


Site Information		
Site reference	01AC	
Site name	Acton Gateway (Morrisons)	
Site address	King Street, Acton, W3 9LA	
Town	Acton	
Site area (ha)	1.32	
Current use	The site contains retail (supermarket), associated parking and ancillary space.	
Proposed use	Residential-led, mixed-use scheme (retail/food and beverage and community), public space	
Site source	Existing allocation	
Ownership	Private	
Planning history	None	

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 and tidal). The site's western boundary is in Flood Zone 3a (surface water).
Air quality		No designated or non designated heritage assets within site. Abuts Acton TC CA and within setting of listed (GII) assets to south: St Marys Church (20m) + monument (50m), 183/185 High St (80m), 241-267 Kings Parade (25m). Prominent aspect to TC CA. Opportunity to enhance and possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Health and safety		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity		The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required. Additionally there is an area in the west of the site and surrounding area which features PM10 concentrations above 30µg/m³.
Geodiversity		Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order		Priority habitat 500m to the west separated by built development and road/rail networks.
Brownfield vs greenfield land		N/A
		There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.
		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
		There is a protected tree located within 15m of the site to the south western boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
		Majority/ all of the site is previously developed land.
		The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	No contamination issues identified to date.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is a supermarket. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located in Acton District Centre and the majority of the site has a PTAL score of 4. The majority of the site is located in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Steyne Road.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
Site scores fairly well across the deliverability criteria. Situated in a strategic location with single ownership. The site has been marketed by LB Ealing as part of its Inward Investment Programme. Development is expected to come forward within 6 - 15 years.	

Site Information		
Site reference	02AC	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div><div>Issue</div><div>Rev. 1</div><div>Date</div><div>February 2024</div><div>Legend</div><div><div>02AC</div></div><div>090 m</div><div><div>Ealing</div><div>www.ealing.gov.uk</div></div><div></div></div>
Site name	Acton Gardens	
Site address	South Acton Estate, Acton Gardens, Acton W3 8TQ	
Town	Acton	
Site area (ha)	10.27	
Current use	The site consists of the Acton Gardens housing estate as well as open space.	
Proposed use	Residential with some ground floor commercial, open space and community uses	
Site source	Brownfield land register	
Ownership	Council, Private	
Planning history	P/2012/0708, PP/2015/3558, 182579OUT	


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 and tidal). There are small areas across the north, west and south of the site that are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Site abuts Mill Hill Park CA to west and north. Acton TC CA to north. No DHAs within site. Nearest LBs (183,185 Acton High St) (60m) and Woodlands Ave (Ice House) (140m) and Acton Town Station/shops (150m) - all GII. LLBs abut site on Avenue Road (11-115, 116) and Acton Baptist Church, Church Rd. LLB = 2-52 Heathfield Road (100m to north). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The whole of the northern part of the site and parts of the remainder of the site and surrounding area are located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	Three electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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.	SLINC within the south western corner of the site. Green corridor 275m to the east is designated SBINC 1 (railway line), and priority habitat is 410m to the north west. The site is separated from these through existing built development and road networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are protected trees located within 15m of the site to the northern and western boundaries, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The majority of the site is previously developed land, with the exception of a small proportion covered by Avenue Road Public Open Space and Jerome Allotments Community Open Space.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site has an existing permission (18/2579/OUT) with attached conditions to ensure appropriate remediation. Site partially approved as suitable for use following remediation.
Employment – industrial designated and non-designated land		Site is nearby/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 housing estate in a residential area. There are no industrial uses on site. The South Acton LSIS is located to the south and west of the site (separated by residential units).
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially located within Acton District Centre and the majority of the site has a PTAL score of 4. The majority of the site is a housing estate with potential for regeneration and is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 2 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is an existing road network running through the site. This provides vehicular access from Mill Hill Road in the north, Avenue Road and Park Road East through the centre of the site, Enfield Road in the south and west, and Osborne Road in the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	Avenue Road Public Open Space is located in the south of the site and the Jerome Allotments Community Open Space is located within the west of the site. Development may result in loss of designated open space, however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is council owned and part of a housing regeneration programme, parts of which have already been developed. Development is expected to come forward within 1 - 10 years.</p>	

Site Information		
Site reference	03AC	
Site name	Ealing Common Depot	
Site address	Gunnersbury Lane, Acton, W3 9BQ	
Town	Acton	
Site area (ha)	2.35	
Current use	The site is currently used as a storage depot for Transport for London's Museum, as well as operational transport maintenance workshops and associated offices.	
Proposed use	Residential-led, mixed-use scheme, and reprovision of TfL Museum on site or another suitable location, café/restaurant, music venue	
Site source	Early call for sites	
Ownership	Public (Places for London - TfL)	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>03AC</div><div></div><div></div></div> <div><div>0</div><div>60 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	None	




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 and tidal). There are small areas in the north east, south, and north west of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated or non designated heritage assets within site. South accessway to site abuts Acton Town Station and Parade of shops Gunnersbury Lane (all GII). Gunnersbury Park (GII*), and Lodge, Archway, Outbuildings, Gateway, Boundary Wall (all GII) located to SW of site in Hounslow. Development on SW aspect of site will be sensitive to these designated HAs. Possible mitigation through sensitive design/ reduced capacity.
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 south and east of the site and surrounding area feature NO2 concentrations above 30µg/m³, and therefore would require mitigation. A small part of the surrounding area also features PM10 concentrations above 30µg/m³.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Green corridor and SBINC within site boundary to south. Priority habitats adjacent to northern boundary.
	<div></div>	N/A
	<div></div>	There are protected trees including railway adjacent trees within the site to the southern and eastern boundaries. The intensity of development on this part of the site is likely to be constrained as a result.
	<div></div>	Much of the site is previously developed land, with the exception of a portion which overlaps with the District Line with Piccadilly to Rayners Lane Green Corridor.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in use as a rail depot. Therefore contamination is likely.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is a storage depot, with operational transport maintenance workshops and associated offices. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the majority of the site has a PTAL score of 4. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Gunnersbury Lane via Museum Way to the south. Due to the nature of the surrounding uses (railway, school buildings, and green space) options for additional access are limited.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The District Line with Piccadilly to Rayners Lane Green Corridor covers the south of the site. Development may result in loss of designated open space, however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The majority of the site falls within an area which is located between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. In public ownership (Places for London/TfL), viability and existing use will require some consideration. Development is expected to come forward within 6 - 15 years.</p>	

Site Information		
Site reference	04AC	
Site name	Builders Merchants Bollo Bridge Road	
Site address	5 - 21 Bollo Bridge Road, Acton, W3 8AT	
Town	Acton	
Site area (ha)	0.19	
Current use	The site consists of a timber supplies and building materials yard.	
Proposed use	Residential led mixed use scheme	
Site source	Transport for London	
Ownership	Private	<div>Drawing Status Final Issue Source Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend 04AC</div> <div>0 10 m</div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	217146FUL	




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 and tidal). There are small areas along the northern boundary that are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated or non designated heritage assets within site. Within 300m to north of Acton Swimming Baths Chimney and Acton Town Hall (both GII). Possible mitigation through sensitive design/ reduced capacity. On edge of AIA. Further consultation with GLAAS/heritage advisor required.
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, therefore mitigation would be required.
Health and safety		Not within a specified consultation zone/ within vicinity 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.	Eastern and south eastern boundary of site adjacent to green corridor and SBINC. Mitigation required.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are protected railway-adjacent trees located on the other side of the railway tracks to the south east of the site. Due to the distance and separation as a result of the railway, the protected trees would not be a constraint to development.
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.	A desk study of this site associated with application 217146FUL has identified likely contamination which would require remediation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	Site is a builders' yard and MOT centre. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses to the site from Bollo Bridge Road to the west.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary		
Site scores well across the deliverability criteria. Situated in a strategic location with single ownership. The site has been marketed by LB Ealing as part of its Inward Investment Programme. Development is expected to come forward within 1 - 5 years.		

Site Information		
Site reference	05AC	
Site name	Salisbury Street Car Park & Neville Close	
Site address	Salisbury Street, Acton, W3 8NZ	
Town	Acton	
Site area (ha)	0.72	
Current use	The site consists of a car park and residential uses.	
Proposed use	Residential led, mixed use and community uses.	
Site source	Council owned site	
Ownership	Council	
Planning history	None	<div>Drawing Status Final Issue</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend 05AC</div> <div>0 20 m</div> <div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div> <div> Ealing www.ealing.gov.uk</div> <div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas in the south of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated or non designated heritage assets within site. Site immediately south of Acton TC CA and GII listed buildings (Acton Town Hall (20m) and Acton Swimming Baths Chimney) (20m). Site abuts locally listed Acton Magistrates Court. Possible mitigation through sensitive design/ reduced capacity, particularly on northern edge. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Green corridor and SBINC 80m to the east separated by built development and road/rail networks.
	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There are no Council records on contamination for this site. Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is a car park and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially located within Acton District Centre and the majority of the site has a PTAL score of 4. The site is partially located within a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 3 and 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 existing vehicular accesses to the site from Acton Lane via Neville Close to the south, and from Salisbury Street to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
Site scores well across the deliverability criteria. Situated in a strategic location and owned by the council who are looking to reprovide and improve existing housing on site, optimising the use of land. Development is expected to come forward within 1 - 10 years.		

Site Information		
Site reference	06AC	
Site name	Acton Vale Industrial Park & Westgate House	
Site address	43-55 The Vale, Acton, W3 7RR	
Town	Acton	
Site area (ha)	0.63	
Current use	The site consists of a range of workshops and small industrial units, and offices within Westgate House to the north of the site.	
Proposed use	Mixed-use intensification	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>06AC</div><div>025 m</div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div></div>
Planning history	None	

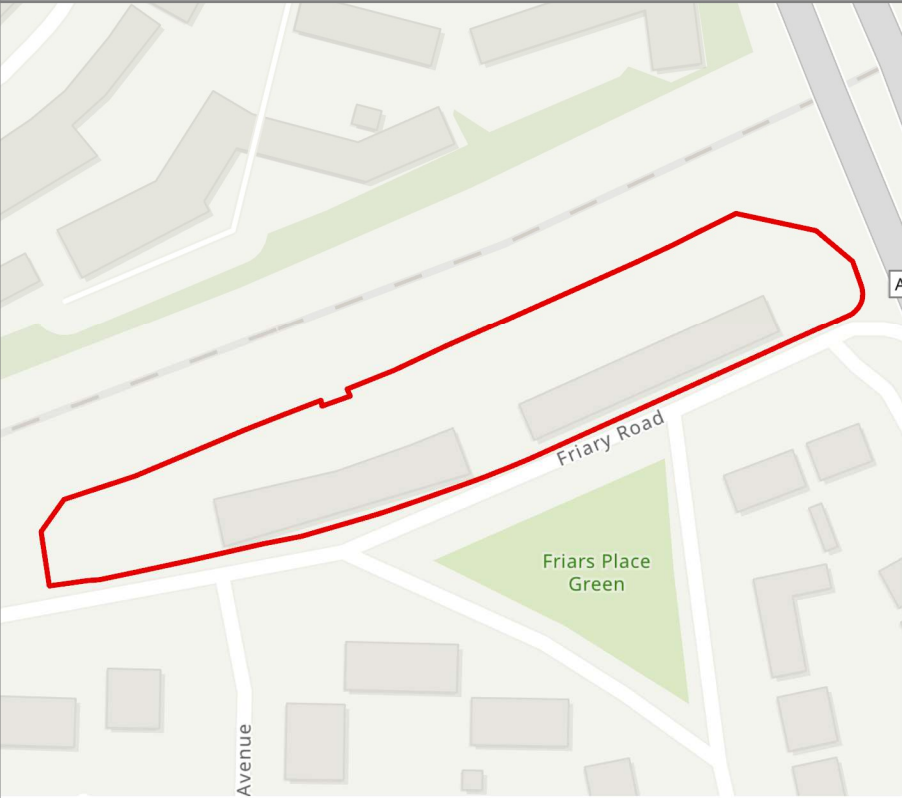


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	The site is located within Flood Zone 1. Small areas of the site on the southern and eastern boundaries are located in Flood Zone 3a (surface water).
Heritage	<div></div>	Victoria Junior School (GII) lies 422 m to E in Hammersmith and Fulham. Nearest CA= Acton Park CA to west (590m). Nearest LLBs to north= Ministry Buildings, Bromyard Ave (76m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Parts of the site to the south and east, and parts of the surrounding area feature NO2 concentrations exceeding 30µg/m³, and therefore mitigation would be required. - PM10 30µg/m³ - NO2 30µg/m³
Health and safety	<div></div>	One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Biodiversity	<div></div>	SBINC 250m to the north west separated by built development and road/rail networks.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site. Site has no effect due to distance from TPO(s).
Brownfield vs greenfield land	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	This site has undergone a desk study (P3209J2143/JLW) which has recommended site investigation before any development is carried out.
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 (e.g. through mixed use intensification).	The site is Acton Vale Industrial Park. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Cowley Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
Site scores fairly well across the deliverability criteria. The site is strategically located and some owners have indicated their interest in working towards bringing the site forward. Development is expected to come forward within 6 - 10 years.		

Site Information		
Site reference	07AC	
Site name	Dean Court	
Site address	1 – 21 Dean Court and 22 – 42 Dean Court, Friary Road, Acton, W3 6AF	
Town	Acton	
Site area (ha)	0.55	
Current use	The site is occupied by two residential buildings and associated parking and gardens.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	Private - RSL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>07AC</div><div><div></div></div></div> <div><div>0</div><div>30 m</div></div> <div></div>
Planning history	None	




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 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 HA within site. Does not fall within proximity of other surrounding assets. Other assets to note are a village green directly to south and an AIA approx.. 300m to NE but neither would be affected by development.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally, parts of the east of the site and surrounding area feature PM10 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated. Green corridor and SMINC within the northern and eastern boundaries. SBINC also found 250m southeast.
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 site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign. The site contains protected trees and there are protected trees located within 15m of the site to the northern and western boundaries. This is likely to be a major constraint to further development on this site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. Although the British Rail & Central Line Green Corridor covers some of the site, aerial imagery shows the majority of the site to be previously developed.

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 (e.g. through mixed use intensification).	The site contains residential units. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the site has a PTAL score of 4. The entire 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 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 existing vehicular accesses into the site from Friary Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The British Rail & Central Line Green Corridor is located within the north and east of the site. Development may result in loss of designated open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>This site scores above average across the deliverability criteria. The site is in single ownership and was submitted through Call for Sites by a Housing Association, who are keen to see it regenerated and the site optimised. Although not being actively marketed at the moment, the site is expected to come forward for development within 6 - 15 years.</p>	

Site Information		
Site reference	08AC	
Site name	Oaktree Court	
Site address	Pierpoint Road, Acton, W3 9JL	
Town	Acton	
Site area (ha)	0.31	
Current use	The site is occupied by residential uses and amenity green space.	
Proposed use	Residential with improved private amenity space	
Site source	Call for sites	
Ownership	Private – RSL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>08AC</div></div> <div><div>010 m</div></div> <div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	None	




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 HA within site. Creffield CA lies 360m to W. Nearest LLB is 43 Lynton Rd to E. Possible mitigation through sensitive design/ reduced capacity. Abuts AIA boundary to E. 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	Part of the north of the site, and parts of the north and east of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	N/A
Biodiversity		There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC and green corridor found 60m north 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 likely be constrained by the presence of protected trees either on or directly adjacent to the site.	There are protected trees along the northern and eastern boundaries of the site. The intensity of development on these parts of the site is likely to be constrained as a result.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	Majority of the site is previously developed land; however there is amenity green space within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site contains residential units. There are no industrial units on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Hereford Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores averagely across the deliverability criteria. The site is in single ownership and was submitted through Call for Sites by a Housing Association, who are keen to see it regenerated and the site optimised. Although not being actively marketed at the moment, the site should come forward for development within 6 - 10 years.</p>		

Site Information		
Site reference	AC10	
Site name	Haddon Court & Burghley Tower	
Site address	Haddon Court & Burghley Tower, Trinity Way, Acton, W3 7HS	
Town	Acton	
Site area (ha)	0.89	
Current use	The site consists of the Trinity Way housing estate and associated open space.	
Proposed use	Residential and open green space	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>AC10</div><div></div></div> <div><div>025 m</div><div></div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	None	

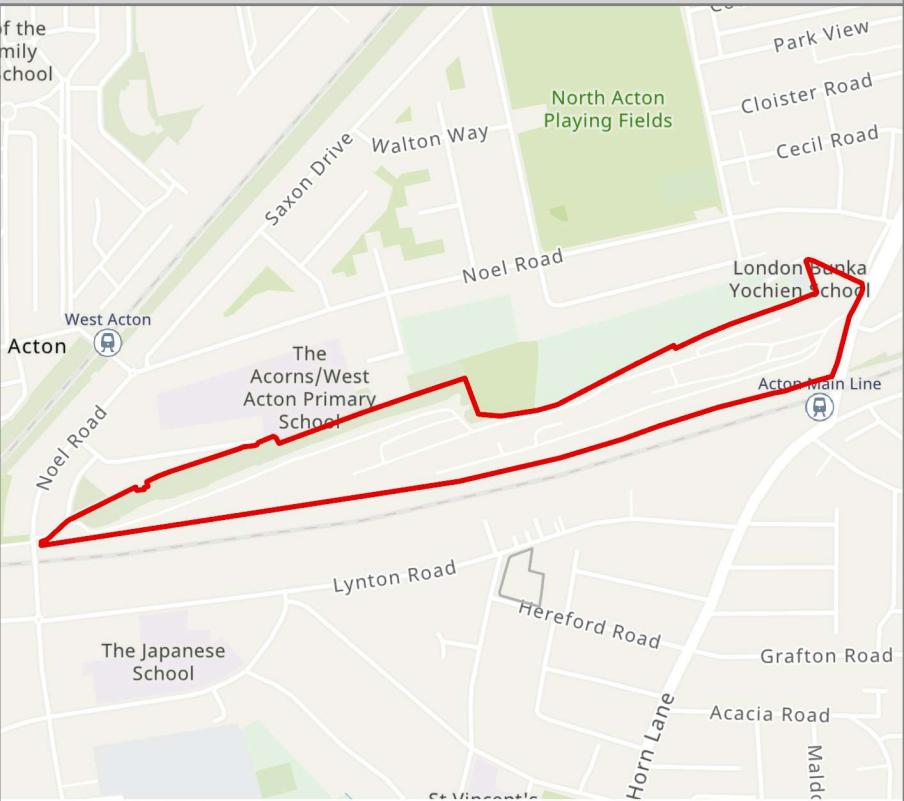


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). Large areas of the site are in Flood Zone 3a (surface water), particularly in the west, the southern boundary, and in the centre of the site.
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated or non designated heritage assets within site. Former Wormholt library (GII) lies 389m to E (in Hammersmith and Fulham). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The whole of the site and surrounding area is located within areas of NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Tree Preservation Order	<div></div>	Site may be suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land	<div></div>	Southern eastern boundary of site adjacent to SBINC. Mitigation required.
	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The majority of the site is greenfield land, including the Trinity Way Public Open Space. The majority of the site is designated as MOL.
	<div></div>	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.
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 (e.g. through mixed use intensification).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).
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.
Impact on Green Belt or Metropolitan Open Land		Site is located within Green Belt/MOL and the proposed use is considered an inappropriate use.
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.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. Within council ownership, however this site is no longer being taken forward because necessary feasibility work and optioneering has not yet been undertaken and existing proposals are not compliant with Green Belt/MOL policy.</p>		

Site Information		
Site reference	AC12	
Site name	Acton Crossrail Station and Sidings	
Site address	Acton Crossrail Station and 239-307 Horn Lane, W3 9ED	
Town	Acton	
Site area (ha)	10.6	
Current use	The site features a mix of uses, including as an aggregate recycling centre, commercial waste transfer site, parts of Acton Rail Station (sidings) and builders' yard.	
Proposed use	Residential-led, mixed-use development with significant provision for community space and possibly ground floor retail. Waste and aggregates capacity will need to either be reprovided on site or relocated to a suitable alternative site	
Site source	Existing allocation	
Ownership	Private & Network Rail	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>AC12</div><div></div></div> <div><div>0170 m</div><div></div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div><div></div></div>
Planning history	None	

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 and tidal). Large areas of the site are in Flood Zone 3a (surface water), particularly in the west and the east of the site.
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated or non-designated heritage assets within the site. Within 230m of GII listed West Acton Station to NE. Creffield CA lies to south west (680m) and Hanger Hill Garden Estate CA lies to north west, (775m). Site is separated from both by railway corridors. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		Parts of the east, south and west of the site feature areas of NO2 concentration exceeding 30µg/m³ and would therefore require mitigation. Additionally a small part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Tree Preservation Order		Site may be suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land		Green corridor and SBINC within site boundary
		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.
		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.
		There are protected railway-adjacent trees within 15m of the site to the northwestern boundary. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
		The majority of the site is previously developed land, occupied by fixed surface infrastructure. A part of the west of the site is designated as the British Rail & Central Line Green Corridor.
		Majority/ all of the site is previously developed land.


Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in use as a coal depot. Any change of use would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site has multiple uses, including as an aggregate recycling centre, builders' yard, commercial waste transfer site, and railway sidings. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The site is partially in a SAfR. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 5), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There are existing vehicular accesses to the site from Horn Lane to the east and from Noel Road to the west. Due to the size of the site, current accesses may require upgrade. Noel Road may also require upgrade. There may be potential to create an additional vehicular access to the site from Churchill Gardens to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The British Rail & Central Line Green Corridor is located within the west of the site. Development may result in the loss of designated open space, however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The majority of the site falls within an area which is located between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site will not be available within the plan period.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
<p>The site scores poorly across the deliverability criteria. Site owners and leaseholders have objected to the allocation of the site, citing the importance of the railway and railhead for waste management and aggregates uses, which would be difficult to reprovide elsewhere.</p>		

Site Information	
Site reference	CFS01
Site name	100 Gunnersbury Lane
Site address	100 Gunnersbury Lane, W3 8HS
Town	Acton
Site area (ha)	0.19
Current use	The site is occupied by residential uses.
Proposed use	Residential
Site source	Call for sites
Ownership	Housing Association
Planning history	224773FUL



Drawing Status

Final Issue

Source

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

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February 2024

Legend


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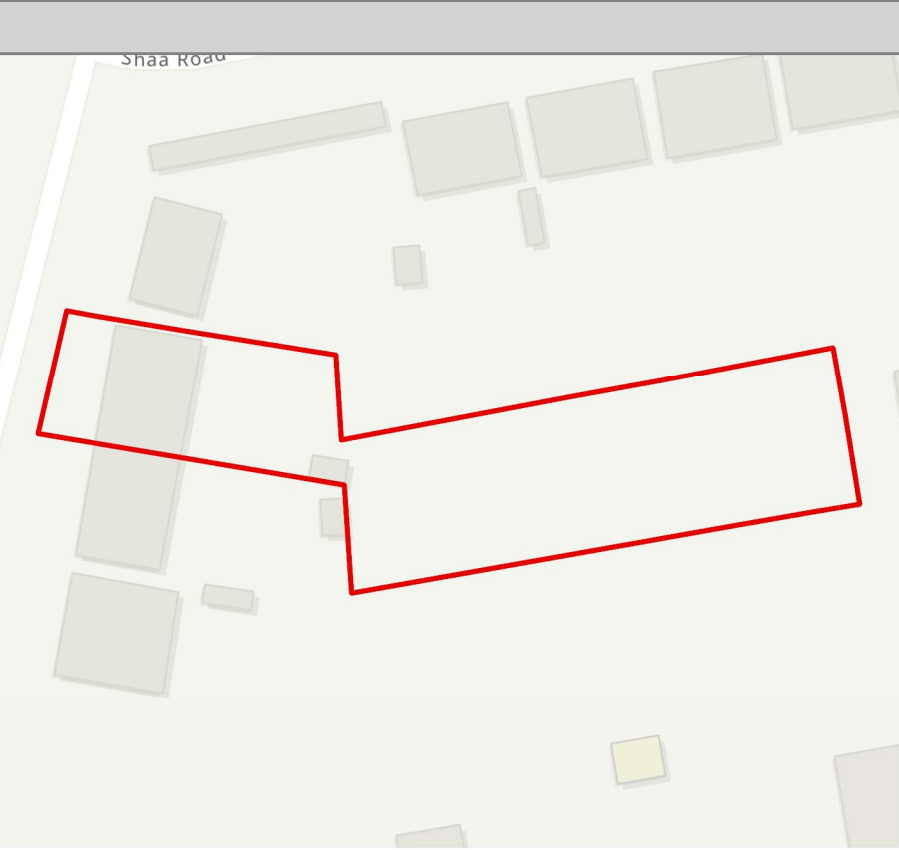
Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area in the north west of the 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.	No designated/non-designated HAs on the site. Southern part of site abuts Acton T Station, and parade of shops at Gunnersbury Lane (all GII listed). Gunnersbury Park CA, Gunnersbury Park (GII*) and Lodge, Outbuildings, Gateway, Boundary Wall (all GII) located to SW in Hounslow. Possible mitigation to these assets 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 most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Health and safety		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	N/A
Biodiversity		Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated.	Southern and western boundaries of site adjacent to green corridor. Mitigation required. SLINC and Priority habitats found approx. 80m north and north west.
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 site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign.	The site contains protected trees and there are protected trees located within 15m of the site to the western and southern boundaries. This is likely to be a major constraint to further development on this 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 a strip of amenity green space within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Site is nearby/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 contains residential units. There are no industrial uses on site. The site is adjacent to the South Acton LSIS (separated by the A4000).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre, but the majority of the site has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 5 and 6a), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Gunnersbury Lane to the east.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores extremely well across the deliverability criteria. However, this site has not been taken forward to Reg 19 as it is below the 0.25ha threshold, is not considered strategic, and there is an extant planning permission.</p>		

Site Information		
Site reference	CFS05	
Site name	Goldsmiths' Allotments	
Site address	East Churchfield Road, Acton, W3 7LP	
Town	Acton	
Site area (ha)	0.33	
Current use	The site consists of two residential properties and an area of Community Open Space to the rear formerly used as allotments.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS05</div><div>020 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	None	



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 and tidal). There are areas in the west of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		Site within heart of Acton TC CA and its southern boundary is within 30m of cluster of GII* Goldsmiths buildings. Site abuts AIA to the east. Site is sensitive due to proximity and significance of HAs to the south. Whilst southerly aspect is screened by trees, careful design will be required to mitigate impacts.
Biodiversity		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		The whole of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Tree Preservation Order		N/A
Brownfield vs greenfield land		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
		Green corridor and SBINC 40m to the south separated by built development and green corridor and SBINC found 50m east separated by built development and road networks
		N/A
		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
		There is a protected tree in the eastern boundary of the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
		Majority/ all of the site is greenfield land.
		Majority of the site is the Goldsmiths Close Allotments Community Open Space.

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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		<p>Access to the site can likely be created within landholding adjacent to the highway; or</p> <p>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</p>	There is no existing vehicular access to the rear of the site, however the site fronts onto Penryn Road to the west and there are residential driveways facing Penryn Road. Depending on the proposed layout, vehicular access to the site would likely need to be created from this direction. As the site is bounded by residential development on all sides, there is no clear alternative route of access to the rear of the site.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
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 Goldsmiths Close Allotments Community Open Space is located within the site. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the amount of open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. However, this site has not been taken forward to Reg 19 as it is designated Community Open Space, its former use being allotments, and its development would be not be compliant with policy. It is also likely that there would be significant access and viability issues for this backland site.</p>		

Site Information		
Site reference	CFS07	
Site name	Bell Industrial Estate	
Site address	Bell Industrial Estate, Cunnington Street, W4 5HB	
Town	Acton	
Site area (ha)	0.39	
Current use	The site is occupied by light industrial uses, storage, office and gym.	
Proposed use	Residential, office, educational/ health facilities	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS07</div><div><div>0</div><div>10 m</div></div></div> <div><div>ARUP</div></div>
Planning history	181322FUL	

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 and tidal). There is an area in the centre of the site that is in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Abuts Acton Green CA to east. Nearest LBs=K2 telephone kiosks on Acton Lane (50m to east) and Duke of Sussex PH, South Parade (110m to east) (GII). Fairlawn Court LLB abuts site to east. The eastern half falls within 500m of 14 South Parade (GII*). Eastern edge is therefore sensitive and careful design will be required to mitigate impacts. Site within 1.6 km of Kew WHS to SW - any potential impact on OUV from taller elements to be assessed by HIA at application stage. Site adjoins AIA to east. Further consultation with GLAAS/heritage advisor required.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Parts of the east, south and west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Geodiversity	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	Green corridor, priority habitats, SMINC and SBINC are found 175m to the south separated by built development and road networks
	<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.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is Bell Industrial Estate. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the majority of the site has a PTAL score of 4. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 Cunnington Street to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
<p>This site scores variably to below average across the deliverability criteria. This site has not been taken forward to Reg 19 due to it being a non designated industrial/employment site and due to viability considerations. Any proposals for this site would need to satisfy policy E4 and policy E5.</p>		

Site Information		
Site reference	CFS08	
Site name	Betfred	
Site address	26 Churchfield Road, Acton W3 6EG	
Town	Acton	
Site area (ha)	0.01	
Current use	The site is occupied by a ground floor commercial unit, with vacant residential space on upper floors.	
Proposed use	Community uses	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div><div><div></div></div>CFS08</div></div> <div><div>02.5 m</div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div></div>
Planning history	None	

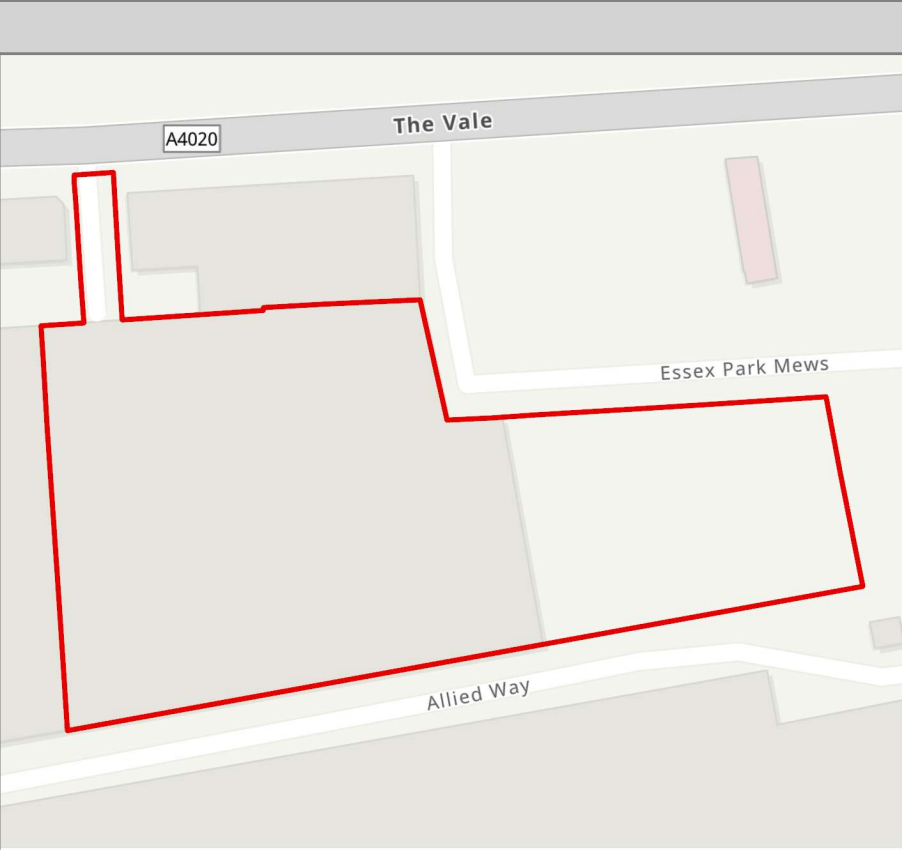


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. Southern part of site falls within Acton TC CA. Several LBs with 300m to east (Goldsmiths Buildings GII*) to south (Gala Social Club GII) and to east (Newburgh Road Gates GII). Possible mitigation through sensitive design/ reduced capacity. Entire site within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. Green corridor, priority habitats, and SBINC are found 100m to the east separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 on this site would require a desk survey 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 (e.g. through mixed use intensification).	This site is a vacant betting shop and residential. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Acton District Centre but has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		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 no existing vehicular access into the site, however the site is adjacent to Cowper Road to the west and Churchfield Road to the south, and due to the site's small size, any vehicular access requirements may be achievable from these roads. Creation of access via Cowper Road is likely more suitable as there is less parking and traffic pressure, however it is noted that Cowper Road is one-way.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>This site scores averagely across the deliverability criteria. This site has not been taken forward to Reg 19 due to its very small size.</p>	

Site Information		
Site reference	CFS09	
Site name	Booker Wholesaler	
Site address	Booker Wholesaler, Acton, London, W3 7YA	
Town	Acton	
Site area (ha)	0.89	
Current use	The site is a commercial storage and distribution unit occupied by Booker Wholesaler	
Proposed use	Residential, office, light industrial/ research and development, general industrial, warehousing/ storage and distribution, open space/ green space	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div>CFS09</div></div></div> <div><div>0</div><div>25 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	None	

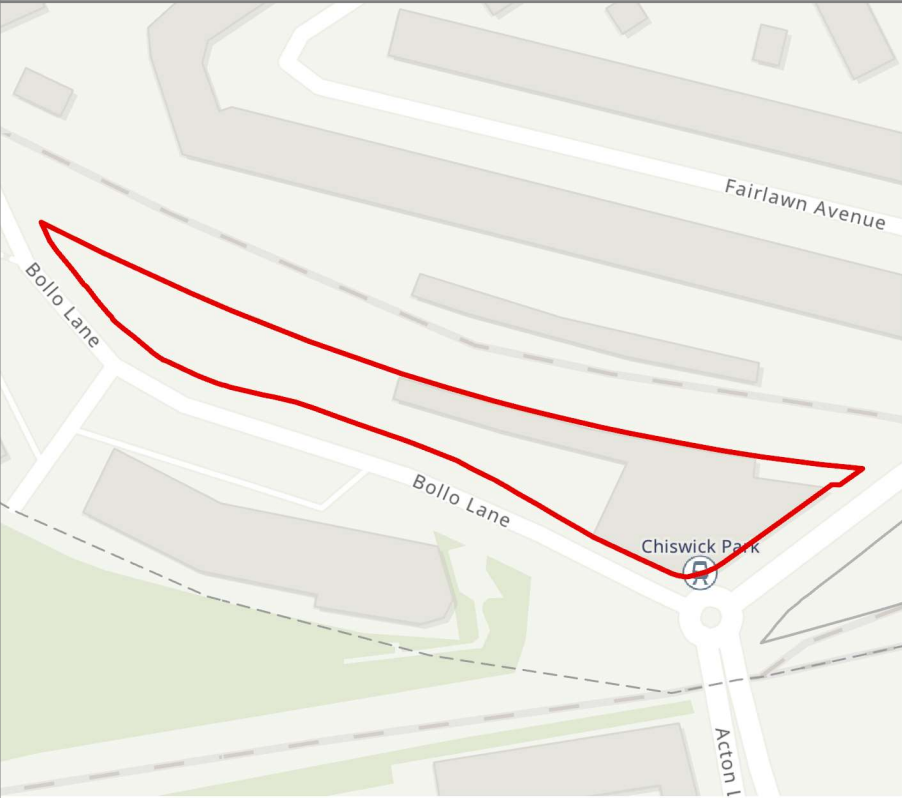


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is a small area in the north west of the site that is in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs within site. Acton Park CA lies within 100m to NW. Goldsmiths Buildings GII* lie within 500m to NW. Bedford Park CA in excess of 500 m to south. CA in Hammersmith and Fulham to SE within 500m. Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Most of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Geodiversity	<div></div>	Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	SLINC and priority habitats are found 95m to the northwest separated by built development and road networks
Brownfield vs greenfield land	<div></div>	N/A
	<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 are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.
	<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>	Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	This site includes a commercial storage and distribution unit. Industrial uses are present. The majority of the site is covered by The Vale LSIS.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 3), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from The Vale to the north, from Essex Park Mews to the east, and from Allied Way to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores relatively well across the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated LSIS. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>		

Site Information		
Site reference	CFS10a	
Site name	Chiswick Park Station	
Site address	Bollo Lane, Acton, W4 5NE	
Town	Acton	
Site area (ha)	0.28	
Current use	The site is occupied partly by Chiswick Park Underground station, including retail units, and an area of vacant land adjacent to the railway.	
Proposed use	Residential, retail	
Site source	Call for sites	
Ownership	Places for London (TfL)	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>CFS10a</div></div></div> <div><div>025 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	None	

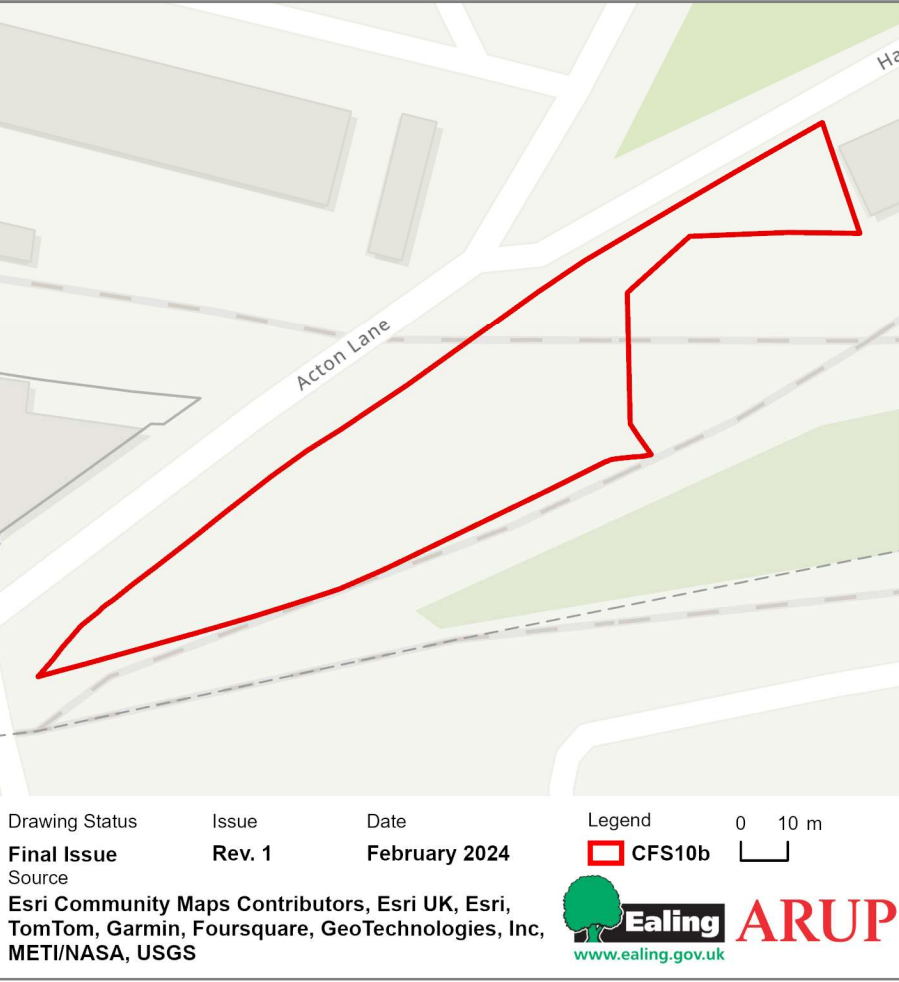


Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Site includes Acton Park Station (GII) and is within 900m to west of Gunnersbury Park CA. Turnham Green CA and a cluster of several LBs (mainly GII) to south in Hounslow lie within 500m of the site. Possible mitigation through sensitive design/ reduced capacity. Site is within 1.6km of Kew WHS to SW. Advise any potential impact on OUV from any taller elements to be assessed by HIA at application stage. Sites is within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The whole of the site and most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	N/A
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated.	Green corridor and SBINC within 50% of the site. SMINC found 20m southwest.
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 site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign.	There are protected trees in the southern and western parts of the site. This is likely to be a major constraint to further development on this site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.	Although the majority of the site is covered by the District Line with Piccadilly to Rayners Lane Green Corridor, aerial imagery shows the majority of 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 (e.g. through mixed use intensification).	This site includes Chiswick Park Underground Station, as well as other commercial units. There is also vacant land to the west of the site. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the majority of the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
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 no existing vehicular access to the site, though there may be scope to create access from Bollo Lane to the south and west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The majority of the site is covered by the District Line with Piccadilly to Rayners Lane Green Corridor. Development may result in loss of designated open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>This site scores variably across the deliverability criteria. This site has not been taken forward to Reg 19 due to it being withdrawn as a potential site allocation by Places for London (TfL).</p>	

Site Information		
Site reference	CFS10b	
Site name	Chiswick Park Station	
Site address	Acton Lane, Acton, W4 5EA	
Town	Acton	
Site area (ha)	0.17	
Current use	The site is occupied by commercial uses built into the railway viaduct, and a vehicle hire business with associated parking.	
Proposed use	Residential, retail	
Site source	Call for sites	
Ownership	Places for London (TfL)	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>CFS10b</div><div>0 10 m</div></div> <div></div>
Planning history	None	

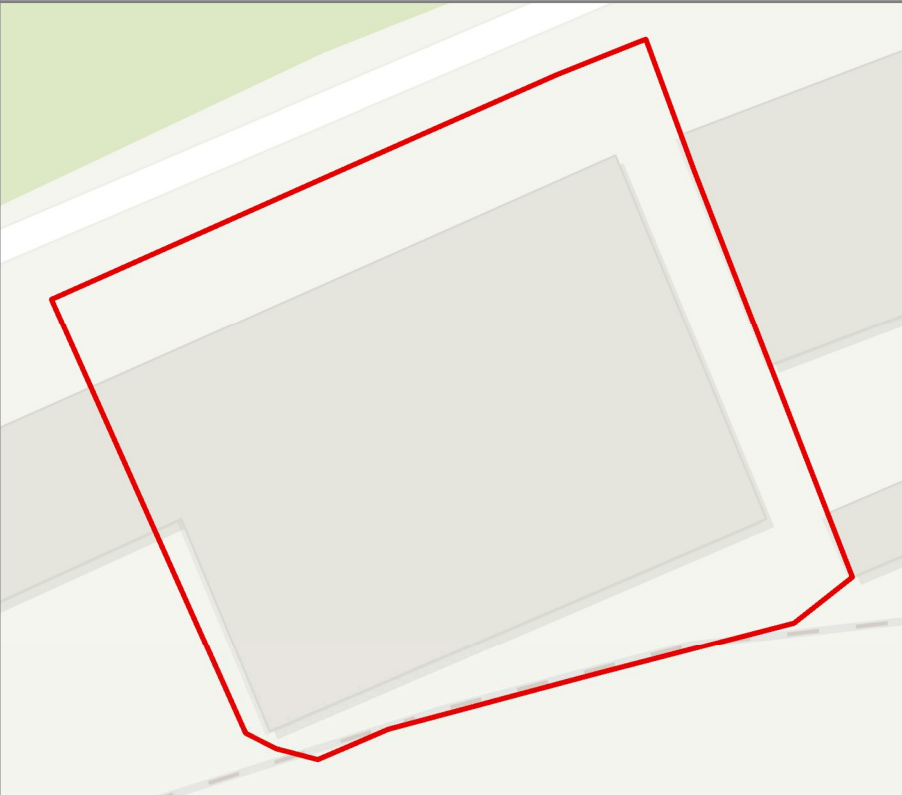


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). A small area in the south west of the site is located in Flood Zone 1 (fluvial and tidal). Most of the site is located in Flood Zone 2 (fluvial and tidal) and 3a (fluvial and tidal). There is an area along the site's southern boundary that is also located in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. Site is in proximity to Acton Park Station (GII) and is within Acton Green CA and within 500m of Bedford Park CA (and its LBs) to east. Site is within 150m of LBs to north (K2 Tel kiosk and Duke of Sussex PH- both GII). Turnham Green CA and a cluster of several LBs (mainly GII) to south in Hounslow lie within 500m of the site. Possible mitigation through sensitive design/ reduced capacity. Site is within 1.6km of Kew WHS to SW. Advise any potential impact on OUV from any taller elements to be assessed by HIA at application stage. Sites is within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site overlaps or is adjacent to SINC / green corridor/ priority habitat/ ancient woodland and will likely result in the partial or complete loss of the feature. Therefore it is unlikely effects of the development can be satisfactorily mitigated. Green corridor and SBINC within the majority of the site. SMINC found 50m west.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. 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 railway-adjacent trees located within and along the southern 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. Although the majority of the site is covered by the District Line with Piccadilly to Rayners Lane Green Corridor, aerial imagery shows the majority of 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 (e.g. through mixed use intensification).	This site includes a car rental. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the majority of the site has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Hardwicke Road to the north, however depending on the proposed layout, this access may require alteration. There may be scope to provide alternative access to the site from Acton Lane to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The majority of the site is covered by the District Line with Piccadilly to Rayners Lane Green Corridor, although 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 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>This site scores variably across the deliverability criteria. This site has not been taken forward to Reg 19 due to it being withdrawn as a potential site allocation by Places for London (TfL).</p>	

Site Information		
Site reference	CFS10c	
Site name	Chiswick Park Station	
Site address	Hardwicke Road, Acton, W4 5EA	
Town	Acton	
Site area (ha)	0.13	
Current use	The site is occupied by an electricity substation.	
Proposed use	Residential, retail	
Site source	Call for sites	
Ownership	Places for London (TfL)	
Planning history	None	<div>Drawing Status Final Issue</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend CFS10c</div> <div>08.5 m</div> <div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div> <div> Ealing www.ealing.gov.uk</div> <div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	The site is entirely located in Flood Zone 2 (fluvial and tidal) and Flood Zone 3a (fluvial and tidal).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	Site is in proximity to Acton Park Station (GII) and is within Acton Green CA and within 500m of Bedford Park CA (and its LBs) to east. Site is within 150m to LBs to north (K2 Tel kiosk and Duke of Sussex PH- both GII). Turnham Green CA and a cluster of several LBs (mainly GII) to south in Hounslow lie within 500m of the site. Possible mitigation through sensitive design/ reduced capacity. Site is within 1.6km of Kew WHS to SW. Advise any potential impact on OUV from any taller elements to be assessed by HIA at application stage. Sites is within AIA. Further consultation with GLAAS/ heritage advisor required.
Biodiversity	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The north and west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Southern boundary of site adjacent to SBINC and green corridor. Mitigation required.
	<div></div>	N/A
	<div></div>	There are protected railway-adjacent trees within 15m of the site to the southern boundary. The intensity of development on these parts of the site is likely to be constrained as a result.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any 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 (e.g. through mixed use intensification).	This site includes an electricity substation. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located 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 Hardwicke Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>This site scores variably across the deliverability criteria. This site has not been taken forward to Reg 19 due to it being withdrawn as a potential site allocation by Places for London (TfL).</p>	

Site Information		
Site reference	CFS13	
Site name	Freshways & Hanovia House, Acton	
Site address	Eastman Road, Acton, W3 7YG	
Town	Acton	
Site area (ha)	2.03	
Current use	The site is occupied by light industrial, storage, and distribution uses.	
Proposed use	Industrial intensification	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS13</div><div><div>0</div><div>50 m</div></div></div> <div><div>Ealing</div><div>ARUP</div><div>www.ealing.gov.uk</div></div>
Planning history	None	




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 and tidal). There are areas in the centre, north, east, south, and west of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs within site. Acton Park CA lies to N and is within 300m of the furthest part of site. Acton TC CA lies 200m to west. Bedford Park CA to S is within 500m. LBs in vicinity include Goldsmith Buildings (GII*) to N (300m) and civic buildings in Acton High Street (GII) to E (within 500m). 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 north of the site, and parts of the surrounding areas to the north, east and south feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally parts of the site and surrounding area to the north feature PM10 concentrations exceeding 30µg/m³, and therefore mitigation would be required.
Tree Preservation Order	<div></div>	Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land	<div></div>	SBINC and priority habitats are found 20 to the north and 50m to the south separated by built development and road networks
	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.
	<div></div>	

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.
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 (e.g. through mixed use intensification).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.
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.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.
Impact on provision of open space		The development is unlikely to involve the loss of any 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.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated LSIS. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>	

Site Information		
Site reference	01EA	
Site name	Broadway Connection & Arcadia Shopping Centre	
Site address	9 - 42 The Broadway, Ealing, W5 2NP	
Town	Ealing	
Site area (ha)	1.14	
Current use	There are a mix of uses on the site, including retail, offices and a range of typical town centre uses with an associated rooftop car park. There is a small element of residential use.	
Proposed use	Office and mixed-uses suitable to the town centre	
Site source	Existing allocation	
Ownership	Council, Private	
Planning history	223774FUL	<div>Drawing Status Final Issue</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend 01EA</div> <div>025 m</div> <div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc., METI/NASA, USGS</div> <div> Ealing www.ealing.gov.uk</div> <div></div>


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas in the north 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. Within Ealing TC CA and adjacent to Haven Green CA. Contains 3 buildings of facade/group value (27,29,35 The Broadway). Site is in close proximity to GII* Christ the Saviour (30m), requiring very sensitive height/design/massing at the western end of the site to mitigate impacts. Other nearby LBs include G II listed: 1B The Mall (30m) and GII Polish Catholic Church (170m). Opportunity for enhancement of nearby HAs through sensitive design/height/massing.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Northern boundary of site adjacent to green corridor. Mitigation required.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would 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 western boundaries, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is 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.
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 (e.g. through mixed use intensification).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).
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.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.
Impact on provision of open space		The development is unlikely to involve the loss of any 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.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria for this key strategic site. The expansion of the Reg 18 site to include the Arcadia Shopping Centre for Reg 19 has slightly lowered the overall deliverability of the expanded site in comparison due to ambitions for tall buildings on the Arcadia part of the site, which are not supported. With an extant planning consent on the eastern part of the site, it is still expected that owners will work collaboratively towards a cohesive, integrated development whether it comes forward as a whole or in part. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	02EA	
Site name	Ealing Broadway Shopping Centre & Crystal House	
Site address	The Broadway, Ealing, W5 5JY	
Town	Ealing	
Site area (ha)	3.59	
Current use	There are a mix of uses on the site including offices, a shopping centre and an associated multi-storey car park.	
Proposed use	Retail led, mixed-use scheme with significant retail, employment, residential and community space provision	
Site source	Existing allocation	
Ownership	Private	<div>Drawing Status Final Issue</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend 02EA</div> <div>060 m</div> <div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div> <div> ARUP</div>
Planning history	214524FUL	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas across the north, east, south and centre of the site that are in Flood Zone 3a (surface water).
Heritage	<div></div>	Site within Ealing TC CA. Several LLBS abutting along High St frontage including locally listed façade. LBs nearby include: Polish Catholic Church (GII) (80m) to east, Christ the Saviour (GII*) to north (65m), 22/22a The Green (50m) to east. Opportunity to enhance area and better connect with rear. Within AIA. Further consultation with GLAAS/heritage advisor required.
Air quality	<div></div>	Much of the north and west of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally, a small part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<div></div>	Green corridor and SBINC 60m to the north. These sites are separated from site by built development and road & river networks.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There is a protected tree located within 15m of the site to the south eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site. Site has no effect due to distance from TPO(s).
Brownfield vs greenfield land	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is an existing permission (214524FUL) for development at this site which did not require conditions related to contamination. Any demolition and redevelopment or change of use of the site would require a site assessment as a minimum.
Employment – industrial designated and non-designated land		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site contains offices, retail uses including the Ealing Broadway shopping centre and associated car parking. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 6a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 0 and 6a), however, the majority of the site falls within an area with a PTAL score of 6a.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to Ealing Broadway Shopping Centre car park from the south of the site, via The Grove. There is additional access to the east of the site via Windsor Road / Oak Road.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the site is located between 1000m and 4000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The deliverability of any redevelopment of this key strategic site should be fairly straightforward with no known viability issues and both landowners likely to work together to bring forward a cohesive scheme. Development is expected to come forward within 6 - 15 years.</p>	

Site Information		
Site reference	03EA	
Site name	Sandringham Mews	
Site address	High Street and Broadway, Ealing, W5 5DG	
Town	Ealing	
Site area (ha)	0.64	
Current use	The site features a car park and a terrace of properties including residential and town centre uses.	
Proposed use	Residential-led, mixed-use scheme with significant retail, employment, leisure and community space provision.	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>03EA</div><div><div>0</div><div>25 m</div></div></div> <div></div>
Planning history	221687FUL	

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 and tidal). There is an area in the centre of the site that is in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. Site with Ealing TC CA. Abutting several NDHAs on North Broadway. LBs to north include Christ the Saviour (GII) (40m) and Town Hall (GII) (110m) and to south-west = Walpole Park (GII) and Pitshanger Manor (GI) (100m). Sensitive views/settings. Opportunity to enhance and connect to new square at Dickens Yard. Within AIA. Further consultation with GLAAS/heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally, a small part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 120m to the north. These sites are separated from site by built development and road & river networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. 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.	Through a recent application for development at this site (221687FUL) possible contamination was identified. Any development at this site would likely be subject to conditions requiring a site investigation and appropriate remediation.
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 (e.g. through mixed use intensification).	The site contains retail uses, residential and a car park. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 6b. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 6a and 6b), however, the majority of the site falls within an area with a PTAL score of 6b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from High Street via Sandringham Mews to the east. Given the dense town centre character of the site, there is limited scope for the creation of additional access points.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. This strategic site has a planning application for a major part of the proposed site that has a draft decision, awaiting agreement. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	04EA	
Site name	Eastern Gateway	
Site address	51 - 53 The Mall, Ealing, W5 3TA	
Town	Ealing	
Site area (ha)	0.18	
Current use	There are a mix of uses on the site including retail, public house, offices and a car park.	
Proposed use	Residential-led, mixed-use scheme with significant retail, employment and community space provision.	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div>04EA</div></div></div> <div><div>010 m</div></div> <div></div>
Planning history	None	



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 within Ealing TC CA. No other designated or non designated heritage assets within site. LLBs and PCs to CA abutting site and along Northcote Ave (100m). Development needs to be sensitive but opportunity to remove unsightly buildings/ open up rear/ improve character. Within AIA. Further consultation with GLAAS/heritage advisor required.
Air quality		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 most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally, a small part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity		There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor and SBINC 80m to the north. SBINC approx. 120m to the east. These sites are separated from site by built development and road/rail networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There is an existing permission (213658FUL) which did not require any conditions related to contamination. As the site potentially contains a former garage (1956) any demolition and redevelopment or change of use of the site would likely require a site assessment.
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 (e.g. through mixed use intensification).	The site has multiple uses, including retail units, a public house, offices and a car park. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and has a PTAL score of 6a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 6a.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from The Mall to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. This important gateway site has been reduced in size from the Reg 18 site to take into account the recent redevelopment of western part of the site. Single ownership and no obvious viability considerations should help to make this site deliverable. Development is expected to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	05EA	
Site name	Perceval House	
Site address	14 - 16 Uxbridge Road, Ealing, W5 2HL	
Town	Ealing	
Site area (ha)	1.22	
Current use	The site is in use as offices and associated car parking for Ealing Council.	
Proposed use	Mixed-use scheme, comprising residential, office, civic/community and flexible non-residential floor space.	
Site source	SHLAA 2017	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>05EA</div></div> <div><div>0</div><div>25 m</div></div> <div><div>ARUP</div></div>
Planning history	203275FULR3	




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. Abuts TC CA to east and close to Haven Green CA (60m) to north-west. No designated/non designated CAs on site. Abuts and within setting of Town Hall (GII) and within proximity of Christ The Saviour (GII*) (210m), Walpole Park (GII) (170m) and Pitshanger Manor (GI) (195m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and surrounding area is located within areas of NO2 concentration above 30µg/m³, therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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 green corridor border northern boundary. Mitigation required. Priority habitats approx. 250m to the south.
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 railway-adjacent trees within 15m of the site to the northern boundary. There are also some protected trees running along the western 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.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is existing permission (203275FULR3) for development on this site with attached conditions requiring a further site investigation and appropriate remediation for each phase of development.
Employment – industrial designated and non-designated land		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site is Ealing Council's offices, and associated car parking. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and has a PTAL score of 6a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 6a.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Longfield Avenue to the east.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. Housing the main council offices and owned by the council, this site scores well on most of the criteria, with existing uses to be retained through retrofit and refurbishment of the existing offices and a new planning application due in the near future. Development is expected to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	06EA	
Site name	49 - 69 Uxbridge Road	
Site address	49 - 69 Uxbridge Road, Ealing, W5 5SA	
Town	Ealing	
Site area (ha)	0.86	
Current use	The site features a mix of uses, including educational facilities, offices and a police station.	
Proposed use	Commercial-led mixed-use scheme with some residential and cultural/leisure facilities.	
Site source	Existing allocation	
Ownership	Metropolitan Police, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>06EA</div><div>Ealing www.ealing.gov.uk</div></div> <div><div>020 m</div><div></div></div> <div></div>
Planning history	None	

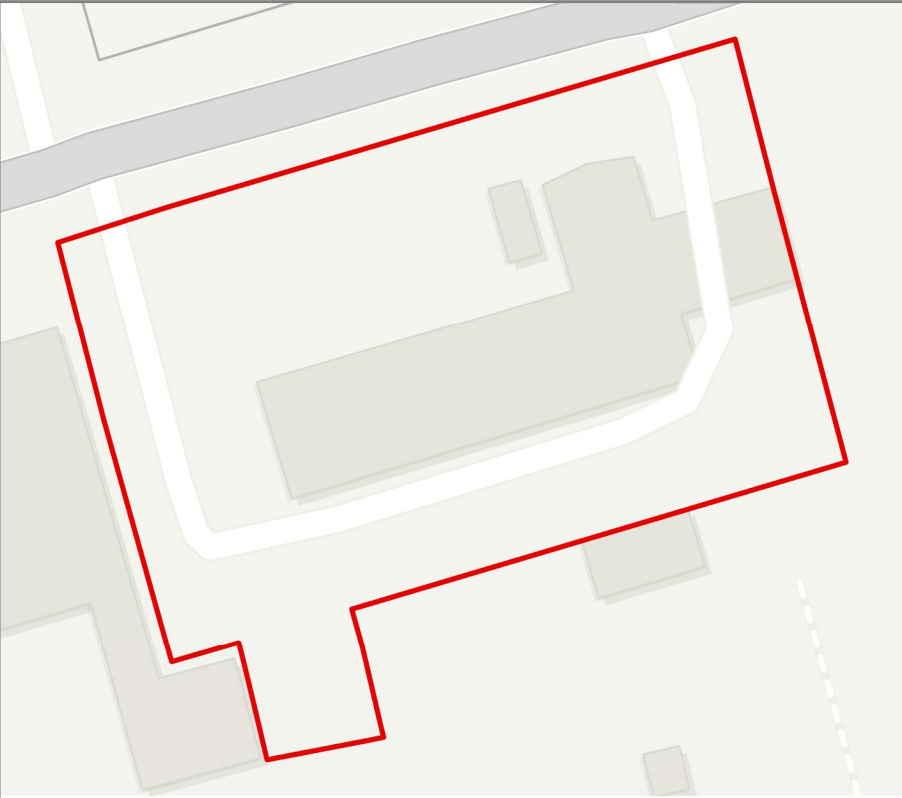

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas in the centre of the site that are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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. Abuts TC CA. No designated/non designated HAs on site, 60m from listed Town Hall (GII). LLBs off site: Questors Theatre 12 Mattock Ln - abuts to south. 59-63 New Broadway cinema (50m) to east. Several NDHAs to south in Mattock Lane (40m). Sensitive to Walpole Pk (GII) and Pitshanger Manor (GI) to south (80-100m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The northern part of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 150m to the north. Priority habitats 120m to the south. These sites are separated from site by built development and road networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site. There are two large protected trees located to the north of the property. The intensity of development on this part of the site is likely to be constrained as a result. There are protected trees within 15m of the site's southern boundary.
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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site has multiple uses including educational facilities, offices and a police station. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and has a PTAL score of 6a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 6a.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses to the site from Uxbridge Road to the north.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
The site scores variably across the deliverability criteria. Although not being marketed actively, there is enough confidence that this site should be deliverable within Plan period.		

Site Information		
Site reference	07EA	
Site name	CP House	
Site address	97 - 107 Uxbridge Road, Ealing, W5 5TL	
Town	Ealing	
Site area (ha)	0.46	
Current use	The site is in use as offices with associated car parking space.	
Proposed use	Office	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>07EA</div><div></div></div> <div><div>010 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	210030FUL	

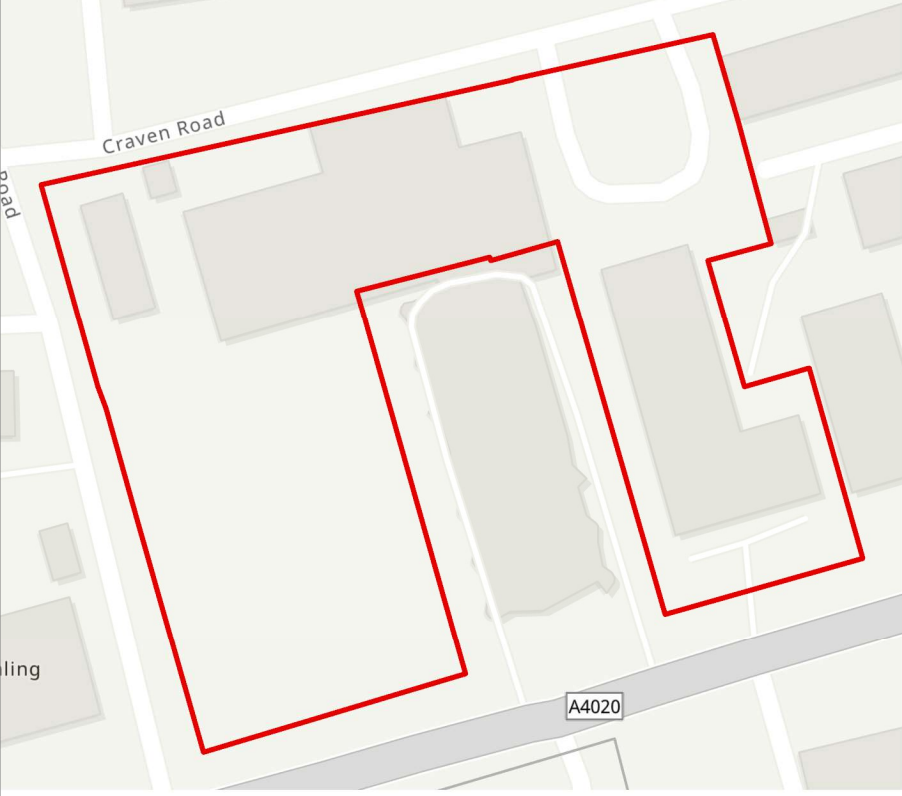


Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Abuts Ealing Green CA to south and small part of site within CA. No designated/non designated HAs on site. LLBs: 60-64 Uxbridge Rd (Ealing Fire Station) (35m) to north-west. Mattock Lane to south (50m) = PCs to Ealing Green CA. 86 Mattock Lane (GII) to south (100m). Sensitive to Walpole Pk (GII) to south (115m). Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	The northern part of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity		There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	Green corridor and SBINC 250m to the north. Priority habitats 250m to the south east. SLINC 400m to the south west. These sites are separated from site by built development and road networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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.	There is an existing permission (210030FUL) for development at this site with attached conditions requiring site investigation and appropriate remediation.
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 (e.g. through mixed use intensification).	The site is a large office block with associated car parking. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The majority of the site is located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 5. The site is partially located in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 6a), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Uxbridge Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores relatively well across the deliverability criteria. This site sits within the Office Corridor, is in single ownership and has planning consent. Development is expected to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	08EA	
Site name	Craven House	
Site address	Land to rear of Cavalier House, 1 - 6 Craven Road & Crowborough Court, 40 - 44 Craven House, Uxbridge Road, Ealing W5 2BS	
Town	Ealing	
Site area (ha)	1.03	
Current use	The site currently comprises offices with ancillary parking, as well as a small amount of residential. The western portion of the site is currently a vacant or construction site.	
Proposed use	Office	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>08EA</div><div><div></div>0</div><div><div></div>20 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	164805FUL	

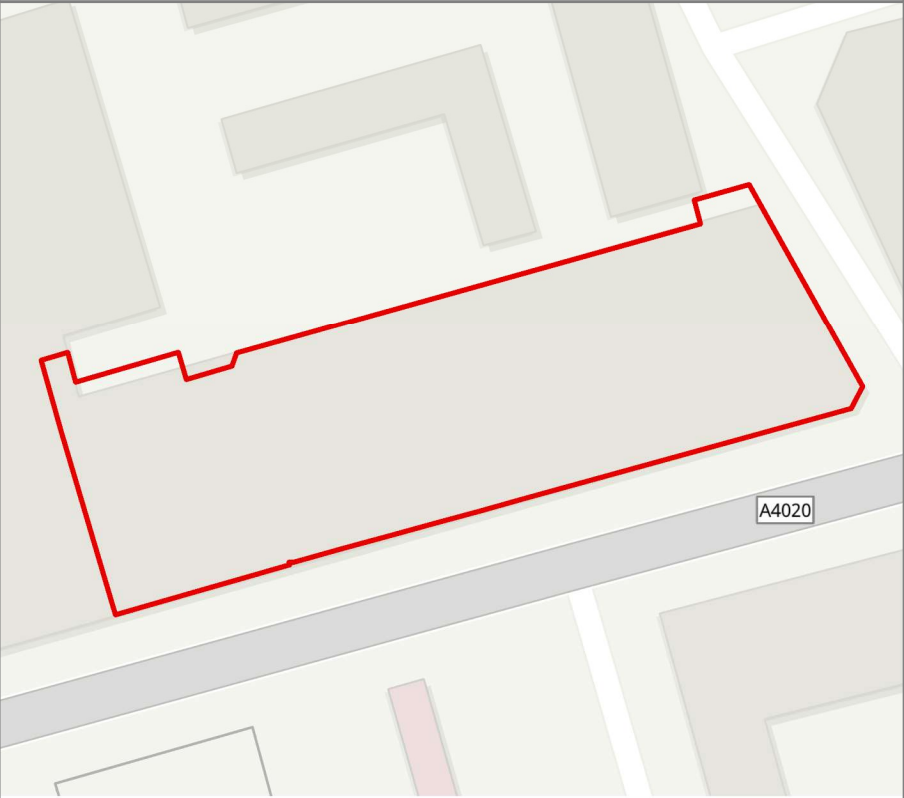
Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non designated heritage assets on site, but on edge of TC CA. LBs: Town Hall (GII) to east (280m), Walpole Park (GII (220m) and Pitshanger Manor (320m) to south. Several NDHAs along Mattock Lane (125m). Site is sensitive to taller elements. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Part of the south of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 80m to the north. Priority habitats 250m to the south east. SLINC 300m to the south west separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There is a protected tree within 15m of the site to the south-eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<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.	There are no Council records on contamination for this site. Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is occupied by commercial offices, and associated car parking, as well as a small amount of residential. The western portion of the site is currently a vacant or construction site. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The majority of the site is located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 6a), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Craven Road to the north, and from Uxbridge Road to the south. Depending on the layout of the site, these accesses may require upgrading, and there is potential to create new accesses from St Leonard's Road to the west, Craven Road to the north, Underhill Gardens to the east, and Uxbridge Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. This substantial site in the Office Corridor has known developer interest in bringing the site forward, however the requirement to retain employment space will be a viability consideration. Development is expected to come forward within 6 - 15 years.</p>		

Site Information		
Site reference	09EA	
Site name	66 - 86 Broadway, West Ealing	
Site address	66 - 86 Broadway, West Ealing, W13 0SY	
Town	Ealing	
Site area (ha)	0.28	
Current use	The site features a range of typical town centre uses.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>09EA</div><div></div><div></div></div> <div><div>010 m</div><div></div><div></div><div></div></div>
Planning history	163829FUL, 165976FUL, 193500FUL, 233908FUL	

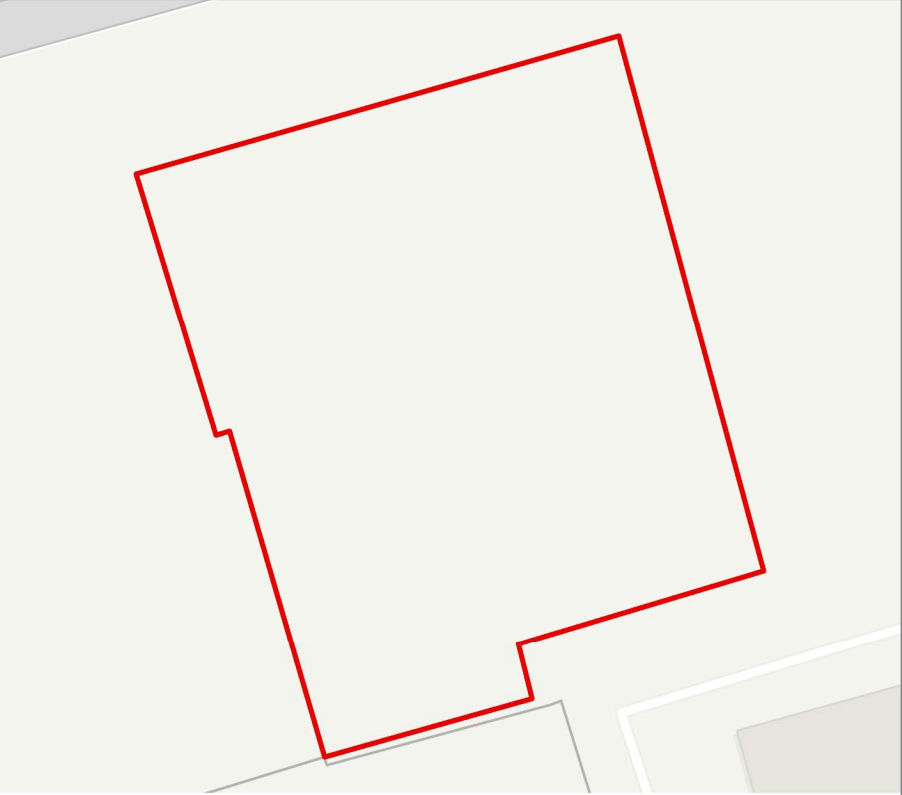


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). The site's northern boundary is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non designated HAs on site. Parade of LLB to south at 25-41 The Broadway (20m) and to east at 50-62 The Broadway (35m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The majority of the site and the surrounding area to the south of the site boundary is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 250m to the north. SLINC 200m to the south east. Priority habitats and SBINC 360m to the south west. These sites are separated from site by built development and road and or river networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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.	Parts of the site have previously been subject to a planning permission (193500FUL) with attached conditions related to contamination. Any redevelopment of the whole 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 (e.g. through mixed use intensification).	The site has retail and commercial uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 5. The entire site is located in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the rear of the site via Singapore Road.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. Multiple ownership could be an issue for deliverability, however it is felt that this strategic West Ealing site should come forward for development within the early to middle Plan period.</p>	

Site Information		
Site reference	10EA	
Site name	59 - 65 Broadway, West Ealing (Lidl)	
Site address	59 - 65 Broadway, West Ealing, W13 9BP	
Town	Ealing	
Site area (ha)	0.08	
Current use	The site comprises a supermarket and a number of other retail units.	
Proposed use	Residential-led with retail provision	
Site source	Existing allocation	
Ownership	Private	
Planning history	None	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>10EA</div></div> <div><div>06.5 m</div></div> <div> </div>

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 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 LLBs to east along Broadway (25-41 The Broadway) (75m) and to west at 116-120 The Broadway (105m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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 much of the surrounding area to the north, west and east is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 300m to the north. SLINC 300m to the south east. Priority habitats and SBINC 360m to the south west. These sites are separated from the site by built development and road and or river networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site has multiple retail units, including a supermarket. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5).
Vehicular access to the site		<p>Access to the site can likely be created within landholding adjacent to the highway; or</p> <p>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</p>	There is no direct vehicular access to the site. Depending on the proposed layout, there is potential for an access to be created from Canberra Road to the south, noting the existing boundary fencing and tree constraints.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores variably across the deliverability criteria. The site is dominated by a well used Lidl supermarket, and although not being actively marketed, it is in single ownership and is likely to come forward for development in the later period of the Plan.</p>		

Site Information		
Site reference	11EA	
Site name	Sainsbury's & Library, West Ealing	
Site address	77 - 83 Broadway & 2 Leeland Terrace, West Ealing, W13 9BA	
Town	Ealing	
Site area (ha)	0.89	
Current use	The site is mixed use, featuring a large supermarket, residential, offices and a community library.	
Proposed use	Residential led mixed use scheme with reprovision of a supermarket, community facilities and sheltered accommodation	
Site source	Existing allocation	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>11EA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>025 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	None	

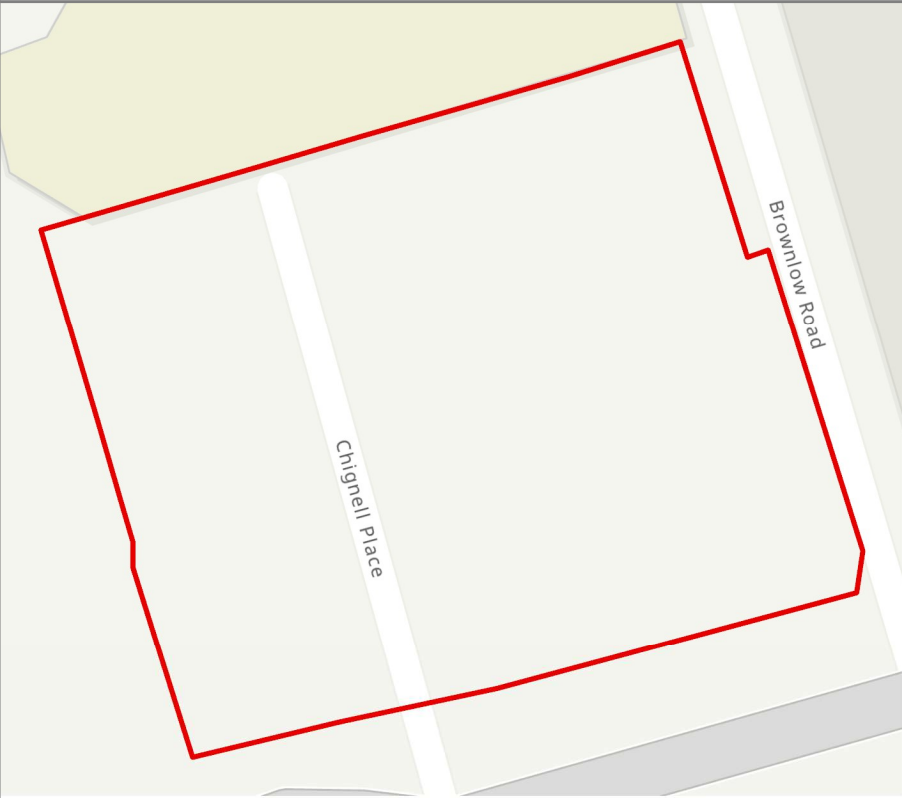


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non designated HAs on site. Nearest LLB to north-west at 116-120 (35m), 122-126 The Broadway (50m). LLBs to east: Salvation Army Hall (65m) and to north-east 39-41 The Broadway (70m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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 surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. Green corridor and SBINC 300m to the north. SLINC 300m to the south east. Priority habitats and SBINC 200m to the south west. These sites are separated from the site by built development and road and or river networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are two protected trees located in the grounds of the neighbouring church at St James West Ealing within 15m of the site, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site has multiple uses including residential, offices, a supermarket, and Ealing Library. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 3 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access though the site using St James' Avenue and Canberra Road. Depending on the site layout, there is potential to create new access from Leeland Terrace to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. It has mixed ownership, including council and private, and any redevelopment will need to look at reproviding the library and supermarket, which will be a viability consideration. Development is expected to come forward within 6 - 15 years.</p>		

Site Information		
Site reference	12EA	
Site name	Chignell Place, West Ealing	
Site address	1 - 10 Chignell Place & 112 - 126 Broadway, West Ealing, W13 0TJ	
Town	Ealing	
Site area (ha)	0.2	
Current use	The site features a mix of retail, office and residential uses, in addition to backing onto the rear of the West London Islamic Centre.	
Proposed use	Residential-led mixed-use development including retail, commercial, community and leisure	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>12EA</div></div> <div><div>0</div><div>9.5 m</div></div> <div></div>
Planning history	162274FUL, 184490FUL, 215125FUL, 224322FUL	




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. 2 LLBs (1880s) within site at 122-126 The Broadway and 116-120 The Broadway. Subject to level of intervention on LLBs, scoring to be reviewed. Further LLBs to west at Halfway House, 144 The Broadway (65m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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 Much of the south of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. Green corridor and SBINC 300m to the north. Priority habitats and SBINC 200m to the north west. These sites are separated from site by built development and road & or river networks.
Geodiversity	<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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site has multiple uses, including retail, offices, residential, and a place of worship. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre but the majority of the site has a PTAL score of 3. The entire site includes a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Broadway via Chignell Place to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability. The site is in multiple ownership with one owner opposing potential development. However a number of planning applications indicate that it is likely that at least part of the site will come forward for development within the first 10 years of the Plan.</p>		

Site Information		
Site reference	13EA	
Site name	99 - 113 Broadway, West Ealing	
Site address	99 - 115 Broadway, West Ealing, W13 9BP	
Town	Ealing	
Site area (ha)	0.18	
Current use	The site features a mix of typical town centre uses including retail, medical/ health, offices, community uses and sui generis uses.	
Proposed use	Residential-led mixed-use scheme with retail on ground floor.	
Site source	Early call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>13EA</div></div> <div><div>0</div><div>10 m</div></div> <div> </div>
Planning history	None	

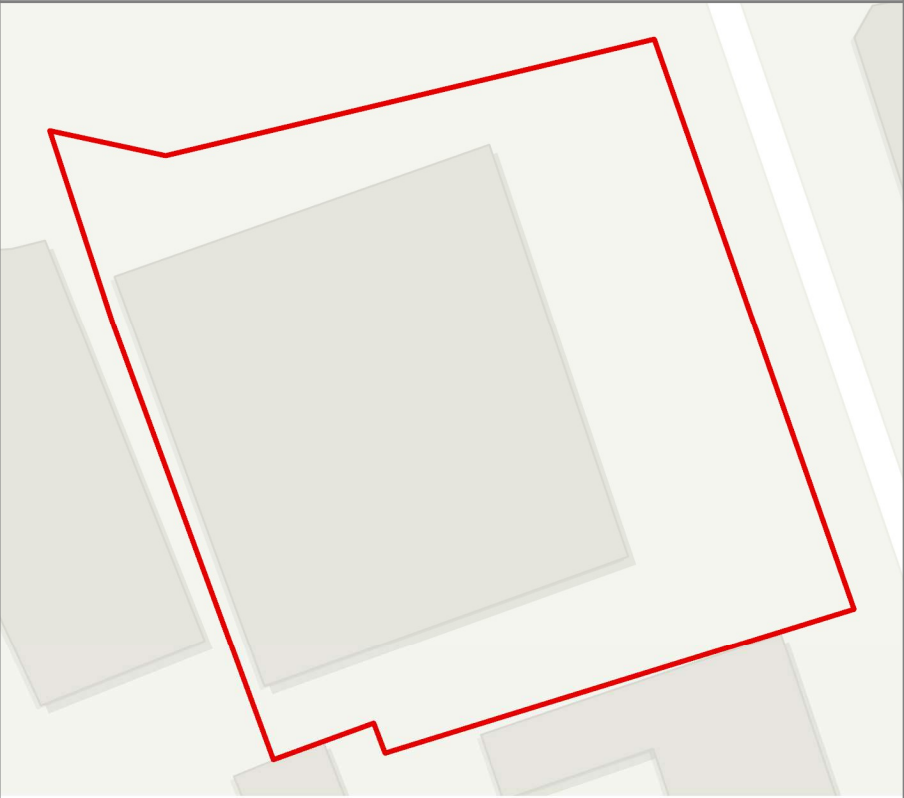


Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting 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 LLBs to adjacent to north at 120, 124 The Broadway (25-30m) and 142 The Broadway (25m). Hanwell Cemeteries CA within 200m. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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	Much of the north, east and west of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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.	Green corridor and SBINC 350m to the north. SLINC 200m to the south east. Priority habitats and SBINC 245m to the south west. These sites are separated from the site by built development and road and or river networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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 (e.g. through mixed use intensification).	The site has retail and commercial uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre but the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or 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 no direct vehicular access into the site, however there is a loading bay on Canberra Road to the south of the site which may provide suitable vehicle access to the site, depending on the proposed layout.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores relatively well across the deliverability criteria. The buildings on the site are within single ownership with the council owning the public walkway in between them. There is known developer interest in developing the site, and some viability considerations regarding height of proposed development. Development is expected to come forward within 1 - 5 years.</p>		

Site Information			
Site reference	14EA		
Site name	Western Gateway, 131 - 141 Broadway, West Ealing		
Site address	131 - 141 Broadway, West Ealing, W13 9BE		
Town	Ealing		
Site area (ha)	0.17		
Current use	The site features a mix of retail, residential and commercial uses. The site features an MOT testing centre.		
Proposed use	Residential-led with retail provision.		
Site source	Existing allocation		
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>14EA</div></div> <div><div>0</div><div>8.5 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>	
Planning history	P/2015/6660, 223779FUL, 225080FUL		

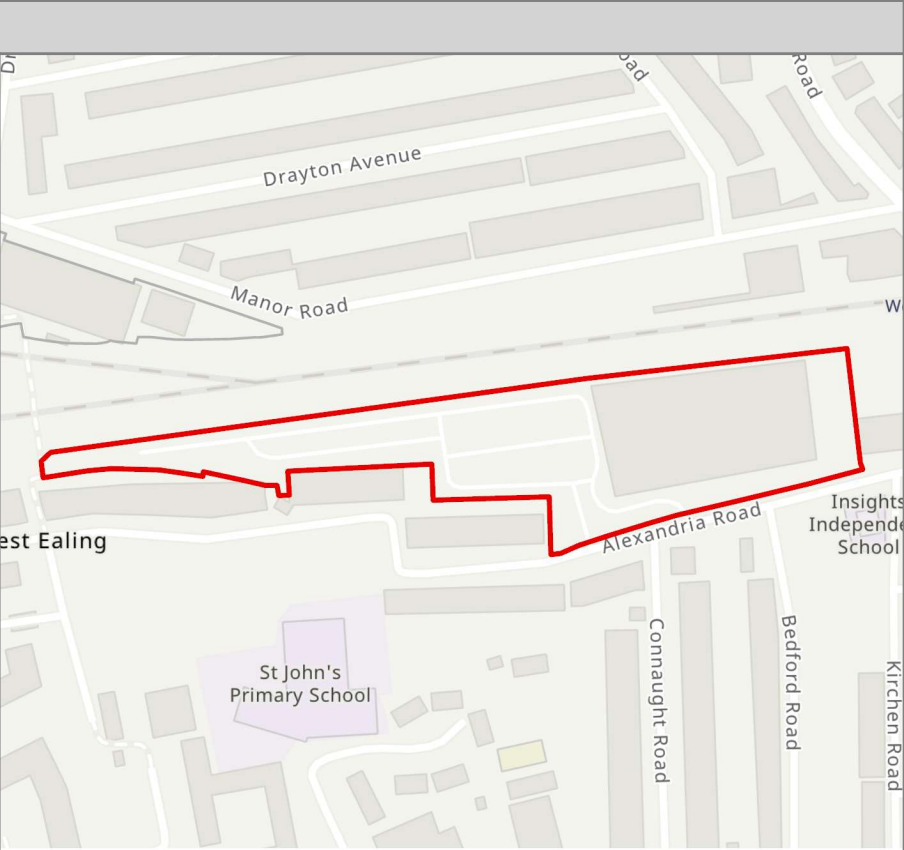



Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated/non designated HAs on site. Nearest LLB at 147 The Broadway to west (25m) and Halfway House PH 144 The Broadway to north-east (30m). Nearest CA at Hanwell Cemeteries CA (90m). Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	Much of the north of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity		There is no overlap between the site and/or the site is not likely to affect SINC/ green corridor/ priority habitat/ ancient woodland due to distance from the site.	SBINC and priority habitats 100m to the south west. SBINC 160m to the north west. SBINC and green corridor 350m to the north. These sites are separated from site by build development and road and or river networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or 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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site contains an MOT testing centre, retail units and residential. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located within Ealing Metropolitan Centre and the majority of the site has a PTAL score of 4. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 Coldershaw Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The site is in multiple ownership and has two consented schemes on the majority of the site, and is likely to be developed within the first 10 years of the Plan.</p>		

Site Information		
Site reference	15EA	
Site name	Waitrose, West Ealing	
Site address	2 Alexandria Road, West Ealing, W13 0NL	
Town	Ealing	
Site area (ha)	1.49	
Current use	The site currently features a large supermarket with surface level car park.	
Proposed use	Residential-led and mixed-uses appropriate to the Town Centre (with reprovision of supermarket on ground floor)	
Site source	Early call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>15EA</div></div> <div><div>050 m</div></div> <div> </div>
Planning history	233076FUL, 233527FUL	

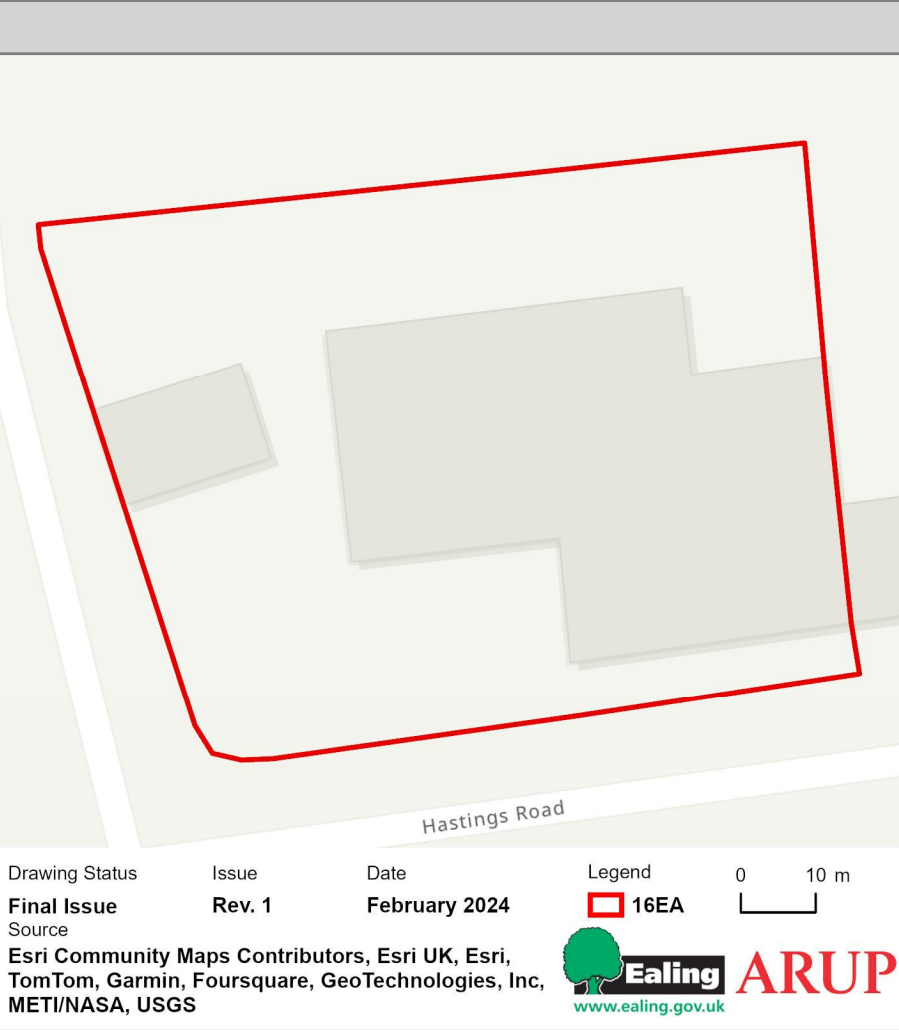


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas along the northern boundary and in the centre of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Nearest CA= St. Stephens CA (256m). Nearest LLB: 1-14 Wilton House, Alexandra Rd (30m) to south-east, West Ealing Delivery Office , Manor Rd to the north (60m) and 46 Manor Rd to north-west (80m). Hanwell Cemetery to west (280m). Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Parts of the north and east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Geodiversity	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	SBINC within site boundary to the west. SLINC 400m to the south east which is separated from the site by built development and road/rail networks.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There are protected trees within 15m of the site to the western 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 entirety of the site is previously developed land.

Suitability Assessment		
Criteria	Score	Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.
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 (e.g. through mixed use intensification).
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).
Vehicular access to the site		Suitable access to the site already exists.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.
Impact on provision of open space		The development is unlikely to involve the loss of any 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.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is in single ownership, and a current application from the owners is pending consideration. Viability considerations linked to proposed heights and the need to provide policy compliant affordable housing could delay development. Development is likely to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	16EA	
Site name	West Ealing Station Approach	
Site address	44 - 54 Drayton Green Road & 41 Hastings Road, West Ealing, W13 8RY	
Town	Ealing	
Site area (ha)	0.27	
Current use	The site features small shop units, warehouse retail unit and an MOT testing centre.	
Proposed use	Residential-led and mixed-uses appropriate to the Town Centre.	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>16EA</div></div></div> <div><div>010 m</div></div> <div></div>
Planning history	233190SCE, 233551FUL	

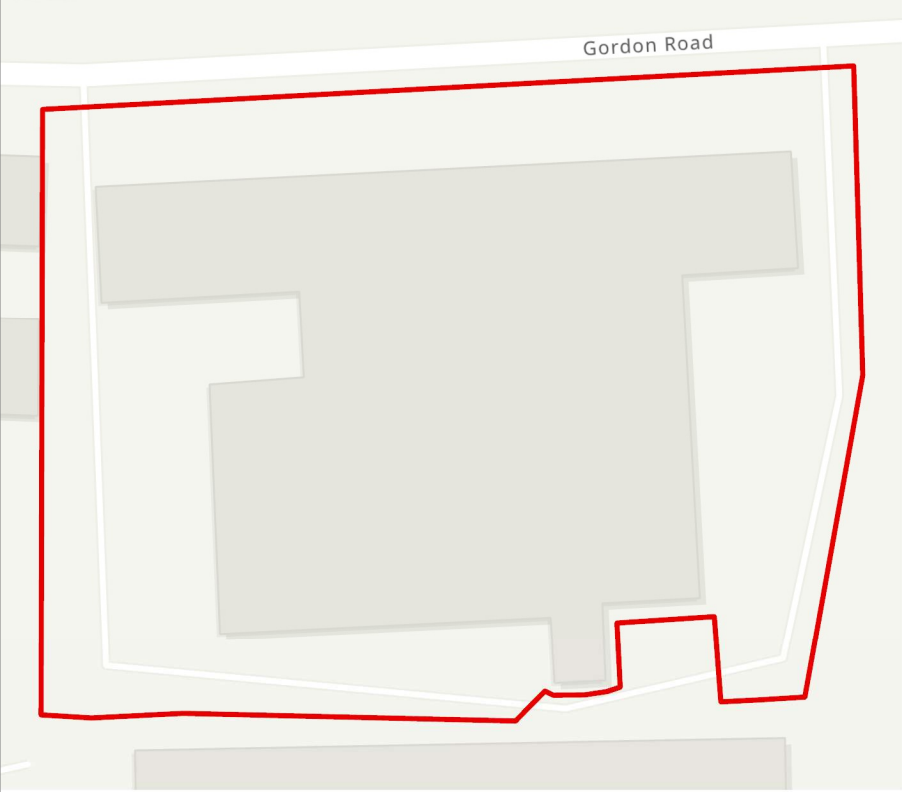
Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.
Heritage	<div></div>	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Air quality	<div></div>	No designated/non designated HAs on site. Nearest LLB at 1-14 Wilton House, Alexandria Rd (100m) to south-west. Railway corridor to north separates site from potentially extended St Stephens CA (80m). Within 75 of 2-24 The Parade LLBs to north. Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Much of the west of the site and surrounding areas to the north, east, south and west feature NO2 concentrations exceeding 30µg/m³and would therefore require mitigation.
Biodiversity	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Geodiversity	<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.
Tree Preservation Order	<div></div>	Northern boundary of site borders SBINC and green corridor. Mitigation required.
Brownfield vs greenfield land	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	N/A
	<div></div>	There are protected railway-adjacent trees within 15m of the site to the northern boundary. The intensity of development on this part of the site is likely to be constrained as a result.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any 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 warehouse retail unit and an MOT testing centre. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located in Ealing Metropolitan Centre and the majority of the site has a PTAL score of 5. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Hastings Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The site is in multiple ownership. There is a planning application for the site that is currently pending consideration. Height of the proposal and affordable housing provision could be viability considerations.</p>		

Site Information		
Site reference	17EA	
Site name	Castle House	
Site address	119 Gordon Road, West Ealing, W13 8QD	
Town	Ealing	
Site area (ha)	0.99	
Current use	The site has most recently been used as commercial office space and telephone exchange.	
Proposed use	Residential-led with some provision of affordable workspace	
Site source	Early call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>17EA</div></div> <div><div>010 m</div></div> <div></div>
Planning history	P/2015/4089	




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 and tidal). There are small areas in the south and centre of the site that are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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. St. Stephen's CA to north-west (105m). Site within 30m of several LLBs (2-24 The Avenue). Nearest LB = St Helena's Chapel (GII) to W (470m)and 171-175 Uxbridge Rd (GII) (340m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³ A small part of the surrounding area to the south features NO2 concentrations exceeding 30µg/m³. It is considered unlikely that mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. Green corridor and SBINC 60m to the south, separated from site by built development.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There is a protected tree located in Langham Gardens within 15m of site to the eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
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.	Part of the site has been found suitable for use and verified under application 2015/4089 (Verification Report 216078CND). Redevelopment on the rest 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 (e.g. through mixed use intensification).	The site is in use as commercial office space and telephone exchange. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from two points along Gordon Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is in single ownership. Part of the original planning permission has already been implemented and is therefore assumed that there are no known viability issues. Development is likely to come forward within the 6 - 10 years.</p>	

Site Information		
Site reference	18EA	
Site name	Access House & T Mohan, West Ealing	
Site address	Manor Road, West Ealing, W13 0AS	
Town	Ealing	
Site area (ha)	0.49	
Current use	The site currently features a self-storage warehouse in addition to a number of offices and a builders' yard.	
Proposed use	Mixed-use intensification	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>18EA</div></div> <div><div>025 m</div></div> <div></div>
Planning history	None	


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 and tidal). Large areas of the site are in Flood Zone 3a (surface water), particularly along the southern boundary and across the centre of the site. The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/ non designated HAs on site. St Helena's Chapel, 53 Drayton Green (GII) 190m to north. Nearest LLB at 46 Manor Rd (15m). Adjacent to common land to north. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	Parts of the surrounding area to the south of the site feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
	<div></div>	N/A
	<div></div>	SBINC and green corridor borders southern boundary. Mitigation required. Priority habitats 250m to the south east.
	<div></div>	N/A
	<div></div>	There are protected railway-adjacent trees within 15m of the site to the south western boundary. However, there is very limited tree cover along the relevant stretch of this site, and as such the TPO would not be a significant constraint to development on the site.
	<div></div>	Site has no effect due to distance from TPO(s).
	<div></div>	The entirety of the site is previously developed land.
	<div></div>	

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in an industrial use and therefore site investigation would be necessary.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is in use as a self storage facility, offices and a builders' merchant. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 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 are existing vehicular accesses to the site from Manor Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is within multiple ownership and includes an electricity sub station which could be better rationalised, and a public right of way which needs improvements. Although the site is not being actively marketed, this should not prevent it being delivered within the plan period.</p>	

Site Information		
Site reference	19EA	
Site name	Gurnell Leisure Centre	
Site address	Gurnell Leisure Centre, Ruislip Road East, Ealing, W13 0AL	
Town	Ealing	
Site area (ha)	7.25	
Current use	The site is used as a leisure centre, as well as parking, playing fields and a skatepark.	
Proposed use	Leisure-led scheme encompassing indoor and outdoor facilities, with enabling residential use	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>19EA</div><div></div><div></div></div> <div><div>0</div><div>50 m</div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	201695FUL	




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		A small area in the south west of the site is in Flood Zone 1 (fluvial and tidal). Most of the site is located in Flood Zone 2 (fluvial and tidal) and Flood Zone 3a (fluvial and tidal). The north of the site is located in Flood Zone 3b (fluvial and tidal). Small areas of Flood Zone 3a (surface water) are throughout the site and on the north and south eastern boundary. The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Air quality		No designated/non designated HAs on site. Nearest LB to east @ St. Mary the Virgin (GI) + Lych Gate (GII) + Tomb (GII) (435m away). Nearest CA at Cuckoo Estate CA (170m). Opportunity to enhance/remove modern building. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Health and safety		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity		Parts of the site to the east and south feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally, a small part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Geodiversity		N/A
Tree Preservation Order		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land		SBINC within site boundary to the north and west. Priority habitat within site boundary to north. SLINC 80m to the north and green corridor 150m to the west. North of the site is also within 1km buffer of ancient woodland.
		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 greenfield land.
		The entirety of the site is within the Gurnell Playing Fields Public Open Space and is designated as MOL. Some development exists on site but occupies less than 50% of the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is an existing planning permission on this site (201695FUL) with attached conditions requiring a remedial strategy.
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 (e.g. through mixed use intensification).	The site is a leisure centre and playing field. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The entire site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 3), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses to the site from Ruislip Road East to the south. Depending on the proposed layout, there may be potential to create new access into the site from Argyle Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The majority of the site is designated as MOL. The Green Belt and MOL Review recommended that part of the site should be dedesignated as MOL, with future development principally focussed on the previously developed land.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	Gurnell Playing Fields Public Open Space covers the majority of the site. The whole site is designated MOL, however the Green Belt and MOL Review recommended that part of the site should be dedesignated as MOL, with future development principally focussed on the previously developed land.
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 majority of the site is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
The site scores well across the deliverability criteria. This is a council owned site which the council is keen to bring forward within the first 10 years of the Plan.		

Site Information		
Site reference	20EA	
Site name	Downhurst Residential Care Home	
Site address	76 Castlebar Road, Ealing, W5 2DD	
Town	Ealing	
Site area (ha)	0.36	
Current use	The site includes a residential care home and serviced apartments.	
Proposed use	Care home and residential	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>20EA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0 10 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	174077FUL	

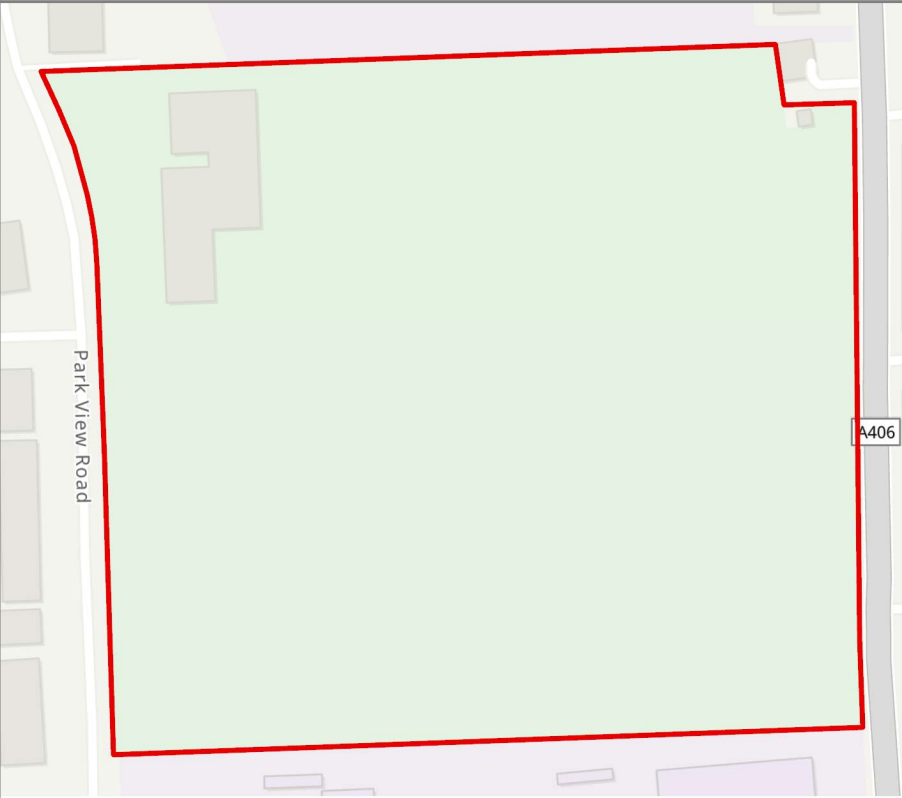


Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated/non designated HAs on site. Abuts Grange and White Ledges CA to south and Mount Park CA to west. Abuts LLB: Perivale Telephone Exchange to east. Prominent road junction location and sensitive to proximity of 2 CAs. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	Parts of the west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	N/A
Biodiversity	<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.	Priority habitat and SBINC 300m and SLINC 200m to the south west. Both of which are separated by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site.	There are a range of protected trees located within the site, along the southern boundary. The intensity of development on this part of the site is likely to be constrained as a result.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land.	The majority of the site is previously developed land. There is some amenity green space (gardens).

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Due to the age of the buildings on the site, significant contamination is unlikely.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or 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 (e.g. through mixed use intensification).	The site is a residential care home. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses to the site from Castlebar Road to the west and Montpelier Avenue to the south. Depending on the proposed layout, these accesses may require upgrading.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site, however site includes some private residential gardens.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. The site is in single ownership and the owners is keen to optimise the site, with development likely to come forward within 6 to 10 years.</p>		

Site Information		
Site reference	21EA	
Site name	Former Barclays Sports Ground	
Site address	Park View Road, Ealing, W5 2JF	
Town	Ealing	
Site area (ha)	6.59	
Current use	The site is used as a playing field, with an ancillary building located in the north-west corner of the site.	
Proposed use	Leisure-led scheme with enabling residential use and facilitating access to sports and play pitches.	
Site source	Pre app	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>21EA</div><div></div></div> <div><div>0</div><div>40 m</div><div></div></div> <div></div>
Planning history	None	




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 and tidal). There is a very small areas on the site's north eastern boundary in Flood Zone 3a (surface water).
Air quality		No designated/non designated HAs on site. Hanger Hill Haymils CA lies adjacent to the east and within close proximity to Ealing Cricket Ground CA. Nearest LB: North Ealing Station (GII) to SE (300m) and 7 Hill Crest Rd (GII) to N (215m). Nearest LLB at 14 Parkview Rd to west (20m). Possible mitigation through sensitive design/ reduced capacity.
Health and safety		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity		The east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally parts of the east of the site and surrounding area feature PM10 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Geodiversity		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Tree Preservation Order		N/A
Brownfield vs greenfield land		Green corridor within site boundary to the east. SBINC borders the site to the north. Priority habitats 400m to the south and 400m to the north west.
		N/A
		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
		There are numerous protected trees located along the northern, eastern and western boundaries of the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
		Majority/ all of the site is greenfield land.
		The entirety of the site is within the former Barclay's Sports Ground, which is designated Community Open Space and MOL. Some recreational facilities exist but occupy less than c. 20% of the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	The site is identified as at a low risk of contamination, however any redevelopment of the site is likely to 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 (e.g. through mixed use intensification).	The site is a playing field. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 0 and 3), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Park View Road to the north west of the site. Depending on the proposed layout of the site, and due to the site's size, this access may require upgrading, and new accesses may be considered from Park View Road to the west or Hanger Lane to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is designated as MOL. The Green Belt and MOL Review recommended that the site should be dedesignated as MOL, with future development principally focussed on the previously developed land.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The entire site is located within the former Barclays Sports Ground, which is Community Open Space. The site comprises an all weather playing pitch, athletics track, cricket pitch, tennis court and car parking. The whole site is designated MOL. The Green Belt and MOL Review recommended that the site should be dedesignated as MOL, with future development principally focussed on the previously developed land.
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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across most of the deliverability criteria. It is in single ownership who are keen to bring forward this site and the enabling development is expected to be delivered within 6 to 10 years.</p>	

Site Information		
Site reference	22EA	
Site name	96 Queens Drive & Telephone Service Centre	
Site address	96 Queens Drive & 33 Hanger Lane, Ealing, W5 3BN	
Town	Ealing	
Site area (ha)	0.95	
Current use	The site is currently used as offices and a telephone exchange and a fleet distribution centre for BT.	
Proposed use	Residential-led mixed use	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>22EA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>025 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	None	

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 and tidal). There are small areas in the south east and west of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non designated HAs on site. Site lies within setting of N. Ealing Station (GII) to north-east (90m) and GII listed buildings of Ealing Village to west (95m). Within close proximity to Ealing Cricket Ground CA. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity	<div></div>	The whole site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally parts of the surrounding area to the west of the site feature PM10 concentrations exceeding 30µg/m³.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	SBINC and green corridor border site to the east, south, and west. Mitigation required. Priority habitats 70m to the west.
	<div></div>	N/A
	<div></div>	There are protected railway-adjacent trees within 15m of the site to the eastern and southern boundaries. The intensity of development on these parts of the site is likely to be constrained as a result.
	<div></div>	The majority of the site is previously developed land. The North Circular Road NW10 & W5 Green Corridor runs across the site boundary.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in an industrial use and therefore site investigation would be necessary.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is a telephone exchange and fleet distribution centre for BT, as well as other office uses. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Queen's Drive to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. Part of the site was submitted through the Call for Sites exercise and there is interest from the landowners to develop the site. Viability might be affected by policy requirements regarding industrial retention. Development is expected to come forward within 6 - 15 years.</p>		

Site Information		
Site reference	23EA	
Site name	Old Actonians Sports Ground	
Site address	Old Actonians Sports Ground, Pope's Lane, Ealing, W5 4LL	
Town	Ealing	
Site area (ha)	2.75	
Current use	The site is occupied by the Old Actonians Sports Ground, including playing fields, tennis courts, and associated indoor sports facilities.	
Proposed use	Enabling residential development with retention of green space to support improved leisure/sports facilities (primary use).	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>23EA</div><div></div></div> <div><div>030 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	None	

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 and tidal). There are small areas in the south of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated heritage assets on site. LLB: 11 Gunnersbury Lane (20m) and AIA to east. Gunnersbury Park (GII*) and associated CA, buildings and structures (GII and GII*) lie to south in Hounslow. Development on southern aspect of site will be sensitive to these designated HAs. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		Parts of the east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally part of the surrounding area to the north east features PM10 concentrations exceeding 30µg/m³.
Tree Preservation Order		One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land		Area within the southern part of the site designated as SBINC. Priority habitats and green corridor adjacent to eastern and southern boundaries.
		N/A
		There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
		Almost the entirety of the site is greenfield, occupied by Gunnersbury Sports Grounds Community Open Space and also designated as MOL. However, the Green Belt and MOL Review recommended de-designation.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	No contamination issues identified 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 (e.g. through mixed use intensification).	The site is a playing field. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Gunnersbury Drive to the east. Depending on the proposed layout, there may be potential to create additional access from Pope's Lane to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is designated as MOL. However, the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The majority of the site is located within Gunnersbury Sports Grounds Community Open Space. The south east of the site is located within the North Circular Road NW10 & W5 Green Corridor. The whole site is designated MOL. However, the Green Belt and MOL Review recommended de-designation. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.	The entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is owned by Ealing Council who, along with the leaseholders, Old Actonians Sports Club, are keen to do some enabling development to improve the facilities and community access. Development is likely to come forward towards the latter part of the Plan, between 6 - 10 years.</p>	

Site Information		
Site reference	24EA	
Site name	Wickes, South Ealing Road	
Site address	South Ealing Road, Ealing, W5 4QS	
Town	Ealing	
Site area (ha)	0.66	
Current use	The site is currently used as a large builders' merchants with associated parking.	
Proposed use	Residential led, mixed use	
Site source	SHLAA 2017	
Ownership	Private	
Planning history	None	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>24EA</div></div> <div><div>020 m</div></div> <div></div>



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 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. Popes Lane walls @ South Ealing Cemetery (GII) to SE (250m). Several LBs (G II) in South Ealing Cemetery to S (within 400m) and to N on Church Lane and St. Marys Rd (within 500m). Gunnersbury Park CA within LB Hounslow lies 450m to the south east. 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 surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. Green corridor and SBINC 60m to the north and 200m 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 is a protected tree located within 15m of the site to the southern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in use as a builder's merchants and therefore site investigation would be necessary.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or 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 (e.g. through mixed use intensification).	The site is a builders' merchant (retail). There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located in South Ealing Neighbourhood Centre but has a PTAL score of 3. The site partially includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from South Ealing Road to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is in single ownership and is not being actively marketed at the moment. The existing use could be part of the redevelopment. It is expected that the site will come forward for development within 6 - 15 years.</p>	

Site Information		
Site reference	25EA	
Site name	Travis Perkins, Popes Lane	
Site address	Popes Lane, Ealing, W5 4PA	
Town	Ealing	
Site area (ha)	0.37	
Current use	The site is currently used as a builders' merchants.	
Proposed use	Residential	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>25EA</div><div></div></div> <div><div>010 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	None	




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. Pope's Lane Walls to north side of South Ealing Cemetery (GII) (40m), Gunnersbury Park lies 200m to the east within LB Hounslow (GII*). No other HAs in vicinity. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The north of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Southern and eastern boundaries of site adjacent to SBINC. 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.	The site is in use as a builder's merchants and therefore site investigation would be necessary.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or 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 (e.g. through mixed use intensification).	The site is a builders' merchant (retail). There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Pope's Lane to the north. As the site is bounded to the east, south and west by a cemetery and residential buildings, there is limited scope for the creation of additional accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is in single ownership and is not being actively marketed at the moment. It is expected that the site will come forward for development within 6 - 10 years.</p>	

Site Information		
Site reference	EA30	
Site name	Twyford Abbey	
Site address	Twyford Abbey Road, Acton, NW10 7HH	
Town	Ealing	
Site area (ha)	5.39	
Current use	The site includes Twyford Abbey which is a Grade II listed building and former nursing home that has been vacant since 1988, as well as surrounding open space.	
Proposed use	Residential and open green space	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>EA30</div><div>060 m</div></div> <div></div>
Planning history	222341FUL	



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1. There are areas in the north of the site located in Flood Zone 2 (fluvial and tidal) and Flood Zone 3a (fluvial and tidal). There are areas along the northern and western boundaries located in Flood Zone 3a (surface water).
Air quality	<div></div>	Site contains Grade II listed Twyford Abbey mansion and walled garden. Both on Heritage at Risk Register. Subject to level of intervention on HAs, scoring to be reviewed. Sensitive site but opportunity to preserve/enhance heritage assets. West Twyford Church (GII) also close by to the west (20m). Possible mitigation through sensitive design/ reduced capacity. Designated Heritage Land. Within AIA. Further consultation with GLAAS/heritage advisor required.
Health and safety	<div></div>	The whole site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally parts of the north of the site and surrounding area feature PM10 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Biodiversity	<div></div>	N/A
Geodiversity	<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.
Tree Preservation Order	<div></div>	Priority habitat and SBINC within site boundary. Green corridor adjacent to northern boundary and priority habitat adjacent to western boundary
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	The site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign.
	<div></div>	The Twyford Abbey site contains protected trees and there are protected trees located within 15m of the site to the northern, eastern and western boundaries. This is likely to be a major constraint to further development on this site.
	<div></div>	The site falls within the Twyford Abbey Heritage Land, which is designated as MOL. Although the former Abbey building stands in the centre of the site, more than 50% of the site is greenfield.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	The site is identified as at a low risk of contamination, however any redevelopment of the site is likely to require a desk study as a minimum. If the site has previously been used as allotments, a site investigation is likely to be required due to risk of contamination from pesticides.
Employment – industrial designated and non-designated land		Site is nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes Twyford Abbey and an area of open space. There are no industrial uses on site. Park Royal SIL is to the north (separated by the A406), and to the east (separated by an area of housing).
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1a and 3), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Twyford Abbey Road to the south. Due to the nature of surrounding uses (dual carriageway, residential properties, school and church buildings) scope for creation of additional accesses is limited. Due to the size of the site, and depending on the proposed layout, existing accesses may require upgrading.
Impact on Green Belt or Metropolitan Open Land		Site is located within Green Belt/MOL and the proposed use is considered an inappropriate use.	The majority of the site is designated as MOL. The Green Belt and MOL Review recommended part of the wider MOL parcel should be de-designated, however this relates to the adjacent primary school only.
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 Twyford Abbey Ground Heritage Land covers the entire site, which is also designated as MOL. The Green Belt and MOL Review recommended part of the wider MOL parcel should be de-designated as, however this relates to the adjacent primary school only. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the amount of open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and metropolitan and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 between 1000m and 4000m from the nearest GP Surgery	The entire site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores extremely well across the deliverability criteria. However it has been decided to remove the site from the Reg 19 Local Plan because the site has an extant planning permission and confidence that the permission will be implemented. The site is referenced in the supporting text of Policy E3: Northern Ealing.</p>		

Site Information		
Site reference	EA33	
Site name	Ealing Riding School	
Site address	17 - 19 Gunnersbury Lane, Ealing, W5 3XD	
Town	Ealing	
Site area (ha)	1.21	
Current use	The site is currently in use as a riding school and stables. The south of the site features a meadow used for after school and adventure activities.	
Proposed use	Residential (with retention of green space) with the Riding School either re-accommodated on site or reprovided elsewhere in the borough	
Site source	Early call for sites	
Ownership	Transport for London	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>EA33</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>40 m</div></div>
Planning history	None	




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Abuts Ealing Common CA to the north. Nearest LLB at Elm Grove Road Church of All Saints (GII) (160m). Gunnersbury Park CA within LB Hounslow lies 450m to the south. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally part of the surrounding area to the east features PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Southern boundary of site borders SBINC and green corridor. Green corridor borders site to the east. Mitigation required. SLINCs 60m to the north and 150m to the south east.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are protected trees within 15m of the site to the northern and southern boundaries, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is greenfield land. The majority of the site is greenfield and designated as Gunnersbury Avenue (Riding School Land) Community 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		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 (e.g. through mixed use intensification).	The site is an equestrian centre. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1a and 2), however, the majority of the site falls within an area with a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Gunnersbury Avenue to the east. Due to the nature of the areas surrounding the site (residential) there is no obvious alternative access point.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The majority of the site is located within the Gunnersbury Avenue (Riding School Land) Community Open Space. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the amount of open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. However this site is no longer being taken forward because of conflicts with open space policy (Community Open Space) and other viability issues.</p>		

Site Information		
Site reference	CFS17	
Site name	Manhattan Business Park	
Site address	Manhattan Business Park, West Gate, Ealing, W5 1UP	
Town	Ealing	
Site area (ha)	0.73	
Current use	The site is occupied by light industrial storage/distribution uses.	
Proposed use	Employment or mixed use development	
Site source	Call for sites	
Ownership	Private	
Planning history	212468FUL; 216832FUL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>CFS17</div></div> <div><div>025 m</div></div> <div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas along the site's northern and eastern boundaries 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 within site. Nearest HA in vicinity is Brunswick CA to SE (230m) and Brentham Garden Estate to SW (430m). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<div></div>	The whole of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally parts of the surrounding areas to the south feature PM10 concentrations exceeding 30µg/m³.
Geodiversity	<div></div>	Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	Green corridor found within eastern and southern boundaries with SBINC bordering site to the southern boundary.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There are protected railway-adjacent trees along the southern boundary of the site. The intensity of development on these parts of the site is likely to be constrained as a result.
	<div></div>	Although the Central Line Green Corridor covers some of the site, aerial imagery shows the majority of the site to be previously developed.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site contains industrial uses. The majority of the site is covered by Park Royal SIL.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 3), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from West Gate to the north and east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The south of the site overlaps with the Central Line Green Corridor. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores variably across most of the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated SIL. The site is proposed for redesignation as LSIS. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>		

Site Information		
Site reference	CFS21	
Site name	Selco	
Site address	West Gate, Hanger Lane, W5 1EL	
Town	Ealing	
Site area (ha)	0.81	
Current use	The site is occupied by a builders merchant warehouse.	
Proposed use	Employment or mixed use development	
Site source	Call for sites	
Ownership	Private	
Planning history	None	<div><div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div><div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div><div><div>Date</div><div>February 2024</div></div><div><div>Legend</div><div><div><div></div>CFS21</div></div></div><div><div>020 m</div></div><div></div></div>

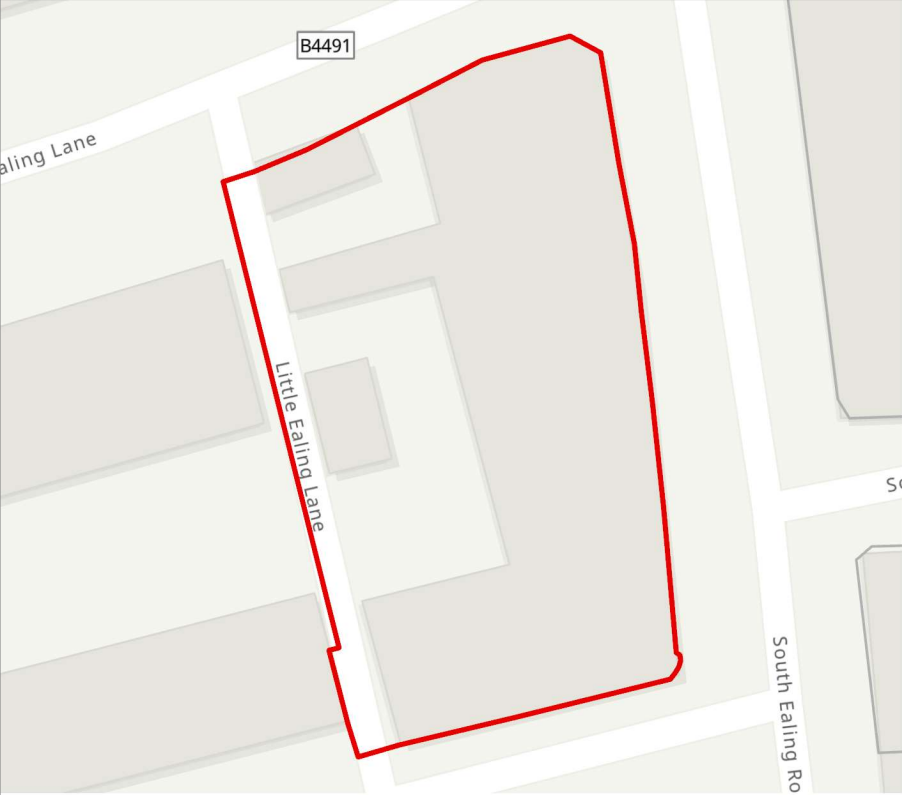


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area along the site's eastern boundary, and a very small area along the western boundary 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 within site. Nearest HA in vicinity is Brunswick CA to S (150m) and Brentham Garden Estate to SW (430m). 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 surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation. Additionally parts of the surrounding areas to the south feature PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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 found within northern and western boundaries with SBINC bordering site to the southern boundary.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would 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 railway-adjacent trees within 15m of the site to the southern 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.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site contains industrial uses. The entire site is covered by Park Royal SIL.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 3 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from West Gate to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores averagely across the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated SIL. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>		

Site Information		
Site reference	CFS23a	
Site name	South Ealing Road alleyways	
Site address	156-174 South Ealing Road, W5 4QL	
Town	Ealing	
Site area (ha)	0.2	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail, residential	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div><div><div></div></div>CFS23a</div></div> <div><div>010 m</div></div> <div></div>
Planning history	None	

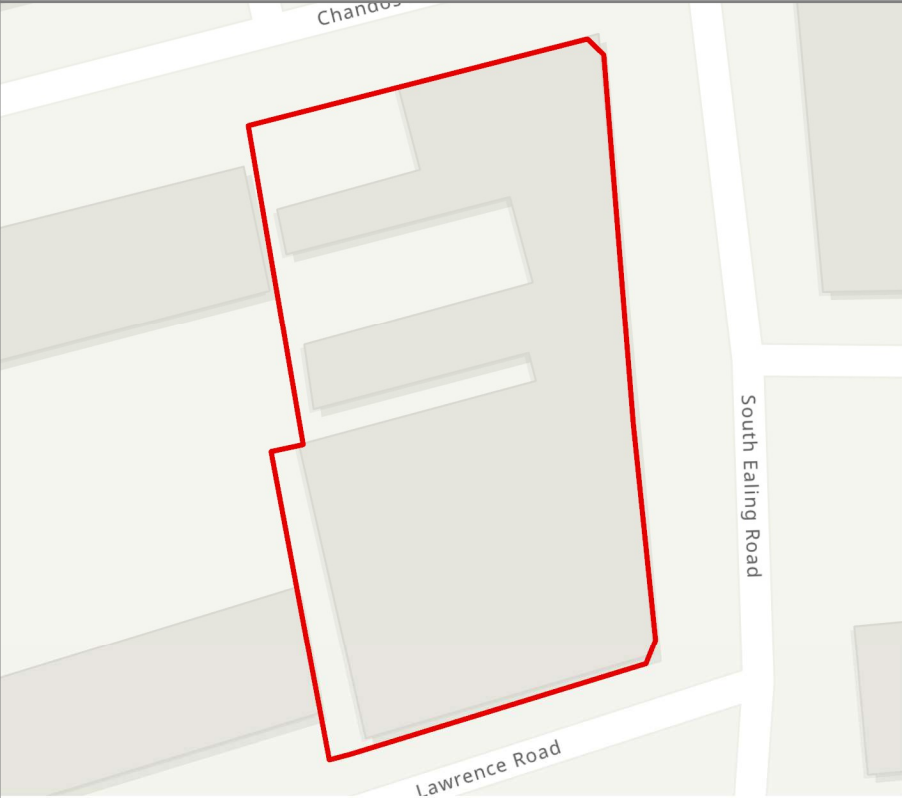

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 350m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. 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 Most of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 130m southeast separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The majority of the site is in the South Ealing Neighbourhood Centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		<p>Access to the site can likely be created within landholding adjacent to the highway; or</p> <p>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</p>	There is existing vehicular access to the rear of the site via an alleyway which connects Little Ealing Lane and Chandos Avenue, but this is narrow and poorly maintained, and would likely require upgrading (widening and resurfacing).
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.	

Site Information		
Site reference	CFS23b	
Site name	South Ealing Road alleyways	
Site address	176-194 South Ealing Road, W5 4RJ	
Town	Ealing	
Site area (ha)	0.18	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>CFS23b</div></div></div> <div><div>010 m</div></div> <div><div> Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	None	

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. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 350m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. 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 Most of the site and much of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 40m southeast separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The majority of the site is in the South Ealing Neighbourhood Centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		<p>Access to the site can likely be created within landholding adjacent to the highway; or</p> <p>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</p>	There is no existing vehicular access into the site, however as the site is adjacent to South Ealing Road, Chandos Avenue and Lawrence Road there may be scope to create access with minimal intervention. Creation of access from Lawrence Road likely more suitable.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.</p>	

Site Information		
Site reference	CFS23c	
Site name	South Ealing Road alleyways	
Site address	141-161c South Ealing Road, W5 4QP	
Town	Ealing	
Site area (ha)	0.12	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS23c</div></div> <div><div>0</div><div>10 m</div></div> <div><div>ARUP</div></div>
Planning history	None	

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. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 350m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. 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 most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 150m southeast separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 (e.g. through mixed use intensification).	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is in the South Ealing Neighbourhood Centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is vehicular access to the north of the rear of the site from Durham Road.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.	

Site Information		
Site reference	CFS23d	
Site name	South Ealing Road alleyways	
Site address	161-175 South Ealing Road, W5 4QP	
Town	Ealing	
Site area (ha)	0.14	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS23d</div></div> <div><div>0</div><div>9.5 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	None	

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. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 350m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. 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 most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 150m east separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The majority of the site is in the South Ealing Neighbourhood Centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is vehicular access to the south of the rear of the site from North Road.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.	

Site Information		
Site reference	CFS23e	
Site name	South Ealing Road alleyways	
Site address	177-183 South Ealing Road, W5 4RH	
Town	Ealing	
Site area (ha)	0.05	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS23e</div></div> <div><div>0</div><div>5 m</div></div> <div><div>Ealing www.ealing.gov.uk</div></div> <div></div>
Planning history	None	

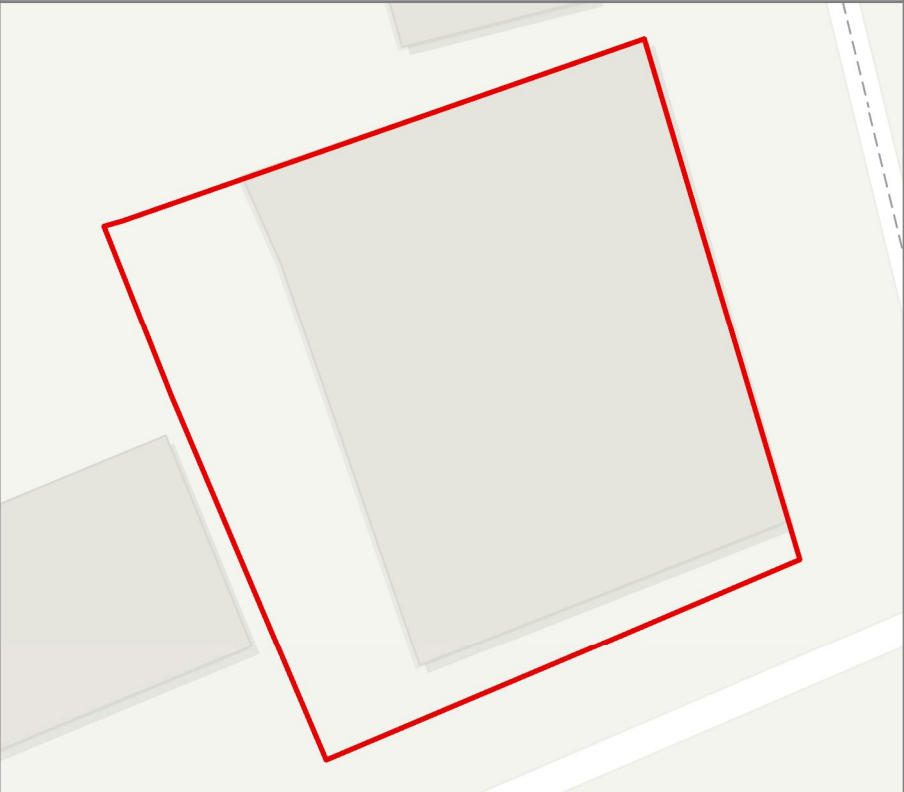


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 350m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. 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 most of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and green corridor found 60m north separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is in the South Ealing Neighbourhood Centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		<p>Access to the site can likely be created within landholding adjacent to the highway; or</p> <p>Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</p>	There is no existing vehicular access into the site, however as the site is adjacent to South Ealing Road and North Road there may be scope to create access with minimal intervention. Create of access from North Road likely more suitable.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.		

Site Information		
Site reference	CFS23f	
Site name	South Ealing Road alleyways	
Site address	224-232 South Ealing Road, W5 4RP	
Town	Ealing	
Site area (ha)	0.07	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	
Planning history	None	<div><div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div><div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div><div><div>Date</div><div>February 2024</div></div><div><div>Legend</div><div><div><div></div><div>CFS23f</div></div></div><div><div>0</div><div>6.5 m</div></div></div><div></div></div>



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There is a small area along the site's western 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. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 250m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. Possible mitigation through sensitive design/ reduced capacity. As within 1.2 km of buffer for Kew WHS to SE, any potential impact on OUV from any taller elements to be assessed by HIA at application stage.
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 Most of the site and much of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 130m northwest separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 (e.g. through mixed use intensification).	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. A small part of the site is within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is vehicular access to the south of the rear of the site from Darwin Road.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.	

Site Information		
Site reference	CFS23g	
Site name	South Ealing Road alleyways	
Site address	234-246 South Ealing Road, W5 4RP	
Town	Ealing	
Site area (ha)	0.07	
Current use	The site consists of a parade of shops at ground level, with residential dwellings above.	
Proposed use	Retail	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>CFS23g</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>7 m</div></div> <div>ARUP</div>
Planning history	None	



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. There are no designated/non-designated HAs within this site. There is cluster of LBs to south that are within 250m of the site including a group of GII buildings/structures at South Ealing Cemetery and Ealing Park Tavern. Possible mitigation through sensitive design/ reduced capacity. As within 1.2 km of buffer for Kew WHS to SE, advise any potential impact on OUV from any taller elements to be assessed by HIA at application stage.
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 Most of the site and much of the surrounding area feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC and priority habitats found 150m northwest separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 (e.g. through mixed use intensification).	This site contains retail and residential uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The site is partially within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is existing vehicular access to the rear of the site via an alleyway which connects to Darwin Road, however this is narrow and poorly maintained, and would likely require upgrading.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is not located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
This site scores below averagely across the deliverability. However this site has not been taken forward to Reg 19 due to it being below the 0.25ha threshold.	

Site Information		
Site reference	01GR	
Site name	Greenford Hall, Methodist Church, former Police Station, former Clinic & Greenford Library	
Site address	19 - 25 Oldfield Lane South, Greenford, UB6 9LG	
Town	Greenford	
Site area (ha)	1.3	
Current use	The site features a range of uses including Greenford Hall, religious uses, a former health clinic which is now in residential use, and a public library to the north of the site.	
Proposed use	Residential, leisure, community, health and place of worship	
Site source	SHLAA 2017	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>01GR</div><div>0 30 m</div></div> <div> </div>
Planning history	223478FUL	




Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 1.	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	Site contains LB: Greenford War Memorial (GII) and 3 LLBs: Greenford Hall, Ruislip Rd, Greenford Library, and Police Station, 21 Oldfield Lane. Subject to level of intervention on LBs/LLBs, scoring to be reviewed. Possible mitigation through sensitive design/ reduced capacity.
Air quality		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³	Parts of the east and south of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity		Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated.	Borders SLINC to the west. Mitigation required. There are also SBINCs 500m to the northeast and 600m to the south. These are separated from site by built development and road/rail networks.
Geodiversity		There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.	N/A
Tree Preservation Order		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land		Majority/ all of the site is previously developed land.	Almost the entirety of the site is previously developed land; however, the site contains the Oldfield Lane Public Open Space to the south east of the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site has multiple uses including Greenford Hall, religious uses, a former health clinic which is now in residential use, and a library. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Greenford District Centre and the majority of the site has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There are multiple vehicular access points to the site from Ruislip Road to the south and Oldfield Lane South to the east.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Oldfield Lane Public Open Space covers areas to the south east of the site. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. Although the council owns a large part of the site, multiple ownership could impact delivery. There is an extant planning permission on the Police Station, which could impact the site coming forward comprehensively and reduce site optimisation. The site is expected to be delivered within 6-10 years.</p>		

Site Information		
Site reference	02GR	
Site name	Greenford Broadway Car Park	
Site address	Greenford Broadway, Greenford, UB6 9QA	
Town	Greenford	
Site area (ha)	1	
Current use	The site predominantly consists of a car park with some adjacent commercial premises.	
Proposed use	Residential, retail and community	
Site source	Identified by council	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>02GR</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>030 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	P/2009/0034	



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 and tidal). There is a very small area along the site's eastern boundary 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. Greenford War Memorial (GII) to south-west (45m) plus cluster of LLBs to south (18-30 The Broadway) (abutting). Further LLBs on Oldfield Lane including Police Station (30m). Site abuts AIA to the east. 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 east, south and west of the site feature areas of NO2 concentration exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. SLINC is 120m to the west and SBINCs are 130m to the northeast and 180m to the east. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	A previous permission (2009/0034) for development on this site had a condition attached requiring a site investigation. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site includes a public car park, and retail uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Greenford District Centre and the majority of the site has a PTAL score of 5. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses from Oldfield Lane South to the west, Greenford Road and a private access road connecting to Greenford Road to the east, and Ruislip Road to the south. Due to the size of the site, and depending on the proposed layout, these accesses may require upgrading.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The majority of the site is within Council ownership, and although not being actively marketed, the council is keen to see this strategic site come forward for development, most likely within 6 to 15 years.</p>		

Site Information		
Site reference	03GR	
Site name	370 - 388 Oldfield Lane North	
Site address	370 - 388 Oldfield Lane North, UB6 8PU	
Town	Greenford	
Site area (ha)	0.16	
Current use	The site features typical town centre uses including retail and food outlets at ground floor level. Residential uses are located above.	
Proposed use	Residential with retail on ground floor	
Site source	Ealing officer recommendation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>03GR</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>10 m</div></div> <div>ARUP</div>
Planning history	None	




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 and tidal). There is a small area in the centre 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 HAs on site. Nearest LLB at Greenford Station (40m). Station sits in viaduct and may not be affected by any development, however possible mitigation through sensitive design/ reduced capacity.
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 west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Borders SBINC to the north. Mitigation required. Green corridor 300m to the west and 120m to the east. SMINC 300m to the northeast. SLINC 400m to the south. Priority habitats 600m to the north east, north west and south west. Ancient woodland 900m to the east.
	<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>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.
	<div></div>	

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 nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes residential and retail uses. There are no industrial uses on site. Northolt, Greenford, Perivale SIL is to the north of the site (separated by Oldfield Lane North, Greenford Station and an area of green space).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Uneeda Drive to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores are variable across the deliverability criteria. The site is considered to be strategically located and has been marketed by LB Ealing as part of its Inward Investment Programme. The TfL Tube Line 10m Buffer will need to be taken into account. The site is expected to be delivered within 11-15 years.</p>		

Site Information		
Site reference	04GR	
Site name	Westway Cross	
Site address	Westway Cross Retail Park, 1000 Greenford Road, Greenford, UB6 0UW	
Town	Greenford	
Site area (ha)	4.21	
Current use	The site features large retail units and associated parking facilities.	
Proposed use	Residential -led mixed-use development providing new homes, retail/commercial space, office space and public green space, retained and improved access to Paradise Fields	
Site source	Ealing officer recommendation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>04GR</div><div>050 m</div></div> <div></div>
Planning history	None	



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 and tidal). There are areas in the north, south east, and west of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Abutting LB to east: Former IBM distribution centre, Rockware Ave (GII). Glaxo Building 891-895 Greenford Rd (GII) lies to north of site (370m). Nearest LLB at Greenford Station, Oldfield Lane North (215m) to west. Mitigation required to reduce impact on Glaxo building.
Health and safety	<div></div>	Parts of the west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Biodiversity	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Geodiversity	<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.
Tree Preservation Order	<div></div>	Small part of a green corridor is within the site's western boundary. With appropriate mitigation this could be retained and protected. A SMINC is 10m to the north, and a SBINC is 20m to the south and priority habitat 200m to the north east and 400m to the east. Ancient woodland 400m to the east.
Brownfield vs greenfield land	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	The site is within 1km of a regionally important geological site (located approximately 780m to the east of this site).
	<div></div>	There are protected trees within 15m of the western boundary of the site, but none are located directly on site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
	<div></div>	Although half of the site is designated as MOL, aerial imagery shows the entire site to be previously developed. The Green Belt and MOL Review recommended that the majority of the MOL designation on site should be de-designated.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a site investigation and appropriate remediation.
Employment – industrial designated and non-designated land		Site is nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes retail uses and an associated car park. There are no industrial uses on site. Northolt, Greenford, Perivale SIL is adjacent to the east of the site, as well as to the west of the site (separated by Oldfield Lane North), and south of the site (separated by Lyon Way and Rockware Avenue).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is partially located within the Westway Cross/Rockware Neighbourhood Centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Greenpark Way to the north. Depending on the proposed layout, there may be scope to create new access to the site from Rockware Avenue to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The majority of the site is designated as MOL. The Green Belt and MOL Review recommended that the majority of the MOL designation on site should be de-designated, however, the area to the north west of the site was recommended to be retained as MOL for car parking associated with Horsenden Hill.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	Majority of the site is designated MOL (however it is previously developed land). The Green Belt and MOL Review recommended that the majority of the MOL designation on site should be de-designated, however, the area to the north west of the site was recommended to be retained as MOL for car parking associated with Horsenden Hill.
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 of a primary school. The remainder of the 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 majority of the site is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is in single ownership and although not being actively marketed at the moment, this strategic site is expected to be developed within 6 - 15 years.</p>	

Site Information		
Site reference	05GR	
Site name	Former Greenwich School of Management	
Site address	891 Greenford Road, Greenford, UB6 0HE	
Town	Greenford	
Site area (ha)	2.51	
Current use	The north east of the site is occupied by an educational facility formerly used by the Greenwich School of Management. The remainder of the site is an office building occupied by Ferrero with an associated multistorey car park.	
Proposed use	High density employment-led mixed-use scheme with education, community, and residential elements	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>05GR</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>30 m</div><div></div><div></div></div> <div><div>ARUP</div></div>
Planning history	None	




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 and tidal). There are areas in the centre of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. Glaxo Building 891-995 Greenford Rd abuts site to south (GII). Nearest LLB = Blackhorse PH, 425 Oldfield Lane North to south-west (220m). Possible mitigation through sensitive design/ reduced capacity.
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 north and east feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Tree Preservation Order	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land	<div></div>	Small part of a green corridor is within the site's eastern boundary. With appropriate mitigation this could be retained and protected. Ancient woodland is 950m to the east. A SMINC is 80m to the southeast with a SBINC 150m to the southwest. Priority habitats are 360m to the east.
	<div></div>	The site is within 1km of a regionally important geological site (located approximately 680m to the east of this site).
	<div></div>	The entire site is covered by a TPO. This is likely to be a major constraint to any type of development on this site.
	<div></div>	The entirety of the site is previously developed land, with some amenity green space to the eastern boundary of the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Site is nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes an educational facility, offices and an associated car park. There are no industrial uses on site. Northolt, Greenford, Perivale SIL is to the south west of the site (separated by Berkeley Avenue, and some new build residential units).
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 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 are existing vehicular accesses to the site from Oldfield Lane North to the north, and from Berkeley Avenue to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	Limited designated open space within the site (relating to a small part of green corridor), however the site does include some amenity green space to the east of the Greenwich School of Management building.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. The site is in single ownership and although not yet under an option to a developer, the owners have indicated their support for their site to come forward for development, likely to be within 6 - 15 years.</p>		

Site Information		
Site reference	06GR	
Site name	Smiths Farm	
Site address	Kensington Road, Northolt, UB5 6AH	
Town	Greenford	
Site area (ha)	1.4	
Current use	The site features a range of industrial uses, in addition to a used car dealership.	
Proposed use	Residential-led, mixed-use scheme including employment component	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>06GR</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>030 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	221440FUL, 231604FUL	



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 HAs on site. St Mary's Church (GI) is 450m to north. Northolt Village CA is 237m to north. Smiths Farmhouse (LLB) is located within site. Subject to level of intervention on LLB, impact to be reviewed. Northolt Moat SAM located 450m to north. Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the north and west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity 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 within south western boundary. With appropriate mitigation this could be retained and protected. SBINC 15m to the west separated from site by a road. Green corridor 30m-50m from the northern boundary. SMINC and priority habitat 150m to the east with further priority habitat 100m to the north.
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. Although the entire site is designated as Green Belt, aerial imagery shows the site to be previously developed. The Green Belt and MOL Review recommended de-designation.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Through a recent application for development at this site (231604FUL) possible contamination was identified. Any development at this site would likely be subject to conditions requiring a site investigation and appropriate remediation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site features a range of industrial uses, in addition to a car dealership. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 1a. The site partially includes a housing estate with potential for regeneration and the entire site is located within a SAfR. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located 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 to the site from Kensington Road to the west. Depending on the proposed layout there may be potential to create additional access from Horse Shoe Crescent to the south. As the site is bounded to the north and east by open green space, potential to create additional accesses is limited.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The majority of the site is designated as Green Belt. However the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	Despite the site falling within the Green Belt designation, aerial imagery shows it to be previously developed. The Green Belt and MOL Review recommended de-designation.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP Surgery	The entire site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores well across most deliverability criteria. There is an extant planning permission and the GB/MOL Stage 2 review has recommended that this brownfield site be removed from the Green Belt, improving compliance. The site is expected to be delivered within 5 years.</p>		

Site Information		
Site reference	CFS18	
Site name	Metropolitan Park	
Site address	Metropolitan Park, Long Drive, Greenford, UB6 8UP	
Town	Greenford	
Site area (ha)	13.54	
Current use	The site consists of a mix of uses, primarily storage and distribution, as well as wholesale commercial and associated office and employment space.	
Proposed use	Light industrial/ research and development, general industrial, warehousing/ storage and distribution	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS18</div><div><div>0</div><div>90 m</div></div></div> <div><div>ARUP</div></div>
Planning history	211607FUL	

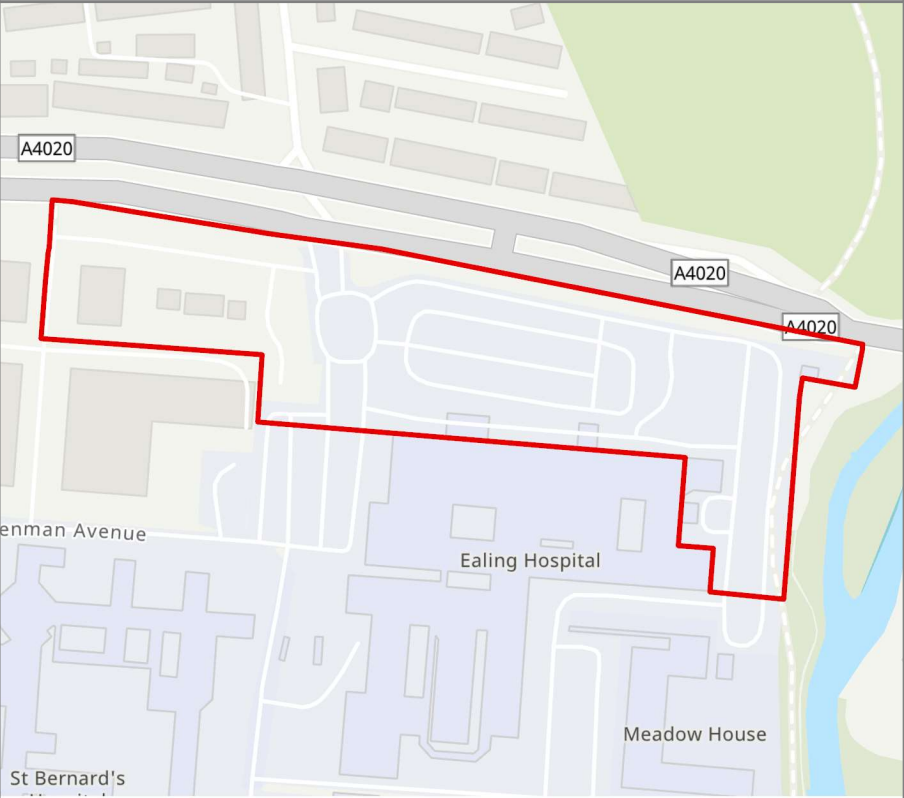


Suitability Assessment			
Criteria	Score		Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas dispersed throughout the site that are in Flood Zone 3a (surface water).
Heritage		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.	No designated/non-designated HA within the site, although the Canalside CA runs directly along its eastern boundary. Moated SAM is within 350m to NE, and St Marys Church (G1) lies 400m to NE. LLB at B&Q superstore lies directly adjacent to SE and PC at Northolt Mosque lies adjacent to the E. 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 site and surrounding areas to the south feature NO2 and PM10 concentrations exceeding 30µg/m³, therefore requiring mitigation
Health and safety		Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	Five electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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.	Green corridor found within southern boundary, with SMINC bordering site to whole of the western boundary.
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.	Although the Western Avenue Green Corridor covers some of the site, aerial imagery shows the majority 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 (e.g. through mixed use intensification).	The site contains industrial uses. The majority of the site is covered by Northolt, Greenford, Perivale SIL.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 0. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b)).	The site is located in an area with mixed PTAL scoring, (between 0 and 1b), however, the majority of the site falls within 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 through the site from a network of small roads connecting to Long Drive in the east. Due to being bounded by a dual carriageway to the south, Grand Union Canal to the west, and industrial development to the north, there is limited scope for the creation of additional accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. The small area at the south of the site designated as Green Belt has been recommended for de-designation within the Green Belt and MOL Review.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The south of the site overlaps with the Western Avenue Green Corridor. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP Surgery	The entire site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores variably across most of the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated SIL. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>		

Site Information		
Site reference	01HA	
Site name	Land to the front of Ealing Hospital	
Site address	Uxbridge Road, Southall, UB1 3HW	
Town	Hanwell	
Site area (ha)	2.44	
Current use	The site encompasses Ealing Hospital car park and adjacent residential properties.	
Proposed use	Residential and reprovide car parking for hospital	
Site source	Identified by council	
Ownership	NHS	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>01HA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>50 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	None	




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas in the eastern part of the site and along the southern boundary that are in Flood Zone 2 (fluvial and tidal). Small areas on the site's northern, southern, and south western boundary are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Heritage	<div></div>	Buildings on site connect to several LBs at Ealing/St Bernard's Hospital (GII) to west (abutting). Subject to level of intervention on LBs, impact to be reviewed. Adjacent to Churchfields CA. Hanwell Bridge (GII) within 60m of site. Wharncliffe Viaduct (GI) within 250m to north. Lock 95 Windmill Lane (GII) 300m to south; Lock 93 Cottage 370m to south. Hanwell Flight of Locks and Wall SAM 300m to south. Within 80m St Marks Ch. & Canal CA. Sensitive site, particularly in relation to heights and surrounding views from HAs in area. Possible mitigation through sensitive design/reduced capacity.
Air quality	<div></div>	Parts of the north of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation. Additionally, parts of the surrounding area feature PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<div></div>	Green corridor within northern boundary of site. With appropriate mitigation this could be retained and protected. Site borders SBINC to the east. Mitigation required. SMINC 40m to the south. SBINC 110m to the south west, SLINC 180m to the east. Priority habitat 20m to the south. These are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Although the site includes the Uxbridge Road/Iron Bridge Green Corridor, aerial imagery shows the entirety of the site to be previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Previous permission (2012/5040) for development at this site included remediation and verification report (Verification Report 181516CND). Any future redevelopment on this site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Site is nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes car parking associated with Ealing Hospital, as well as some residential units. There are no industrial uses on site. The Great Western SIL is located to the north west of the site (separated by the A4020).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre but the majority of the site has a PTAL score of 4. The entire site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located in an area with mixed PTAL scoring, (between 3 and 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 Uxbridge Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. However, there is a small area at the east of the site designated as MOL. It is considered that its loss could be avoided in future development.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The Uxbridge Road/Iron Bridge Green Corridor is located within the north of the site, however aerial imagery shows it to be previously developed. A small area to the east is also designated MOL. As the amount of open space within the site is minimal, it is likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores mostly well across the deliverability criteria. The site is in single ownership and the PCT supports the site allocation, although it is not being marketed actively at the moment. Development is likely to come forward in 6 - 15 years.</p>		

Site Information		
Site reference	02HA	
Site name	Gray's Garage	
Site address	158 - 164 Uxbridge Road, Hanwell, W7 3TB	
Town	Hanwell	
Site area (ha)	0.24	
Current use	The site is currently occupied by an auto repair shop and car wash.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>02HA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>010 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	P/2010/3306	



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 and tidal). There is a small area in the south of the site that is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Nearest LLBs are 169 Uxbridge Rd (45m) to north-east, Post Office Building, Station Rd (80m) to north and cluster of LLBs at 5-11 Lower Boston Rd to south-west (90m). Site is in close proximity to St Marks Church to south and Canal CA and Hanwell Clock Tower CA to east. Hanwell Flights and Locks SAM lies 600m to south west. Potential for enhancement/ removal of unsightly buildings. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and much of the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SLINC 30m to the west separated by built development
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

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, taking into account potential contamination from previous uses of adjacent sites
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 auto repair shop and car wash. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Hanwell District Centre and the majority of the site has a PTAL score of 4. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located in an area with mixed PTAL scoring, (between 4 and 5), however, the majority of the site falls within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Uxbridge Road to the north. Depending on the proposed layout there may be potential to create additional access from Westminster Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores just above average across the deliverability criteria. The majority of the site is within single ownership and it is expected that the landowners will work together to bring forward a comprehensive scheme. The site is expected to come forward in 6 - 10 years.</p>		

Site Information		
Site reference	03HA	
Site name	George Street Car Park	
Site address	George Street, Hanwell, W7 3SY	
Town	Hanwell	
Site area (ha)	0.22	
Current use	The site consists of a car park.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Council owned site	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>03HA</div></div> <div><div>0</div><div>20 m</div></div> <div><div>ARUP</div></div>
Planning history	None	



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 and tidal). A large area in the north, and small areas in the south of the site are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Currently abuts Clock Tower CA boundary to east. LLBs to north: nearest 169 Uxbridge Rd (40m) and 13-15 Lower Boston Rd (80m). Hanwell Flights and Locks SAM lies 600m to south west. 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 Much of the north and east of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SLINCs 120m to the west and 120m to the east. SBINC 180m to the west and SBINC and priority habitat 250m to the east. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is a public car park. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Hanwell District Centre and has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Uxbridge Road via George Street and Clocktower Mews to the north, and from Wilmot Place to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores mostly well across the deliverability criteria. This strategic site is owned by the council who would like to see the site optimised, although they are not actively marketing it at the moment. It is likely to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	04HA	
Site name	Site of Lidl and discount store	
Site address	90 - 94 Uxbridge Road, Hanwell, W7 3SU	
Town	Hanwell	
Site area (ha)	0.83	
Current use	The site currently features a large supermarket unit and associated parking space.	
Proposed use	Residential-led, mixed-use scheme (retail/food and beverage and community)	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>04HA</div></div> <div><div>0</div><div>20 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	201701FUL	



Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated heritage assets on site but lies close to Hanwell Clock Tower CA to west (120m). To east = Hanwell Cemeteries CAs (75m). LLBs in vicinity: Kings Arms (50m) and Church of our Lady & Joseph (30m), and buildings north of Uxbridge Rd (50m). Hanwell Flights and Locks SAM lies 800m to south west. Clock Tower CA will be sensitive particularly from taller elements. 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 north of the site and the surrounding area is located within areas of NO2 concentration above 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. SBINC and priority habitat 160m to the east and SBINC and priority habitat 200m to the northwest. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of this site would require a desk study as a minimum, taking into account conditions attached to existing development (201701FUL) on this site.
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 (e.g. through mixed use intensification).	The site is a supermarket. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Hanwell District Centre and has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Uxbridge Road to the north. Depending on the proposed layout, there may be scope to provide additional access from Jessamine Road to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. This strategic site is in single ownership, and its development is supported by the owner, although it is not being actively marketed at the moment. The site is likely to come forward for development within 6 - 15 years.</p>	

Site Information		
Site reference	05HA	
Site name	Marshall Site, Gold's Gym & Garages on Montague Avenue	
Site address	54 - 88 Uxbridge Road, Hanwell, W7 3SU	
Town	Hanwell	
Site area (ha)	0.29	
Current use	The site features a range of uses, including a gym, retail, professional services, education, a dentist, a car dealership and residential accommodation.	
Proposed use	Residential-led, mixed-use scheme including community use	
Site source	Identified by council	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>05HA</div></div> <div><div>0</div><div>10 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	172913FUL, 215983FUL	




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated heritage assets on site but lies close to Hanwell Clock Tower CA to west (120m). To east = Hanwell Cemeteries CAs (75m). St Mellitus Church lies to the north (75m). LLBs in vicinity: Kings Arms (50m) and Church of our Lady & Joseph (30m), and buildings north of Uxbridge Rd (50m). Hanwell Flights and Locks SAM lies 700m to south west. Clock Tower CA will be sensitive particularly from taller elements. 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 Much of the north of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. SBINC and priority habitat 160m to the east and SBINC and priority habitat 200m to the north west. All of which are separated from site by built development and road/rail networks.
Geodiversity	<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 two protected trees located within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<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.	A Ground Engineering Report associated with application 215983FUL at this site has not identified any contamination. Redevelopment proposals for this 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 (e.g. through mixed use intensification).	The site has multiple uses, including numerous commercial uses. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Hanwell District Centre and has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from St George's Road to the south. Depending on the proposed layout, this access may require upgrading, and there may be potential to provide additional access from Uxbridge Road to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. This strategic site is in multiple ownership, and is not being marketed actively at the moment. However it is a strategic site in the town centre and it is expected that the site will come forward for development anytime during the lifespan of the Plan (1 - 15 years).</p>	

Site Information		
Site reference	06HA	
Site name	Tile Depot & Lambourn Close	
Site address	128 Boston Road & Lambourne Close, Hanwell, W7 2LN	
Town	Hanwell	
Site area (ha)	1.13	
Current use	The site is largely occupied by residential uses. To the north of the site is a tile showroom and builders' merchants.	
Proposed use	Residential, retail	
Site source	Ealing officer recommendation	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>06HA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>030 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	177740FUL	

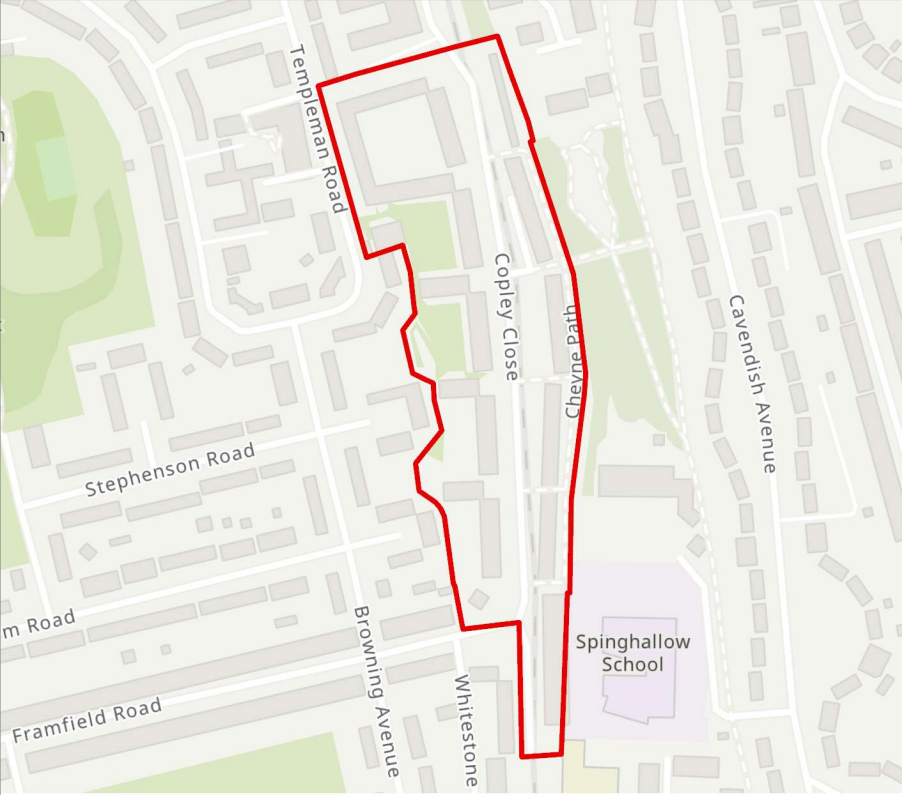


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas in the north of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Nearest LB = Church of St Thomas The Apostle (GII*) to south-east (340m), Nearest LLBs: 112 St Margaret's Rd (185m) to west, and Oaklands School to east (170m), Royal Victoria PH, 66 Boston Rd (285m). St Marks Church and Canal CA and Canalside CA 200m to west. Hanwell Flights and Locks SAM lies 600m to west. Potential for enhancement/ replace modern buildings. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	SBINC 50m to the south west separated by road and built development. SMINC 200m to the west and priority habitat 250m to the south east. All of which are separated from site by built development and road/rail networks.
Brownfield vs greenfield land	<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>	Majority of the site is previously developed land; however there is an amenity green space within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Site is nearby/adjacent to a designated industrial site and mitigation may be required to ensure no negative impacts on current industrial occupiers and their operations or the future capacity of the industrial site to accommodate any conforming industrial use.	The site includes a tile showroom and builders' merchants, and residential units. There are no industrial uses on site. The Trumpers Way LSIS is located to the south west of the site (separated by Belvedere Road).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The majority of the site includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Humes Avenue via Lambourn Close to the north, and from Trumpers Way to the south. Depending on the proposed layout there may be scope to create additional access from Rosedale Close to the north east, or Belvedere Road to the south west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. Most of the site is owned by the council, who support its optimisation. The site is not being actively marketed at the moment, and is expected to come forward for development within 6 - 15 years.</p>		

Site Information		
Site reference	07HA	
Site name	Copley Close Estate	
Site address	Copley Close, Hanwell, W7 1AZ	
Town	Hanwell	
Site area (ha)	3.64	
Current use	The site is occupied entirely by the Copley Close housing estate, with associated amenity space.	
Proposed use	Residential with health and retail facilities	
Site source	Existing allocation	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>07HA</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0 80 m</div><div></div><div>ARUP</div></div>
Planning history	201613FUL, PP/2013/2127	

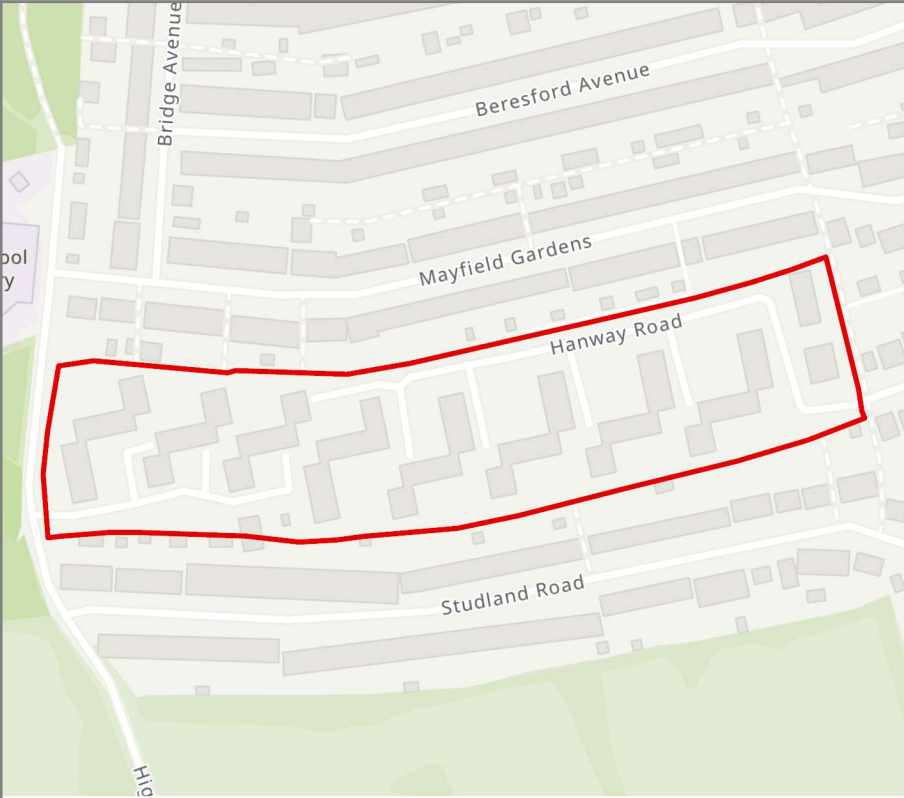
Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas throughout the centre of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. Abuts Cuckoo Estate CA to the west. Nearest LB = Hanwell Community Centre (240m). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<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 part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Tree Preservation Order	<div></div>	Two electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. The site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land	<div></div>	SBINC, green corridor and priority habitat border site to the east with a green corridor and SBINC bordering site to the north and green corridor bordering site to the south. Mitigation required. SLINC 80m to the southwest separated from site by built development and roads.
	<div></div>	N/A
	<div></div>	There are protected trees located within 15m of the site to the northern and southern boundaries, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
	<div></div>	Majority of the site is previously developed land; however there are a number of amenity green spaces located throughout the estate.
	<div></div>	Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is existing permission (2013/2127) for development on part of this site with attached conditions requiring remediation. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site includes a housing estate with potential for regeneration 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 fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access through the site via Copley Close, which connects to Framfield Road to the south of the site, and extends north of the site to Bordars Road. Depending on the proposed layout, there may be potential to create additional access from Templeman Road to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of a primary school. The remainder of the site is located between 1000m and 4000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP Surgery	The majority of the site is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is owned by Ealing Council and benefits from an agreed masterplan, although planning permission for further improvements are likely to be sought. The redevelopment programme is likely to continue throughout the lifetime of the Local Plan.</p>	

Site Information		
Site reference	08HA	
Site name	High Lane Housing Estate	
Site address	High Lane Estate, Hobbayne Road, Hanwell, W7 3RJ	
Town	Hanwell	
Site area (ha)	3.62	
Current use	The site is occupied by the High Lane housing estate.	
Proposed use	Residential led, mixed use scheme, shop/café, community space, energy centre and substation	
Site source	Council owned site	
Ownership	Council	
Planning history	210009OUT, 232807FUL	<div><div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div><div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div><div><div>Date</div><div>February 2024</div><div></div><div></div></div><div><div>Legend</div><div><div><div></div></div>08HA</div><div><div><div></div></div>Ealing</div><div><div>www.ealing.gov.uk</div></div></div><div><div>060 m</div></div></div>

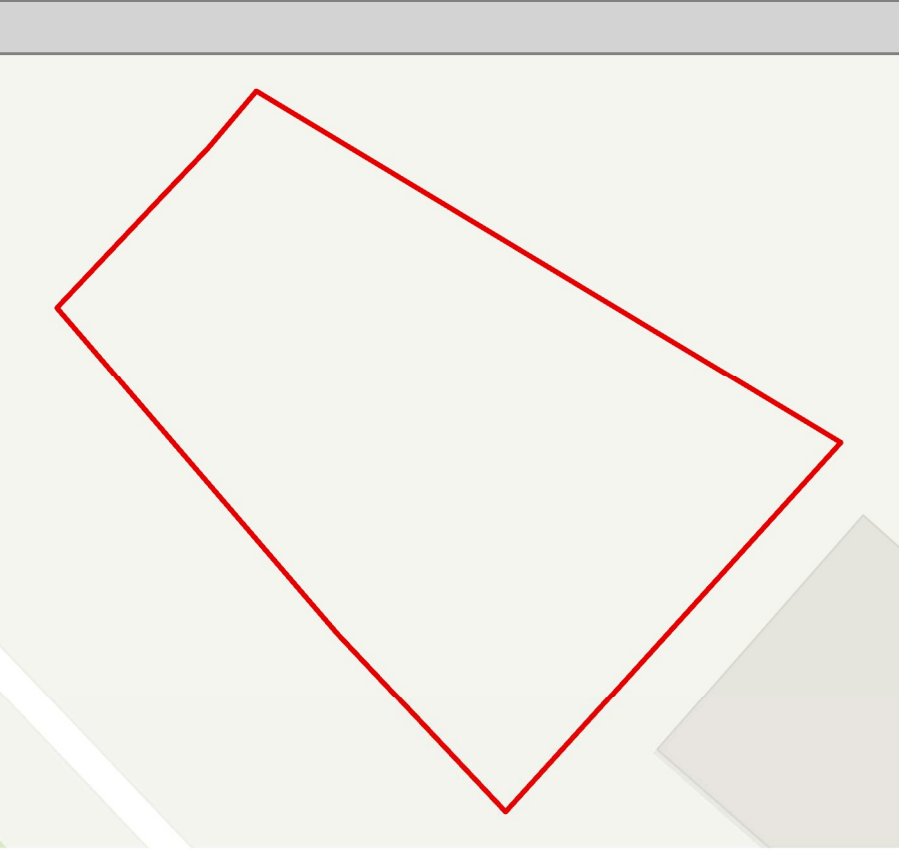


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas in the west of the site that are in Flood Zone 2 (fluvial and tidal). There are areas along the western boundary and across the centre of the site that are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Heritage	<div></div>	No designated/non-designated HAs on site. Nearest LB = Hanwell Community Centre (GII) (400m) to east. Cuckoo Estate CA to east (150m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	No part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Health and safety	<div></div>	Four electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Biodiversity	<div></div>	SBINC 10m to the west separated from site by a road and SBINC 60m to the south. Green corridor 200m to the northeast and SLINC 600m to the southeast. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority of the site is previously developed land; however there a number of amenity green spaces located throughout the estate, as well as a small area at the west of the site designated MOL. The Green Belt and MOL Review recommended de-designation.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Through a recent application for development at this site (210009OUT) contamination was identified. Any development at this site would be subject to conditions requiring a site investigation and appropriate remediation.
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 (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The entire site includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1a and 2), however, the majority of the site falls within an area with a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from High Lane via Hobbayne Road to the west, and from Highlang Avenue via Hanway Road to the east. Due to the residential nature of the areas directly north and south of the site, potential to create additional accesses is limited.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. However, there is a small area at the west of the site designated as MOL, and the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	There is a small area at the west of the site designated as MOL, however the Green Belt and MOL Review recommended de-designation. There is amenity green space within the site, which could be re-provided as part of future development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. Owned by the council, the site was granted outline planning permission in March 2023 and development is expected to come forward within the first 10 years of the Local Plan.</p>	

Site Information		
Site reference	CFS15	
Site name	Land adj 1 Golden Manor, Hanwell	
Site address	Alwyne Road, Hanwell, W7 3EE	
Town	Hanwell	
Site area (ha)	0.02	
Current use	The site consists of vacant land in a residential neighbourhood, formerly used as the rear garden of the adjacent property.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>CFS15</div></div> <div><div>0</div><div>3 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	195225FUL (refused)	

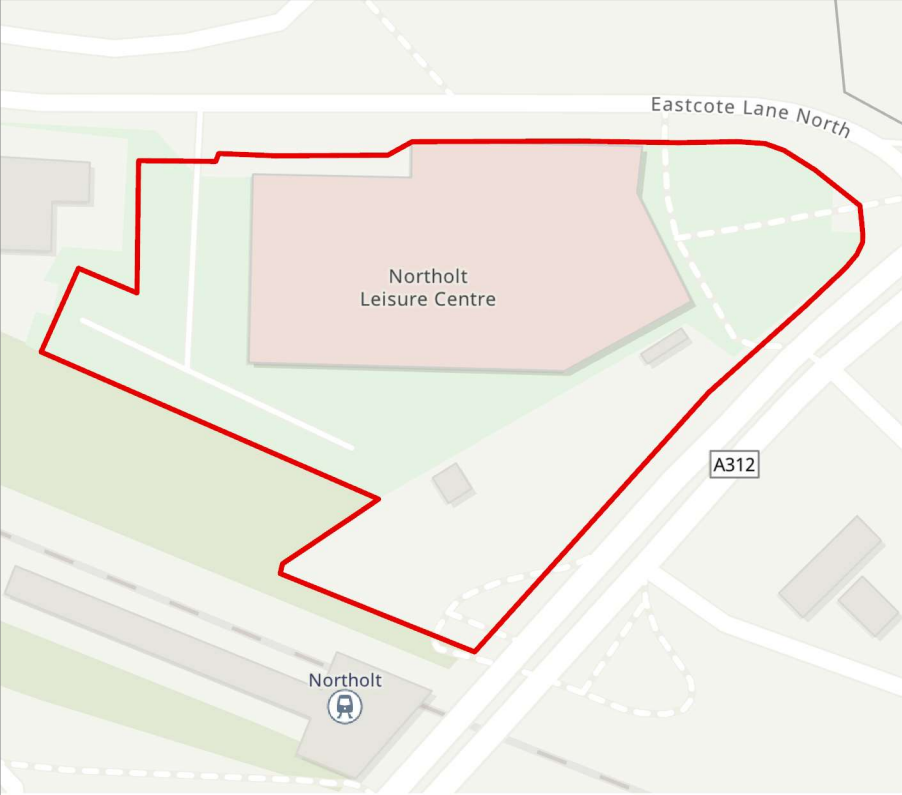
Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There is a small area on the site's northern 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. Site located within Hanwell Village Green CA. Several other CAs also within 500m including Churchfields (adjacent), Hanwell Clock Tower, St Mark's Church & Canal and Hanwell Cemeteries. Several LBs within 500m radius of site, notably the Wharncliffe Viaduct (GI) 250m to W, and Hanwell Station 180 m to east. Reasonably sensitive location but development on this site will be small scale and likely effects mitigated. Sites is 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 Parts of the surrounding area to the south feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. Priority habitat are found 20m southwest, with a SBINC and green corridor found 30m southwest and 50m southeast respectively separated by built development and road networks
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 the site is previously developed land; however there is amenity green space within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment on this site would require a site investigation and appropriate remediation for any contamination identified.
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 (e.g. through mixed use intensification).	The site is vacant land within a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is no existing vehicular access into the site, however the site is adjacent to Alwyne Road to the west, and due to the site's small size, any vehicular access requirements may be achievable from this road.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
The site scores extremely well across the deliverability criteria. However this site has not been taken forward to Reg 19 due to its very small size.		

Site Information		
Site reference	01NO	
Site name	Car Sales Site and Northolt Leisure Centre	
Site address	Station Yard, Mandeville Road, Northolt, UB5 5BH	
Town	Northolt	
Site area (ha)	0.95	
Current use	The site includes Northolt Leisure Centre and ancillary parking, former car sales site, public open space	
Proposed use	Residential-led, mixed-use scheme, leisure, library, employment/retail, public open space	
Site source	Places for London (TfL)	
Ownership	Council, Places for London (TfL)	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>01NO</div></div> <div><div>0</div><div>25 m</div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). A large part of in the north, east, and south of the site is in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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 south at St Marys Church GI (500m) and Scheduled Moat (405m) to south. Nearest CA is Northolt Village CA to south (125m). Nearest LLB to south along Station Parade (180m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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 and south of the site and parts of the north, east and south of the surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required. Additionally parts of the surrounding area to the south of the site feature PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is partially within the Northolt Air Safety Area. Further consultation would be required with the relevant consultee to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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. SBINC and green corridor within site boundary to the south. SLINC 300m to the north and SBINC 250m to the south. SMINC 600m to the south east.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site. There are protected railway-adjacent trees within 15m of the site to the south western boundary. The intensity of development on this part of the site is likely to be constrained as a result.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. Although there is a slight overlap with the Central Line Green Corridor to the south of the site, aerial imagery shows the entire 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 (e.g. through mixed use intensification).	The site includes the Northolt Leisure Centre, as well as some vacant land, which was formerly used as a car sales site. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The entire site is located within Northolt Neighbourhood Centre and has a PTAL score of 4. The site is partially within the proposed White Hart Roundabout Strategic Masterplan Area and is partially within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located 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 Eastcote Lane North to the north, and from Mandeville Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The Central Line Green Corridor covers areas to the south of the site, however aerial imagery shows this portion to be previously developed.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Fully or partially within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores just above averagely across the deliverability criteria for this key strategic site. The site is jointly owned by the council and Places for London (TfL) who are jointly pursuing a development proposal. Any proposals will need to take account of HS2 safeguarding and construction which may impact site optimisation and viability. The site is expected to come forward within 6 to 10 years.</p>		

Site Information		
Site reference	02NO	
Site name	Mandeville Parkway	
Site address	Mandeville Road, Northolt, UB5 4LY	
Town	Northolt	
Site area (ha)	5.06	
Current use	The site includes Mandeville Parkway Public Open Space and housing on Lewes Close.	
Proposed use	Residential and green space.	
Site source	Council owned site	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>02NO</div></div> <div><div>0</div><div>75 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	224817FUL	

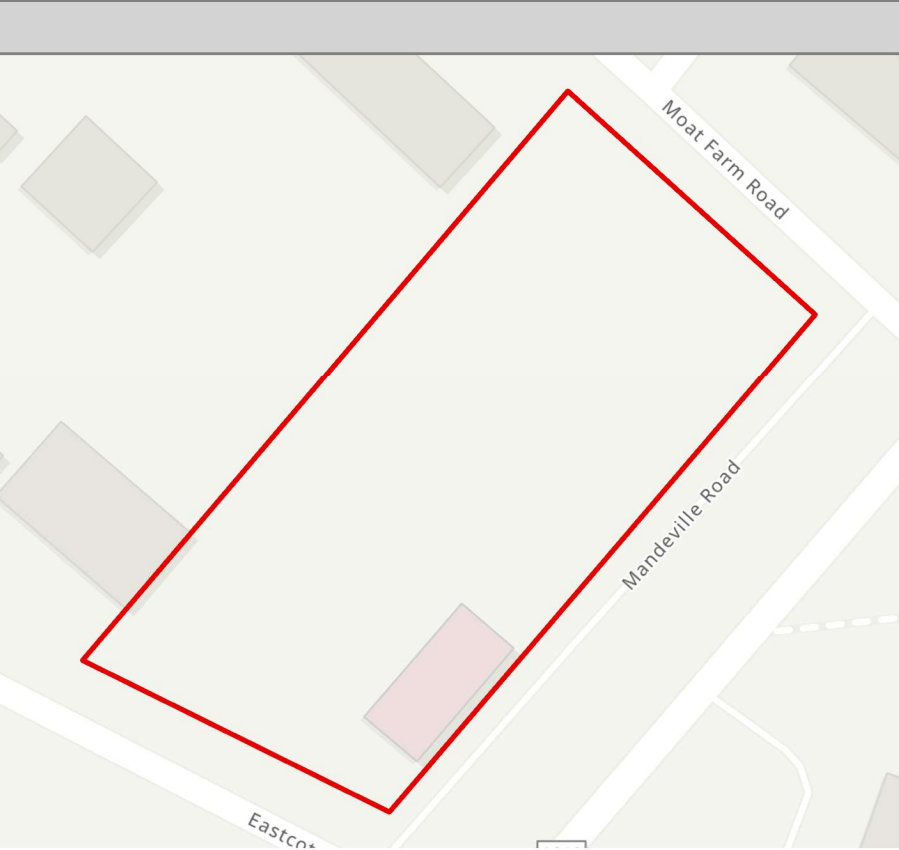


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are areas in the centre of the site and along the south and south eastern boundaries that are in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Nearest LB at St Barnabus Church, The Fairway (GII) 541m away to east. St Marys Church (GI) to south is 617m away and Greenwood PH, Whitten Ave (GII) is 625m away. Scheduled Moat is 516m away. Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Site is fully within the Northolt Air Safety Area. Further consultation would be required with the relevant consultee to determine how this may impact development.
Geodiversity	<div></div>	Green corridor 100m to the south east. SLINC 300m to the north west. All of which are separated from site by built development and road/rail networks.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The majority of the site is greenfield land comprising Mandeville Parkway Public Open Space; however there is an area of housing on Lewes Close.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There is existing permission (224817FUL) for development at this site to which no conditions were attached as no significant contamination was identified. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site includes public open space and residential units. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is partially within the proposed White Hart Roundabout Strategic Masterplan Area and the majority of the site has a PTAL score of 3. Part of the site includes a housing estate with potential for regeneration. Part of the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There are existing accesses into the site from Mandeville Road to the south, from Lewes Close to the west, and from Southwell Avenue via residential culs-de-sac (Thirsk Close and Wetherby Close) to the north of the site. Due to the size of the site and depending on the proposed layout, these accesses are likely to require upgrading.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The majority of the site is located within Mandeville Parkway Public Open Space. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores highly across the deliverability criteria. The site is owned by the council and a planning application is currently pending decision. The site is expected to be developed within the first 5 years of the Plan.</p>	

Site Information		
Site reference	03NO	
Site name	Northolt Sorting Office	
Site address	46 Mandeville Road, Northolt, UB5 5AA	
Town	Northolt	
Site area (ha)	0.29	
Current use	The site is currently used as a post office, Royal Mail depot and sorting office.	
Proposed use	Residential-led, mixed-use scheme	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>03NO</div></div></div> <div><div>010 m</div></div> <div><div> Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	None	

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Site is 312m away from St Marys Church (GI) to south-east and 265m away from Scheduled Moat to south-east. Northolt Village CA to south-east (30m). Nearest LLBs at 4-6 Ealing Rd to south-east (80m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Much of the south and east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required. Additionally, parts of the surrounding area to the south feature PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SBINC 50m to the south east separated from site by a road and built development. Green corridor and priority habitat 150m to the north east and west respectively. All of which are separated from site by built development and road/rail networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There is a protected tree within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require 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 (e.g. through mixed use intensification).	The site is a postal sorting office. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located within Northolt Neighbourhood Centre and has a PTAL score of 4. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access from Eascote Lane to the south and Moat Farm Road to the north. Depending on the proposed layout, there is potential to create access to the site from Mandeville Road to the south east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores relatively well across the deliverability criteria. This strategic site is in single ownership and has a post office that could be reprovided as part of its redevelopment. The owner is actively pursuing proposals for the site, with development likely to come forward within the first 10 years of the Plan.</p>		

Site Information		
Site reference	04NO	
Site name	Northolt Driving Range	
Site address	Rowdell Road, Northolt, UB5 6AG	
Town	Northolt	
Site area (ha)	4.58	
Current use	The site has most recently been used as a sports facility with a golf driving range. There is a gym located to the east of the site.	
Proposed use	Employment-led, mixed-use scheme	
Site source	SHLAA 2017	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>04NO</div></div> <div><div>0</div><div>50 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	None	




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 and tidal). Parts of the site's northern and eastern boundary, and large parts of the south and west of the site are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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 = St Marys Church (GI) to NW and Scheduled Moat (155m) to north. Abuts Northolt Village CA to north. Nearest LLB to south at Smiths Farmhouse, Kensington Rd (185m). Possible mitigation through sensitive design/ reduced capacity.
Air quality	<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, south and west of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required. Additionally, parts of the surrounding area to the south feature PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Small part of a SMINC within north eastern boundary of site and there is also a small part of green corridor within the boundary of site to the south west. With appropriate mitigation these areas could be retained and protected. SBINC 10m from to the north western boundary and mitigation required.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is greenfield land. Despite the presence of some development associated with the driving range, the majority of the site is not previously developed and falls within designated Green Belt. However the Green Belt and MOL Review recommended de-designation.

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 (e.g. through mixed use intensification).	The site is a golf driving range and a gym. There are currently no industrial uses on site; however the Council is proposing to designate this site as LSIS. The Northolt Greenford Perivale SIL is located to the east of the site (separated by the Grand Union Canal).
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b)).	The site is located in an area with mixed PTAL scoring, (between 1a and 1b), 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 are existing vehicular accesses to the site from Rowdell Road to the north. Due to the presence of a school, the A40 dual carriageway, and the Grand Union Canal to the east, south and west of the site, there is limited potential for the creation of additional accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is designated as Green Belt. However, the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the Rowdell Road Golf Driving Range, which is privately owned and has restricted public access. The site is designated Green Belt, however the Green Belt and MOL Review recommended de-designation. Development may result in loss of open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP Surgery	The entire site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores relatively well across the deliverability criteria. The site is owned by the council and is not currently being actively marketed, although the council is committed to bringing development forward on this site. Development is likely to come forward within 6 - 15 years.</p>		

Site Information		
Site reference	05NO	
Site name	Medlar Farm Estate	
Site address	Parkfield Drive, Northolt, UB5 5NS	
Town	Northolt	
Site area (ha)	4.85	
Current use	The site largely consists of the Medlar Farm housing estate. There is a children's centre located in the northern part of the site. The site also includes open space.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>05NO</div><div>060 m</div></div> <div><div> Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	None	



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 and tidal). There are small areas in the south east of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. Nearest LB = White Hart (GII) to west (25m). Nearest LLB = The Cottage, Old Ruislip Rd (340m). Sharvel Lane Moated site SAM 900m to north west. 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>	Much of the west of the site and surrounding areas to the north, south and west feature NO2 concentrations exceeding 30µg/m³and would therefore require mitigation. Additionally, parts of the site and surrounding area to the north feature PM10 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Tree Preservation Order	<div></div>	Four electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land	<div></div>	Green corridor within south western and southern boundaries. SBINC 10m from to the south western boundary separated by a road. Further SBINCs 30m to the northeast, 70m to the west and 200m to the northwest, all of which are separated from site by built development and road/rail networks.
	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The majority of the site is previously developed land, with an overlap with the Ruislip Road Green Corridor to the west of the site.
	<div></div>	

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 (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially within the proposed White Hart Roundabout Strategic Masterplan Area and has a PTAL score of 2/3. The majority of the site includes a housing estate with potential for regeneration and the entire site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 3).
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Parkfield Drive to the north east. Depending on the proposed layout, there is potential to create additional access from Ruislip Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Ruislip Road Green Corridor is located within the west of the site. The amount of open space lost as a result of development would likely be minimal, and there may be opportunities to accommodate open space within the layout of re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m of a primary school. The remainder of the 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 majority of the site is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria, even though the site is not currently being marketed actively. The site is owned by the council who are considering proposals to optimise the site. Development is expected to come forward within 6 - 15 years.</p>	

Site Information		
Site reference	06NO	 <div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>06NO</div></div> <div><div>090 m</div></div> <div><div>ARUP</div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas through the north, south and centre of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated/non-designated HAs on site. Nearest LB = White Hart PH (GII) to north-east (115m). Nearest LLB to north-west = The Cottage, Old Ruislip Rd (230m). Sharvel Lane Moated site SAM 850m to north west. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		Parts of the site and surrounding area to the east feature NO2 concentrations exceeding 30µg/m³. Additionally, there is a small area to the north of the site where PM10 concentration is above 30µg/m³. Therefore mitigation would be required.
Tree Preservation Order		Five electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land		SBINC and a small part of green corridor within north eastern site boundary. SBINC also 200m to the north and 400m to the north west, which are separated from site by built development and road/rail networks.
		N/A
		There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
		The majority of the site is previously developed land, but includes the Ruislip Road Green Corridor and the Yeading Lane Estate Public Open Space.
		Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site was formerly in use as a depot. Now the site is in use as apartments with communal open space. Any redevelopment featuring private gardens is likely to require site investigation.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially within the proposed White Hart Roundabout Strategic Masterplan Area and the majority of the site has a PTAL score of 2. The majority of the site includes a housing estate with potential for regeneration and is within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 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 existing vehicular access through the site, with a network of small roads connecting at multiple points to Yeading Lane to the north and west, and connecting to Maple Road via Canberra Drive to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Yeading Lane Estate Public Open Space covers areas to the east of the site, and has the primary use of amenity greenspace. The Ruislip Road Green Corridor is to the north and east. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. The site is a mix of council and privately owned properties, and is a strategic site for Northolt. Although not actively being marketed, there is interest in regeneration of the site, which should come forward within 6- 10 years.</p>		

Site Information		
Site reference	07NO	
Site name	Yeading Lane II	
Site address	Aspen Lane, Northolt, UB5 6XB	
Town	Northolt	
Site area (ha)	4.91	
Current use	This site is occupied by Yeading Lane II housing estate.	
Proposed use	Residential led mixed use scheme	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>07NO</div><div></div></div> <div><div>0</div><div>50 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	None	




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 and tidal). There are small areas in the centre and south of the site in Flood Zone 3a (surface water).
Air quality		Site could enhance the significance of the heritage asset or designation/ further reveal its significance/ enhance the setting; or Site is not likely to affect heritage designations/ assets due to their distance from the site.
Health and safety		No designated/non-designated HAs on site. White Hart PH (GII) is 725m to north-west. Nearest LLB is External Sculptures, Taylor Woodrow, Taywood House, Ruislip Rd (310m). As no other heritage constraints, distance away from GII building and potential for enhancement of modern housing estate, a +1 score is appropriate.
Biodiversity		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		A small part of the surrounding area to the north features NO2 concentrations exceeding 30µg/m³. It is considered unlikely that mitigation would be required.
Tree Preservation Order		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		Green corridor 30m to the north separated from site by a road and amenity area. SMINC 250m to the east and SBINC 200m to the west. Priority habitats 250m to the west and 250m to the north east and south east. All of which are separated from site by built development and road/rail networks.
		N/A
		The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
		There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
		Majority/ all of the site is previously developed land.
		The majority of the site is previously developed land. There is designated Green Belt surrounding the site and covering the northern and southern boundaries.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site appears to feature infilled brick pits. If this is the case, site investigation would be required.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site includes a housing estate with potential for regeneration and the site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access though the site, with a network of small roads connecting to Broadmead Road in the east via Aspen Lane. The presence of open green space surrounding the site to the north, east, south and south west limits the potential to create additional access into the site, however there may be potential to create additional access from Ruislip Road via Lamb Close to the north, or from Byron Way to the west, although these do not directly abut the site.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. There are small areas at the north and south of the site designated as Green Belt. It is considered that its loss could be avoided in future development.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	There is designated Green Belt surrounding the site and covering the northern and southern boundaries. However the amount of open space within the site is minimal, and it is reasonably likely that this could be accommodated within the layout of future development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The majority of the site falls within an area which is located between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is partly council owned, and is a strategic site for Northolt. Although not actively being marketed, there is interest in regeneration of the site, which should come forward within 6 - 15 years.</p>	

Site Information		
Site reference	08NO	
Site name	Grange Court	
Site address	Old Ruislip Road, Northolt, UB5 6QJ	
Town	Northolt	
Site area (ha)	3.13	
Current use	The site is occupied entirely by the Grange Court housing estate and associated areas of amenity space.	
Proposed use	Residential led mixed use scheme	
Site source	Identified by council	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>08NO</div></div></div> <div><div>040 m</div></div> <div></div>
Planning history	None	


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 and tidal). There are areas dispersed across the centre, east, south, and west of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. Nearest LB is White Hart (GII) to south-east (330m). Nearest LLB to east = The Old Cottage Ruislip Rd (50m). Possible mitigation through sensitive design/ reduced capacity.
Biodiversity	<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 part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Tree Preservation Order	<div></div>	One electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land	<div></div>	Green corridor 70m to the north east. SBINCs 200m to the east and 200m to the west and 400m to the north east. SMINC 600m to the west. All of which are separated from site by built development and road/rail networks.
	<div></div>	N/A
	<div></div>	There is a protected tree within 15m of the site to the eastern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected tree would not be a significant constraint to development on the site.
	<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>	Majority/ all of the site is greenfield land.
	<div></div>	A large proportion of the site is greenfield, comprising the landscaping surrounding the premises at Grange Court.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site includes a housing estate with potential for regeneration. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1a and 2), however, the majority of the site falls within an area with a PTAL score of 1a and b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site via Grange Court, connecting to Old Ruislip Road to the north-east. Depending on the proposed layout, there may be scope to create additional accesses from Edward Road to the west, or from Watery Lane to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	No designated open space on site. However, the site comprises extensive landscaping surrounding the premises at Grange Court. 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 of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is owned by the council who are looking to optimise the site. It is not being actively marketed at the moment. The site should come forward for development within 6 - 15 years.</p>	

Site Information		
Site reference	09NO	
Site name	Kingdom Workshop, Sharvel Road	
Site address	Sharvel Lane, off West End Road, Northolt, UB5 6RB	
Town	Northolt	
Site area (ha)	0.48	
Current use	This site currently is in use for lorry repairs.	
Proposed use	Gypsy and Traveller Site (residential)	
Site source	Identified by council	
Ownership	Private	
Planning history	None	



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. Moated site at Down Barns Farm Ancient Monument to west (60m). Within AIA. Further consultation with GLAAS/ heritage advisor required. Possible mitigation through sensitive design/ reduced capacity. However, the area around the scheduled monument and its setting is particularly sensitive and development in this area of the site should be avoided.
Air quality	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³ No part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity 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 60 m to the east. SBINC 80m to the east of the site, separated by West End Road, and 60m to the west of the site, separated by some buildings. SMINC 700m to the south and west of the site. SLINC 800m to the east of the site.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	The site is in an industrial use and therefore site investigation would be necessary.
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 includes a lorry repairs business. There are industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1a. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 1a and 1b), 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 to the north of the site from Sharvel Lane.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is designated as Green Belt. However, the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The site is designated as Green Belt (although previously developed). However, the Green Belt and MOL Review recommended de-designation.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The entire site is located within 2000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP Surgery	The entire site is located between 1000m and 4000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is in single ownership and currently occupied by an unconsented use, incompatible with its current Green Belt designation. The site has been allocated by the council as suitable to meet future Gypsy and Traveller accommodation needs. Viability could be an issue as the council will need to secure an interest in the land. The landowner is opposed to the current development proposal but has previously proposed alternative forms of development on the same site. Development is likely to come forward within 5 years.</p>	

Site Information		
Site reference	10NO	
Site name	Airways Estate	
Site address	Hotspur Road, Northolt, UB5 6TN	
Town	Greenford	
Site area (ha)	2.52	
Current use	The site consists of residential uses and amenity green space.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	RSL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>10NO</div></div> <div><div>0</div><div>40 m</div></div> <div> ARUP</div>
Planning history	None	




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 and tidal). There is an area along the site's northern and eastern boundary, and an area in the centre of the site that is in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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 within the site. Nearest LLBs more than 200m away. Site falls some distance away from Northolt Moated Site SAM (770-1000m).
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the site and surrounding area to the west feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Southern boundary of site adjacent to SMINC, SBINC and priority habitats. Mitigation required. SBINC and SMINC also found 150m north.
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 the site is previously developed land; however there is amenity green space throughout the site. The Grand Union Canal Blue Ribbon Network and Smith's Farm Public Open Space are within the south of the site, and also designated as Green Belt.

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 (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The majority of the site includes a housing estate with potential for regeneration, and is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access through the site via a network of small roads that connect to Hotspur Road in the north. Depending on the proposed layout, there may be scope to create additional access from Kensington Road to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. A small area at the south of the site is designated as Green Belt. It is considered that its loss could be avoided in future development.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The Grand Union Canal Blue Ribbon Network and Smith's Farm Public Open Space are located within the south of the site, also designated as Green Belt. There is also some amenity green space along the western boundary of the site. However the amount of open space within the site is minimal, and it is reasonably likely that its loss could be avoided in future development or re-provided on-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 majority of the site falls within an area which is located between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores extremely well across the deliverability criteria. The site was submitted through the Call for Sites, is in single ownership (Housing Association). Proposals are for a comprehensive estate regeneration. Development should come forward within 6 - 15 years.</p>		

Site Information		
Site reference	NO04	
Site name	Islip Manor Housing Estate	
Site address	Arnold Road, Northolt, UB5 5SS	
Town	Northolt	
Site area (ha)	15.13	
Current use	The site is occupied by the Islip Manor housing estate, as well as open space.	
Proposed use	Residential and open green space	
Site source	Council owned site	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>NO04</div></div> <div><div>0</div><div>90 m</div></div> <div></div>
Planning history	None	

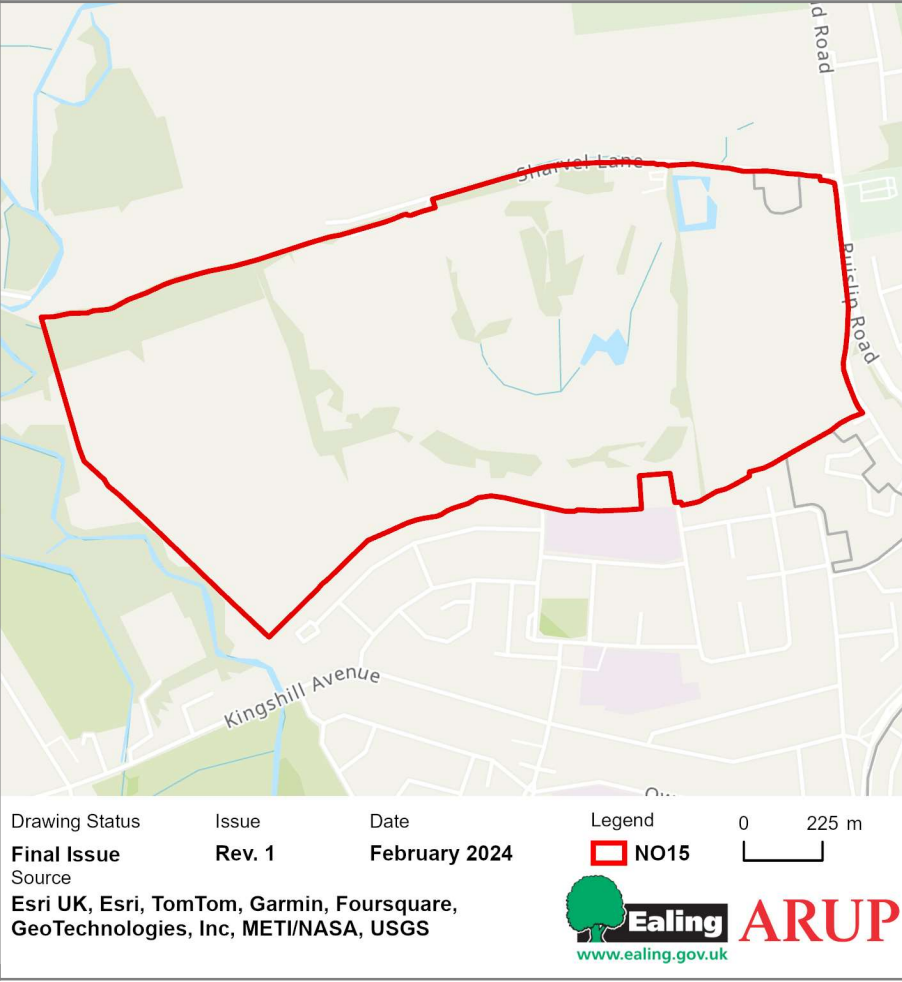


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). Parts of the site's northern boundary and small areas in the centre and south of the site 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. Northolt Village CA to south-east (655m). Nearest LB to south-east: Church of St. Mary, Ealing Rd (GI) (820m), and Scheduled Moat (770m). Nearest LLBs 860m+.
Air quality	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³ A small part of the surrounding area to the south features NO2 concentrations exceeding 30µg/m³. It is considered unlikely that mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Three electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
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. SMINC and priority habitat within site boundary. SLINC 60m to the south east with green corridor and priority habitat 150m to the north east. SLINC and priority habitat 200m to the south west.
Geodiversity	<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 a number of protected trees located in the eastern and southern corners 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 majority of the site is previously developed land, although the Prior's Fields Public Open Space, which is designated as Green Belt is located within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Not within a designated or non-designated industrial area; or Site is within a designated or non-designated industrial area and given the proposed use is unlikely to result in net loss / may result in net increase of industrial floorspace (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is partially within the proposed White Hart Roundabout Strategic Masterplan Area and the majority of the site has a PTAL score of 1a. The majority of the site includes a housing estate with potential for regeneration and is partially in a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b)).	The site is located in an area with mixed PTAL scoring, (between 0 and 1b), 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 through the site, with a network of small roads connected via Arnold Road to Islip Manor Road in the east of the site, and a second access point connecting to Islip Manor Road via Manor Gate in the south of the site. Due to the presence of open green space and residential development surrounding the site, scope for the creation of additional accesses is limited.
Impact on Green Belt or Metropolitan Open Land		Site is located within Green Belt/MOL and the proposed use is considered an inappropriate use.	Part of the site is designated as Green Belt.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains Prior's Field Public Open Space, which is also designated Green Belt. Development may result in loss of designated open space; however there may be opportunities to accommodate open space within the layout or re-provide.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. It is owned by the Council, however the site is no longer being taken forward because necessary feasibility work and optioneering has not yet been undertaken and existing proposals are not currently not compliant with Green Belt/MOL policy.</p>		

Site Information		
Site reference	NO15	
Site name	West London Shooting Ground	
Site address	All Souls & West London Shooting School, West End Road, Northolt, UB5 6RA	
Town	Northolt	
Site area (ha)	150.33	
Current use	The site is occupied by the West London Shooting Grounds and Down Barns Farm. The remainder of the site is open space (grassland/woodland).	
Proposed use	Open space led/ Residential mixed use	
Site source	Early Call for Sites/ Regulation 18 consultation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>NO15</div></div> <div><div>0225 m</div></div> <div></div>
Planning history	None	


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 south west of the site in Flood Zone 2 (fluvial/tidal). There are small areas of the site that are in Flood Zone 3a (surface water).
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. The Scheduled Monument Moated Site at Sharvel Lane (Down Barns Farm) lies within the site to the north-east. Nearest LB is White Hart PH (GII) to south-east (480m). Nearest LLB -The Old Cottage, Ruislip Rd to south-east (160m). Within AIA. Further consultation with GLAAS/ heritage advisor required. Possible mitigation through sensitive design/ reduced capacity. However, the area around the scheduled monument and its setting is particularly sensitive and development in this area of the site should be avoided.
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 surrounding area to the east features areas of NO2 concentration above 30µg/m³. Dependent on where development is focussed, mitigation may be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. West of site is within the Gas Pipe Inner and Outer specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development.
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. SBINC, SMINC, and priority habitats all within site boundary. Ancient woodland 670m to the north west. Majority of eastern boundary of site borders a green corridor. SBINC 10m from to the eastern boundary separated by a road. SBINC 400m to the east and 400m to the southeast.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is greenfield land. The entire site includes West London Shooting Grounds as well as the privately owned Down Barns Farm and is designated Green Belt (Down Barns/ W London Shooting Grounds). Despite a small portion (c.5%) being occupied by development, the majority is greenfield.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	The site appears to have formerly been in use as a landfill. Site investigation and risk assessment are required. It is likely that ground gas/stability issues could make the site unviable. There is a probable need for a recovery permit to excavate and process materials and replace soils as fill and stabilise.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	Part of the site is in uses as lorry repairs. There are industrial uses present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 1a/1b. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of poor accessibility to public transport (PTAL (0 – 1a/1b).	The site is located in an area with mixed PTAL scoring, (between 0 and 2), however, the majority of the site falls within an area with a PTAL score of 1a and 1b.
Vehicular access to the site		Access to the site can likely be created within landholding adjacent to the highway; or Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is existing vehicular access to the north from Sharvel Lane. Due to the site's large size, it may require the creation of additional access from Ruislip Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site is located within Green Belt/MOL and the proposed use is considered an inappropriate use.	The majority of the site is designated Green Belt. The Green Belt and MOL Review recommended dedesignation of a small part of the site to the north east.
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The site is located within the part public, part privately owned West London Shooting Grounds, as well as the privately owned Down Barns Farm, which both are not publicly accessible. The site is designated Green Belt. Although areas of open space could be retained in the development, this is unlikely to be equivalent to the amount of open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school.	The majority of the site falls within an area which is located 1000-4000m from a primary school. The remainder of the site is located less than 1000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site falls within an area which is located within 2000m from a secondary school. The remainder of the site is located between 2000-5000m from a secondary school.
Distance to nearest GP surgery		Site is between 1000m and 4000m from the nearest GP surgery.	The majority of the site falls within an area which is located 1000-4000m from the nearest GP surgery. The remainder of the site is located less than 1000m from a GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. This large site is in two private ownerships and the landowners have worked collaboratively to produce a joint masterplan for the site. The proposal includes the provision of circa. 800 dwellings, utilising a net developable area of approximately 25% of the land for housing and other supporting infrastructure (including a new school, public open space and a new local centre). However, development on this scale is deemed inappropriate for this area of retained Green Belt. Whilst some limited form of enabling development would have been considered, the proposals clearly exceed the parameters set by Policy ENA.</p>	

Site Information		
Site reference	01PE	
Site name	BP Garage	
Site address	BP Garage, Western Avenue, Perivale, UB6 8TW	
Town	Perivale	
Site area (ha)	0.52	
Current use	The site is used as a petrol station and cafe.	
Proposed use	Residential and commercial	
Site source	Identified by council	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>01PE</div><div></div></div> <div><div>010 m</div><div></div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div><div></div></div>
Planning history	None	




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 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	<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 much of the surrounding area feature NO2 concentrations exceeding 30µg/m³, and a significant part of the surrounding area to the north features PM10 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Small part of green corridor within northern boundary of site. SLINC 50m to the north and is separated from site by a motorway. SBINC 50m to the south, separated by residential buildings and Perivale Lane. Priority habitats 150m to the south east and 300m to the south west. Ancient woodland 600m to the north. This is 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. The site is within 1km of a regionally important geological site (located approximately 950m to the north of this site).
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site. There are several protected trees in the southern and western parts of the site. The intensity of development on these parts of the site is likely to be constrained as a result.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The majority 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 (e.g. through mixed use intensification).	The site is a petrol station, and cafe. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing access to the site from Western Avenue to the north, and Perivale Grange from Perivale Lane to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site (with exception of a small part of green corridor).
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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. The site is in single ownership and is not being actively marketed at the moment. The existing use as a petrol station could be reprovided. It is expected that the site will come forward for development between 6 - 10 years.</p>	

Site Information		
Site reference	02PE	
Site name	Land on the South Side of Western Avenue	
Site address	Perivale Lane, Perivale, UB6 8TW	
Town	Perivale	
Site area (ha)	0.16	
Current use	The site is currently vacant land.	
Proposed use	Residential	
Site source	Early call for sites	
Ownership	Private	
Planning history	None	<div>Drawing Status Final Issue</div> <div>Issue Rev. 1</div> <div>Date February 2024</div> <div>Legend 02PE</div> <div>010 m</div> <div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div> <div> Ealing www.ealing.gov.uk</div> <div></div>

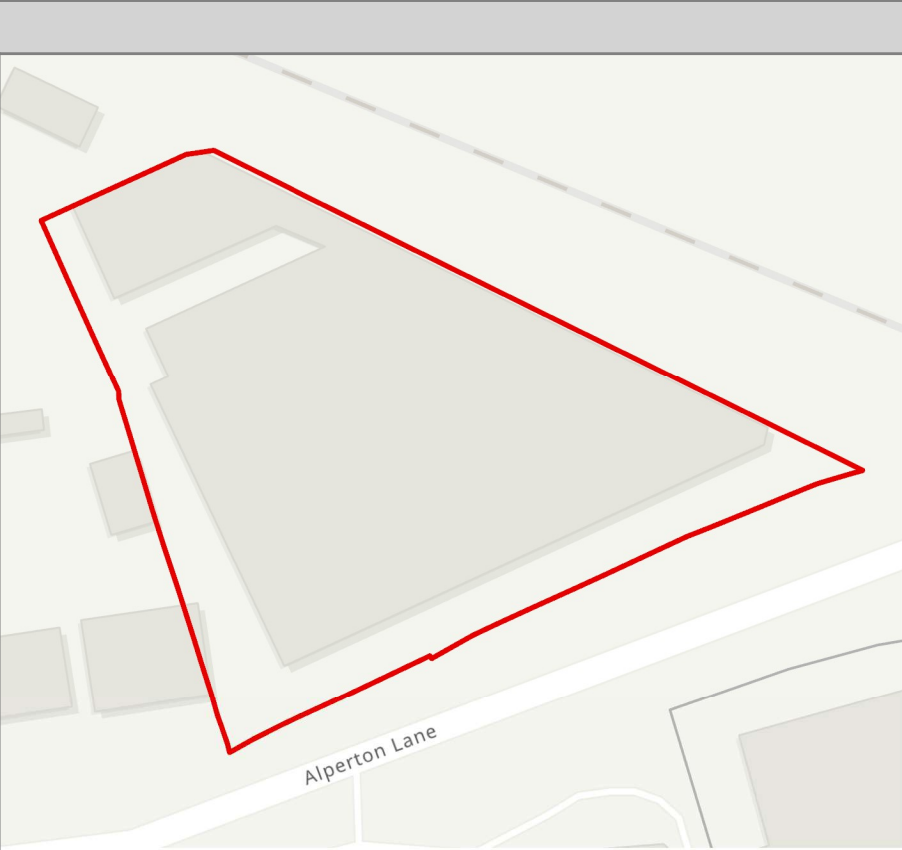


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1. The site is entirely located within Flood Zone 1 (fluvial and tidal).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on site. Church of St Mary the Virgin (GI) (118m), Lych Gate (GII) (98m), Tomb (GII) (104m) to south. Canteen Block (GII*) (100m) and Front Block (GII*) (131m) to Hoover Factory, with 5 entry gates and piers (GII) (75m - 230m) to north east. Perivale Underground Station (GII) to north (408m). Nearest LLBs to north-east at Teignmouth Parade (60m). Site is sensitive to taller elements. Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ The whole of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³, and a significant part of the surrounding area to the north features PM10 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Small part of green corridor within northern boundary of site. SBINC 20m to the south and east and is separated from site by Perivale Lane. SLINC 190m to the north west of the site and SBINC 300m north of the site. Ancient Woodland 750m to the north of the site, separated from site by built development and road/rail networks. Priority Habitat 77m to the south of site.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. The site is within 1km of a regionally important geological site (located approximately 985m to the north of this site).
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). 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	<div></div>	Majority/ all of the site is greenfield land. The entire site is designated as MOL (however, the Green Belt and MOL Review recommended de-designation), and the site is undeveloped, greenfield 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 (e.g. through mixed use intensification).	The site is vacant land. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have limited alignment with the Plan's 'good growth' principles.	The site is not located within a town centre and has a PTAL score of 3. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		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		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The majority of the site is designated as MOL, however, the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development may involve the loss of open space with limited opportunities for on-site or off-setting or mitigation.	The majority of the site is designated as MOL, however the Green Belt and MOL Review recommended de-designation. The site is also designated as Community Open Space. Although areas of designated open space could be retained in the development, this is unlikely to be equivalent to the amount of open space lost.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores well across the deliverability criteria. The site is in single ownership, currently vacant, and the owners is keen to optimise the site, with development likely to come forward within 6 to 10 years.</p>	

Site Information		
Site reference	03PE	
Site name	Alperton Lane North	
Site address	Alperton Lane, Perivale, UB6 2XY	
Town	Perivale	
Site area (ha)	0.38	
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>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div>03PE</div></div><div>010 m</div></div> <div> </div>
Planning history	None	




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 and tidal). There is a very small area on the site's south eastern boundary 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 whole of the site and much of the surrounding area feature NO2 concentrations exceeding 30µg/m³, and therefore mitigation would be required. Additionally, part of the surrounding area features PM10 concentrations exceeding 30µg/m³.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity 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 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>	There are protected railway-adjacent trees within 15m of the site to the north eastern boundary. 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.
	<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		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site includes a car wash, car sales business and IT security company. Industrial uses are present. The entire site forms a detached part of the Park Royal SIL and the Council has identified this part of SIL may be suitable for mixed use intensification unlike a consolidated part of the SIL.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority if the site has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 to the site from Alperton Lane to the south.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>This site scores averagely across the deliverability criteria. Development on the site should deliver an increase in overall industrial provision, retaining existing uses in line with Policies E4 and E5. The site is subject to onsite restrictions which will need to be negotiated. The site is in single ownership. Development is expected to come forward within 6 - 10 years.</p>	

Site Information		
Site reference	04PE	
Site name	Alperton Lane South and Metroline Depot	
Site address	Alperton Lane, Perivale, UB5 9RT	
Town	Perivale	
Site area (ha)	1.89	
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	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>04PE</div><div><div></div></div></div> <div><div>0</div><div>60 m</div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div></div>
Planning history	None	




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) and Flood Zone 3a (fluvial and Tidal). Flood Zone 3b (fluvial and tidal) runs along the southern and eastern boundary. There are large areas in the west and along the southern boundary in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments
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 surrounding area feature NO2 concentrations exceeding 30µg/m³, and parts of the south of the site and surrounding area feature PM10 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity 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 railway-adjacent 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. The Central Line Green Corridor covers the boundaries 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 and the Green Belt and MOL Review recommended de-designation.

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 (e.g. through mixed use intensification).	The site is a depot and storage facility. Industrial uses are present. The western half of the site forms a detached part of the Park Royal SIL and the Council has identified this part of SIL may be suitable for mixed use intensification unlike a consolidated part of the SIL. The eastern part of the site is not designated.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority if the site has a PTAL score of 1a. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 to the site from Alperton Lane to the north west. Due to the site's location between the rail line, River Brent, and Western Avenue dual carriageway, there is limited scope for the creation of further accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	Around half of the site is designated as MOL, however, the Green Belt and MOL Review recommended de-designation.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The Central Line Green Corridor covers the boundaries 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. The Green Belt and MOL Review recommended de-designation. The amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of 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 is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. Development on the site should deliver an increase in overall industrial provision, retaining existing uses in line with Policies E4 and E5. The site is subject to onsite restrictions which will need to be negotiated. The site is in single ownership and is not being actively marketed. Development should come forward within 6 - 15 years.</p>		

Site Information		
Site reference	CFS20	
Site name	Phoenix Trading Estate	
Site address	Phoenix Trading Estate, Bilton Road, Perivale, UB6 7DZ	
Town	Perivale	
Site area (ha)	0.65	
Current use	The site is occupied by storage and distribution uses.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	Aberdeen City Council	
Planning history	None	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>CFS20</div><div>0 10 m</div></div> <div></div>


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 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 HA within the site. Canalside CA within 100m to the NW. Sudbury Golf Course SAM lies 730m to NW (eastern edge of site is 870m away). 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 site and surrounding areas to the south feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SMINC found 60m northeast separated by built development and road networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s). There are 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 severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	Previous uses of this site (print and dye works) make soil and groundwater contamination likely and any redevelopment would require site investigation and appropriate remediation measures.
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 industrial uses. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3).	The site is located in an area with mixed PTAL scoring, (between 2 and 3), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Bilton Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary		
<p>This site scores variably to below average across the deliverability criteria. This site has not been taken forward to Reg 19 due to it being a non designated industrial/employment site and due to viability considerations. Any proposals for this site would need to satisfy policy E4 and policy E5.</p>		

Site Information		
Site reference	01SO	
Site name	Southall Crossrail Station & Gurdwara	
Site address	2 - 10 Park Avenue, Southall, UB1 3AG	
Town	Southall	
Site area (ha)	1.27	
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 and reproviding a new purpose built Gurdwara	
Site source	Existing allocation	
Ownership	Network Rail, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>01SO</div><div></div></div> <div><div>0</div><div>25 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	None	




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 and 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 Much of the west of the site and surrounding areas to the north, south and west feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. 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.

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 contains Southall Station, a gurdwara and industrial uses. This is a non-designated site. Southbridge Way LSIS is located to the south west of the site (separated by rail tracks), as well as the Great Western SIL to the south east of the site (separated by rail tracks).
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located within Southall Major Centre the site has a PTAL score of 4. The entire site is located in Southall OA, and the site is partially within a SAfR. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b).	The site is located within an area with a PTAL score of 4.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Park Avenue to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. This key strategic site is part owned by Network Rail, with known interest in developing the site from the existing private landowner. The existing Gurdwara will need to be reprovided. Ensuring site optimisation and creating a suitable mix of uses appropriate to this gateway location will pose opportunities and challenges. Development is expected to come forward between 6 - 15 years.</p>	

Site Information		
Site reference	02SO	
Site name	Southall Sidings	
Site address	Park Avenue, Southall, UB1 3AD	
Town	Southall	
Site area (ha)	1.17	
Current use	Auto repair business, other commercial and light manufacturing businesses	
Proposed use	Residential led mixed use scheme	
Site source	Early call for sites	
Ownership	Transport for London	
Planning history	201888FUL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>02SO</div><div></div></div> <div><div>030 m</div><div></div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div><div></div></div>




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 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 = Red Lion PH, 94-100 High St (GII) 300m to north, Liberty Cinema (GII*) 370m to north-west. Possible mitigation through sensitive design/ reduced capacity. No LLBs within 100m.
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the site and the surrounding area to the north and south 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/ within vicinity of a constraint with health and safety considerations. Site is fully within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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. Whole of the site sits within SBINC. Another SBINC is also 40m to the south, and 120m to the north east and west. Green corridors 200m to the east, 75m to the south, and 300m to the north. Priority habitats 250m to the north east, and 400m 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 site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign. The 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	<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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site includes an auto repair business, other commercial and light manufacturing businesses. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	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. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located 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		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. This strategic site is owned by Places for London(TfL) and it has a consented planning permission. Development is likely to come forward in the first 10 years of the Plan.</p>		

Site Information		
Site reference	03SO	
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 led mixed use scheme, including retention of community facilities	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>03SO</div><div></div></div> <div><div>010 m</div><div></div></div> <div><div>Ealing</div><div>ARUP</div></div> <div><div>www.ealing.gov.uk</div><div></div></div>
Planning history	222363VAR, PP/2015/4921	




Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.
Heritage	<div></div>	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Air quality	<div></div>	Site contains Kings Hall Methodist Church (LLB). Subject to level of intervention on LLB, impact 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.
Health and safety	<div></div>	Parts of the east and south of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required
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>	Site is fully within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	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.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Ongoing site investigations on parts of this site, associated with existing permission 2015/4921, have not currently identified any significant contamination. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site has multiple uses, including retail and a church. There are no industrial uses present.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is located within Southall Major Centre and the majority of the site has a PTAL score of 4. The entire site is located in 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), 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 Beaconsfield Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. This strategic site is not being currently being marketed actively, however there is landowner interest in bringing the site forward. Reprovision of community/church use and a locally listed building might add to viability considerations. The site is expected to come forward in the first 10 years of the Plan.</p>		

Site Information		
Site reference	04SO	
Site name	Southall West London College	
Site address	Beaconsfield Road, Southall, UB1 1RB	
Town	Southall	
Site area (ha)	1.18	
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, education and community	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>04SO</div><div>020 m</div></div> <div><div> Ealing</div><div></div><div>www.ealing.gov.uk</div></div>
Planning history	203705FUL	


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 and tidal). There is a small area in the south of the site that is in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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 (close proximity). 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 south of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³. Therefore, mitigation will be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is fully within the Gas Pipe Outer Zone specified consultation zone, partially within the Gas Pipe Inner Zone specified consultation zone, and one electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Biodiversity	<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. Green corridor 150m to the south. SLINC 210m to the east. SBINC 400m 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.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There is existing permission (2015/4921) for development at this site with attached condition requiring a remedial strategy. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site is a college. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The entire site is located within Southall Major Centre and the majority of the site has a PTAL score of 4. The entire 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 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 Beaconsfield Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores relatively well across the deliverability criteria. This key site is in single ownership and should reprovide its current education and community uses. It is not being marketed active and is expected to come forward for development within 6 - 10 years</p>	

Site Information		
Site reference	05SO	
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 and community facilities	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>05SO</div></div> <div><div>030 m</div></div> <div></div>
Planning history	None	

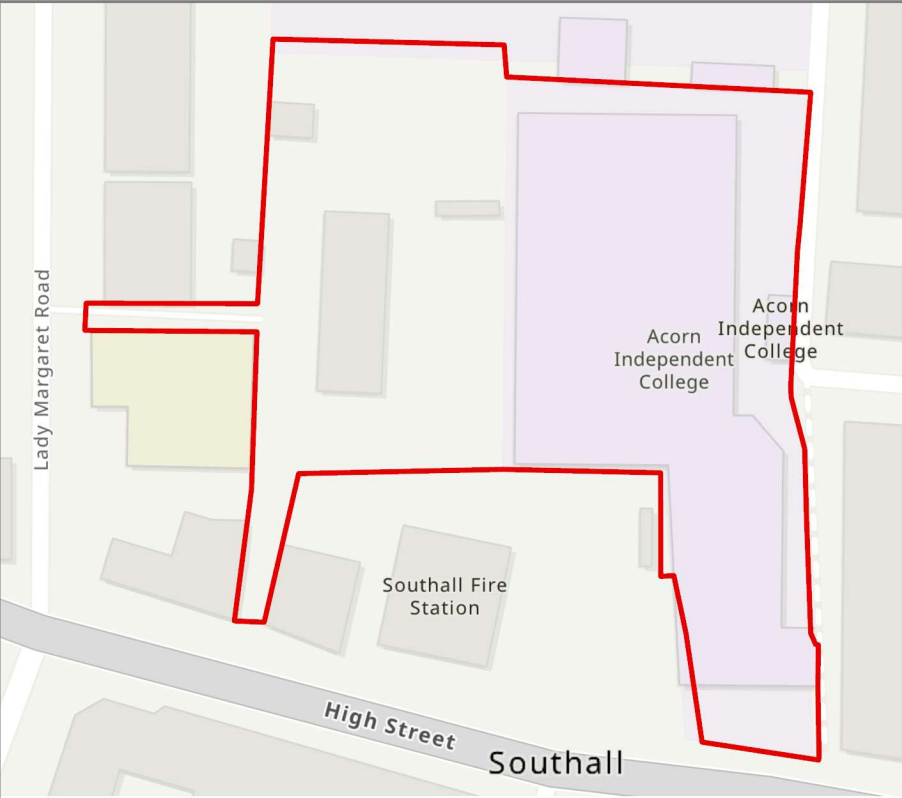

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area in the north of the site that is in Flood Zone 3a (surface water).
Air quality	<div></div>	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.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	N/A
Geodiversity	<div></div>	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.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	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		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 (e.g. through mixed use intensification).	The site has multiple uses, including retail, residential, offices, a supermarket and a telephone exchange. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The entire site is located in Southall Major Centre and the site has a PTAL score of 5. The entire site is located within 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 within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from South Road to the west, from Cambridge Road to the north, and from Avenue Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. Multiple ownership might be an issue for deliverability, however there was positive feedback from the Reg 18 consultation from the majority of landowners. This strategic site is not currently being marketed actively. It is anticipated that the site will come forward for development between 6 - 15 years.</p>		

Site Information		
Site reference	06SO	
Site name	Fairlawn Hall and Science of the Soul Centre	
Site address	30 Shrubbery Road & 39-47 High Street, Southall, UB1 3HB	
Town	Southall	
Site area (ha)	1.06	
Current use	The site features educational, community and office uses with associated car parking.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Early call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>06SO</div><div>025 m</div></div> <div><div> Ealing www.ealing.gov.uk</div><div>ARUP</div></div>
Planning history	None	

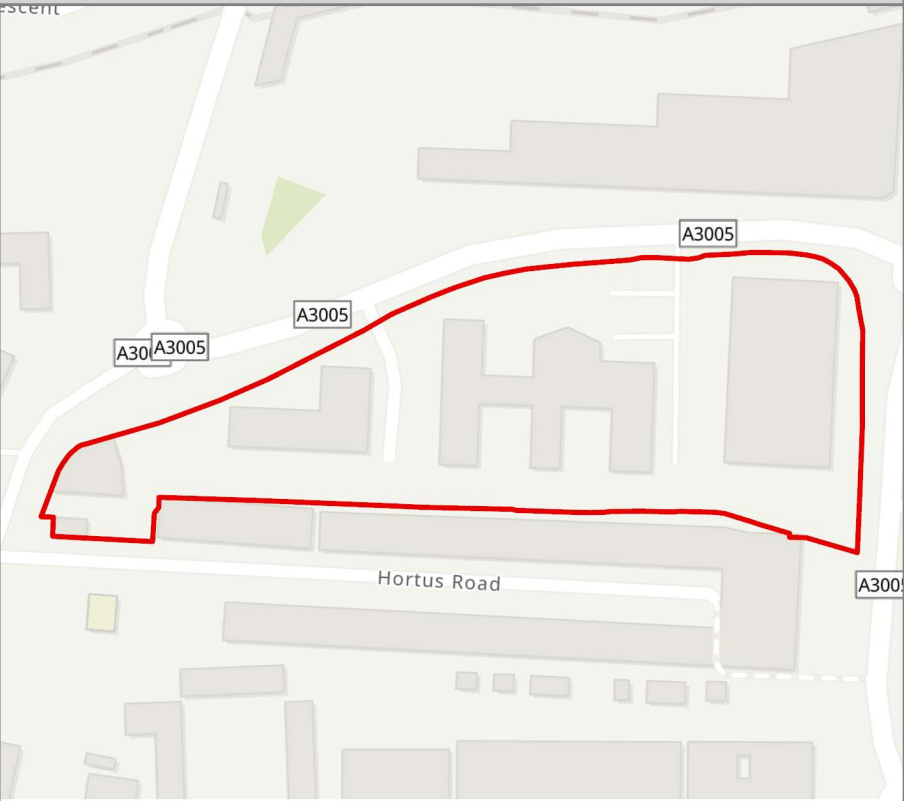


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is a very small area in the east of the site located in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. Nearest LB: 77 North Rd (GII) to north-east (25m) and Himalaya Palace (GII*) to south-west (90m). Red Lion Hotel (GII) to south-east (130m). 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.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Parts of the site and surrounding areas to the south and west feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Geodiversity	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<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>	SLINC 150m to the south. Priority habitat and green corridor 140m to the east. SBINC 150m to the southeast. All of which are separated from site by built development and road/rail networks.
	<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>	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 (e.g. through mixed use intensification).	The site contains Regent College London, a car park and a commercial premises. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The majority of the site is located within Southall Major Centre and the majority of the site has a PTAL score of 5. The entire site is located in 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), however, the majority of the site falls within an area with a PTAL score of 5.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Lady Margaret Road to the west, and from High Street to the south-west and School Passage to the east. Depending on the proposed layout, there may be scope to improve access to the site from School Passage, or to create new access from High Street in the south east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. This key site has been amalgamated from two Call for Sites submissions, indicating both owners are keen for this site to come forward. Existing community and education uses should be reprovided. Although not currently being marketed, this site is expected to come forward within 6 - 15 years.</p>	

Site Information		
Site reference	07SO	
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 and includes a banquet hall to the east and a dementia care facility to the west. 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	Existing allocation	
Ownership	Council, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>07SO</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>030 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	216215FUL, 223246FUL	




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. There is a small area on the site's northern boundary that falls within 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, impact 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 surrounding areas feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<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. 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. 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 (e.g. through mixed use intensification).	The site has multiple uses including a banqueting hall, a health facility and residential properties. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially located within King Street Neighbourhood Centre and the majority of the site has a PTAL score of 4. The entire 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 Merrick Road to the north, and from Hortus Road in the south-west. Depending on the proposed layout, there may be scope to create additional access from Merrick Road to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores mostly averagely across the site. There is an extant permission on part of the site, which is in multiple ownership. As a key strategic site, a cohesive scheme would be preferable and might help with viability considerations. Community uses should be reprovided. It is expected that development will come forward in 6 - 10 years.</p>		

Site Information		
Site reference	08SO	
Site name	Middlesex Business Centre	
Site address	Bridge Road, Southall, UB2 4AB	
Town	Southall	
Site area (ha)	4.95	
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	Mixed-use scheme with residential, health facility, community use and a portion of commercial/retail.	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>08SO</div></div> <div><div>0</div><div>40 m</div></div> <div></div>
Planning history	183673OUT, 224785REM	




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 and tidal). There are small areas across the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site includes Sunrise Radio LLB on the site. Subject to level of intervention on LLB, impact 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. Site is within 340m of St Marks and Canal CA. Glade Bridge (GII), Three Bridges SAM, and Hanwell Flight and Wall SAM are within the wider area. Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Parts of the west of the site and the surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Biodiversity	<div></div>	Site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Geodiversity	<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.
Tree Preservation Order	<div></div>	Green corridor borders the site to the northern boundary. SBINC borders the site to the north, and SLINC nearby to the south, separated by Bridge Road. SMINC 80m to the east of the site. Priority habitats 500m to the north and east of the site. Mitigation would be required for all of these habitats.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site.
	<div></div>	The intensity of site development would unlikely be constrained by the presence of protected trees either on or directly adjacent to the site; or Site has no effect due to distance from TPO(s).
	<div></div>	There are protected railway-adjacent 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.
	<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 existing permission (183673OUT) for development at this site with attached conditions requiring a site investigation for each phase or plot of development.
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 includes the Middlesex Business Centre as well as workspace, light industrial, storage and distribution uses. It is a non-designated site. Bridge Road LSIS is adjacent to the east, and the Great Western SIL is adjacent to the north (separated by rail tracks).
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1a. The site is partially located in a SAfR and the entire site is located in Southall OA. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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.	There is existing vehicular access through the site via a network of roads connecting to Merrick Road in the west and Bridge Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and district and regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The majority of the site falls within an area which is located within 1000m from a primary school. The remainder of the site is located between 1000m and 4000m of 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 is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. In single ownership, this is a key strategic site with potential to optimise the site with employment, community, health and retail uses provided alongside residential. The site should come forward for development within the first 10 years of the Plan.</p>		

Site Information		
Site reference	09SO	
Site name	Havelock Estate	
Site address	Havelock Road, Southall, UB2 4NY	
Town	Southall	
Site area (ha)	13.49	
Current use	The site is currently occupied entirely by the Havelock Estate housing estate and associated areas of open space.	
Proposed use	Residential-led, mixed-use scheme	
Site source	Existing allocation	
Ownership	Council	
Planning history	PP-2013-3241, PP-2013-3242	<div><div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div><div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div><div><div>Date</div><div>February 2024</div></div><div><div>Legend</div><div>09SO</div></div><div><div>0100 m</div></div><div><div>Ealing</div><div>ARUP</div></div></div>

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are 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 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). Three Bridges SAM lies 900m to north east of site and Osterley Park CA boundary (GII*) lies 450m to south east. Possible mitigation through sensitive design/reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
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>	Two electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	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.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The majority of the site is previously developed land; however the site includes the Canalway Park Public Open Space and the Grand Union Canal Blue Ribbon Network.
	<div></div>	Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There are existing permissions (2013/3241 and 2013/3242) for development on parts of this site which have contamination remediation conditions attached. Further redevelopment on the site would require a desk study as a minimum and appropriate remediation for any contamination identified.
Employment – industrial designated and non-designated land		Site is nearby/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. There are no industrial uses on site. The site is directly adjacent to the Bridge Road Industrial Estate LSIS which is located to the north.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The majority of the site includes a housing estate with potential for regeneration and is located within a SAfR. The entire site is located in 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 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.	There is existing vehicular access through the site via Havelock Road, which runs east-west through the site, with several smaller roads connecting to this to the north and south. Due to being bounded by a cemetery and commercial units to the north, and the Grand Union Canal and Allotments to the south, there is limited scope to provide additional access to the site in these directions.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The site contains the Canalway Park Public Open Space and the Grand Union Canal Blue Ribbon Network. Development may result in loss of designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores above averagely across the deliverability criteria. The site is part owned by Ealing Council, with a number of private freeholders. Early phases of the Havelock Estate regeneration have been built, however there is scope to continue upgrading the Estate and the Council is actively pursuing this. Further development will come forward within the next 6 - 10 years.</p>		

Site Information		
Site reference	10SO	
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	
Site source	Existing allocation	
Ownership	Private	
Planning history	215058FULR3	

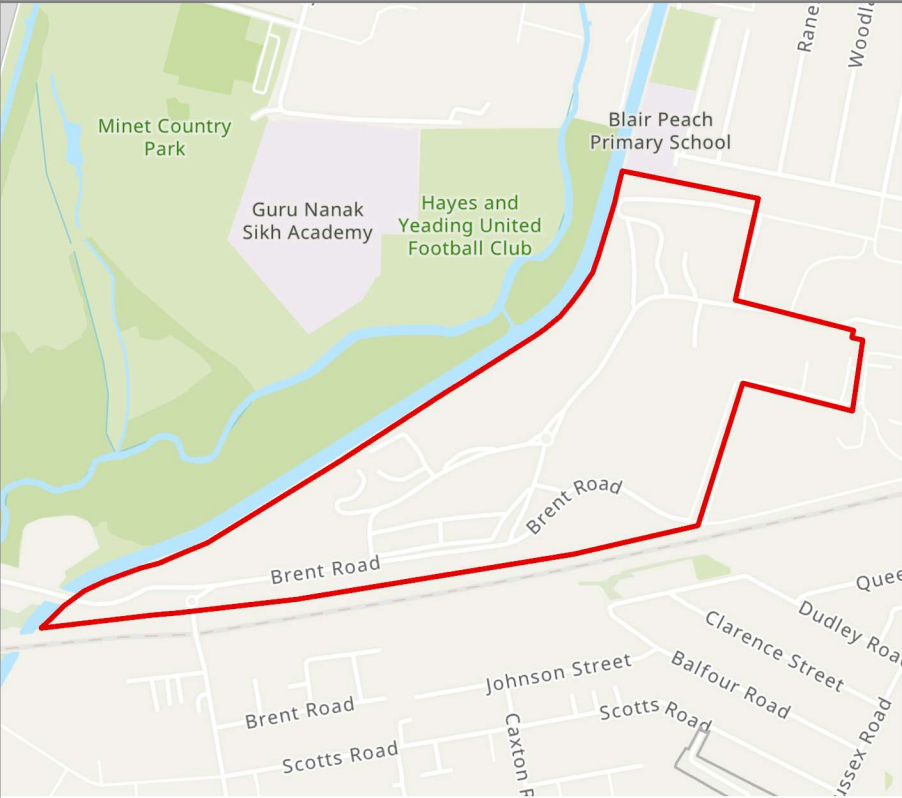


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas in the east of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	Site contains LLB- Stable and Coach House, 1 Osterley Park Road. Subject to level of intervention on LLB, impact 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.
Biodiversity	<div></div>	No part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Geodiversity	<div></div>	Two electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<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.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is existing permission (215058FULR3) for development at this site with an attached condition requiring a site investigation. Any future redevelopment on this 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 are 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.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is partially located within King Street Neighbourhood Centre and the majority of the site has a PTAL score of 4. The entire site is located in Southall OA and the site is partially located within a SAfR. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 accesses to the site from The Green to the east, and further access from Featherstone Road, via Dominion Road and featherstone Terrace to the south. Depending on the proposed layout, and any development taking place at site CFS25, there may be scope to create additional access through site CFS25 from Southbridge Way to the north.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores above averagely across the deliverability criteria. The site is key strategic site is in multiple ownership and development should retain existing uses. Development should come forward within the first 10 years of the Plan.</p>		

Site Information		
Site reference	11SO	
Site name	The Green Quarter (Southall Gasworks)	
Site address	The Straight, Southall, UB1 1QX	
Town	Southall	
Site area (ha)	22.01	
Current use	The site is a former gas works and is under construction in line with the extant planning permission for the site (Green Quarter). Part of the site has recently been in temporary use as a construction academy as well as long-stay parking for Heathrow Airport.	
Proposed use	Residential, employment uses, school and health centre.	
Site source	Existing allocation	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>11SO</div><div></div></div> <div><div>0160 m</div><div></div></div> <div><div> Ealing www.ealing.gov.uk</div><div></div></div>
Planning history	PP/2015/4682, 171562VAR, 178801FUL, 234110OUT	

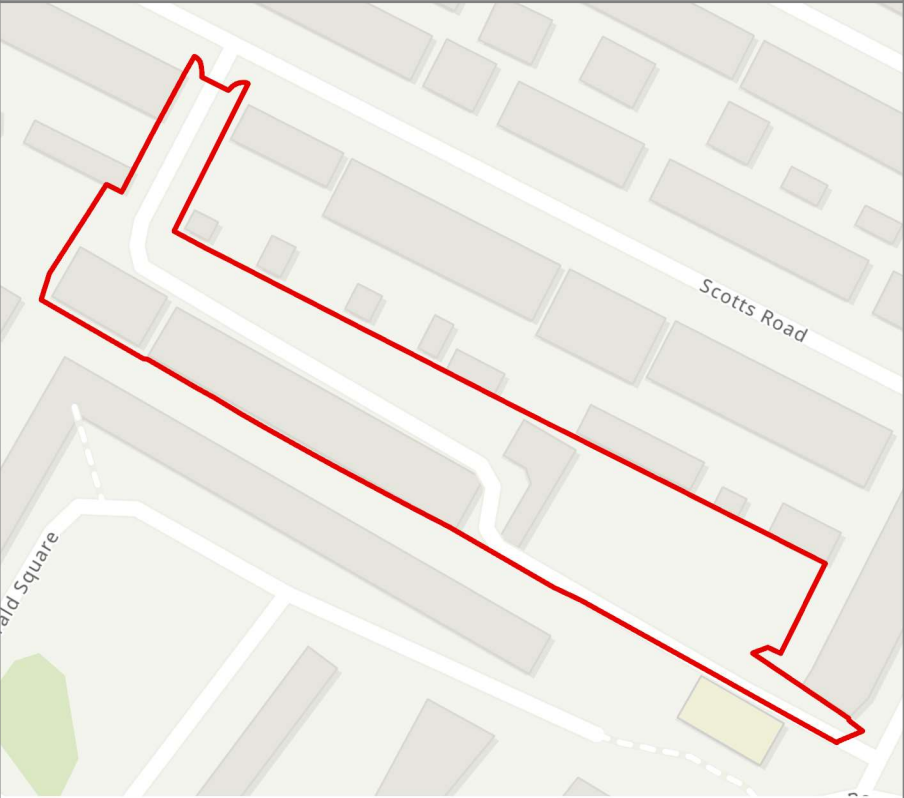


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water		Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage		Most of the site is located in Flood Zone 1 (fluvial and tidal). There are small areas across the site that are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Air quality		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.
Health and safety		Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity		Site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development. Additionally, site is in principle suitable for a tall building. Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Geodiversity		Site borders SMINC and priority habitat along its north western boundary and borders a green corridor to its southern boundary. Mitigation required.
Tree Preservation Order		N/A
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.
		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 railway-adjacent trees within 15m of the site to the southern 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		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.
Employment – industrial designated and non-designated land		Site is nearby/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 construction site for the new Green Quarter residential development. There are no industrial uses on site. The International Trading Estate LSIS is located to the south of the site (separated by rail tracks) and the Southbridge Way LSIS to the west of the site (separated by residential units).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is partially located within Southall Major Centre but the majority of the site has a PTAL score of 0. The entire site is located in 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 0 and 1b), however, the majority of the site falls within 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 to the site from the west, via Brent Road, Loverose Lane and Pump Lane, from the north via Beaconsfield Road and Cedrus Avenue, and from the east via The Straight, Greenleaf Walk and Accolade Avenue. Due to the size of the site, and depending on the proposed layout, these accesses may require upgrading or alteration.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 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 of a primary school. The remainder of the site is located between 1000m and 4000m from a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores relatively well across the deliverability criteria. This is a key strategic site in Southall, with development of the wider site already completed. There are no existing uses that need to be reprovided on this former gasworks site. The site benefits from an extant permission and is being actively marketed. The next phase of development is expected to come forward within 6 - 15 years.</p>		

Site Information		
Site reference	12SO	
Site name	Scotts Road Trading Estate	
Site address	Scotts Road, Southall, UB2 5DD	
Town	Southall	
Site area (ha)	0.59	
Current use	The site features a number of industrial units, occupied largely by auto repair businesses.	
Proposed use	Residential-led, mixed-use scheme (including some industrial)	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>12SO</div></div> <div><div>0</div><div>25 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	None	

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 south of the site and surrounding area features NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Health and safety		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.	N/A
Biodiversity		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 features a number of industrial units, occupied largely by auto repair businesses. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site is located in Southall OA. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 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 existing vehicular access from Scotts Road to the north, and from Sussex Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across the deliverability criteria. The site is within multiple ownership which could make land assembly a challenge and reduce site optimisation. Development should consider retaining some industrial uses. The site is not being actively marketed. Development is expected to come forward within 6 - 10 years.</p>		

13SO - Endsleigh Industrial Estate

Site Information	
Site reference	13SO
Site name	Endsleigh Industrial Estate
Site address	Endsleigh Road, Southall, UB2 5QR
Town	Southall
Site area (ha)	1.14
Current use	The site features a range of industrial, small business and retail uses, Adelaide Dock
Proposed use	Residential-led, mixed-use scheme (including some industrial)
Site source	SHLAA 2017
Ownership	Private
Planning history	190140FUL

Drawing Status

Final Issue

Source

Issue

Rev. 1

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Date

February 2024

Legend

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ARUP




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 and tidal). There are small areas in the north and east of the site that are in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
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 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.
Air quality		Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³	No part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Health and safety		Not within a specified consultation zone/ within vicinity 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 covers part of the south east of the site, and borders south of site. Green Corridor 800m to the north of the site. Priority habitat 700m to the east of the site. Mitigation required for all of these habitats.
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 majority of the site is previously developed land. The site includes a dock.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is existing permission (190140FUL) for development at this site with attached conditions for site investigation and appropriate remediation. Any future redevelopment on this 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 Endsleigh Industrial Estate. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site is located in Southall OA. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Endsleigh Road to the north. As the site is bounded to the east, north and west by dense residential development, and to the south by the Grand Union Canal, there is limited scope for the creation of additional accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The Grand Union Canal Blue Ribbon covers part of the south of the site. This could be incorporated into the layout of a future development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across most of the deliverability criteria. The site is in multiple ownership. Some existing industrial uses should be retained. The site is not being actively marketed and there might be some viability considerations to take into account due to the ongoing use of Adelaide Dock. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	14SO	
Site name	Witley Works	
Site address	Witley Gardens, Southall UB2 4ES	
Town	Southall	
Site area (ha)	1.25	
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, Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>14SO</div></div> <div><div>0</div><div>30 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	None	

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 and tidal). There are small areas in the north west and centre of the site that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	No designated/non-designated HAs on site. 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.
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>	Part of the east of the site and surrounding area features NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	Site borders SMINC along its south eastern 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>	Majority of the site is previously developed land; however there is an amenity green space within the site.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		<p>Not within a designated or non-designated industrial area; or</p> <p>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 (e.g. through mixed use intensification).</p>	The site includes an industrial estate. Industrial uses are present. This is a non-designated site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The entire site is located in Southall OA. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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 to the north, and from Norwood Road via Witley Court to the east.
Impact on Green Belt or Metropolitan Open Land		<p>Site (or majority of the site) is not located within the Green Belt/ MOL; or</p> <p>Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.</p>	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated open space within the site. However there is amenity green space within the site.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores variably across most of the deliverability criteria. The site is in multiple ownership. Some existing industrial uses should be retained. The site is not being actively marketed and there might be some viability considerations to take into account. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	15SO	
Site name	Monorep Site	
Site address	Poplar Avenue, Southall, UB2 4PN	
Town	Southall	
Site area (ha)	0.49	
Current use	The site is a former car sales dealership.	
Proposed use	Residential led mixed use development	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div><div></div></div>15SO</div></div> <div><div>010 m</div><div></div></div> <div></div>
Planning history	None	


Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 1.
Heritage	<div></div>	The site is entirely located within Flood Zone 1 (fluvial and tidal).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	Site abuts Glade Lane Bridge (GII) and within St. Marks Church & Canal CA. Nearest LLB = Norwood Top Lock to west (50m). Site is within 500m of Windmill Bridge (Three Bridges) SAM and Hanwell Flight of Locks and Wall SAM to north east and within 120m of Osterley Park CA boundary (GII*). Possible mitigation through sensitive design/ reduced capacity. Within AIA. Further consultation with GLAAS/ heritage advisor required.
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 part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Tree Preservation Order	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land	<div></div>	N/A
	<div></div>	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.
	<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>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	The entirety of the site is previously developed land.
	<div></div>	

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 (e.g. through mixed use intensification).	The site is a former car sales dealership. There are no industrial uses present.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the site has a PTAL score of 1b. The entire 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 within an area with a PTAL score of 1b.
Vehicular access to the site		Suitable access to the site already exists.	There is existing access to the site from Glade Lane to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. There is a small area of MOL to the north of the site. It is considered that its loss could be avoided in future development.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	There is a small area of MOL to the north of the site. It is considered that its loss could be avoided in future development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to regional parks.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.	The entire site is located within 1000m of 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 is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The site is in single ownership and although it is not expected that existing uses be reprovided, any proposal will need to satisfy policy requirements regarding industrial retention and upliftment, which could affect viability. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	16SO	
Site name	Warren Farm and Imperial College Land	
Site address	Windmill Lane, Southall, UB2 4NE	
Town	Southall	
Site area (ha)	33.83	
Current use	The site comprises open space (sports ground currently not used)	
Proposed use	Outdoor sports facility and nature reserve	
Site source	Identified by council	
Ownership	Council, Private	
Planning history	None	

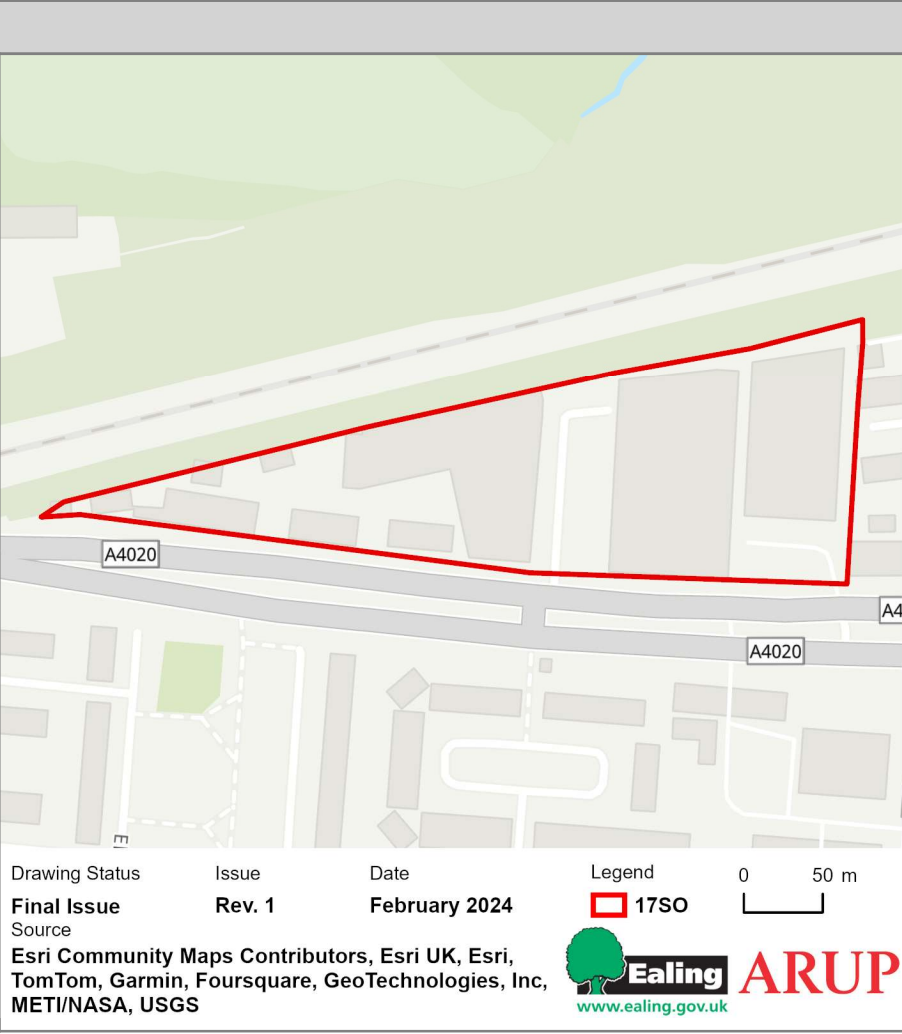
Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water).
Heritage	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area in the east of the site, and along the site's eastern border that is in Flood Zone 3a (surface water).
Air quality	<div></div>	No designated/non-designated HAs on site. No LLBs within 100m. St Mark's Church & Canal CA nearby. Northern boundary within 70m of Hanwell Flight and Wall Scheduled Monument. Osterley Park (GII*) within close proximity to south. Nearest LB = Lock Keepers Cottages at locks 92, 93, 95 and 97 Windmill Lane (all GII), between 110-170m north of site, and St Bernards Hospital (GII), Chapel (GII) and West Lodge (GII) 300-400m north. Wharncliffe viaduct (GI) 800 north, Roman Bridge (II*) 250m south. Possible mitigation through sensitive design/ reduced capacity.
Health and safety	<div></div>	Parts of the site and the surrounding area along the western boundary feature areas of NO2 concentration above 30µg/m³. Therefore mitigation would be required.
Biodiversity	<div></div>	Site includes a gas pipe along all west and south boundary, and therefore, around half of the site is covered by Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development.
Geodiversity	<div></div>	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 to the eastern/north eastern boundary as well as 200m to the west and south.
Tree Preservation Order	<div></div>	N/A
Brownfield vs greenfield land	<div></div>	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.
	<div></div>	Site has no effect due to distance from TPO(s).
	<div></div>	Majority/ all of the site is greenfield land.
	<div></div>	The entire site is greenfield land and designated MOL.

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 (e.g. through mixed use intensification).	The site is a open space. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site 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 mixed PTAL scoring, (between 0 and 1a), however, the majority of the site falls within 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		Site is within Green Belt/MOL, and the proposed use is considered an appropriate use.	The entire site is designated as MOL and the proposed uses (outdoor sports facility and nature reserve) are considered to be appropriate uses.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The publicly owned, and publicly accessible Warren Farm Sports Centre covers the entirety of the site, with the majority of this site designated as community open space. The entire site is designated MOL. Given the proposed uses, it is reasonably likely that open space can be retained as part of the development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and 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.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The site is owned by the council and Imperial college, and its existing open space use must be protected. The proposed development is to replace sports facilities and the council is pursuing a Local Nature Reserve status for an extensive part of the site. Development is likely to come forward within the first 10 years of the Plan.</p>		

Site Information		
Site reference	17SO	
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 Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>17SO</div><div></div><div></div></div> <div><div>0</div><div>50 m</div><div></div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	None	

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 and tidal). There are areas in the east of the site that are in Flood Zone 3a (surface water).
Air quality		Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety		No designated/non-designated HAs on site. 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). Site also lies 400m north of Hanwell Flight and Locks SAM and St Marks Church and Canal CA. Sensitive site. Possible mitigation through sensitive design/ reduced capacity.
Biodiversity		Site is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Geodiversity		Much of the site and surrounding area features NO2 concentrations exceeding 30µg/m³, and parts of the surrounding area to the south feature PM10 concentrations exceeding 30µg/m³, therefore mitigation would be required.
Tree Preservation Order		Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations.
Brownfield vs greenfield land		N/A
		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..
		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.
		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 protected railway-adjacent trees located within and along 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.
		Majority/ all of the site is previously developed land.
		Although the site includes the British Rail & Central Line Green Corridor, aerial imagery shows the whole of 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 (e.g. through mixed use intensification).	The site is the Triangle Centre industrial estate. Industrial uses are present. This entire site forms a detached part of the Great Western SIL and the Council has identified this part of SIL may be suitable for mixed use intensification unlike a consolidated part of the SIL.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the site has a PTAL score of 3. The entire site is within a SAfR. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There are existing vehicular accesses to the site from Uxbridge Road to the south.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The site contains the British Rail & Central Line 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 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 of a primary school. The remainder of the 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 majority of the site is within 1000m of the nearest GP surgery. The remaining part of the site is located between 1000m and 4000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores just below average across the deliverability criteria. The site is a detached part of SIL that is in multiple ownership. Proposals are expected to ensure new industrial conforming uses are prioritised and co located with residential, with reprovision of some existing uses. The site is not currently being marketed and viability considerations might affect delivery. Development is expected to come forward within 6 - 10 years.</p>		

Site Information		
Site reference	18SO	
Site name	Golf Links Estate	
Site address	Fleming Road, Southall, UB1 3ND	
Town	Southall	
Site area (ha)	7.78	
Current use	The site is currently occupied by the Golf Links housing estate as well as Birkdale Court Outdoor Sports facility and open space.	
Proposed use	Residential (infill)	
Site source	Council owned site	
Ownership	Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>18SO</div><div></div></div> <div><div>0</div><div>75 m</div><div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	PP/2013/4843, 195348OUT, 221501REM	



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 and tidal). There are small areas in the north west, centre, east, and south of the site that are in Flood Zone 3a (surface water).
Air quality	<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.
Health and safety	<div></div>	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.
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 east of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and would therefore require mitigation.
Tree Preservation Order	<div></div>	Four electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land	<div></div>	A SBINC is directly adjacent to the south, and a small area falls within the site boundary in the southwest. 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.
	<div></div>	N/A
	<div></div>	There are protected trees within 15m of the site on the southern boundary. 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 majority of the site is previously developed land, with amenity green spaces located throughout the residential areas.
	<div></div>	

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	There are existing permissions (2013/4843 and 195348OUT) for development at this site with attached conditions for site investigation and appropriate remediation. Any future redevelopment on this 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 (e.g. through mixed use intensification).	The site is in a residential area. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The majority of the site includes a housing estate with potential for regeneration and the entire site is located within a SAfR. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 1b and 2), however, the majority of the site falls within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access through the site via a network of small roads connecting via Fleming Road and Baird Avenue to Greenford Road in the east and Longridge Lane in the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not located within the Green Belt or MOL. A small area along the southern border of the site is designated as MOL. It is considered that its loss could be avoided in future development.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	A small area along the southern border of the site is designated as MOL. It is considered that its loss could be avoided in future development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to small / local / pocket and regional parks.
Distance to nearest infant/primary school		Site is between 1000m and 4000m from the nearest infant/primary school	The majority of the site falls within an area which is located between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores above averagely across the deliverability criteria. The site is a large council owned housing estate currently undergoing regeneration. The existing outdoor sports facility should be retained. The site is not currently being marketed. Further development is likely to come forward within 6- 15 years.</p>		

Site Information		
Site reference	19SO	
Site name	Cranleigh Gardens Industrial Estate & Kingsbridge Crescent	
Site address	Cranleigh Gardens, Southall, UB1 2BZ	
Town	Southall	
Site area (ha)	1.43	
Current use	The site is occupied by an industrial estate comprising numerous small businesses. The site also includes the Nanaksar Gurdwara.	
Proposed use	Residential, community	
Site source	SHLAA 2017	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div><div>19SO</div></div></div> <div><div>040 m</div></div> <div> ARUP</div>
Planning history	P/2013/2628, 185960FUL, 223913FUL	

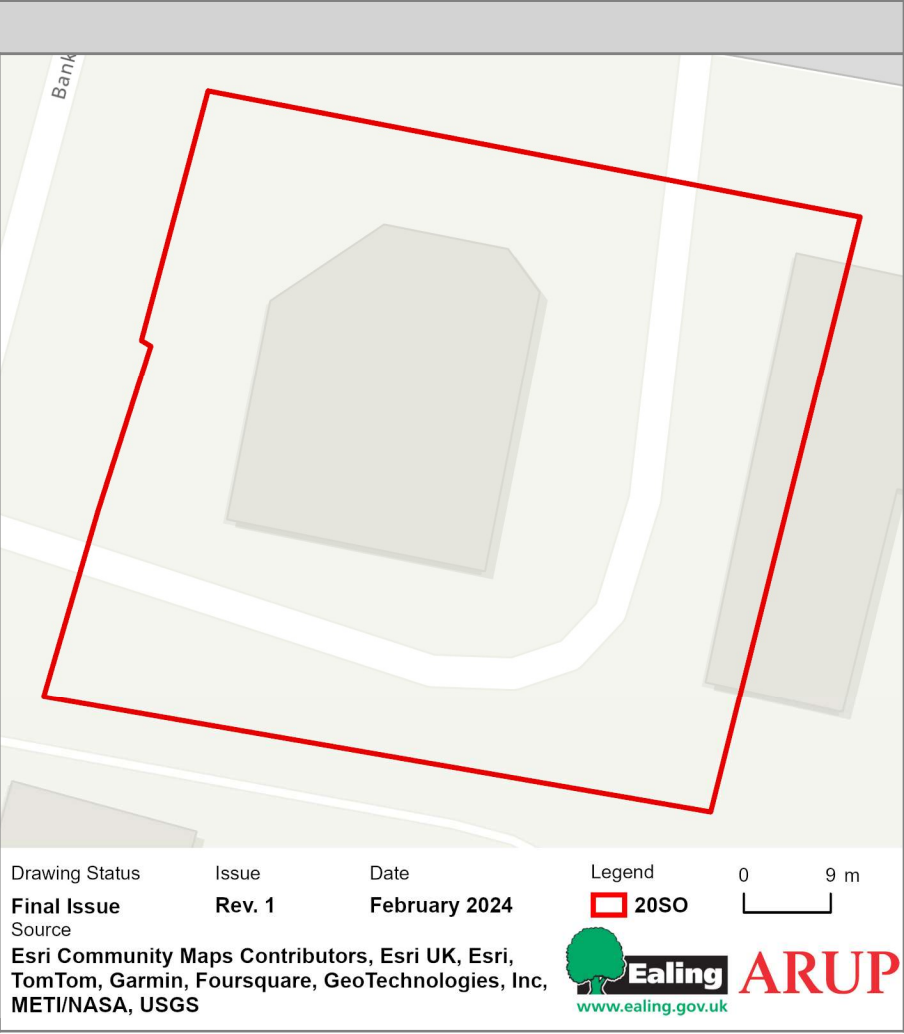

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area along the site's south eastern border, and an area in the centre of the site that is in Flood Zone 3a (surface water). The design and layout of the site should have regard to the recommendations detailed in the individual Level 2 SFRA Site Assessments.
Heritage	<div></div>	No designated/non-designated HAs on site. Nearest LB = Allenby Rd (GII) to south-east (758m). No LLBs within 500m.
Air quality	<div></div>	No part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Health and safety	<div></div>	N/A
Biodiversity	<div></div>	Site borders SMINC to the south western and western boundaries. SMINC & SLINC 30m to northeast and 10m to east. Mitigation required.
Geodiversity	<div></div>	N/A
Tree Preservation Order	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
Brownfield vs greenfield land	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	There is existing permission (185960FUL) for development at this site with attached conditions for site investigation and appropriate remediation of identified contamination. Any future redevelopment on this 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.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the site has a PTAL score of 1b. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Cranleigh Gardens and Kingsbridge Crescent in the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>The site scores averagely across the deliverability criteria. The site is in multiple ownership, with support for redevelopment from some of the owners. Some of the community uses will need to be reprovided and development will need to satisfy policy requirements regarding industrial reprovizion. The site is not currently being marketed actively. Development is likely to come forward within 6- 15 years.</p>		

Site Information		
Site reference	20SO	
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> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div>20SO</div></div> <div><div>09 m</div></div> <div> Ealing www.ealing.gov.uk</div> <div></div>
Planning history	184519FUL, 223545FUL	



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. No LLBs within 100m. Abuts Canalside CA to west. 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 Much of the north of the site and surrounding area features NO2 concentrations exceeding 30µg/m³, and would therefore require mitigation. Additionally part of the surrounding area to the north features PM10 concentrations exceeding 30µg/m³.
Health and safety	<div></div>	Not within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. N/A
Biodiversity	<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. SMINC 20m to the west off western boundary and is separated from site by a single 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 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 (e.g. through mixed use intensification).	The site is a vacant public house. There are no industrial uses on site.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the site has a PTAL score of 2. The entire 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 site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access to the site from Uxbridge Road to the north, and from Bankside to the west.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores extremely well across the deliverability criteria. This gateway site is in single ownership, has an extant planning permission for a hotel, and another planning application for build to rent which is pending decision. The most recent use as a Public House will be reprovided. The site is being actively marketed and development is expected to come forward within 1 - 10 years.</p>	

Site Information		
Site reference	21SO	
Site name	Toplocks Estate	
Site address	Glade Lane, Southall, UB2 4PG	
Town	Southall	
Site area (ha)	4.12	
Current use	The site is largely occupied by residential properties, retail and commercial uses, community uses including medical centre and the Havelock Children's Centre.	
Proposed use	Residential led mixed use scheme	
Site source	Call for sites	
Ownership	Private, RSL	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>21SO</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>50 m</div></div> <div><div>ARUP</div></div>
Planning history	None	



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 and tidal). There are areas dispersed throughout the site 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 within site. Southern boundary abuts Canalside CA and Galde Lane bridge (GII). With 600m of Three Bridges SAM to NE. With 250m of Osterley Park (GII*) in Hounslow. 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 part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Tree Preservation Order	<div></div>	Two electrical substations are located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
Brownfield vs greenfield land	<div></div>	SLINC within northern boundary with SMINC bordering site to the western boundary and SBINC adjacent to the east, separated by Glade Lane.
	<div></div>	N/A
	<div></div>	There are no protected trees located within 15m of the site boundary, so there is no constraint with regards to TPOs on the site.
	<div></div>	Majority of the site is previously developed land; however there is amenity green space within the site.
	<div></div>	Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Site is nearby/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 contains residential units. There are no industrial units on site. The Bridge Road LSIS is located to the north and west of the site (separated by some residential units).
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The entire site is in Southall OA, a housing estate with potential for regeneration and 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 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 through the site via a network of small roads which connect to Havelock Road in the south and Glade Lane to the east.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The vast majority of the site is not within the Green Belt or MOL. The small area to the north east of the site designated as MOL has been recommended for de-designation within the Green Belt and MOL Review.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	The small area to the north east of the site designated as MOL has been recommended for de-designation within the Green Belt and MOL Review. However there is amenity green space within the site which could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 between 1000m and 4000m from a primary school. The remainder of the site is located within 1000m of a primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 entire site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in active use but could be reprovided as part of development.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>This site scores average to well across the deliverability criteria. Submitted through the Call for Sites exercise the regeneration of this site is supported by its majority owner. Existing community uses should be retained and retail uses re established. The site is not currently being marketed. Development is expected to come forward within 6 - 10 years.</p>	

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 an auto repair business, other commercial and light manufacturing businesses / The site features a number of auto repair businesses in addition to an early years education facility.	
Proposed use	Residential led mixed use scheme/ Residential and some commercial on ground floor	
Site source	Existing allocation	
Ownership	Transport for London/ Council	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div><div><div></div></div>SO02</div><div><div>0</div><div>30 m</div></div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div></div>
Planning history	201888FUL/ 216991FULR3	


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 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	<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 on the north and south of the site and surrounding area feature NO2 concentrations exceeding 30µg/m³ and therefore mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is fully within the Gas Pipe Outer Zone specified consultation zone, and one electrical substation is located within the site boundary. Further consultation would be required with the relevant consultees to determine how this may impact development.
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 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	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The intensity of site development would likely be constrained by the presence of protected trees either on or directly adjacent to the site. There are a number of protected trees located along the northern boundary of the site. There are also protected railway-adjacent trees within 15m of the eastern boundary of the site. The intensity of development on these parts of the site is likely to be constrained as a result.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The entirety of the site is previously developed land.

Suitability Assessment		
Criteria	Score	Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.
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.
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.
Accessibility - PTAL		Site is located in an area of good accessibility to public transport (PTAL (4 – 6a/b)).
Vehicular access to the site		Suitable access to the site already exists.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.
Impact on provision of open space		The development is unlikely to involve the loss of any 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.
Distance to nearest infant/primary school		Site is less than 1000m from the nearest infant/primary school.
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.
Distance to nearest GP surgery		Site is less than 1000m from the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is subject to restrictions and negotiation/ consultation may be required.
Planning status		Whole or part of the site is currently under construction.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is under option to a developer.
Viability considerations		No viability issues known to developers/ landowners.

Deliverability Assessment Summary		
<p>The site scores well across the deliverability criteria. However, this site has not been taken forward to Reg 19 as there is an implemented extant planning permission. This effectively means the site allocation is now redundant as development is already happening.</p>		

Site Information		
Site reference	CFS03	
Site name	4 Gladstone Road, Southall	
Site address	4 Gladstone Road, UB2 5BB	
Town	Southall	
Site area (ha)	0.38	
Current use	The site is occupied by light industrial uses.	
Proposed use	Residential, light industrial/ research and development	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>CFS03</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>020 m</div><div></div></div> <div><div>ARUP</div></div>
Planning history	None	




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 and tidal). There is an area along the site's western boundary 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 within the site. Nearest LB = Water Tower, The Straight (GII) 210m to NE (across railway), Southwall War Memorial (GII) and The Green Manor House (GII*) (both within 210m to SE). Nearest LLB = 1 Works, Dilloway Lane (195m to SE). 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 part of the site or surrounding area feature NO2 or PM10 concentrations exceeding 30µg/m³ and therefore no mitigation would be required.
Tree Preservation Order	<div></div>	Site is partially within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultees to determine how this may impact development. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Brownfield vs greenfield land	<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.
	<div></div>	Northern boundary of site adjacent to green corridor. Mitigation required. SBINC found approx. 300m south east and SLINC found approx. 500m east.
	<div></div>	N/A
	<div></div>	There are protected trees located within 15m of the site to the northern boundary, but none are located directly on the site. Due to the limited parts of the site affected, the protected trees would not be a significant constraint to development on the site.
	<div></div>	The entirety of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any redevelopment of the site would require a desk study as a minimum.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site contains industrial uses. The entire site is covered by the Southbridge Way LSIS.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 2. The entire site is located in Southall OA. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located within an area with a PTAL score of 2.
Vehicular access to the site		Suitable access to the site already exists.	There is existing access to the site from Gladstone Road to the west. Due to the nature of surrounding development, there is limited capacity to create additional access to the site, however there may be scope to create access from Southbridge Way to the east, although it does not directly abut the site. This would depend on the proposed layout of this site, and any development taking place at site CFS25.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available in 6-15 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>The site scores variably across the deliverability criteria. However the site is designated LSIS and any proposed development will need to take a masterplan approach and will be considered through a policy approach in line with Policy E4 and E5.</p>	

Site Information		
Site reference	CFS06	
Site name	Barratt Industrial Estate	
Site address	Park Avenue, Southall, UB1 3AF	
Town	Southall	
Site area (ha)	1.32	
Current use	The site is occupied by light industrial and specialist and wholesale commercial uses.	
Proposed use	Residential	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div><div></div></div> <div><div>Legend</div><div>CFS06</div><div>050 m</div></div> <div><div>Ealing</div><div>www.ealing.gov.uk</div></div> <div><div>ARUP</div></div>
Planning history	None	

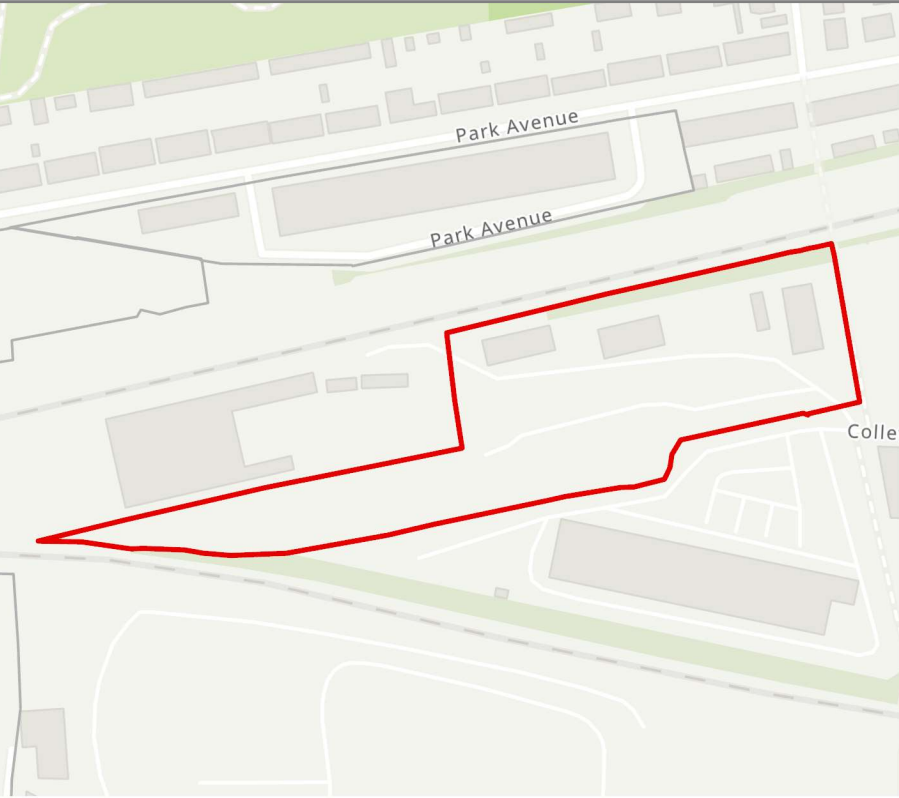

Suitability Assessment		
Criteria	Score	Qualitative assessment
Flooding - fluvial / tidal and surface water	<div></div>	Site is located within flood zone 3a/b (fluvial or tidal) and/or, 3a (surface water). Most of the site is located in Flood Zone 1 (fluvial and tidal). There is an area in the east of the site that is in Flood Zone 3a (surface water).
Heritage	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated. No designated/non-designated HAs on the site. Nearest LB to the N (300m) = Red Lion PH (GII) and to the NE (450m) lies the Water Pump, Middlesex Golf Course (GII). Possible mitigation through sensitive design/ reduced capacity. Eastern part of site some distance away from Hanwell Flight and Wall SAM (990-1000m).
Air quality	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³ Parts of the site to the north, and parts of the surrounding area to the north and south feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
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 within the eastern portion of the site. SBINC found to the western boundary of site. SLINC and priority habitats found 50m north. The site is separated from these through existing built development and road networks.
Geodiversity	<div></div>	There is no overlap between the site and/or the site is not likely to affect regionally important geological site due to its distance from the site. N/A
Tree Preservation Order	<div></div>	The site likely has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or directly adjacent to the site. There is likely to be limited opportunity to offer suitable mitigation through redesign. There are protected trees in the western part of the site and along the northern and eastern boundaries. There are also protected trees within 15m of the southern boundary of the site. This is likely to be a major constraint to further development on this site.
Brownfield vs greenfield land	<div></div>	Majority/ all of the site is previously developed land. The majority of the site is previously developed land; however the site includes the British Rail & Central Line Green Corridor.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		No contamination issues identified on site to date.	Any change of use on this site would require site investigation.
Employment – industrial designated and non-designated land		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	The site is Barratt Industrial Estate. Industrial uses are present. This is a non-designated site. The Great Western SIL is located to the south of the site (separated by rail tracks).
Spatial characteristics		Site's spatial characteristics have potential to significantly align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1b. The entire site is located in Southall OA and a SAfR. The site includes existing industrial uses and has potential for mixed-use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of 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.	There are existing vehicular accesses to the site from Park Avenue to the north. Being bounded by the railway to the south, there is limited scope for the creation of additional accesses to this site.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The British Rail & Central Line Green Corridor is located to the east of the site. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 of a primary school. The remainder of the 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between parties; or Site is known to be in multiple ownership but no known evidence of conflicting schemes.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Significant viability constraints.

Deliverability Assessment Summary	
<p>This site scores variably to below average across the deliverability criteria. This site has not been taken forward to Reg 19 due to its existing uses and viability considerations. Any proposals for this site would need to satisfy policy E4.</p>	

Site Information		
Site reference	CFS16	
Site name	Land off Collett Way, Southall	
Site address	Collett Way, Southall, UB2 4SE	
Town	Southall	
Site area (ha)	2.41	
Current use	Vacant land and railway sidings	
Proposed use	Light industrial/ research and development, warehousing/ storage and distribution, waste management	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Issue</div><div>Rev. 1</div><div></div></div> <div><div>Date</div><div>February 2024</div><div></div></div> <div><div>Legend</div><div>CFS16</div><div> Ealing www.ealing.gov.uk</div></div> <div><div>0</div><div>60 m</div></div> <div>ARUP</div>
Planning history	None	




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 and tidal). There are areas in the east of the site and on the site's southern boundary that are in Flood Zone 3a (surface water).
Air quality	<div></div>	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and its likely effects can be mitigated.
Health and safety	<div></div>	Part of the site/ surrounding area is located within an area which exceeds the following limits, and mitigation would be required: - PM10 30µg/m³ - NO2 30µg/m³
Biodiversity	<div></div>	Parts of the surrounding area to the north of the site feature NO2 concentrations exceeding 30µg/m³, therefore requiring mitigation.
Geodiversity	<div></div>	Site is partially within the Gas Pipe Outer Zone and Gas Pipe Inner Zone specified consultation zones. Further consultation would be required with the relevant consultees to determine how this may impact development. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Tree Preservation Order	<div></div>	SBINC found within the entirety of site boundary. Green corridor also found just within eastern and northern boundaries of the site.
Brownfield vs greenfield land	<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>	Although the Brentford Line Green Corridor and the British Rail & Central Line Green Corridor covers some of the site, aerial imagery shows the majority of the site to be previously developed.
	<div></div>	There are protected railway-adjacent trees within the southern, eastern and northern boundaries of the site. The intensity of development on these parts of the site is likely to be constrained as a result.
	<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.
	<div></div>	Majority/ all of the site is previously developed land.

Suitability Assessment			
Criteria	Score		Qualitative assessment
Contamination		Potential contamination on site, which could be mitigated.	Any 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 (e.g. through mixed use intensification).	The site contains industrial uses. The majority of the site is covered by Great Western SIL.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 1a. The entire site is within 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 0 and 1b), however, the majority of the site falls within an area with 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 existing vehicular access to the site from Collett Way to the southeast. Due to the size of the site, and depending on the proposed layout, this access may require upgrading. As the site is bounded by railway to the north, west and south, there is limited scope for the creation of additional accesses.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development may involve the loss of open space but there are opportunities for on-site offsetting or mitigation.	The south of the site overlaps with the Brentford Line Green Corridor and the British Rail & Central Line Green Corridor is located to the north of the site. However the amount of open space within the site is minimal, and it is reasonably likely that this could be re-provided on-site as part of a development.
Access to open space		Site is located within an area of deficiency in access to small / local / pocket or district or metropolitan or regional parks.	The site is located within an area of deficiency in access to 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 entire site is located between 1000m and 4000m from a primary school
Distance to nearest secondary school		Site is less than 2000m from the nearest secondary school.	The majority of the site is located within 2000m of a secondary school. The rest of the 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 is located between 1000m and 4000m from the nearest GP surgery. The remaining part of the site is located within 1000m of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme.
Existing use(s)		Site is in current active use which may need to be relocated (e.g business or community use includes recreational open space).
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Known developer interest in bringing the site forward.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is being actively marketed for development or enquiries have been received from a developer.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary		
<p>This site scores variably across most of the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated SIL. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>		

Site Information		
Site reference	CFS25	
Site name	TRS Estate	
Site address	Southbridge Way, Southall, UB2 4AX	
Town	Southall	
Site area (ha)	2.09	
Current use	The site is currently vacant, previously occupied by storage and distribution and wholesale commercial units.	
Proposed use	Residential, warehousing/ storage and distribution	
Site source	Call for sites	
Ownership	Private	<div><div>Drawing Status</div><div>Final Issue</div><div>Source</div></div> <div><div>Issue</div><div>Rev. 1</div><div>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS</div></div> <div><div>Date</div><div>February 2024</div></div> <div><div>Legend</div><div><div>CFS25</div></div></div> <div><div>030 m</div></div> <div></div>
Planning history	None	

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 and tidal). There is an 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 within the site. Nearest LB = Water Tower, The Straight (GII) 125m to N (across railway), Southwall War Memorial (GII) and The Green Manor House (GII*) (both within 150m to SE). Nearest LLB = 1 Works, Dilloway Lane (110m to SE). Possible mitigation through sensitive design/ reduced capacity. Abuts AIA to south. Further consultation with GLAAS/ heritage advisor required.
Air quality	<div></div>	Site/ surrounding area is not located within an area which exceeds the following limits: - PM10 30µg/m³ - NO2 30µg/m³ A small part of the surrounding area to the north of the site features NO2 concentrations exceeding 30µg/m³, therefore it is not anticipated that mitigation would be required.
Health and safety	<div></div>	Fully or partially within a specified consultation zone/ within vicinity of a constraint with health and safety considerations. Site is partially within the Gas Pipe Outer Zone specified consultation zone. Further consultation would be required with the relevant consultees to determine how this may impact development. Site may be suitable for a tall building (subject to masterplan). Depending on proposed height, consultation may be required with relevant consultees with regards to air safety.
Biodiversity	<div></div>	Site is likely to have limited indirect or no effect on SINC/ green corridor/ priority habitat/ ancient woodland as features could likely be retained, or effects mitigated. Northern boundary of site adjacent to green corridor. Mitigation required. SBINC found 245m southeast.
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 railway-adjacent trees within 15m of the site to the north western 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.

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		Given the proposed use, site may result in a net loss of designated or non-designated industrial floorspace.	This site is Southbridge Way Industrial Area. This entire site is covered by the Southbridge Way LSIS.
Spatial characteristics		Site's spatial characteristics have potential to align with the Plan's 'good growth' principles.	The site is not located within a town centre and the majority of the site has a PTAL score of 3. The entire site is in Southall OA. The site includes existing industrial uses and has potential for mixed use intensification. These spatial characteristics should influence capacity and mix of uses for proposals.
Accessibility - PTAL		Site is located in an area of fair accessibility to public transport (PTAL (2 - 3)).	The site is located in an area with mixed PTAL scoring, (between 2 and 4), however, the majority of the site falls within an area with a PTAL score of 3.
Vehicular access to the site		Suitable access to the site already exists.	There is existing vehicular access through the site from The Green to the east, via Southbridge Way.
Impact on Green Belt or Metropolitan Open Land		Site (or majority of the site) is not located within the Green Belt/ MOL; or Site is located within the Green Belt/ MOL but the Green Belt and MOL Review recommended de-designation through boundary changes.	The site is not located within the Green Belt or MOL.
Impact on provision of open space		The development is unlikely to involve the loss of any open space.	No designated 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 of 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 of the nearest GP surgery.

Deliverability Assessment: Availability		
Criteria	Score	
Safeguard alternative uses		Not within a consultation zone for safeguarded alternative uses.
Ownership		Site is in single ownership.
Existing use(s)		Site is vacant and/ or has existing use that is surplus to requirements.
On-site restrictions		Site is not subject to any known restrictions.
Planning status		Imminent, live or granted planning application; or Existing preapplication advice identifying a clear vision for whole or part of the site; or Expired consent; or No relevant planning history.
Availability within plan period and readiness of site for development		Site is expected to be available within 0-5 years.

Deliverability Assessment: Achievability		
Criteria	Score	
Site marketability		Site is not being actively marketed.
Viability considerations		Potential viability constraints based on professional knowledge and engagement with developers; or Viability constraints unknown through lack of evidence.

Deliverability Assessment Summary	
<p>This site scores relatively well across the deliverability criteria. However this site has not been taken forward to Reg 19 due to it being designated LSIS. Any proposals for this site will need to take a masterplan approach in line with Policies E4 and E5.</p>	