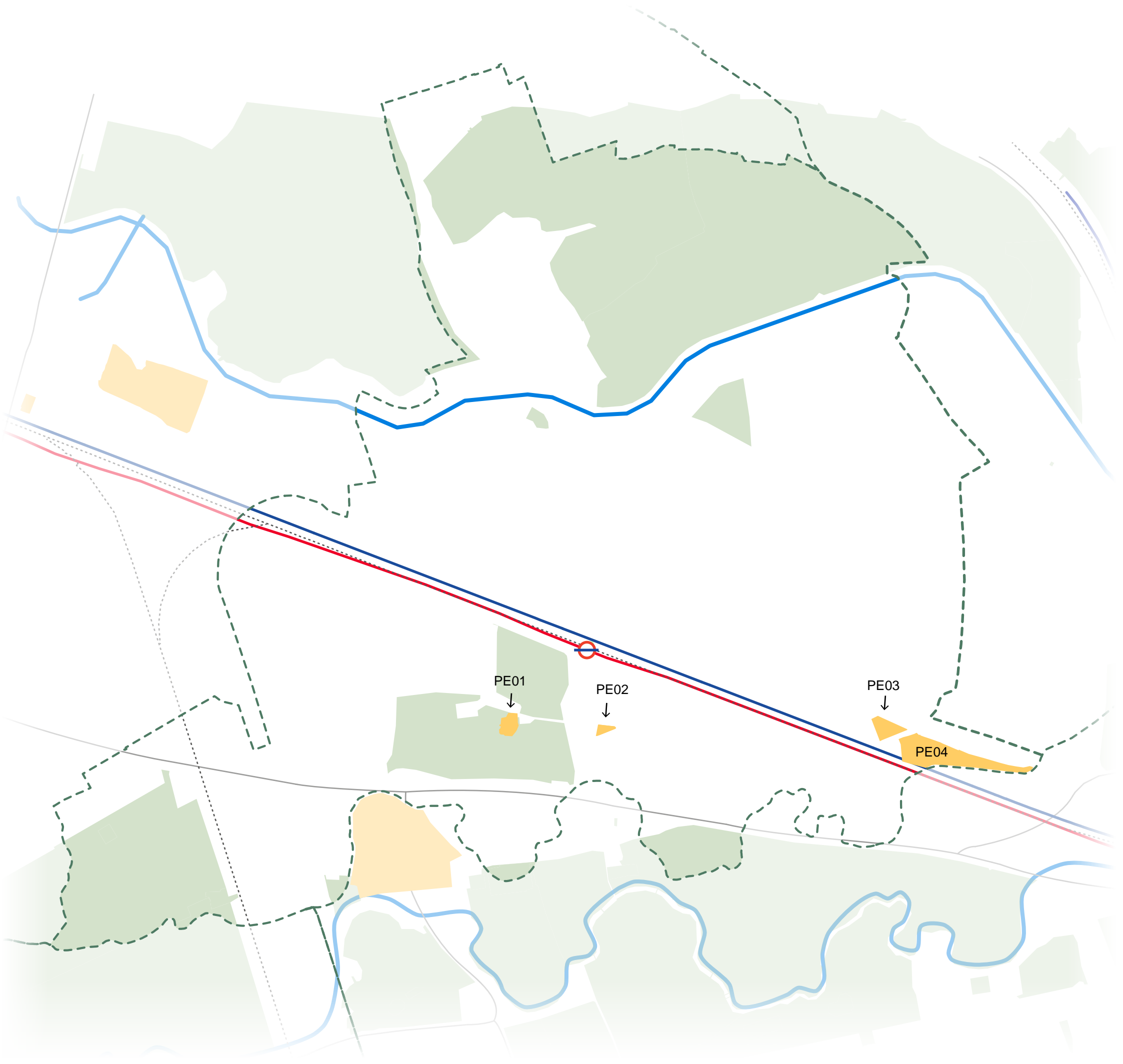
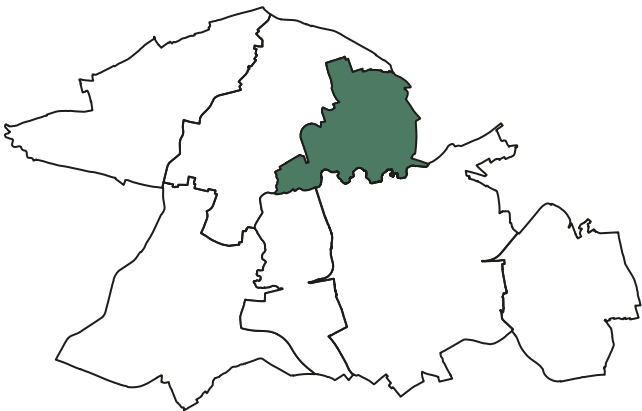



Preferred Sites in Perivale

- Town Boundary
- Preferred Sites
- Open Space
- Main roads
- River/Canal
- National Rail
- Elizabeth Line
- HS2
- Overground/Tube Lines
- Central Line
- National Rail/Tube Lines
- District Line
- Bakerloo Line
- Piccadilly Line
- TfL Station



0 1 Km



Site Information		
Site reference	PE01	
Site name	Starvin Marvin's and Garage	
Site address	BP Garage, Western Avenue, Perivale, UB6 8TW	
Town	Perivale	
Site area (ha)	0.35	
Current use	The western part of the site is used as a petrol station. The eastern part of the site consists of residential uses.	
Proposed use	Residential	
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>PE01</div><div></div><div></div></div> <div><div>0</div><div>9.5 m</div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	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 is Perivale Lane Lychgate (GII) (170m) to south-east and Ancient Church of St Mary, Perivale Lane (GI) to south-east (163m) and Tombs (GII) (180m), Nearest LLB to east at Teignmouth Parade. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The whole of the site and the majority of the surrounding area is located within areas of NO2 concentration above 30µg/m³. To the north, much of the surrounding area 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 green corridor within northern boundary of site. SLINC 50m to the north and is separated from site by a motorway. Ancient woodland 500m to the north. This is 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.	The site is within 1km of a regionally important geological site (located approximately 950m to the north of this site).
Tree Preservation Order		The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site.	There are several protected trees within 15m of the site. Due to their location on the edge of the site and the scale of these trees, it is not considered that they represent a major constraint to the overall development of the site, although the design and layout will have to respond to their position.
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 petrol station. There are no industrial uses on site.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The entire site is located within 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 Western 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 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 between 2000m and 5000m from the nearest secondary school.	The majority of the site falls within an area which is located 2000-5000m from a secondary school. The remainder of the site is located less than 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores variably across the suitability criteria. It is in a fairly sustainable location (fair PTAL) and is majority brownfield land. It has fair access to schools and good access to 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. TPO, biodiversity and geodiversity 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. 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	PE02	
Site name	Land on the South Side of Western Avenue	
Site address	Perivale Lane, Perivale, UB6 8TW	
Town	Perivale	
Site area (ha)	0.23	
Current use	The site is currently vacant storage land with advertising hoarding.	
Proposed use	Residential	
Site source	Early Call for Sites	
Ownership	Private	
Planning history	No relevant planning applications.	
Information reviewed	Early call for sites form	
Drawing Status		Issue
Final Issue		Rev. 2
Source		Date
Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS		November 2022
		Legend
		0 7.5 m
		PE02
		Ealing
		www.ealing.gov.uk
		ARUP

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		No designated/non-designated HAs on site. Ancient Church of St Mary (GI) (80m) to south, Lychgate (GII) (35m), Tomb (GII) (75m), Hoover Canteen (GII*) (95m), Forecourt (GII), main building (GII*) (120m). Nearest LLBs to north-east at Teignmouth Parade (60m). Site is sensitive to taller elements. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality		The majority of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. To the north, the majority of the surrounding area features PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		N/A
Biodiversity		Green corridor borders site to the north. Mitigation required. SBINC 50m to the south of site separated from site by built development and a road. Ancient woodland is 800m to the north west.
Geodiversity		The site is within 1km of a regionally important geological site (located approximately 985m to the north of this site).
Tree Preservation Order		A large protected tree on the site appears to have been removed some time before 2006, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Despite the entire site falling within designated MOL (Ealing Golf Course north of River Brent), aerial imagery shows the land to be 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 vacant land. There are no industrial uses on site.
Local Plan spatial development pattern		Site may have limited contribution/ weaken the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3).	The entire site is located within 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 is existing vehicular access from Perivale Lane in the eastern corner of the site. Improvements to access may be required to facilitate development.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or 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. Despite the entire site falling within designated MOL (Ealing Golf Course north of River Brent), aerial imagery shows the land to be previously 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 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 between 2000m and 5000m from the nearest secondary school.	The entire site is located between 2000m and 5000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP surgery.	The entire site is located between 1000m and 4000m from the nearest GP surgery.

Suitability Assessment Summary	
<p>The site scores varied across the suitability criteria. It is in a fairly sustainable location (fair PTAL), is brownfield land and has fair access to schools and GP practices. It was considered that the identified air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design and reduced capacity. Biodiversity and geodiversity 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. Investigation required as potential contamination 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	PE03	
Site name	Alperton Lane North	
Site address	Alperton Lane, Perivale, UB6 2XY	
Town	Perivale	
Site area (ha)	0.4	
Current use	The site is currently occupied by a number of small businesses, including a car wash, car sales business and IT security company.	
Proposed use	Industrial-led mixed use intensification	
Site source	Ealing officer recommendation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>PE03</div></div> <div><div>010 m</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 is a very small area on the site's south eastern border that is in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. Brentham Garden Estate CA 300m S. Nearest LBs = Brentham Clubhouse (GII) to south (387m), Hoover Building Gates (GII) to west (552m). Nearest LLB at Pitshanger Park Gates to south-west (425m). An amber score is appropriate as the entire site is within 500m of Brentham Clubhouse/very open land in-between.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The majority of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. To the south of the surrounding area, there is a small area where the PM10 concentration is above 30µg/m³. Therefore mitigation would be required.
Tree Preservation Order	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Small amount of green corridor falls within south eastern boundary of site. With appropriate mitigation these areas could be retained and protected. SBINC borders the site to the north eastern boundary. SBINC and priority habitat 100m to the south of site.
	<div></div>	N/A
	<div></div>	There are protected trees within 15m of the site to the north-eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
	<div></div>	The entire site is previously developed land.
	<div></div>	




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any change of use on this 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 storage facility and MOT centre. Industrial uses are present. This site is designated as SIL.
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 0/1a. The site is an existing industrial site with potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 0 and 1a).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from several points along Alperton Lane 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 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 between 2000m and 5000m from the nearest secondary school.	The entire site is located between 2000m and 5000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP surgery.	The 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), and is brownfield land. It has fair 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 and geodiversity 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. Identified constraints to vehicular access will need to be addressed. 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. Investigation required as potential contamination is identified on site.</p>	

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is subject to restrictions and negotiation / consultation may be required.	Site is partially within 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	PE04	
Site name	Alperton Lane South and Metroline Depot	
Site address	Alperton Lane, Perivale, UB5 9RT	
Town	Perivale	
Site area (ha)	1.87	
Current use	There is a mix of uses on the site, including a large self-storage facility and bus depot. The site also features a number of small business units.	
Proposed use	Industrial-led mixed intensification	
Site source	2017 SHLAA	
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>PE04</div><div></div></div> <div><div>0 40 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	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Small areas in the west of the site are located in Flood Zone 1 (fluvial and tidal). Most of the site is located within Flood Zone 2 (fluvial and tidal). Large parts in the east of the site is located in Flood Zone 3a (surface water), and areas along the south eastern boundary are in Flood Zone 3a (fluvial/tidal). Flood Zone 3b (fluvial/tidal) is along the north west and northern boundary, in the centre of the site, and along the southern boundary.
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Brentham Garden Estate CA 150m S, Brunswick CA 450m SE. Nearest LB = Brentham Club (325m) to south, Hoover Building Gates (GII) to west (626m). Nearest LLB to south-west at Pitshanger Park Gates (438m).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 whole of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. To the south, much of the surrounding area features PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. 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. SBINC, and small parts of priority habitat and green corridor just within the northern and southern boundaries. With appropriate mitigation these could be retained and protected.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are protected trees to the north of the site and within 15m of all of the northern boundary. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land. Despite c.40% of the site designated MOL and part of the site within the River Brent and Central Line Green Corridors, aerial imagery shows these portions of the site to be previously developed.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any change of use on this 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 depot and storage facility. Industrial uses are present. The western half of the site is designated as SIL. The eastern part of the site is not designated.
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 1a. The site is an existing industrial site with potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 0 and 2), however, the majority of the site falls within an area with a PTAL score of 1a.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Alperton Lane. It should be noted that the creation of additional access may be difficult due to the placement of surrounding infrastructure and the River Brent.
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 River Brent and Central Line Green Corridors, which have restricted public access, cover areas to the south, east and north of the site. The eastern part of the site is designated MOL. However aerial imagery shows the land 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 small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is between 2000m and 5000m from the nearest secondary school.	The entire site is located between 2000m and 5000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The majority of the site falls within an area which is located within 1000m from the nearest GP surgery. The remainder of the site is located between 1000-4000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. It is in a less sustainable location (poor PTAL), but is brownfield land. It has good access to primary schools and fair access to secondary schools and GP practices. It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, while heritage constraints may be overcome through sensitive design, which may impact on capacity. Biodiversity constraints may influence site layout and constrain capacity. It is located in an area of deficiency in access to regional and district 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 subject to restrictions and negotiation / consultation may be required.	Site is partially within both a TfL 10m Buffer Zone and the London Underground Zone of Interest Consultation Zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Preferred Sites in Southall

- Town Boundary

Preferred Sites

Open Space

Main roads

River/Canal

National Rail
- Elizabeth Line

HS2

Overground/Tube Lines

Central Line

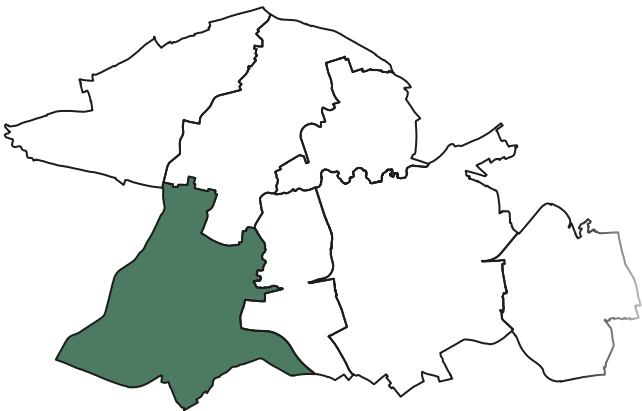
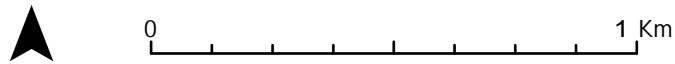
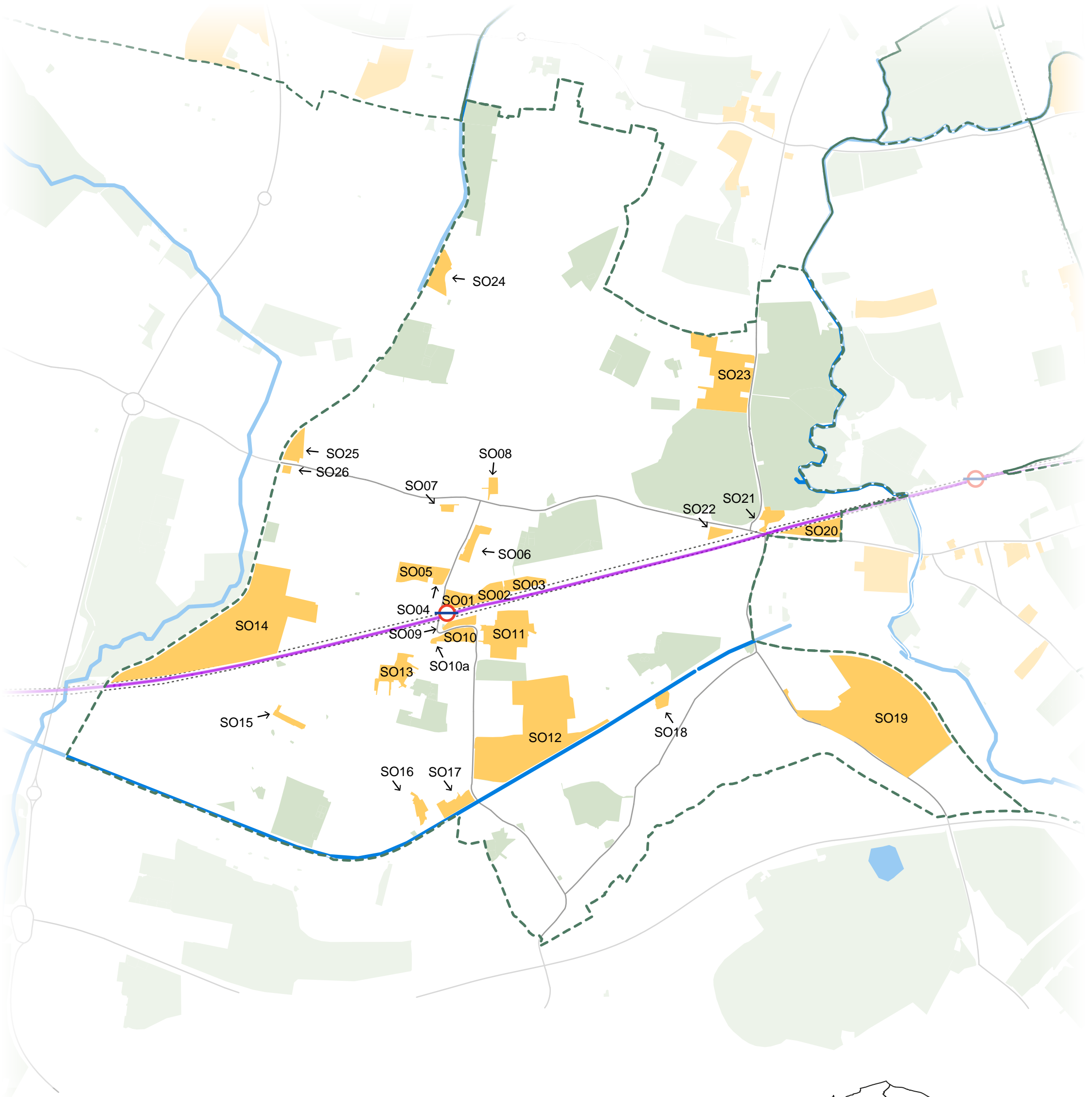
National Rail/Tube Lines




District Line

Bakerloo Line

Piccadilly Line

TfL Station



Site Information		
Site reference	SO01	
Site name	Southall Crossrail Station and Gurdwara	
Site address	2 - 10 Park Avenue, Southall, UB1 3AG	
Town	Southall	
Site area (ha)	1.22	
Current use	Part of the site is occupied by Southall Station. Part of the site is used as a Gurdwara with associated parking. There are a number of retail and industrial uses to the east of the site.	
Proposed use	Residential-led, mixed-use scheme with retail and community uses at ground floor	
Site source	Sites DPD 2013	
Ownership	Network Rail, 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>SO01</div><div></div></div> <div><div>020 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	<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 to north-west = The Water Tower, 1 The Straight (GII) to west (167m). Nearest LB = Railway Arches, Merrick Rd to south (80m), Kings Hall Methodist Church, South Rd to north-west (76m). 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 west of the site and much of the surrounding area to the north, south and west features areas of NO2 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 Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. 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. SLINC 30m to the north separated from site by roads and built development. Green corridor 25m to the south separated from site by road and rail routes. SLINC 250m to the south east.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land and included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		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 contains Southall Station and a gurdwara. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within Southall Major Centre and has a PTAL of 4. The site is located within the Southall OA and 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 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 Park Avenue 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.	The part-public, part-privately owned Hayes Rail Line Green Corridor, which is not publicly accessible, is located to the south of the site. However aerial imagery shows the land 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 entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. It is in a less sustainable location (poor PTAL), but is brownfield land and within a Strategic Area for Regeneration. It has good access to primary schools and GP practices and fair access to secondary schools. The presence of Flood Zone 2/ 3a /3b (fluvial and tidal) and 3a (surface water) may constrain site layout and capacity and impact upon design. Biodiversity constraints may further influence site layout and constrain capacity. 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 deficient in access to regional, district and small/local/pocket parks, and therefore proposals must prioritise the provision of open space within the site. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. Investigation required as potential contamination is identified on site.</p>

Availability Assessment			
Criteria	Score		Qualitative assessment
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.	The site is fully within the Heathrow Safeguarding Area consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Ownership			
Existing use(s)			
On-site restrictions		Site is subject to restrictions and negotiation / consultation may be required.	A public right of way runs along the 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	SO02	
Site name	Park Avenue	
Site address	Park Avenue, Southall, UB1 3AD	
Town	Southall	
Site area (ha)	1.24	
Current use	The site features a number of auto repair businesses in addition to an early years education facility.	
Proposed use	Residential and some commercial on ground floor	
Site source	Sites DPD 2013	
Ownership	Council	
Planning history	216991FULR3	<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>SO02</div></div> <div><div>020 m</div></div> <div><div>Ealing www.ealing.gov.uk</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		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 = The Water Tower, 1 The Straight to west (300m), Himalaya Palace (GII*) to north-west (354m) and Red Lion PH, 94 -100 High St (GII) to north-east (370m). LLB = Sunrise Radio is 100m to south, and LLB = Railway Arches is 50m to south. 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	Part of the north and south of the site and areas of the surrounding area to south and features 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.	Site borders SBINC to the eastern boundary. Mitigation required. SLINC also 20m to the north west separated from site by a single road. Green corridor and SBINC 40m to the south. Priority habitat 400m to the northeast. 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.	There are a number of protected trees located along the northern boundary of the site. There are also protected trees within 15m of the eastern boundary of the site. This is likely to constrain development in these areas, although this impacts a proportionately small part of the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The majority of the site is previously developed land and included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site features an existing planning permission which addresses contamination. Depending on future proposals, further investigation/ remedial work may be required.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site has multiple uses, including residential and multiple small commercial units. Industrial uses may be present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The majority of the site is located within Southall Major Centre and has a PTAL of 4. The site is located within the Southall OA and a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 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 several points on Park avenue, and via Milan Road.
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 site contains the part-public, part-privately owned Hayes Rail Line Green Corridor to the east and west of the site, which is not publicly accessible. However aerial imagery shows the site 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 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, and is in a very sustainable location (within Southall Major Centre, Southall Opportunity Area, and a Strategic Area for Regeneration, and good PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified 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 TPO constraints may require amended site layout and sensitive design, which may impact on capacity. This 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. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. Investigation required as potential contamination is identified on site.</p>

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

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

Deliverability Assessment Summary			

Site Information		
Site reference	SO03	
Site name	Southall Sidings	
Site address	Park Avenue, Southall, UB1 3AD	
Town	Southall	
Site area (ha)	1.16	
Current use	The site is largely used for building material storage. The site features a slight overlap with a religious use on the western boundary.	
Proposed use	Residential	
Site source	Early Call for Sites	
Ownership	Transport for London	
Planning history	201888FUL	
Information reviewed	Early call for sites form	
		<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>SO03</div><div></div></div> <div><div>025 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div>ARUP</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= Red Lion PH, 94-100 High St (GII) 300m to north, Himalaya Palace (GII*) 370m to north-west. Possible mitigation through sensitive design/ reduced capacity. No LLBs within 100m.
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 site and the surrounding area to the north and south features areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		Fully or partially within a specified consultation zone of a constraint with health and safety considerations.	Partially within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Biodiversity		Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated.	Whole of the site sits within SBINC. Another SBINC is also 40m to the south. Green corridors 180m to the east and 75m to the south. SLINC 120m 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.	The whole site falls under a protected area for railway-adjacent trees, but it is evident that trees are only located on the boundaries of the site. Intensity of development may be impacted in these locations.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land and included within the council's brownfield land register. The site includes vacant land (Park Avenue Rough).




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 railway sidings and outdoor storage. Industrial uses may be present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to significantly 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 2/3. The site is located within the Southall OA and 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 2 and 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the north of the site from Park Avenue. Given the size of the site, additional access along Park Avenue may be necessary to support future development.
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 entirety of the site is located within Park Avenue Rough, which is currently vacant land, but is publicly accessible. However aerial imagery shows the site 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 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 existing industrial uses, and is in a sustainable location (within Southall Opportunity Area and 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 air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. However, the development may involve some loss of biodiversity features, with limited opportunities for mitigation. TPO constraints may require sensitive design / amended site layout and potential reduced capacity. This 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. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspaces. Investigation required as potential contamination is identified on site. This site is partially within the Gas Pipe Outer Zone and therefore further consultation would be required 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	SO04	
Site name	Former Sorting Office & Kings Hall Methodist Church	
Site address	South Road, Southall, UB1 1RB	
Town	Southall	
Site area (ha)	0.58	
Current use	The site features a range of typical town centre uses. The former Kings Hall Methodist church is located to the north of the site.	
Proposed use	Residential and retention of community facilities	
Site source	Sites DPD 2013	
Ownership	-	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div></div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>SO04</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	222363VAR, PP/2015/4921.	
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.	Site contains Kings Hall Methodist Church (LLB). Subject to level of intervention on LLB, scoring to be reviewed. Nearest LB = Water Tower, 1 The Straight (GII) to south-west (200m). Also Himalaya Palace, South Road, to north-east (GII*) (293m). 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	Part of the site and much of the surrounding area to the east and south features areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		Fully or partially within a specified consultation zone of a constraint with health and safety considerations.	Partially within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor 150m to the south. SLINC 180m to the east. SBINC 250m to the east. All of the above are separated from site via built development and road and or 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 some 95% 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 retail and a church. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within Southall Major Centre and has a PTAL of 4/5. The site is located within the Southall OA. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 4 and 5).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the rear of the site via Beaconsfield Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district 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 Southall Major Centre, Southall Opportunity Area, and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to district and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is partially within the Gas Pipe Outer Zone, and therefore further consultation would be required 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	SO05	
Site name	Southall West London College	
Site address	Beaconsfield Road, Southall, UB1 1RB	
Town	Southall	
Site area (ha)	1.62	
Current use	The site is in use as a post-16 higher education facility, with an associated sports centre and community uses.	
Proposed use	Residential and education	
Site source	Sites DPD 2013	
Ownership	Private	
Planning history	203705FUL	<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>SO05</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	<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 LB = The Water Tower, 1 The Straight (GII), to the south (170m). Nearest LLB to the east = Kings Hall Methodist Church, South Rd (abutting site). 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 features areas of NO2 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 Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. 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 150m to the south. SLINC 210m to the east. SBINC 300m to the east. All of the above are separated from site via built development and road and or 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 and included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or 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 college. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within Southall Major Centre and has a PTAL of 4. The site is located within the Southall OA. 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 access to the site from two points along Beaconsfield 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 district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (within Southall Major Centre, Southall Opportunity Area 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. This site is also located in an area of deficiency in access to small/local/pocket and district and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is partially located within the Gas Pipe Outer Zone and Gas Pipe Inner Zone therefore further consultation required 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	SO06	
Site name	31 - 45 South Road & Telephone Exchange, Quality Foods & Iceland	
Site address	31 - 61 South Road, Southall, UB1 1SW	
Town	Southall	
Site area (ha)	1.04	
Current use	The site features a range of retail, commercial, residential and office uses, in addition to a supermarket to the south of the site. The site also features a telephone exchange.	
Proposed use	Residential above retail ground floor	
Site source	Sites DPD 2013	
Ownership	Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>SO06</div></div> <div><div>025 m</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). There is an area in the north 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 CAs on site. Nearest LB = Himalaya Palace, South Rd (GII*) (43m) to north-west. Nearest LLB = Kings Hall Methodist Church, South Rd to south-east, and 2 Three Horseshoes PH, High St to north (104m). Sensitive in relation to proximity to GII* building. 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 Part of the west 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. Site borders SLINC to the north eastern corner/boundary. Mitigation required. Priority habitat 200m to the east and SBINC 210 south east. Green corridor 250m to the south. 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 and some 40% 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 retail, two supermarkets, and a telephone exchange. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The majority of the site is located within Southall Major Centre and has a PTAL of 5. The site is located within the Southall OA and 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 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the west of the site from South Road. There is additional access to the east from Cambridge Road to the north and Avenue 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 district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (within Southall Major Centre, Southall Opportunity Area, a Strategic Area for Regeneration, and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, 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 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. 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	SO07	 <div>© 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS</div> <div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>SO07</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>010 m</div><div></div></div>
Site name	Herbert Road Car Park	
Site address	Punjab Lane, Southall, UB1 1LH	
Town	Southall	
Site area (ha)	0.27	
Current use	The site is currently occupied by a multi-storey car park.	
Proposed use	Residential	
Site source	Council Owned Site	
Ownership	Council	
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area of the site's north eastern boundary that is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Nearest LB = Himalaya Palace, South Rd (GII*) to east (40m). Nearest LLB = Three Horseshoes PH. High St. to east (115m). Possible mitigation through sensitive design/ reduced capacity. Partly within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Part of 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>	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 200m to the south east separated from site by built development and road network.
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 significantly contribute to the Plan's spatial development pattern.	The majority of the site is located within Southall Major Centre and has a PTAL of 5. The site is located within the Southall OA and partially within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The entire site is located within a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the multi-storey car park from Punjab Lane. Due to the nature of the surrounding uses, this access would need to be retained for future development.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or 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 Southall Major Centre, Southall Opportunity Area, and a Strategic Area for Regeneration, and good PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is 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	SO08
Site name	Fairlawn Hall
Site address	High Street, Southall, UB1 3HB
Town	Southall
Site area (ha)	0.46
Current use	The site features educational and office facilities and a car park.
Proposed use	Residential-led, mixed-use scheme
Site source	Early Call for Sites
Ownership	Private
Planning history	No relevant planning applications.
Information reviewed	Early call for sites form



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Drawing Status	Issue	Date	Legend	0 10 m
Final Issue	Rev. 2	November 2022	SO08	
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Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated/non-designated HAs on site. Nearest LB: 77 North Rd (GII) to north-east (100m) and Himalaya Palace (GII*) to south-west (90m). Nearest LLBs = 1&3 Old Town Hall, High St (abutting) to west and Three Horseshoes PH to south-west (20m). 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	Parts of the south of the site and much of the surrounding area to the west and south features 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 190m to the south. Priority habitat and green corridor 240m to the south east. SBINC 300m to the northeast. 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		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 car park and a commercial premises. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The majority of the site is located within Southall Major Centre and has a PTAL score of 4/5. The site is located within the Southall OA. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 4 and 5).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Lady Margaret Road and High Street.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site (as defined by GiGL), however there are some amenity spaces on the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (within Southall Major Centre, Southall Opportunity Area, and has good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to small/local/pocket and district 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	SO09	 <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>SO09</div></div> <div><div>020 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		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 of the site that is in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Site includes LLB - Railway Arches 1-23b The Arches Business Centre). Subject to level of intervention on LLB, scoring to be reviewed. Nearest LB = The Water Tower, 1 The Straight (GII). Other LLBs in vicinity to south - Southall Community Centre (23m) and Sunrise Radio (30m) to east. 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 west of the site and the surrounding area features areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		Fully or partially within a specified consultation zone of a constraint with health and safety considerations.	Partially within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
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.	Green corridor borders the site to the northern boundary. Mitigation required. SLINC 100m to the north and 150m to the south. SBINC 80m to the north east and 200m 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 protected trees within 15m of the site to the northern and eastern boundaries, with some minor overlap into the northern part of the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land and included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is an existing permission on this site (181380FUL). Remediation has been carried out through this permission. Depending on future proposals, further remedial work may be required.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site contains a number of commercial businesses located in railway arches. Industrial uses may be present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to significantly 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 4. The site is located within the Southall OA. 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 several points along the A3005.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site has existing industrial uses, and is in a very sustainable location (within Southall Opportunity Area 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. Biodiversity constraints have the potential to constrain site layout and capacity, and 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. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. This site is located partially within the Gas Pipe Outer Zone specified consultation zone, and therefore further consultation is required to determine whether development would be impacted. 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 the southern boundary of the site. It is unlikely that this would constrain development due to its location; however confirmation would be required from developer/ promoter that this could be retained.
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Site Information		
Site reference	SO10	
Site name	The Limes, Maypole Court, Banqueting Centre, 13 - 19 The Green	
Site address	13-19 The Green and 10 Merrick Road, Southall, UB2 4AU	
Town	Southall	
Site area (ha)	1.22	
Current use	The site is mixed use, with the eastern part of the site used as a banquet hall and the west of the site is used as a dementia care facility. The site also features residential uses.	
Proposed use	Mixed-use scheme with residential, health facility, community use and a portion of commercial/retail.	
Site source	Sites DPD 2013	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>SO10</div></div> <div><div>025 m</div></div> <div></div>
Planning history	216215FUL	
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). The site is located within Flood Zone 1. The site's northern boundary intersects with 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. LLB on site at Southall Community Centre. Subject to level of intervention on LLB, scoring to be reviewed. Nearest LB to north-west = The Water Tower (570m). Nearest LLB off site to south: Southall Community Centre (23m) and Sunrise Radio Building, Merrick Rd to east (55m). 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 of the site and much of the surrounding area to the north and east feature 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. Green corridor 45m to the north of site. SLINC 90m to the south east. SBINCs 170m to the north east and 315m to the south. 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 and c.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 banqueting hall, a health facility, a conference centre, and residential properties. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within King Street Neighbourhood Centre and the majority of the site has a PTAL score of 4. The site is located within the Southall OA and a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 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 to the site from the A3005 to the north and Merrick 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 district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.


Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site is in a very sustainable location (within King Street Neighbourhood Centre, Southall Opportunity Area, a Strategic Area for Regeneration and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to district and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zone, and therefore further consultation is required to determine whether development would be impacted. 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 the 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	SO10a
Site name	13 - 15 The Green
Site address	13 - 15 The Green, Southall, UB2 4AH
Town	Southall
Site area (ha)	0.08
Current use	The site features a number of offices and professional services.
Proposed use	Mixed-use scheme with residential, health facility, community use and a portion of commercial/retail.
Site source	Early Call for Sites
Ownership	Private
Planning history	216215FUL
Information reviewed	Early call for sites form



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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 LB: The Water Tower, 1 The Straight (GII) to north-west (160m). Nearest LLB = Railway Arches, Merrick Rd to north-east (100m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The surrounding area to the north of the site 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>	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 250m to the south east. SBINC 250m to the south. Both of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. 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.

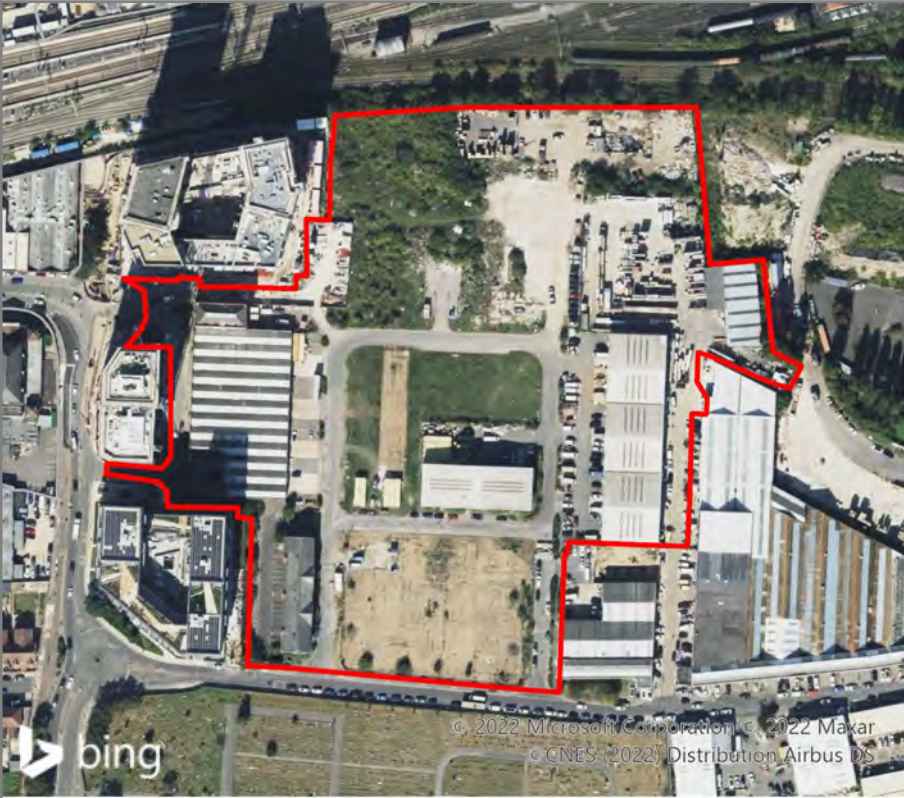


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated 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 contains vacant and occupied commercial premises. There are no industrial uses on site.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within King Street Neighbourhood Centre and has a PTAL score of 4. The site is located within the Southall OA and 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 to the rear of the site via Hortus Road to the south. Due to the nature of the surrounding infrastructure and uses, it is unlikely that alternative access could be created.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary	
<p>This site scores well across most suitability criteria. This site is located within a very sustainable location (within Kings Street Neighbourhood centre , Southall Opportunity Area and Strategic Area for Regeneration, and has good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is located in an area of deficiency in access to small/pocket/local and 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. 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	SO11	
Site name	Middlesex Business Centre	
Site address	Bridge Road, Southall, UB2 4AB	
Town	Southall	
Site area (ha)	4.82	
Current use	The site is occupied by Middlesex Business Centre, featuring a number of workspace units, in addition to light industrial, storage and distribution uses.	
Proposed use	Residential-led, mixed use including hotel, retail, office and community	
Site source	Sites DPD 2013	
Ownership	Private	
Planning history	183673OUT	<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>SO11</div></div> <div><div>030 m</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). There are small areas across the site that are in Flood Zone 3a (surface water).
Heritage		Site includes Sunrise Radio LLB on the site. Subject to level of intervention on LLB, scoring to be reviewed. Nearest LB: Water Tower, 1 The Straight, to the west (375m). Other LLBs to west: (Southall Community Centre (30m); Railway Arches (40m). Southall War Memorial (GII) + The Green Manor House (GII) to south-west within 405m. Possible mitigation through sensitive design/ reduced capacity.
Air quality		A small part of the site's western boundary is located within an area of NO2 concentration above 30µg/m³. However, it is considered unlikely that mitigation is required in this instance.
Health and safety		N/A
Biodiversity		Green corridor borders the site to the northern boundary. Mitigation required. SLINC 10m to the south (separated by a road). SMINC 50m to the east, which is also separated from site by built development and road/rail networks.
Geodiversity		N/A
Tree Preservation Order		There are protected trees within 15m of the site to the northern boundary. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site. Site has no effect due to distance from TPO(s).
Brownfield vs greenfield land		Majority of the site is previously developed land; however there is landscaping around the Middlesex Business Centre (vacant 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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is the Middlesex Business Centre. Industrial uses are present. This is a non-designated site. The site is directly adjacent to the Bridge Road Industrial Estate LSIS which is located to the east.
Local Plan spatial development pattern		Site has potential to significantly 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 located within the Southall OA and partially within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2- 3)).	The site is located in an area with mixed PTAL scoring, (between 1a and 3), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is an existing road network stemming from Bridge Road that provides access to the existing units on 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 contains landscaping around the Middlesex Business Centre, which is currently vacant land, with no 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 small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m from a primary school. The remainder of the site is located between 1000-4000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The 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 well across most suitability criteria. This site has existing industrial uses and is in a sustainable location (within the Southall Opportunity Area, 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) 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 small/local/pocket parks and district and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site includes current industrial uses, 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	SO12	
Site name	Havelock Estate	
Site address	Havelock Road, Southall, UB2 4NY	
Town	Southall	
Site area (ha)	17.07	
Current use	The site is currently occupied entirely by the Havelock Estate housing estate and associated areas of open space including Bixley Field Allotments, Canalway Park and Hilary Road.	
Proposed use	Residential-led, mixed-use scheme (reprovision of allotments and green space)	
Site source	Sites DPD 2013	Drawing Status Final Issue Issue Rev. 2 Date November 2022 Legend SO12 Source Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS  
Ownership	Council	
Planning history	No relevant planning applications.	
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). There are areas across 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. Nearest LB to east at Lock 90 Hanwell Flight (GII) (240m), 196-198 Norwood Rd to south (GII) (320m). Also abuts Canalside CA to south and AIA. Nearest LLB Lamb PH, 137 Norwood Rd to south-east (110m). Possible mitigation through sensitive design/reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ A small part of the east 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. SMINC within south eastern boundary of site. With mitigation this could be retained and protected. Site borders a SLINC to the north west. SLINC and SBINC also 200m and 250m to the east. SLINC and priority habitat 200m and 300m to the south. 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. Majority of site is previously developed land; however the site contains Bixley Field Allotments and outdoor sports facilities, Canalway Park and Hilary Road Open Space.

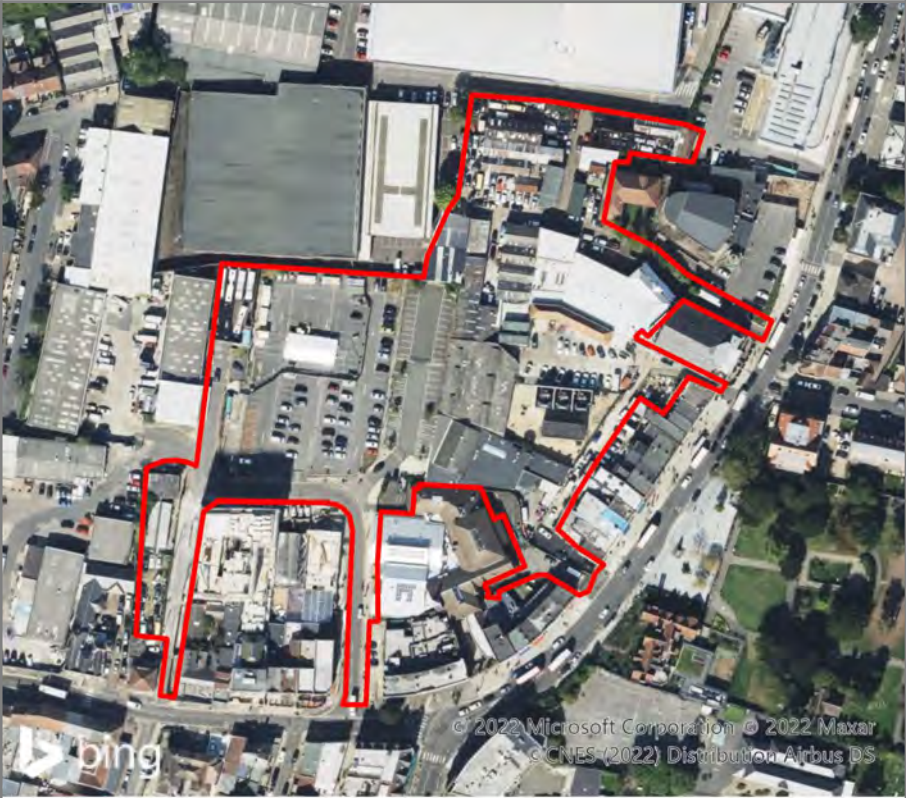


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Site is adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site is a residential area with no evidence of industrial uses. The site is directly adjacent to the Bridge Road Industrial Estate LSIS which is located to the north.
Local Plan spatial development pattern		Site has potential to significantly 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 is a housing estate with potential for regeneration. The site is located within the Southall OA and 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 1a and 3), 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.	This is a large site with a network of existing access roads. Havelock Road runs from east to west and a number of smaller roads run off this to the north and 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 site contains the publicly owned, but restricted access Bixley Field Allotments and outdoor sports facilities to SW, publicly accessible Canalway Park amenity green space to SE, and publicly owned, publicly accessible Hilary Road open space to N. 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 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 includes an existing housing estate and is a sustainable location (within Southall Opportunity Area and a Strategic Area for Regeneration, but poor 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 small/local/pocket parks and district parks and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is adjacent to the Bridge Road Industrial Estate LSIS and future proposals should ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.</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 western boundary of the site. It is unlikely that this would constrain development due to its location; however confirmation would be required from developer/ promoter that this could be retained.
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Site Information		
Site reference	SO13	
Site name	The Green	
Site address	The Green, Southall, UB2 4BZ	
Town	Southall	
Site area (ha)	2.05	
Current use	The site features a large car park in addition to a range of uses including retail, commercial, light industrial and entertainment.	
Proposed use	Residential, flexible commercial, employment and community floorspace, parking	
Site source	Sites DPD 2013	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>SO13</div></div> <div><div>030 m</div></div> <div></div>
Planning history	215058FULR3	
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 east of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site contains LLB- Stable and Coach House, 1 Osterley Park Road. Subject to level of intervention on LLB, scoring to be reviewed. Close to LBs to east: Southall War Memorial (GII) (30m), The Green Manor House (GII) (27m). Cattle Trough , 55b The Green (LLB) (25m east). Opportunity for enhancement/consolidation of range of buildings/parking. Partly within AIA. Further consultation with GLAAS/ heritage advisor required.
Health and safety	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	No parts of the site or surrounding area feature NO2 or PM10 levels exceeding 30µg/m³ and therefore no mitigation is 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>	Green corridor 70m from to the northern boundary of site. SBINC 120m from to the south eastern boundary. SLINC 230m from site's eastern boundary. 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 SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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 entirety of the site is previously developed land and included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site has multiple uses, including a car park, retail units, and commercial. Industrial uses may be present. This is a non-designated site. The site is directly adjacent to the Southbridge Way LSIS which is located to the north and west.
Local Plan spatial development pattern		Site has potential to significantly contribute to the Plan's spatial development pattern.	The site is located within the King Street Neighbourhood Centre and the majority of the site has a PTAL score of 4. The site is located within the Southall OA and partially within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There are three existing vehicular access points to the site, with one stemming from the Green and two from Featherstone Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district 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 includes existing industrial uses, is located within a very sustainable location (within Kings Street Neighbourhood Centre, Southall Opportunity Area, a Strategic Area for Regeneration and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to district and 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	SO14	
Site name	The Green Quarter (Southall Gasworks)	
Site address	The Straight, Southall, UB1 1QX	
Town	Southall	
Site area (ha)	22	
Current use	The site is a former gas works currently used as a construction site for Southall Gasworks. Part of the site has recently been used as long-stay parking for Heathrow Airport.	
Proposed use	Residential, employment uses, school and health centre	
Site source	Sites DPD 2013	
Ownership	Private	
Planning history	PP/2015/4682, 171562VAR	<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>SO14</div><div></div></div> <div><div>0125 m</div><div></div></div> <div><div>www.ealing.gov.uk</div></div> <div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<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 across 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 250m to east- The Water Tower, 1 The Straight (II). Southall War Memorial + The Manor House, The Green (Both GII) to south east (700m). Site abuts Canalise CA to west. Taller elements to be carefully assessed. 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>	Parts of the site and surrounding area to the south features areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Tree Preservation Order	<div></div>	Partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Brownfield vs greenfield land	<div></div>	Site borders SMINC and priority habitat along its north western boundary and borders a green corridor to its southern boundary. Mitigation required.
	<div></div>	N/A
	<div></div>	There are protected trees within 15m of the site to the southern boundary, with some minor overlap into the southern part of the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
	<div></div>	The entirety of the site is previously developed land. The Grand Union Canal Green Corridor lies within the site although aerial imagery shows these areas to be under construction. Approximately 90% of the site is also included within the council's brownfield land register.




Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	The site has been remediated and verified mainly to formation levels (171562VAR). Verification of soil cover layer to final design levels required on all plots. Any buildings must have vapour membranes installed. Depending on future proposals, further remedial work may be required.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (through mixed use intensification).	The site is a construction site for Southall Waterside. 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 Southall Major Centre and has a PTAL score of 1a. The site is located within the Southall OA. 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.	There is vehicular access from the west of the site via a private road that leads to Hayes Bypass. Due to the size of the site, additional access may be required to the north or east to enhance connectivity.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains privately owned, but publicly accessible Grand Union Canal Green Corridors to the west 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 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 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 variably across the suitability criteria. This site is in a sustainable location (partially within Southall Major Centre and within Southall Opportunity Area but has poor PTAL) and is brownfield. It has good access to schools and fair access to 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. Identified constraints to vehicular access will need to be addressed. This site is also located in an area of deficiency in access to small/local/pocket, district, metropolitan and regional parks, and therefore proposals must prioritise the provision of open space within the site. This site is partially located within the Gas Pipe Outer Zone and Gas Pipe Inner Zone, and therefore further consultation would be required 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 subject to restrictions and negotiation / consultation may be required.	A public right of way runs along the 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	SO15	
Site name	Scotts Road Trading Estate	
Site address	Scotts Road, Southall, UB2 5DD	
Town	Southall	
Site area (ha)	0.56	
Current use	The site features a number of industrial units, occupied largely by auto repair businesses.	
Proposed use	Residential	
Site source	2017 SHLAA	
Ownership	Private	
Planning history	No relevant planning applications.	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div></div> <div><div>Legend</div><div>SO15</div></div> <div><div>020 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		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 = Featherstone Boys School War Memorial (GII) (490m). Nearest LLB = 103m to east. Canalside CA to north-west (555m).
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	Part of the surrounding area to the southeast of the site features areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		Not within a specified consultation zone of a constraint with health and safety considerations.	N/A
Biodiversity		SINC/ green corridor/ priority habitat/ancient woodland is retained and there are opportunities to enhance existing features; or There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor 200m to the north of site and SMINC 600m to the south both of which are separated by built development and road networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is a trading estate. 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 of 2. The site is located within the Southall OA. 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 entire site is located within 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 Scotts Road to the north. Due to the nature of the surrounding uses, it may be difficult to create further vehicular access.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No public or private open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores well across most suitability criteria. This site includes existing industrial uses, is in a sustainable location (within the Southall Opportunity Area and fair PTAL), and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures. This site is located in an area of deficiency in access to small/pocket/local and district and 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 these industrial floorspaces. 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	SO16	
Site name	Endsleigh Industrial Estate	
Site address	Endsleigh Road, Southall, UB2 5QR	
Town	Southall	
Site area (ha)	0.69	
Current use	The site features a range of industrial, small business and retail uses.	
Proposed use	Residential-led, mixed use scheme (including some industrial)	
Site source	2017 SHLAA	
Ownership	Private	
Planning history	190140FUL.	<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>SO16</div><div></div></div> <div><div>020 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the centre and an area in the north of the site that is in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated CAs on site. Nearest LB = 196/198 Norwood Rd (GII) to south-east (510m). The Manor House (GII) to is 500m. No LLBs in vicinity. Within 30m of Canalside CA to south. Possible mitigation through sensitive design/reduced capacity.
Biodiversity	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	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	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Site borders SMINC to the north east of the site's southern boundary. Mitigation required.
	<div></div>	N/A
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	N/A
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
	<div></div>	There are 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 entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is an existing permission on this site (190140FUL). Contamination will be dealt with under condition 9 of this permission, but is yet to be discharged. Depending on future proposals, further investigation/ remedial work may be required.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is the Endsleigh Industrial Estate. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL of 2. The site is located within the Southall OA. 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 road running into the site from Endsleigh Road. Due to the nature of the surrounding uses, it may be difficult to create additional access.
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 site is adjacent to the privately owned, but publicly accessible Grand Union Canal Green Corridor to the south of the site. However this comprises the canal only and no surrounding open space.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.


Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses, is in a sustainable location (within Southall Opportunity Area, and has fair PTAL), and is brownfield. 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. However, the development may involve some loss of biodiversity features with limited opportunities for mitigation. 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. 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	SO17
Site name	Witley Works
Site address	Witley Gardens, Southall UB2 4ES
Town	Southall
Site area (ha)	1.24
Current use	The site features a combination of residential, retail and industrial uses.
Proposed use	Industrial-led mixed use intensification
Site source	SHLAA 2017
Ownership	Council
Planning history	No relevant planning applications.
Information reviewed	N/A



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Drawing Status

Final Issue

Source

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Issue

Rev. 2



Date

November 2022

Legend

SO17

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Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial/tidal). 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. Norwood Green CA immediately to south (20m). Sensitive site as CA currently on HE's Heritage at Risk Register. Nearest LLB = The Lamb PH, 137 Norwood Rd to south-east (27m). 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 Part of the east 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. Site borders SMINC along its south eastern boundary. Mitigation required.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would 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 industrial estate. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The site is an existing industrial estate with potential for mixed use intensification. The site is located within the Southall OA. 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 is existing vehicular access to the site from Witley Gardens and Norwood 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 on the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.


Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses, and is in a sustainable location (within Southall Opportunity Area, but poor 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, and the site is also located in an area of deficiency in access to small/local/pocket and district and 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 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	SO18
Site name	Monorep Site
Site address	Poplar Avenue, Southall, UB2 4PN
Town	Southall
Site area (ha)	0.49
Current use	The site is in use as a car sales and repair facility.
Proposed use	Residential with retention of place of worship
Site source	SHLAA 2017
Ownership	Private
Planning history	No relevant planning applications.
Information reviewed	N/A



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Drawing Status	Issue	Date	Legend	0 10 m
Final Issue	Rev. 2	November 2022	SO18	
Source				
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			 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.	Site abuts Glade Lane Bridge (GII) and within St. Marks Church & Canal CA. Nearest LLB = Norwood Top Lock to west (50m). Possible mitigation through sensitive design/ reduced capacity. Within 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	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.	SMINC borders site along the north-north-western boundary. Mitigation required. SBINC 55m to the northeast. Priority habitat and SBINC 130m to the southeast. SLINC 260m to the northwest. 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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is an accident repair 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 not located within a town centre and has a PTAL score of 1b. 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 poor accessibility to public transport (PTAL (0 – 1a/1b).	The entire site is located within a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Glade Lane to the west.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or 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 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 well across most suitability criteria. This site includes an existing housing estate and is in a sustainable location (within a Strategic Area for Regeneration and fair PTAL) and is brownfield land. It has fair access to primary schools and GP practices, and good accessibility 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 biodiversity constraints could be mitigated through site layout and reduced 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 small/local/pocket parks 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	SO19	
Site name	Warren Farm	
Site address	Warren Farm, Windmill Lane, UB2 4NE	
Town	Southall	
Site area (ha)	24.67	
Current use	The site consists of Warren Farm School Sports Centre and Nature Reserve.	
Proposed use	Sports facilities and Local Nature Reserve	
Site source		<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 2</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>SO19</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0100 m</div><div></div></div>
Ownership	Council	
Planning history		
Information reviewed	N/A	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		The site is located within Flood Zone 1 (fluvial and tidal). A small area along the site's eastern boundary is located within Flood Zone 3a (surface water).
Heritage		No designated HAs on site. Northern boundary within 70m of Hanwell Flight and Wall (Sched. monument) and 140m of listed locks/cottages @ locks 92,93 and 97 Windmill Lane (GII). On boundary of St. Marks Church and Canal CA. To the S is Osterley Park (GII*) and Osterley Park Roman Bridge (GII*) (240m). Other GI and GII LBs to the S in Hounslow. This is a sensitive site to both N & S. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Parts of the site and surrounding area to the south west are located within areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety		Partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultee to determine whether development would be impacted.
Biodiversity		SBINC within site's western, eastern and northern boundaries. Green corridor borders site to the east & a SMINC 80m to the north east. Priority habitats 20m from to the eastern/north eastern boundary as well as 215m to the north west.
Geodiversity		N/A
Tree Preservation Order		There are protected trees located along the entirety of the northern and southern boundary. Two protected trees are located within the southern boundary, and one along the north. 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		The entire site is greenfield 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 open space. 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 0. 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 poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with a PTAL score of 0.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access via an access road that joins Windmill Lane to the south.
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 publicly owned, and publicly accessible Warren Farm Sports Centre covers the entirety of the site. The majority of the site is designated MOL. Although areas of public open space could be retained in the development, this is unlikely to be equivalent to the public open space lost.
Access to open space		Site is 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 between 2000m and 5000m from the nearest secondary school.	The majority of the site falls within an area which is located 2000-5000m from a secondary school. The remainder of the site is located less than 2000m from a secondary school.
Distance to nearest GP surgery		Site is 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>The site scores variably across the suitability criteria. The site is in a fairly sustainable location (within a Strategic Area for Regeneration, poor PTAL) but is greenfield land. It has fair 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 biodiversity and open space features with limited opportunities for mitigation. The site is also located in an area of deficiency in access to small / local / pocket, district, regional, and metropolitan parks, and therefore proposals must prioritise the provision of open space within the site. The site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zone, and therefore further consultation is required 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	SO20	
Site name	Great Western Triangle Centre	
Site address	Uxbridge Road, Southall, UB1 3EJ	
Town	Southall	
Site area (ha)	1.84	
Current use	The site features industrial uses including auto repair and a builders merchants. Further, the site features warehouse and educational uses.	
Proposed use	Mixed industrial intensification	
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>SO20</div><div></div></div> <div><div>040 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	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 are areas in the 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. Closest LBs: St Bernard's Lodge (GII) to south (40m) + GII hospital buildings (170m) to south, Sch M. (420m) to south, Wharncliffe Viaduct (GI) to the north-east (260m), Stable Bk., Church Rd (GII) to north (315m). Nearest LLB = Iron Bridge Uxbridge Rd to west (80m). Sensitive site. 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 majority of the site and much of the surrounding area features areas of NO2 concentration above 30µg/m³. There are small areas to the south of the site featuring PM10 concentration above 30µg/m³. Therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Green corridor and SBINC within southern and northern boundaries. With appropriate mitigation these could be retained and protected. Priority habitat to border the northern boundary of site and mitigation required..
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would 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 site to the northern boundary, with some overlap into the northern part of the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land. The Hayes Rail Line Green Corridor is located within the north of the site; however aerial imagery shows the site 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 the Triangle Centre industrial estate. Industrial uses are present. This site is designated as SIL.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 3. The site is an existing industrial estate with potential for mixed use intensification. 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 entire site is located within a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from several points along Uxbridge Road.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the part-public, part-privately owned Hayes Rail Line Green Corridor to the north and west of the site, which is not publicly accessible. However aerial imagery shows the site 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 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 includes existing industrial uses, and is in a sustainable location (within a Strategic Area for Regeneration and has 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 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	SO21	
Site name	Hanson's Timber Yard & Motec	
Site address	Uxbridge Road, Southall, UB1 3EQ	
Town	Southall	
Site area (ha)	0.84	
Current use	The site is currently used as a timber and building materials yard. The site also contains an auto repair garage.	
Proposed use	Residential, employment and community open space	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © 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>SO21</div></div> <div><div>0 10 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	<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 LB = Arched Gate to St Bernard's Hospital (GII) to south-east (283m). Within 500m of listed structures at Ealing hospital. Water Pump, Uxbridge Rd (GII) 465m to west. Site abuts LLB at Ironbridge, Uxbridge Rd to south. Churchfields CA 175m to east. Possible mitigation through sensitive design/reduced capacity. Partly within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The majority of the site and surrounding area features areas of NO2 concentration above 30µg/m³. Additionally, the south of the site features areas of PM10 concentration above 30µg/m³. Therefore, mitigation is required.
Health and safety	<div></div>	Not within a specified consultation zone of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated. Green corridor, SBINC and priority habitat all within site's boundary. Site borders SBINC and priority habitat to the north and south with a SBINC and priority habitat 20m from the western boundary of site separated from site by a road.
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. The majority of the site falls under the protected area or the buffer zone for projected trees adjacent to the railway line. Due to the location of the trees and the proportion of the site impacted, this is likely to cause some constraint to the intensity or form of future development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. Despite the entire site designated MOL (Brent River Park Golf Course) and Hayes Rail Line Green Corridor to the south east of the site, aerial imagery shows the site to be previously developed.




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 features a timber yard constructed above a potentially landfilled gravel pit. Contamination could be present at some depth, which may present ground gas and stability issues.
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 large timber yard and a 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 not located within a town centre and 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 entire site is located within a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Greenford Road. Due to the surrounding uses and infrastructure it is likely that there would be difficulty in creating alternative access.
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 site is designated MOL and contains the part-public, part-privately owned Hayes Rail Line Green Corridor to the south east of the site, which is not publicly accessible. However aerial imagery shows the site 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 less than 1000m from the nearest GP surgery.	The entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses and is in a sustainable location (within a Strategic Area for Regeneration and fair PTAL) and is brownfield land. It has good access to secondary schools and GP practices and fair access to primary schools. It is considered that the identified air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. The TPO constraints may require sensitive design / amended site layout and potential reduced capacity. The development may involve some loss of 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. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. 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			

Site Information		
Site reference	SO22	
Site name	Car Sales, Queenstyle and MBS	
Site address	220 Uxbridge Road, Southall, UB1 3DZ	
Town	Southall	
Site area (ha)	0.5	
Current use	The site features a number of large retail units for building materials, in addition to car sales and MOT centre to the west of the site.	
Proposed use	Residential-led, mixed-use scheme	
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>Date</div><div>November 2022</div><div></div></div> <div><div>Legend</div><div>SO22</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	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). There is a small area of the site's southern boundary that is 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 = Water Pump, Uxbridge Rd (GII) to west (125m). Nearest LLB = Iron Bridge Rd to south-east (140m). 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 north of the site and much of the surrounding area to the north, east and south features 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.	Green corridor within southern and northern boundaries, and there is also a SBINC that borders the site to the southern boundary. With appropriate mitigation these could be retained and protected. SBINC and priority habitat 40m to the north and separated from site by a single road.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site.	Development to the south of the site may be constrained by the presence of protected railway-adjacent trees along the southern border. Existing buildings on the site do fall within this area.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land. The Uxbridge Road / Iron Bridge Green Corridors are within the north of the site; however aerial imagery shows the site 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 is a retail park and 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 not located within a town centre and has a PTAL score of 3. The site is located within Southall OA. 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 entire site is located within a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There are numerous dropped curbs along Uxbridge Road which provide existing access to the site.
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 site contains the Uxbridge Road / Iron Bridge Green Corridor to the north of the site. However aerial imagery shows the site 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 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 entire site is located within 1000m from a GP surgery.

Suitability Assessment Summary
<p>This site scores variably across the suitability criteria. This site includes existing industrial uses, and is in a sustainable location (within Southall Opportunity Area 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 and TPO constraints may require amended site layout and sensitive design, which may impact on 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. Future proposals should include no net loss, or a net increase (intensification) of these industrial floorspaces. 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	SO23	
Site name	Golf Links Estate	
Site address	Fleming Road, Southall, UB1 3ND	
Town	Southall	
Site area (ha)	7.86	
Current use	The site is currently occupied by the Golf Links housing estate. The site also features the Birkdale Court Outdoor Sports facility as well as the Redcroft Road Ports Facilities Recreation Ground.	
Proposed use	Residential (infill)	
Site source	Sites DPD 2013	
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>SO23</div><div></div></div> <div><div>0 50 m</div><div></div></div> <div><div>Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	195348OUT, PP/2013/4843.	
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 north west and south east of the site that are in Flood Zone 3a (surface water).
Heritage	<div></div>	Site could enhance the significance of the heritage asset or designation/ further reveal its significance/ enhance the setting; or Site is not likely to affect heritage designations/ assets due to their distance from the site. No designated/non-designated HAs on site. Nearest LB to west = 13 Allenby Rd (GII) (670m), Church of St. Mary, Church Rd (GII) to south-east (588m), Water Pump, Uxbridge Rd (GII) (586m). No other HAs in vicinity.
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 east 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. A SBINC is directly adjacent to the south. SBINC 15m from site's eastern boundary, separated by a road. Priority habitat is 120m to the south and 85m to the southeast. SBINC and priority habitat 350m to the north. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are protected trees within 15m of the site on the southern boundary, with some minor overlap into the southern part of the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	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 including Birkdale Outdoor Sports Facility and Redcroft Road Ports Facilities Recreation Ground.

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 2. The site is a housing estate with potential for regeneration. 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)).	
Vehicular access to the site		Suitable access to the site already exists.	There is an existing road network stemming from Fleming Road in the north of the site, and Baird Avenue in the south. These provides access to the existing units on 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, public accessible Birkdale Court Outdoor Sports facility, and Redcroft Road Ports Facilities Recreation Ground cover areas within the site. 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 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 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 well across most suitability criteria. This site is located within the Kings Street Neighbourhood Centre and is located within a very sustainable location (within the Southall Opportunity Area, a Strategic Area for Regeneration and good PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) and air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to small/local/pocket and district 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	SO24
Site name	Cranleigh Gardens Industrial Estate & Kingsbridge Crescent
Site address	Cranleigh Gardens, Southall, UB1 2BZ
Town	Southall
Site area (ha)	1.59
Current use	The site is occupied by an industrial estate comprised of numerous small businesses. The site also houses the Nanaksar Gurdwara.
Proposed use	Residential, community
Site source	SHLAA 2017
Ownership	Private
Planning history	185960FUL, P/2013/2628
Information reviewed	N/A



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Drawing Status	Issue	Date	Legend	0 30 m
Final Issue	Rev. 2	November 2022	SO24	
Source				
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Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). There is an area along the site's south eastern border, and an area in the centre of the site that is 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. Nearest LB = Allenby Rd (GII) to south-east (758m). No LLBs within 500m.
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
		Site borders SMINC to the south western boundary. SMINC & SLINC less than 10m from to the western and north eastern boundaries. Mitigation required.
		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 group of protected trees located directly north of the site. The trees partially overlap with the northern site boundary. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
		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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is the Cranleigh Gardens Industrial Estate. Industrial uses are present. This is a non-designated site.
Local Plan spatial development pattern		Site has potential to contribute to the Plan's spatial development pattern.	The site is not located within a town centre and has a PTAL score of 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 entire site is located within a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from a number of points along Cranleigh Gardens. Due to the nature of the surrounding uses, it may be difficult to create additional access points to the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or 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 includes existing industrial uses, and is in a less sustainable location (poor PTAL) but is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified surface water flooding (Zone 3a) constraints may be overcome through design measures, while the identified biodiversity constraints have the potential to constrain site layout and 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. Future proposals should include no net loss, or a net increase (intensification) of industrial floorspace. Investigation required as potential contamination is identified on site.</p>	

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

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

Deliverability Assessment Summary			

Site Information		
Site reference	SO25	
Site name	Southall TA Barracks	
Site address	The Broadway, Southall, UB1 1PN	
Town	Southall	
Site area (ha)	1.13	
Current use	The site is currently used as a barracks for the Army Reserve.	
Proposed use	Residential-led, mixed-use scheme (including some employment uses)	
Site source	2017 SHLAA	
Ownership	Ministry of Defence	
Planning history	No relevant planning applications.	
Information reviewed	N/A	
Drawing Status		Issue
Final Issue		Rev. 2
Source		Date
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Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial/tidal). There is a small area in the north of the site that 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 CAs on site. Nearest LB = Church of St. George, Tudor Rd (GII) to east (282m). No LLNs with 500m. Site abuts Canalside CA. 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		N/A
Tree Preservation Order		SMINC borders site along its western boundary. Mitigation required.
Brownfield vs greenfield land		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
		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 site is previously developed land; however the site contains landscaping around the edges 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 a Territorial Army barracks. 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. The site is located within the Southall OA. 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 entire site is located within 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 Uxbridge Road/The Broadway to the south. Due to the nature of the surrounding uses, it may be difficult to create additional access points to the site.
Impact on Green Belt or Metropolitan Open Land			
Impact on provision of open space		The development is unlikely to involve the loss of any open space; or 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 Territorial Army Southall landscaping around the edges 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 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 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 Southall Opportunity Area, and fair 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, 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 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 subject to restrictions and negotiation / consultation may be required.	A public right of way runs along part of the western boundary of the site. It is unlikely that this would constrain development due to its location; however confirmation would be required from developer/ promoter that this could be retained.
Planning status			
Availability within plan period and readiness of site for development			

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

Deliverability Assessment Summary			

Site Information		
Site reference	SO26	
Site name	Hambrough Tavern	
Site address	The Broadway, Southall, UB1 1NG	
Town	Southall	
Site area (ha)	0.17	
Current use	The site has most recently been used as a public house.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Pre-app	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri © 2022 Microsoft Corporation © 2022 Maxar © Cnes (2022) Distribution Airbus DS</div></div> <div><div>Issue</div><div>Rev. 2</div><div>© 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>SO26</div></div> <div><div>06 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		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. No LLBs within 100m. Abuts Canalside CA to west. 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 north of the site and the surrounding area features areas of NO2 concentration above 30µg/m³. A small area to the north 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		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.	SMINC 20m to the west off western boundary and is separated from site by a single road.
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 vacant public house. 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. The site is located within the Southall OA. 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 entire site is located within a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular existing access to the site from Bankside and 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. This site is in a sustainable location (it is located within Southall Opportunity Area, and has fair PTAL) and is brownfield land. It has good access to social infrastructure (schools and GP practices). It is considered that the identified air quality constraints may be overcome through design measures, and heritage constraints could be mitigated through sensitive design, which may impact on capacity. This site is also located in an area of deficiency in access to small/local/pocket and 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			