in a sustainable location (located within Northolt Neighbourhood 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, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. The presence of existing open space and TPOs within the site may influence layout and constrain capacity. Development may involve the loss of some biodiversity features with limited opportunities for mitigation. This site is also located within an area of deficiency in access to district and 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 and partially within the HS2 Sub Surface Safeguarding Zone. Further consultation would be required with the relevant consultees to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is 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	NO01a	
Site name	Northolt Station Gateway Site	
Site address	Mandeville Road, Northolt, UB5 4AA	
Town	Northolt	
Site area (ha)	0.87	
Current use	The site is currently vacant, having formerly been used as a car sales site. There is wooded space to the west of the site. Part of the site is used as parking for the leisure centre and garages.	
Proposed use	Residential-led, mixed-use scheme with some employment/retail space at lower levels and reprovision of car parking space.	
Site source	Early Call for Sites	
Ownership	Transport for London (TfL), private, council	<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>NO01a</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	Early call for sites form	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). A large part of in the south east of the site is in Flood Zone 3a (surface water).
Heritage		No designated/non-designated HAs on site. Nearest LB to south at St Marys Church GI (500m) and Scheduled Moat (405m) to south. Nearest CA is Northolt Village CA to south (125m). Nearest LLB to south along Station Parade (180m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		The east of the site and the surrounding area to the north and east is located within areas of NO2 concentration above 30µg/m³. Further, there are small areas to the east of the site where PM10 concentration is above 30µg/m³. Therefore mitigation would be required.
Health and safety		N/A
Biodiversity		SBINC and green corridor within site boundary to the south. SLINC 300m to the north and SBINC 250m to the south. SMINC 600m to the south east.
Geodiversity		N/A
Tree Preservation Order		The majority of the site features protected railway-adjacent trees. This is likely to be a major constraint to any type of development on this site.
Brownfield vs greenfield land		More than 50% of the site is greenfield.



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  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 vacant, having formerly been used as a car sales site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is located within Northolt Neighbourhood Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Eastcote Lane to the north and east.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the Central Line Green Corridor to the south and west of the site, which is not publicly accessible. Development may result in loss of open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district 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. This site is located in a fairly sustainable location (within Northolt Neighbourhood Centre and good PTAL), however 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, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Development may involve the loss of some biodiversity features and TPOs with limited opportunities for mitigation. The existing open space within the site may influence layout and constrain capacity, and the site is also located in an area of deficiency in access to district and 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 and partially within the HS2 Sub Surface Safeguarding Zone. Further consultation would be required with the relevant consultees to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is subject to restrictions and negotiation / consultation may be required.	Site is fully within the London Underground Zone of Interest Consultation Zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Site Information	
Site reference	NO02
Site name	Mandeville Parkway
Site address	Mandeville Road, Northolt, UB5 4LY
Town	Northolt
Site area (ha)	5.06
Current use	The site is currently used as Mandeville Parkway public open space and includes housing on Lewes Close.
Proposed use	Residential and green space
Site source	Council Owned Site
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



© 2022 Microsoft Corporation © 2022 Maxar  
© CNES (2022) Distribution Airbus DS

Drawing Status

Final Issue

Source

Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Issue

Rev. 2

Date

November 2022

Legend

NO02

050 m



Ealing

www.ealing.gov.uk



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas along the site's southern boundary 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.  No designated/non-designated HAs on site. Nearest LB at St Barnabus Church, The Fairway (GII) 541m away to east. St Marys Church (GI) to south is 617m away and Greenwood PH, Whitten Ave (GII) is 625m away. Scheduled Moat is 516m away. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the south of the site and the surrounding area to the south are located within areas of NO2 and PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone of a constraint with health and safety considerations.  Partially within the Northolt Air Safety Area. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  Green corridor 100m to the south east. SLINC 300m to the north west. 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are 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.  The majority of the site is greenfield land; however there is an area of housing on Lewes Close.

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  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 public open space and a housing estate There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. Part of the site includes a housing estate. Part of the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3).	The site is located in an area with mixed PTAL scoring, (between 2 and 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  Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There are two existing vehicular accesses, one from Mandeville Road at the south of the site, and another from Sussex Crescent in the west of the site. Depending on the proposed layout, there may be potential to improve connectivity to Redcar Close in the east of the site.
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 publicly owned, publicly accessible Mandeville Parkway amenity greenspace. Although areas of public open space could be retained in the development, this is unlikely to be equivalent to the public open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district 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 variably across the suitability criteria. This site is in a sustainable location (Strategic Area for Regeneration, and fair PTAL), but is greenfield. 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, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Existing open space within the site may influence layout and constrain capacity. This site is located in an area of deficiency in access to district and 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. Consultation would be required as the site is partially located within the Northolt Air Safety Area to determine whether development would be impacted.</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	NO03	
Site name	Northolt High School	
Site address	Eastcote Lane, Northolt, UB5 4HP	
Town	Northolt	
Site area (ha)	5.54	
Current use	The site is currently used as a secondary school, with associated facilities.	
Proposed use	Retention of school (education use) on 75%, residential on 25%	
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>Legend</div><div>NO03</div></div> <div><div>040 m</div></div> <div><div>Ealing 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 east 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. Nearest LB is St Marys Church (GI) to south-east (740m) and Scheduled Moat (690m). 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:  - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The north-eastern boundary of the site and the surrounding area features areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	SBINC, priority habitat and green corridor borders site to the south. Mitigation required. SLINCs 175m to the east & 400m to the south. SMINC 380m to the southwest. All of which are separated from site by built development and road/rail networks.
	<div></div>	N/A
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	N/A
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).
	<div></div>	There are protected trees within 15m of the site to the southern 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.
	<div></div>	Majority/ all of the site is previously developed land.
	<div></div>	Despite the presence of recreation grounds it is considered that more than half of the site is occupied by buildings associated with Northolt High School.

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  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 school. 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 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 1b and 3), 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 are a number of existing access points to the site located along Eastcote Lane along the eastern and northern boundaries of the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site includes the publicly owned Northolt High School playing fields, which have restricted public access. A large proportion of the site is taken up by buildings however, and therefore the amount of open space lost as a result of development would likely be minimal, and there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site is in a fairly sustainable location (fair PTAL), and is majority brownfield land. It has good access to secondary schools and GP practices, and fair access to primary schools. It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. The identified biodiversity and open space constraints have the potential to constrain site layout and capacity. This site is also located in an area of deficiency in access to small/local/pocket, district 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 and partially within the HS2 surface safeguarding consultation zone, to the south western boundary. Further consultation would be required with the relevant consultees to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is not subject to any known restrictions.	N/A
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			



Site Information		
Site reference	NO04	
Site name	Islip Manor Housing Estate	
Site address	Arnold Road, Northolt, UB5 5SS	
Town	Northolt	
Site area (ha)	12.5	
Current use	The site is occupied by the Islip Manor housing estate, but also features Prior's Field, a publicly accessible green space.	
Proposed use	Residential	
Site source	Council	
Ownership	Council	
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>NO04</div></div> <div><div>075 m</div></div> <div><div>www.ealing.gov.uk</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). Parts of the site's northern boundary and small areas in the centre of the site are in Flood Zone 3a (surface water).
Heritage		No designated/non-designated HAs on site. Northolt Village CA to south-east (670m). Nearest LB to south-east: Church of St. Mary, Ealing Rd (G1) (860m), and Scheduled Moat (900m). Nearest LLBs 860m+. Most of site outside 1km buffer for G1/SMs.
Air quality		No parts of the site or surrounding area feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is required.
Health and safety		N/A
Biodiversity		SMINC and priority habitat within site boundary. SLINC 70m to the south east with green corridor and priority habitat 150m to the north east. SLINC and priority habitat 200m to the south west.
Geodiversity		N/A
Tree Preservation Order		There are a number of protected trees located in the southeast corner of the site. However, the area of the site impacted is proportionately small, so constraints on the overall development of the site are minimal.  Site has no effect due to distance from TPO(s).
Brownfield vs greenfield land		Although some 40% of the site comprises Prior's Green Field green space and is designated Green Belt (Islip Manor), the majority is previously developed land (housing estate).

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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 0/1b. The site includes a housing estate with potential for regeneration and is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 0 and 1b).
Vehicular access to the site		Suitable access to the site already exists.	There is a existing road network running through the site, with a number of small roads stemming from Arnold Road, which runs along the eastern and northern boundaries.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the publicly owned, and publicly accessible Prior's Field green space, which currently has the primary use of a nature reserve and is also designated Green Belt (Islip Manor). Development may result in loss of public 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 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 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
<p>This site scores variably across most suitability criteria. This site is a housing estate in a less sustainable location (poor PTAL), but is within a Strategic Area for Regeneration and is majority brownfield land. It has good access to schools and fair access to GP practices. It is considered that the identified surface water flooding (Zone 3a) constraints may be overcome through design measures. Existing open space within the site may influence layout and constrain capacity. Development may involve the loss of some biodiversity features within limited opportunities for mitigation. This site is also located within 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 contamination may be present on site.</p>

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

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

Deliverability Assessment Summary			



Site Information		
Site reference	NO05	
Site name	Northolt Sorting Office	
Site address	46 Mandeville Road, Northolt, UB5 5AA	
Town	Northolt	
Site area (ha)	0.29	
Current use	The site is currently used as a post office, Royal Mail depot and sorting office.	
Proposed use	Residential-led, mixed use scheme	
Site source	SHLAA 2017	
Ownership	Private	
Planning history	No relevant planning applications.	
Information reviewed	N/A	
Drawing Status		Issue
Final Issue		Rev. 2
Source		Date
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS		November 2022
		Legend
		NO05
		0 10 m
		 

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. Site is 312m away from St Marys Church (GI) to south-east and 265m away from Scheduled Moat to south-east. Northolt Village CA to south-east (30m). Nearest LLBs at 4-6 Ealing Rd to south-east (80m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  The south-eastern half 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.  N/A
Biodiversity	<div></div>	SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or  There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.  SBINC 50m to the south east separated from site by a road and built development. Green corridor and priority habitat 150m to the north east and west respectively. 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There is a protected tree within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.  The entirety of the site is previously developed land.






Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require site investigation.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a postal sorting office. 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 Northolt Neighbourhood Centre and 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 entire site is located within a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Eastcote Lane to the south and Moat Farm Road to the north.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 well across most suitability criteria. This site is located in a sustainable location (within Northolt Neighbourhood 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 heritage constraints could be mitigated through sensitive design, which may impact on capacity, while air quality constraints could be overcome through design measures. This site is located within an areas 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	NO06	
Site name	Northolt Driving Range	
Site address	Rowdell Road, Northolt, UB5 6AG	
Town	Northolt	
Site area (ha)	4.57	
Current use	The site has most recently been used as a sports facility with a golf driving range. There is a gym located to the east of the site.	
Proposed use	Employment-led, mixed-use scheme	
Site source	SHLAA 2017	
Ownership	Council	<div> Drawing Status  <b>Final Issue</b> </div> <div> Issue  <b>Rev. 2</b> </div> <div> Date  <b>November 2022</b> </div> <div> Legend  <span style="border: 2px solid red; padding: 2px;">NO06</span> </div> <div> 0 40 m </div> <div> Source  Esri © 2022 Microsoft Corporation © 2022 Maxar  © Cnes (2022) Distribution Airbus DS </div> <div>    www.ealing.gov.uk </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		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). Large parts of the north, east, south and west of the site are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.  No designated/non-designated HAs on site. Nearest LB = St Marys Church (GI) to NW and Scheduled Moat (155m) to north. Abuts Northolt Village CA to north. Nearest LLB to south at Smiths Farmhouse, Kensington Rd (185m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  Parts of the north, east and south of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. Further, much of the area to the south of the site features PM10 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 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.  Small part of a SMINC within north eastern boundary of site and there is also a small part of green corridor within the boundary of site to the south west. With appropriate mitigation these areas could be retained and protected. SBINC 10m from to the north western boundary and 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  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 greenfield land.  Despite the presence of some development associated with the driving range, the majority of the site is not previously developed and falls within designated Green Belt (Belvue Park and adjoining open space and moorings).

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  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 golf driving range and a gym. 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 1a/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 1b).
Vehicular access to the site		Suitable access to the site already exists.	There are two access points to the site from Rowdell Road, along the northern boundary. Creation of additional access may be difficult because of the location of the school, A40 and canal along the other site boundaries.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the Rowdell Road Golf Driving Range, which is privately owned, and has restricted public access. The site is designated Green Belt. Development may result in loss of open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional 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 entire site is located between 1000m and 4000m from the nearest GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site is in a less sustainable location (poor PTAL), and is majority greenfield. It has fair access to primary schools and GP practices, and good access to secondary 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 could be mitigated through sensitive design, which may impact on capacity. The identified biodiversity and open space constraints have the potential to constrain site layout and capacity. This site is also located within an area of deficiency in access to small/local/pocket and 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	NO07
Site name	White Hart Roundabout
Site address	Northolt, UB5 6HQ
Town	Northolt
Site area (ha)	0.52
Current use	The site is currently used as a pedestrian underpass to cross the White Hart Roundabout.
Proposed use	Residential and retail/commercial
Site source	Early Call for Sites
Ownership	Public (Transport for London) - part ownership
Planning history	No relevant planning applications.
Information reviewed	Early call for sites form



bing

© 2022 Microsoft Corporation © 2022 Maxar  
© CNES (2022) Distribution Airbus DS

Drawing Status	Issue	Date	Legend	0 10 m
Final Issue	Rev. 2	November 2022	<div></div> NO07	<div></div>
Source				
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS		 <div><b>Ealing</b> www.ealing.gov.uk</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 large areas in the south of the site, and small 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>	No designated/non-designated HAs on site. Nearest LB = White Hart PH (GII) immediately to north-east. Nearest LLB to north-west at The Old Cottage, Ruislip Rd (300m). Sensitive location due to proximity to White Hart. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<div></div>	The majority of the site and the surrounding area features areas of NO2 concentration above 30µg/m³, with additional areas where PM10 concentration above 30µg/m³. Therefore, mitigation would be required.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	Whole of site sits within a green corridor. SBINCs border site to the south and south east. SBINC 25m to the north west and priority habitat 200m to the south, all of which are separated from site by built development and road/rail networks.
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>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	Majority/ all of the site is previously developed land.
	<div></div>	The site is White Hart Roundabout and comprises previously developed land (fixed surface infrastructure)

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  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 vacant land located in the centre of the White Hart roundabout. 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 the emerging White Hart Neighbourhood Centre (draft Policy N.3) and has a PTAL score of 2/3. 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 3).
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 is located in the centre of the White Heart Roundabout, and there is no existing access to site. Providing an access may not be possible without significant alterations to the existing strategic road network.
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 publicly owned, publicly accessible White Hart Roundabout Green Corridor. Due to the nature of the site being a roundabout with adjacent roads, it is unlikely that any retained open space will 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 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. This site is in a sustainable location (within the emerging White Hart Neighbourhood Centre, Strategic Area for Regeneration, and fair PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Identified constraints to vehicular access will need to be addressed. Development may involve the loss of open space and biodiversity features with limited opportunities for mitigation. The site is also 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	NO08	
Site name	Medlar Farm Estate	
Site address	Parkfield Drive, Northolt, UB5 5NS	
Town	Northolt	
Site area (ha)	4.85	
Current use	The site largely consists of the Medlar Farm housing estate. There is a children's centre located in the northern part of the site. The site is located within the Academy Gardens amenity greenspace.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Identified by Council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div><div></div></div> <div><div>Legend</div><div>NO08</div><div></div><div></div></div> <div><div>040 m</div><div></div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas in the south east of the site that are in Flood Zone 3a (surface water).
Heritage		No designated/non-designated HAs on site. Nearest LB = White Hart (GII) to west (25m). Nearest LLB = The Cottage, Old Ruislip Rd (340m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		The west of the site and the surrounding area is located within areas of NO2 and PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		N/A
Biodiversity		Green corridor within south western and southern boundaries. SBINC 10m from to the south western boundary separated by a road. Further SBINCs 30m to the northeast, 70m to the west and 200m to the northwest, all of which are separated from site by built development and road/rail 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 majority of the site (c.80%) is previously developed; however there is amenity green space within the site (Academy Gardens) as well as White Hart Roundabout Green Corridors to the west.

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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within the emerging White Hart Neighbourhood Centre (draft Policy N.3) and has a PTAL score of 2/3. The site is a housing estate with potential for regeneration. 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 3).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access via Academy Gardens which runs through the centre of the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The majority of the site is located within Academy Gardens amenity greenspace (publicly owned/ accessible). White Hart Roundabout Green Corridors are to the west. A large proportion of the site is taken up by buildings, and minor roads however, and therefore the amount of open space lost as a result of development would likely be minimal, and 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 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 majority of the site falls within an area which is located within 1000m from the nearest GP surgery. The remainder of the site is located between 1000-4000m from a GP surgery.


Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site is an existing housing estate, and is in a sustainable location (within the emerging White Hart Neighbourhood Centre, a Strategic Area for Regeneration and fair PTAL ) and is majority brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Existing open space within the site may influence layout and constrain capacity. Development may involve the loss of some biodiversity features with limited opportunities for mitigation. This site is also 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 south eastern 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	NO09	
Site name	Yeading Lane I	
Site address	Yeading Lane, Northolt, UB5 6HT	
Town	Northolt	
Site area (ha)	11.39	
Current use	The site largely consists of the Yeading Lane I housing estate. There is a church located in the northern part of the site, and amenity space located to the east of the site.	
Proposed use	Residential-led, mixed-use scheme	
Site source	TfL	
Ownership	Council	
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>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>Date</div><div>November 2022</div><div></div><div>ARUP</div></div> <div><div>Legend</div><div>NO09</div><div>0 70 m</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).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas through the north, 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		No designated/non-designated HAs on site. Nearest LB = White Hart PH (GII) to north-east (115m). Nearest LLB to north-west = The Cottage, Old Ruislip Rd (230m). 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:  - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		Parts of the east of the site and the surrounding area are located within areas of NO2 concentration above 30µg/m³. There is a small area to the north of the site where PM10 concentration is 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 and a small part of green corridor within north eastern site boundary. SBINC also 200m to the north and 400m to the north west, which are separated from site by built development and road/rail networks.
		N/A
		There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
		The majority of the site is previously developed land; however there is green space within the site including Yeading Lane Estate Open Space and Hayes Bypass West/ White Hart Roundabout Green Corridors to the north and east.



Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site was formerly in use as a depot. Now the site is in use as apartments with communal open space. Any redevelopment featuring private gardens is likely to require site investigation.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within the emerging White Hart Neighbourhood Centre (draft Policy N.3) and the majority of the site has a PTAL of 2. The site is a housing estate with potential for regeneration and the majority of the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located in an area with mixed PTAL scoring, (between 1b 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.	There is an existing road network running through the site, with a number of small roads stemming from Yeading Lane, Broomcroft Avenue and Radcliffe Way.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The publicly owned, publicly accessible Yeading Lane Estate Open Space covers areas to the east of the site, and has the primary use of amenity greenspace. Hayes Bypass West/ White Hart Roundabout Green Corridors is to the north and east. 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 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 variably across the suitability criteria. This site is an existing housing estate, and is in a fairly sustainable location (within the emerging White Hart Neighbourhood Centre, a Strategic Area for Regeneration and fair PTAL) and is majority brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Existing open space within the site may influence layout and constrain capacity. Development may involve the loss of some biodiversity features with limited opportunities for mitigation. This site is also located in an area of deficiency in access to small/local/pocket parks and 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	NO10
Site name	Electricity Sub Station, Ruislip Road
Site address	Ruislip Road, Northolt, UB5 6LW
Town	Northolt
Site area (ha)	0.35
Current use	The site is currently used as an electricity sub-station.
Proposed use	Residential
Site source	SHLAA 2017
Ownership	Private (SSE energy services)
Planning history	No relevant planning applications.
Information reviewed	N/A



bing

© 2022 Microsoft Corporation © 2022 Maxar  
© CNES (2022) Distribution Airbus DS

Drawing Status

Final Issue

Source

Esri © 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Issue

Rev. 2


Date


November 2022

Legend

NO10

010 m

Ealing  
www.ealing.gov.uk



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).  Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the north west 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.  No designated/non-designated HAs on site Nearest LB = White Hart PH (GII) to south-east (128m). Nearest LB to east at The Old Cottage, Ruislip Rd (80m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³  The north of the site and the surrounding area features areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.  N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated.  Green corridor within the northern boundary of site. With appropriate mitigation this could be retained and protected. SBINC borders site to the eastern boundary and mitigation required. SBINC also 110m to the northeast of site, 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.  N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).  There are 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.

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  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 electricity substation. There are no industrial uses on site.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2/3. 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.	There is existing vehicular access from Old Ruislip Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL), however there are some amenity spaces within the north of 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 variably across the suitability criteria. This site 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, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. The identified biodiversity constraints have the potential to constrain site layout and capacity. This site is also located in an areas of deficiency to small/local/pocket parks and 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	NO11
Site name	Telephone Exchange
Site address	Ruislip Road, Northolt, UB5 5AX
Town	Northolt
Site area (ha)	0.41
Current use	The site is currently occupied by a telephone exchange and ancillary parking.
Proposed use	Residential and retail
Site source	2017 SHLAA
Ownership	Private
Planning history	No relevant planning applications.
Information reviewed	N/A



bing

© 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Drawing Status	Issue	Date	Legend	010 m
Final Issue	Rev. 2	November 2022	NO11	
Source				
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS				
 <b>Ealing</b> www.ealing.gov.uk				
				

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. The only nearby LB in vicinity is White Hart PH, Ruislip Rd to the north (260m). Possible mitigation through sensitive design/ reduced capacity. No LLBs in area.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required:  - PM10 30µg/m³ - NO2 30µg/m³	Parts of the surrounding area to the north, east and west of the site are 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 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 the site to the south western boundary. Mitigation required. Green corridor 15m from to the north-eastern boundary of site separated by a road/hard standing. Priority habitat 30m to the southeast and also 350m to the northeast.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a telephone exchange. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 2/3. The site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 3).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Ruislip Road. Depending on the proposed layout, it may be appropriate to create additional access to the site from Kittiwake Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 sustainable location (within a Strategic Area for Regeneration, and fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified heritage constraints may be overcome through sensitive design, which may impact on capacity, while biodiversity constraints may influence site layout and constrain capacity. Air quality constraints could be overcome through design measures. This site is also located within 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	NO12
Site name	Yeading Lane II
Site address	Aspen Lane, Northolt, UB5 6XB
Town	Northolt
Site area (ha)	4.91
Current use	This site is currently occupied by a housing estate.
Proposed use	Residential
Site source	Council
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



bing

© 2022 Microsoft Corporation © 2022 Maxar  
© Cnes (2022) Distribution Airbus DS

Drawing Status	Issue	Date	Legend	0 40 m
Final Issue	Rev. 2	November 2022	 NO12	
Source		 www.ealing.gov.uk		
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS				

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 in the centre of the site that are in Flood Zone 3a (surface water).
Air quality		Site could enhance the significance of the heritage asset or designation/ further reveal its significance/ enhance the setting; or Site is not likely to affect heritage designations/ assets due to their distance from the site.
Health and safety		No designated/non-designated HAs on site. White Hart PH (GII) is 725m to north-west. Nearest LLB is External Sculptures. Taylor Woodrow, Taywood House, Ruislip Rd (310m). As no other heritage constraints, distance away from GII building and potential for enhancement of modern housing estate, a +1 score is appropriate.
Biodiversity		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		A very small part of the surrounding area to the north 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		Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		Green corridor 30m to the north separated from site by a road and amenity area. SMINC 250m to the east and SBINC 200m to the west. Priority habitats 250m to the west and 250m to the north east and south east. All of which are separated from site by built development and road/rail networks.
		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  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.
		Majority of the site is previously developed land; however there is an amenity green space within the site (Broadmead Road Open Space) and designated Green Belt(Area S of Rectory Fields) runs along the site boundaries.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site appears to feature infilled brick pits. If this is the case, site investigation would be required.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The site is a housing estate with potential for regeneration. 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 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is an existing network of roads running through the site, stemming from Aspen Lane to the east of the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The publicly owned, and publicly accessible landscaping around the premises at Broadmead Road surrounds the site and in some areas covers the boundary of the site. This is also designated Green Belt. 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 small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is an existing housing estate in a sustainable location (within a Strategic Area for Regeneration, and fair PTAL) and is majority brownfield land. It has good access to secondary schools and GP practices, and fair access to primary schools. It is considered that the identified surface water flooding (Zone 3a) constraints may be overcome through design measures, while existing open space within the site may influence layout and constrain capacity. This site is also located in an area of deficiency in access to small/local/pocket and 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	NO13	
Site name	Grange Court	
Site address	Old Ruislip Road, Northolt, UB5 6QJ	
Town	Northolt	
Site area (ha)	3.13	
Current use	The site is currently occupied entirely by the Grange Court housing estate and associated areas of public open space.	
Proposed use	Residential	
Site source	Identified by Council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>NO13</div><div></div></div> <div><div>030 m</div><div></div></div> <div><div>Ealing 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		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). There are small areas of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated/non-designated HAs on site. Nearest LB is White Hart (GII) to south-east (330m). Nearest LLB to east = The Old Cottage Ruislip Rd (50m). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		No parts of the site or surrounding area feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is required.
Tree Preservation Order		Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		Green corridor 70m to the north east. SBINCs 200m to the east and 200m to the west and 400m to the north east. SMINC 600m to the west. All of which are separated from site by built development and road/rail networks.
		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.
		N/A
		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
		Site has no effect due to distance from TPO(s).
		There is a protected tree 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 tree would not be a significant constraint to development on the site.
		Majority/ all of the site is greenfield land.
		A large proportion of the site is greenfield, comprising the landscaping surrounding the premises at Grange Court.




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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is in a residential area with no industrial uses on site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 1a/1b. The site is a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 1a and 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the north from Sharvel Lane. Due to the site's large size, further access points may be required as part of a future development.
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 publicly owned, publicly accessible landscaping surrounding the premises at Grange Court. Although areas of public open space could be retained in the development, this is unlikely to be equivalent to the public open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 variably across the suitability criteria. This site includes an existing housing estate located in a less sustainable location (poor PTAL), and 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) constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. Development may involve the loss of open space with limited opportunities for mitigation. The site is also located in an area of deficiency in access to small/local/pocket 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	NO14	
Site name	Community Centre & St Raphael's Primary School	
Site address	Rushdene Crescent, Northolt, UB5 6AD	
Town	Northolt	
Site area (ha)	0.43	
Current use	Part of the site is in use as a community centre and part of the site is in use as a primary school.	
Proposed use	Residential, new public open space	
Site source	Council Owned Site	
Ownership	Council	
Planning history	220545FULR3	<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>NO14</div><div></div><div></div></div> <div><div>010 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>
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 could enhance the significance of the heritage asset or designation/ further reveal its significance/ enhance the setting; or Site is not likely to affect heritage designations/ assets due to their distance from the site.	No designated/non-designated HAs on site. Nearest LB = White Hart PH (780m) to east. Nearest LLB = The Cottage, Old Ruislip Rd to east (467m). Given significant distance to White Hart and potential for enhancement, a +1 score is appropriate, especially if community centre development is limited.
Air quality		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³	No parts of the site or surrounding area feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is 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 15m to the north east. Small road separating site from this and some consideration will be needed given the close proximity. Section of the SBINC 40m to the north west. SMINC 250m to the west. Green corridor 450m to the east. All of which are 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  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.	Majority of the site is previously developed land; however there is amenity green space within 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  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a community centre and school. 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 1a. 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 entire site is located within a PTAL score of 1a.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or  Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	The site includes part of a school, and an existing access is not within the site boundary. Depending on proposed layout, there may be potential to provide vehicular access from Rushdene Crescent to the east, or Hartfield Avenue to the south.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or  The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL), however there is some amenity space within the east of 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




This site scores well across most suitability criteria. This site is in a less sustainable location (poor PTAL), but is majority brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified biodiversity constraints have the potential to constrain site layout and capacity. Identified constraints to vehicular access will need to be addressed. This site is located within an area of deficiency in access to regional parks, and therefore proposals must prioritise the provision of open space within the 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			

Site Information		
Site reference	NO15	
Site name	West London Shooting Ground	
Site address	All Souls & West London Shooting School, West End Road, Northolt, UB5 6RA	
Town	Northolt	
Site area (ha)	150.33	
Current use	The site is occupied by the West London Shooting Grounds and Down Barns Farm. The remainder of the site is open space (grassland/woodland).	
Proposed use	Residential	
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> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>NO15</div><div></div></div> <div><div>0170 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</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	<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 south west of the site in Flood Zone 2 (fluvial/tidal). There are small areas of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	The Scheduled Monument Moated Site at Sharvel Lane (Down Barns Farm) lies within the site to the north-east. Nearest LB is White Hart PH (GII) to south-east (480m). Nearest LLB -The Old Cottage, Ruislip Rd to south-east (160m). Within AIA. Further consultation with GLAAS/ heritage advisor required. Possible mitigation through sensitive design/ reduced capacity. However, the area around the scheduled monument and its setting is particularly sensitive and development in this area of the site should be avoided.
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:  - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Part of surrounding area to the east features areas of NO2 concentration above 30µg/m³. Dependent on where development is focussed, mitigation may be required.
Geodiversity	<div></div>	N/A
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, SMINC, and priority habitats all within site boundary. Ancient woodland 670m to the north west. Majority of eastern boundary of site borders a green corridor. SBINC 10m from to the eastern boundary separated by a road. SBINC 400m to the east and 400m to the southeast.
	<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 intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or  Site has no effect due to distance from TPO(s).
	<div></div>	Majority/ all of the site is greenfield land.
	<div></div>	The entire site includes West London Shooting Grounds as well as the privately owned Down Barns Farm and is designated Green Belt (Down Barns/ W London Shooting Grounds). Despite a small portion (c.5%) being occupied by development, the majority is greenfield.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	The site appears to have formerly been in use as a landfill. Site investigation and risk assessment are required. It is likely that ground gas/stability issues could make the site unviable. There is a probable need for a recovery permit to excavate and process materials and replace soils as fill and stabilise.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or  Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a shooting ground. 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 1a/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 1a and 1b.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or  Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is existing vehicular access to the north from Sharvel Lane. Due to the site's large size, it may require the creation of additional access from Ruislip Road to the east.
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 site is located within the part public, part privately owned West London Shooting Grounds, as well as the privately owned Down Barns Farm, which both are not publicly accessible. The site is designated Green Belt. 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 regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site falls within an area which is located within 2000m from a secondary school. The remainder of the site is located between 2000-5000m from a secondary school.
Distance to nearest GP surgery		Site is 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
<p>This site scores poorly across most suitability criteria. This site is in a less sustainable location (poor PTAL), and greenfield land. It has fair access to primary schools and GP practices, and good access to secondary schools. It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures. Development may involve the loss of open space and biodiversity features with limited opportunities for mitigation. Identified constraints to vehicular access will need to be addressed. The site is also located in an area of deficiency in access to small/local/pocket, district and regional parks, and therefore proposals must prioritise the provision of open space within the site. Investigation required as potential severe 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			