

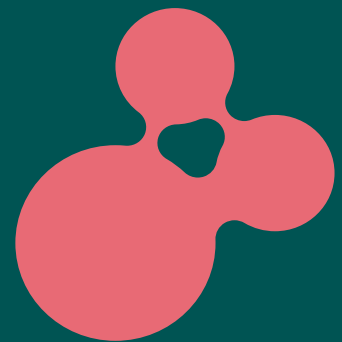
April 2025



**PRIOR  
+ PTNRS**

# Ealing Regional Park

## Concept Plan Report



Issued by Prior + Partners alongside  
Gillespies, Greengage, Civic Engineers and Flint

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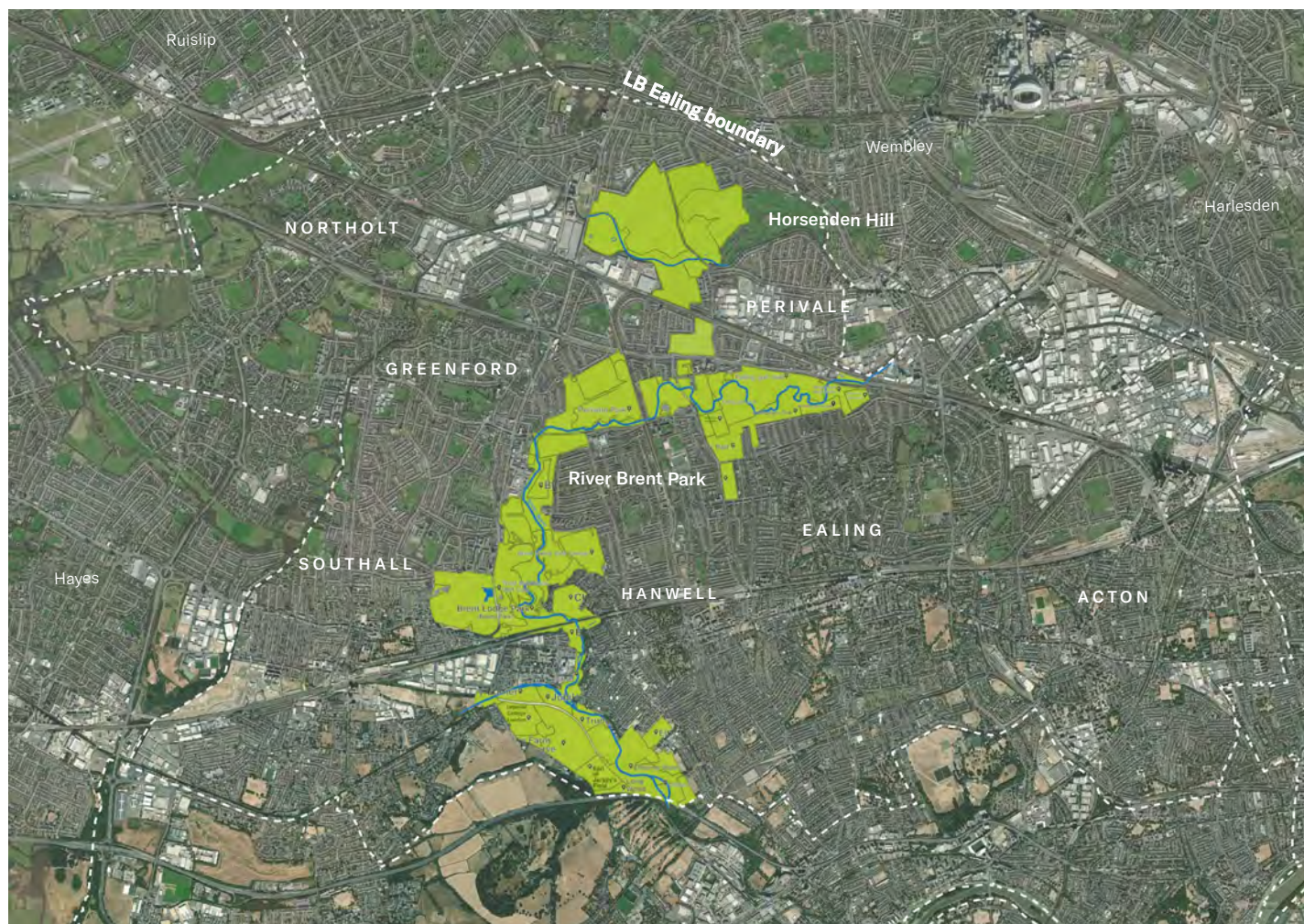
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01

# **Introduction**

## 01.1

# Introduction



Indicative location and extent of Ealing Regional Park

## Overview

The Ealing Regional Park concept plan is a statement of intent and of ambition for a new regional park in Ealing.

Ealing Council declared a climate emergency in April 2019. The creation of a regional park offers the perfect opportunity to develop a more connected Ealing that is equipped to tackle the Climate Emergency by putting nature and communities at the heart of a green recovery, driving locally-led economic regeneration in a way that is good for nature, climate and people.

While there is not yet a fixed map of the regional park, an option the Council are considering is for it to be based around the River Brent and Horsenden Hill. Nearly 200,000 people live within a 20-minute walk of this potential regional park, supporting the creation of thriving local neighbourhoods with great parks and amenities close to home.

In winter 2024, Ealing Council commissioned this concept plan, the aim of which is to develop a long-term vision and spatial strategy for the regional park, for the benefit of generations to come. It sets out a strategy for building on existing spaces and assets to create an inclusive, diverse, resilient and vibrant new park that can serve Ealing's communities as well as attract visitors from London and beyond.

## How was the concept plan developed?

The concept plan is the result of collaboration between Ealing Council, local and regional stakeholders and the community. The priorities outlined in this document represent many of the ambitions and aspirations of these stakeholders. A programme of engagement took place in winter and spring 2024, and included the following events and feedback streams:

- Residents survey
- Stakeholder workshops
- 1:1 meetings and conversations
- Public drop-in sessions and workshops

These conversations were complemented by site visits, desktop research, and best practice research.

## Structure of this report

This document includes our analysis of the opportunity for the positive transformation of Ealing Regional Park. It articulates a clear vision for the park, the principles by which it should be delivered, and the spatial strategies for how these can be realised. It is structured as follows:

**Section 1 Introduction** presents an overview of the concept plan commission and this report.

**Section 2 Establishing the Opportunity** presents an analysis of the park context, its strategic position, strengths and issues for improvement; outlines the engagement that underpins this work; and concludes with the vision, themes and principles that guide the concept plan.

**Section 3 Site Wide Strategies** presents the overall strategy for the park, including proposals to enhance the movement network, ecological and natural functioning of the park, and activation.

**Section 4 Focal Areas** provides detail on the potential opportunities that could be realised in the four focal areas identified in section 3.

**Section 5 Management** outlines the principles, objectives and considerations for the long-term management of the park.

**Section 6 Phasing** presents a strategy for building a park over time, from quick, easy wins to long term aspirations.

## Next steps

Next steps should include more detailed refinement and development of the spatial strategies contained herein; aligning this work to feasibility, business planning, management and stewardship strategies; and further engagement and collaboration with communities and stakeholders to define proposals for the park.





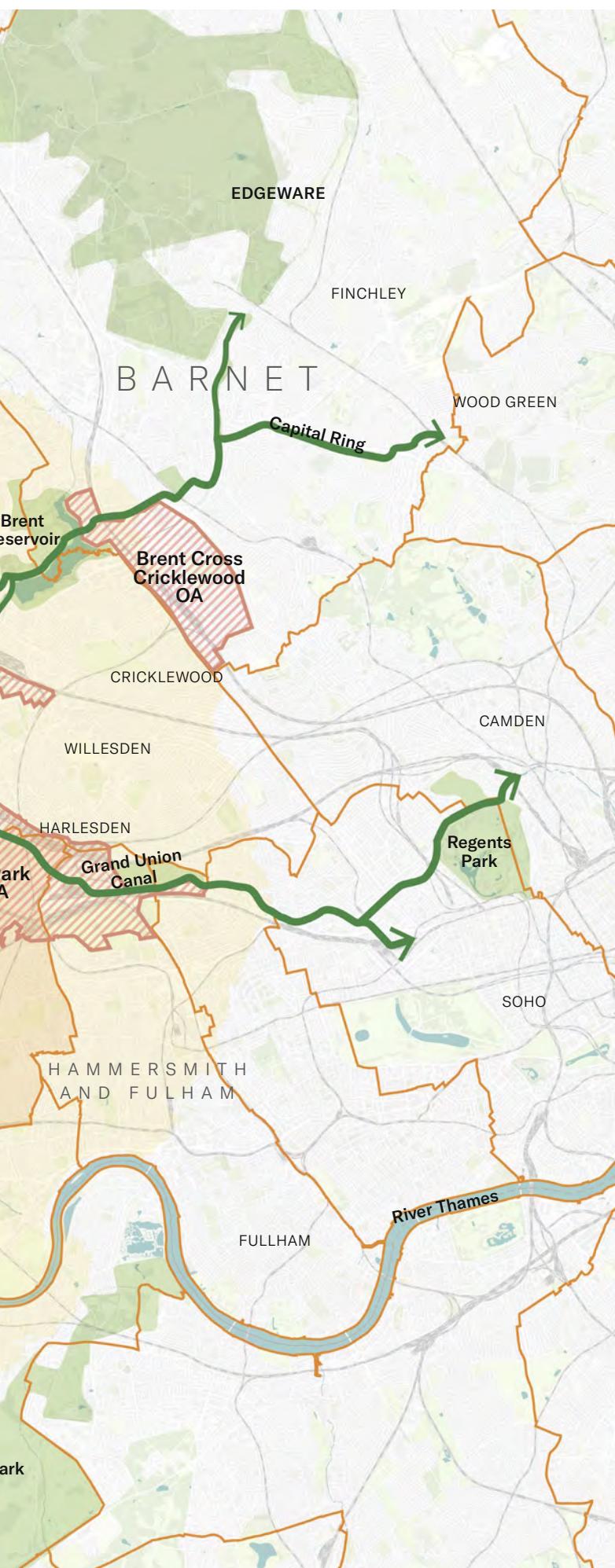
02

# **Establishing the Opportunity**



Ealing Regional Park in the West London context





## 02.1

# A Regional Park for West London

The current indicative extent of Ealing Regional Park is largely defined around the River Brent corridor, which presents a strategic opportunity to think in the long term about a park which **crosses boundaries** into neighbouring LB Hounslow, LB Brent and LB Barnet to create a continuous park along the river corridor, as well as westward green connections into LB Hillingdon.

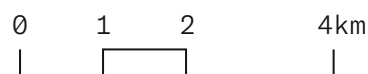
The London Plan defines regional parks as having a catchment of 8km. Ealing Regional Park would serve not only local and Ealing residents, but be an amenity and an attraction for people from all over West London.

Traversing the park area are existing **strategic walking and cycling routes** including the Capital Ring - a walking and cycling loop around all of London - and Grand Union Canal towpaths. These strategic routes link Ealing Regional Park into a vast network of parks and open spaces in west London, with connections into Richmond Park in the south, Colne Valley Regional Park and London's Green Belt in the west, Brent Reservoir and Mill Hill in the north, and Regents Park in the east.

These routes also traverse many of west London's **opportunity areas**, including Southall and Old Oak Park Royal Opportunity Areas in Ealing, opening up the regional park as an accessible amenity to the borough's growth areas.

## Key

	Opportunity Areas
	Regional Park 8km catchment
	Strategic walking / cycling links
	Borough boundaries



## 02.2

# SWOT Analysis



Grand Union Canal



Pedestrian bridge over the A40

## Strengths

- Clear council commitment and ambition for the delivery of the park
- Active and committed community of third sector organisations working in the current parks
- Ethnic and religious diversity of communities surrounding the park
- A number of tube and rail stations within walking distance from the park. Hanwell, Perivale, and South Greenford stations are the most important public transport gateways
- The variety of character - from natural areas, historic fields, and formal parks - reflects the history of the wider area from farmland to suburban in character
- Many and diverse existing functions and facilities within the park
- Many schools, sports facilities, town centres, community facilities and Ealing Hospital surround the park and are important local anchors
- The Capital Ring and canal towpaths are important strategic connections
- A number of important habitats (including priority habitats) are present, especially around wooded areas and meadows. Perivale Wood and Whittlers Wood are ancient woodlands
- Much of the park forms the River Brent floodplain, serving an important function protecting surrounding communities in times of flood
- Listed buildings, structures and historic lanes provide important landmarks and character

## Weaknesses

- Major east-west road and rail infrastructure, including the A40 Western Ave, bisect the park and create barriers to north-south movement
- Pedestrian movement is fragmented and road-based around the A40, Ealing Central Sports Ground and Horsenden Lane
- Industrial areas create barriers to accessing the park in certain areas
- The River Brent creates barriers to east-west movement where bridges are not present
- A lack of park entrances and paths along the western edge of the park create barriers to access for Greenford and Southall communities
- The above barriers to - especially east-west - movement and accessing the park creates severance between communities surrounding the park exacerbating patterns of deprivation, income, life expectancy, and health outcomes
- A number of sports pitches flood frequently and area not useable year round
- The challenges in connectivity and the disparity of many spaces creates a collection of green spaces that do not hang together as one





Churchfields Recreation Ground overlooking the Wharncliffe Viaduct

## Opportunities

- Expand the regional park along the River Brent corridor into LB Brent, LB Hounslow and LB Barnet, as well as into LB Hillingdon via strategic green links
- Enhance movement and access into park , especially from the west and northeast
- Create green links that connect the park to the wider strategic open space network, surrounding schools and facilities, and nearby town centres
- Enhance movement and access into park , especially from the west and northeast, and transform the park from barrier to connector
- Create flexible spaces that can cater to a wide variety of diverse communities and uses
- Enhance areas of low and medium ecological distinctiveness
- Enhance green links in strategic locations to improve ecological connectivity across road and rail barriers
- Wetland habitat creation that also improves flood resilience and water quality in the Brent
- Create links with Ealing Hospital for healing spaces
- Create gateways that welcome people into the park
- Introduce destinations and new facilities that elevate the park from 'local' to 'regional'
- Improve the path network to ensure the park is accessible to all and facilitates east-west movement
- Leverage and activate existing facilities and amenities to create destinations
- Create education and play opportunities
- Optimise existing sports fields
- Create eco-tourism opportunities



Floodplain within Brent Valley Golf Course. *Credit: Phil Alford*

## Threats

- Climate change will exacerbate flooding in the park; interventions will be required to enhance the role of the park in mitigating flood risk to surrounding communities
- Increased users and activation in the park could threaten habitats; careful design of interfaces between people and habitats will be required
- Partnership with surrounding boroughs, especially upstream LB Brent, will be required to address issues of water management
- A potential lack of long term funding and management could threaten the continued success of the park

## 02.3

# Engagement Overview

## 02.3.1

## Overview

The development of a concept plan for Ealing Regional Park is a collaboration between Ealing Council, local and regional stakeholders, and the community. The priorities, ideas and projects outlined in this document represent the ambitions and aspirations of these stakeholders, and form building blocks for the development of the concept plan. Objectives of the engagement programme were to:

- Generate support for the park
- Involve end users in the design process
- Understand key issues, challenges and opportunities
- Understand priorities, values, expectations and needs to shape the vision and concept plan
- Identify potential public, private or third-sector partners
- Develop and validate ideas

**This first stage of engagement is intended to start conversations and begin the co-design process that will continue throughout future masterplan design development.**

# 6,115

online survey responses

# 37

stakeholder workshop participants

# 11

1-1 interviews

# 10

Public Pop-Ups

## Events

A programme of engagement took place in winter-spring 2023-2024, covering both online and face-to-face channels to encourage a broad range of participation.

### Online survey

An online survey was run by Ealing Council in winter 2023 to garner residents' views on the park. The survey received 6,115 responses. The full engagement report can be found [here](#).

### Stakeholder workshops

Two workshops were hosted to start an in-depth understanding of priorities and ideas for a regional park. One was held in person and the other was online. A wide range of community representatives, third sector organisations, neighbouring authorities, and regional stakeholders were invited, with 37 attending overall.

### 1-1 interviews

11 1-1 interviews were held with key stakeholders to develop a deep understanding of their priorities and concerns for a regional park, and to learn from their experiences managing parks and open spaces.

### Let's Go Southall

Prior + Partners supported Ealing Council in delivering a series of engagement events and workshops specifically targeting feedback from Southall and Greenford residents.

### Your Voice Your Town events

Ealing Council have attended Your Voice Your Town events to gain feedback and inputs from residents in each of Ealing's towns.

### Community Champion forum

A short workshop has been held at a Community Champions forum in May 2024 to gain insights from this group of community representatives.

## 02.3.2

## Key findings

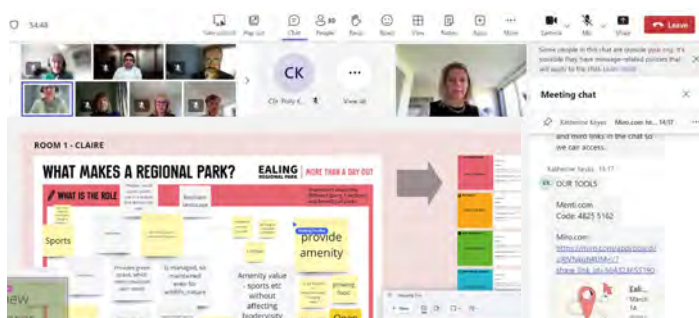
A full overview of engagement activities and findings are included as a technical note that accompanies this report. The priorities and ideas heard were wide ranging, but some overarching outcomes have been:

### What makes a regional park versus a local park?

- 01 Park as **destination**, providing a wide range of activities and experiences that are accessible and cater to a wide audience
- 02 An **ambitious commitment to nature** and biodiversity
- 03 Parks with an **identity**, where people easily understand what they're 'about' and where the park is rooted in its local context
- 04 Taking a **long term outlook** to management and funding which will ensure continued success

### What spatial principles are important for Ealing Regional Park?

- 01 Creating **hubs, or focal points** within the park that co-locate a variety of activities and uses, and become the most 'active' parts of the park
- 02 Making use of and **building on existing assets** and destinations, like Hanwell Zoo, sports pavilions and clubhouses etc.
- 03 Creating '**gateways**' at the main places people will enter the park, that are welcoming and make it known you've arrived at the park
- 04 **Improving connectivity from surrounding areas**, especially from Hanwell, Southall and Greenford, across the railway, across Windmill Lane, and between Perivale Park and Horsenden Hill
- 05 Creating safe **links from schools** into the park
- 06 Seeing the park as a **single ecological corridor**
- 07 Designating some **areas for nature protection**, with only light touch intervention for accessibility
- 08 Improving connectivity into Warren Farm
- 09 Improving the ecology and flood capacity of the River Brent





02.4

# Vision

02.4.1

## Vision and themes

Ealing Council developed an early vision and thematic priorities that define the long term ambition and drivers for the regional park.

Vision

### Ealing Regional Park

### More than a Day Out

Ealing Regional Park will become a new destination for lovers of nature, culture and play. A space to replenish your health, support the local economy and have fun.

The Park will act as a green lung for London: strengthening our climate resilience whilst improving air quality for future generations.

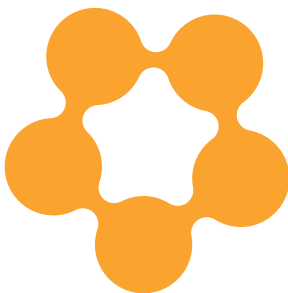
Themes



## 02.4.2

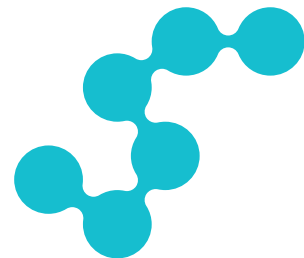
## Spatial principles

The below spatial principles reflect key priorities in creating a cohesive, accessible, inclusive, resilient and vibrant regional park.



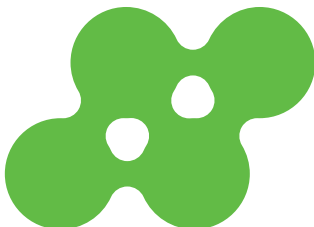
### Connecting communities

Enhance connections into the park for surrounding communities - especially more deprived communities - to improve access to nature, amenity, and create opportunities for better health and wellbeing. Connect communities from beyond Ealing into the park.



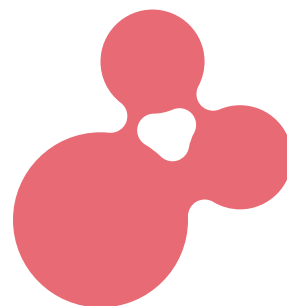
### Overcoming barriers

Overcome barriers to movement created by road, rail, water and publicly inaccessible spaces to improve the park experience, accessibility, and role as a sustainable movement corridor.



### Natural resilience

Enhance the River Brent for water management and as an ecological corridor. Enhance key locations for nature to allow biodiversity to flourish in wilder parts of the park. Improve the ecological connectivity between Horsenden Hill and the southern park. Connect into surrounding green areas.



### Bring the park to life

Create focal points of activity which build on existing facilities and assets, creating gateways and destinations in the park. Bring culture, leisure, education and community in, serving Ealing's diversity and creating a place to celebrate, learn, connect and enjoy. Enhance connections with surrounding facilities and centres.

## 02.5

# Strategic Opportunities

## 02.5.1

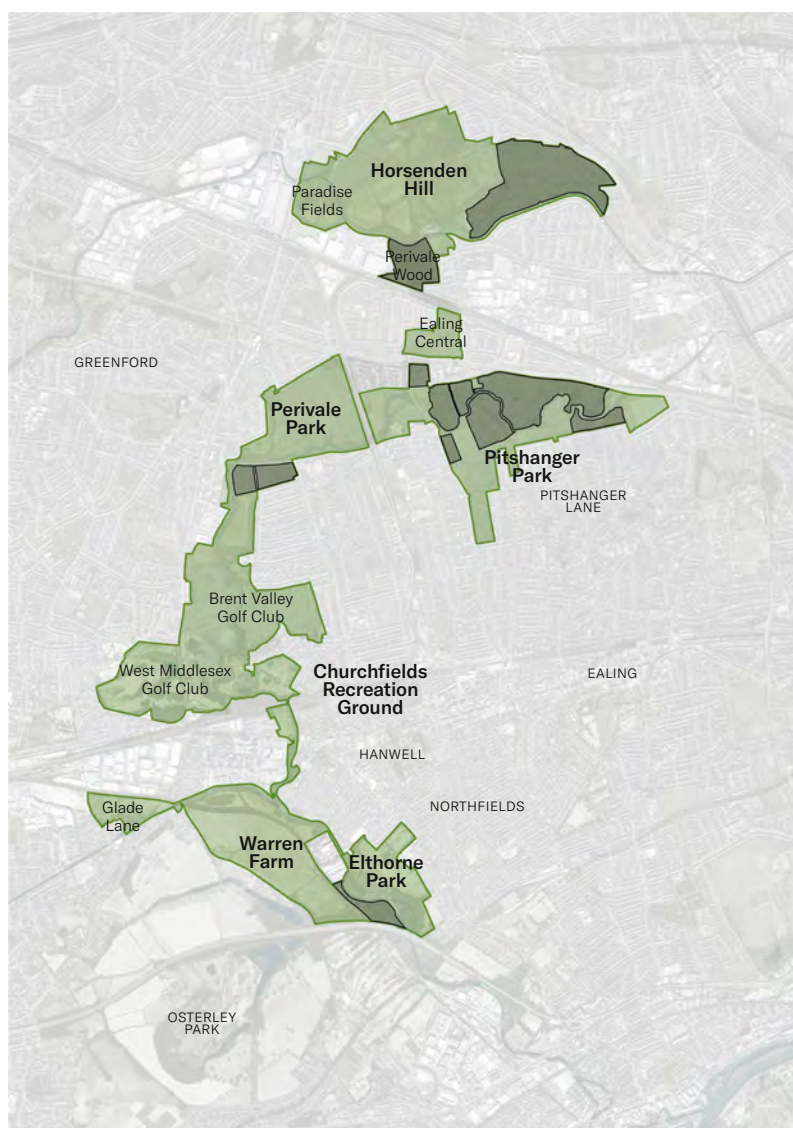
## Defining the area of opportunity

The **indicative extent** of the area that could become a Regional Park for Ealing was issued at the start of this study and included the Brent River Park extents as far south as the Borough boundary, up the river valley to Pitshanger Park and north to Horsenden Hill. Whilst the majority of the area identified is in the ownership of the London Borough of Ealing, it also includes areas of privately owned land including sports fields and golf courses. Golf courses and sports pitches can play an important part in providing a variety of facilities within the Regional Park

Regional Parks are defined by the London Plan as *“Large areas, corridors or networks of open space, the majority of which will be publicly-accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. They offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.”* - **London Plan Policy G4 Open space**

The London Plan establishes that the size of a Regional Park should be around **400 hectares**, with a catchment of around 3.2 - 8km. The overall extent shown opposite is around 575 hectares. Of this, the publicly accessible area is around 375ha, with the two council freehold golf courses at Brent Valley and West Middlesex that allow pedestrian access across them increasing that size to around 460ha.

The indicative extent of the park has been refined through the course of this study and remains flexible and able to accommodate future changes and potentially increase across borough boundaries in time, to connect more open space networks.



### Key

- Publicly accessible areas
- Publicly inaccessible areas






## 02.5.2

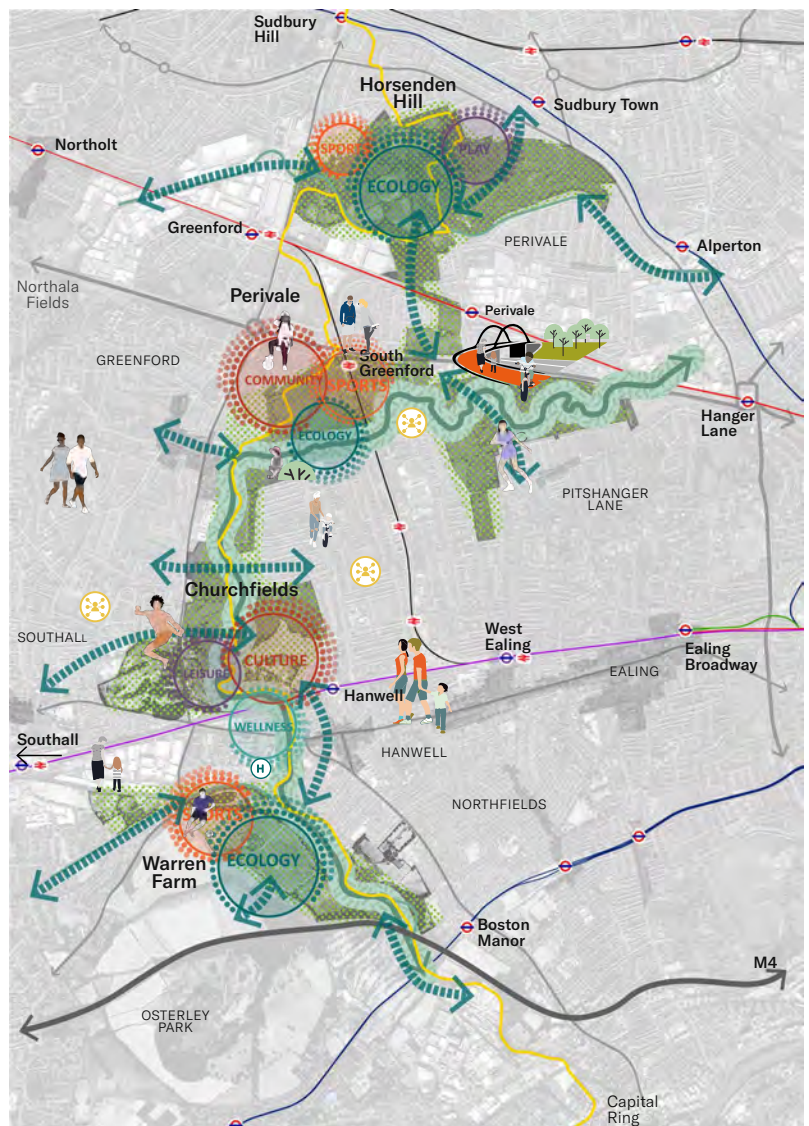
## Initial ideas and concepts

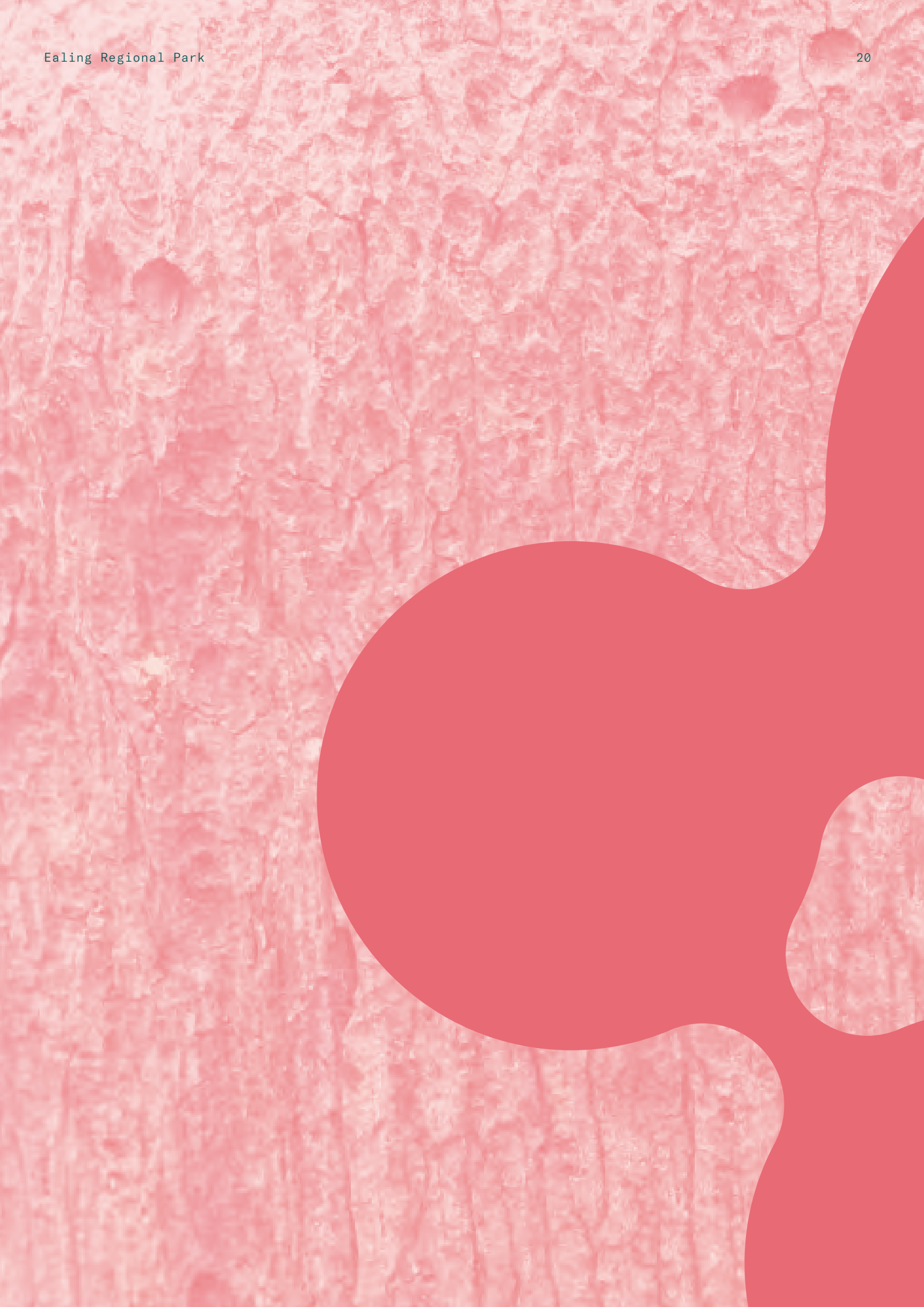
Building on the vision, spatial principles, areas of opportunity and engagement conversations, a number of initial ideas were identified. These draw on the specific strengths and challenges of the network of spaces today, its places and surrounding communities.

The concept focusses on the role of the regional park as a green movement corridor and looks at the strategic connections that could be created. It identifies locations where existing facilities, alongside further improvement and investment, could become the future destinations of the park.

The major strategic opportunities identified are outlined below, and form the basis for the concept plan developed in the next section of this report.

-  **1: Improve connectivity** for people and habitats into and within the park
-  **2: Enhance the ecological and flood resilience** of the park, especially along the River Brent
-  **3: Provide Focal points of activity** that capitalize on existing facilities and become destinations addressing:
  - **Culture and community** in areas with good transport accessibility, where existing amenities create anchors to build upon, in areas of low flood risk
  - **Sports** building on existing and planned clusters of sports facilities
  - **Ecology** in out of the way, habitat rich locations
  - **Wellness** near the hospital
- 4: Green connections** between focal points and destinations around the park







03

# Site Wide Strategies

## 03.1

# Concept Plan Overview



## 03.1.1

## A mosaic of complementary spaces

The vision is for Ealing Regional Park to flourish as a collection of diverse and complementary spaces that are linked and connected both for people - via a new **Regional Park Trail**, a pedestrian and cycle connection that runs the length of the park - and ecologically, by natural corridors and landscape. The core concept is for the park to be punctuated by four focal areas: the most active destinations connected by the Regional Park Trail.

### Overall concept

Four key **focal areas** are proposed along the length of Ealing Regional Park's linear network of spaces. The focal areas are designed to leverage existing features and characteristics and have strong links to their surrounding areas. Each focal area could have a range of different elements from local sports and play, to more significant visitor attractions such as outdoor events spaces and visitors centres, to wildflower meadows and biodiverse rich landscapes.

The most southern focal area, **Warren Farm** will be both a new sports facility alongside a nature reserve, as defined in emerging Local Plan policy. Detailed plans are yet to be worked up. Warren Farm would also be the southernmost point of the Regional Park Trail, with a key park gateway on Windmill Lane, facilitating future connections to Osterley Park.

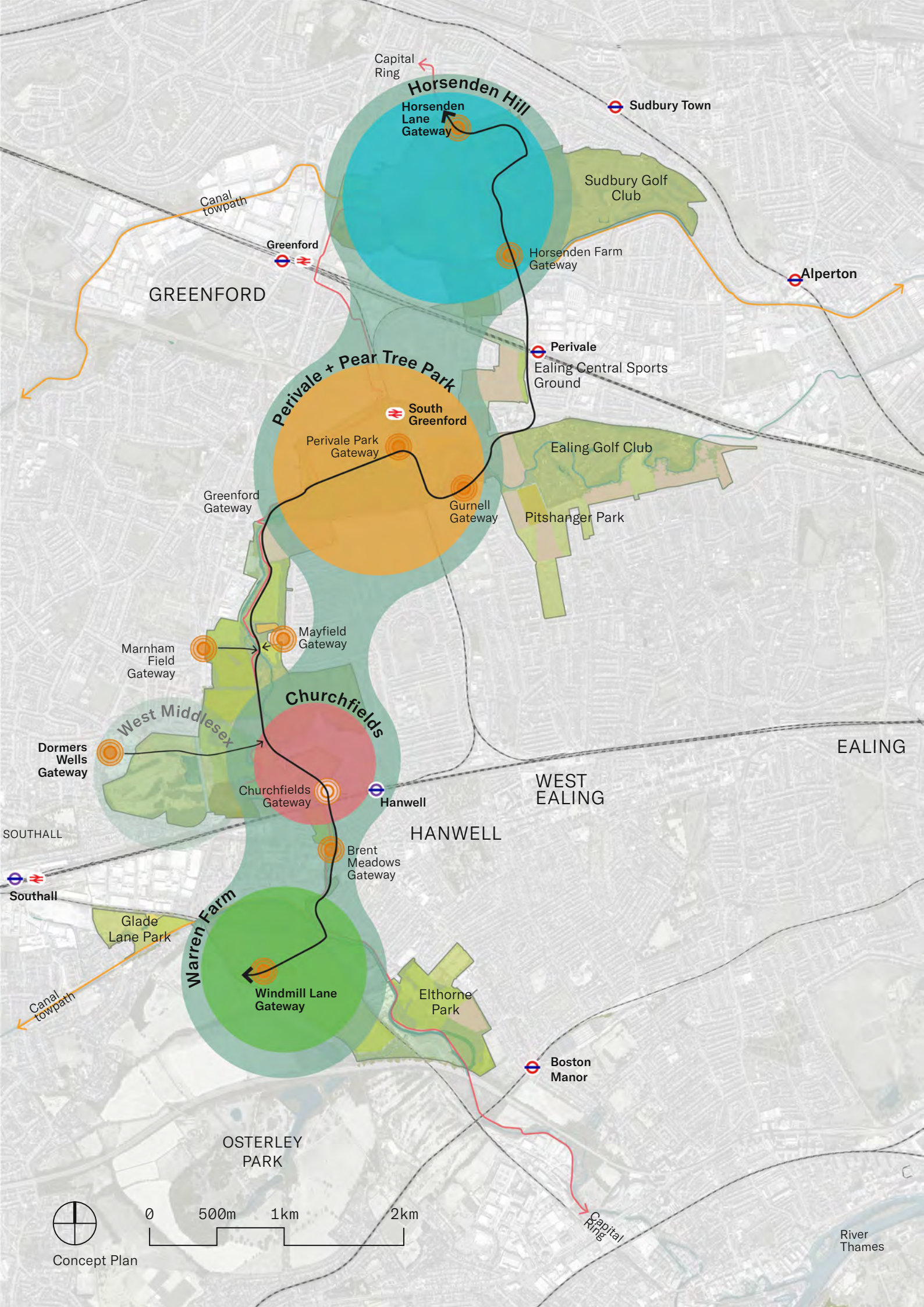
The **Churchfields** focal area reinforces and renews the existing Churchfields Recreation Ground. Just north of the Wharncliffe viaduct and close to Hanwell station, there is already a number of attractions at Churchfields including Hanwell Zoo, the Millennium Maze and Brent Lodge Playground. It is proposed these be upgraded and supplemented with more visitor facilities, a café and visitor centre and an outdoor cultural venue - an amphitheatre style space that could sit within the natural landform of the park and allow for outdoor performances.

**Perivale Park** is already on the way to becoming an exciting new space and focal area: the former Perivale Golf Course was opened as Pear Tree Park in 2024, with the opportunity for significant future rewilding and wetlands creation, and natural play areas weaved into the landscape. The sports facilities focused around the athletics track could be improved and intensified with the potential for more all weather pitches and community growing areas. The café and parking area is a main gateway for the park and link through to proposals for Gurnell Leisure Centre and the teen play and skate park proposed there.

**Horsenden Hill** at the north of the regional park already offers 'more than a day out,' and it is proposed that the existing facilities are supplemented with increased attractions such as high ropes and increased natural play areas in the woods, a glamping offer, strengthening of Horsenden Farm and more visitor interaction and interpretation of the beaver enclosure at Paradise Fields.

There are opportunities for more natural and wild spaces and ecologically-focused areas throughout the park outside of the more intensified focal areas. Ealing Regional Park would offer 8 kilometres of linked spaces and elevate the existing collection of parks that already provide vital open space for the local residents into somewhere that can offer health, wellbeing and access to nature borough-wide.





Capital Ring

Horsenden Hill

Horsenden Lane Gateway

Sudbury Town

Sudbury Golf Club

Canal towpath

Greenford

GREENFORD

Alpertion

Horsenden Farm Gateway

Perivale  
Ealing Central Sports Ground

Perivale + Pear Tree Park

South Greenford

Perivale Park Gateway

Ealing Golf Club

Pitshanger Park

Gurnell Gateway

Greenford Gateway

Mayfield Gateway

Marnham Field Gateway

Churchfields

Churchfields Gateway

Hanwell

WEST EALING

HANWELL

Dormers Wells Gateway

West Middlesex

SOUTHALL

Southall

Brent Meadows Gateway

Glade Lane Park

Warren Farm

Windmill Lane Gateway

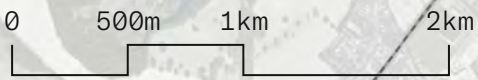
Elthorne Park

Boston Manor

OSTERLEY PARK

Capital Ring

River Thames



Concept Plan



03.2

## Uses and Activation



03.2.1

### Active Uses

#### Sports

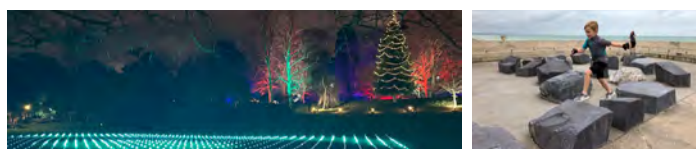
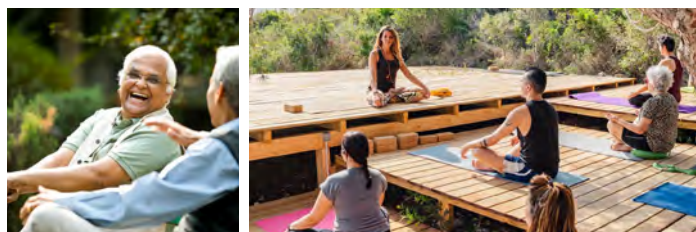
Space for organised and informal sports can be integrated throughout the park, with clusters of playing pitches concentrated around the key focal areas. Much of the sports infrastructure exists today, but could be supplemented by improved drainage to existing pitches, the refurbishment of tennis courts and MUGAs, as well as the introduction of a new sports hub at Warren Farm on Imperial College land. Informal sports areas can also be accommodated, with the potential for yoga platforms, marked running and cycle trails and fitness equipment for all.

#### Play

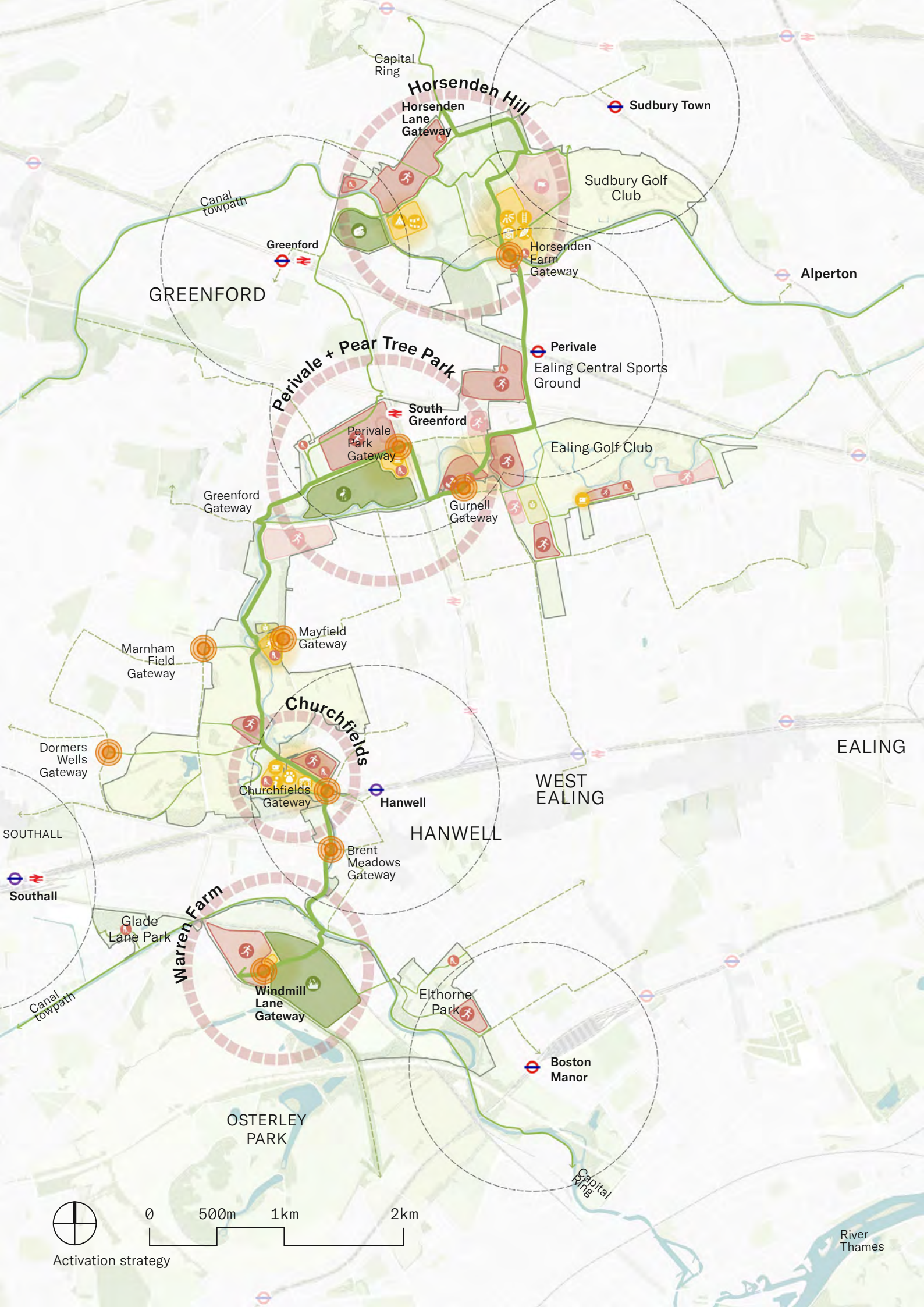
A full network of play for young and old, male and female, formal and informal, is envisioned in the park. There are designated play areas that could be invested in and existing play areas can be improved. There is also the opportunity for informal natural play areas along the Regional Park Trail and the River Brent, as well as addressing the needs of older children in terms of hang out space and safe areas to meet and gather.

#### Visitor and culture

To be more than a day out, the existing visitor facilities within the regional park need to be improved and invested in with the addition of new experiences. There are a number of disused buildings throughout the park that could be invested in as visitor centres and hubs for existing groups. There is much potential to exploit Ealing's reputation as the Borough of Festivals and an opportunity to embed a flexible outdoor cultural venue for performances within the regional park.







0 500m 1km 2km

Activation strategy



## 03.2.2

## Sport

A more specific sports strategy should be developed alongside Ealing's sports team as the park develops and comes forward to ensure that it considers established unmet need and is consistent with the Borough's sports aims and intents. However, the regional park broadly covers four main themes:



1: Investment in and the provision of new **public pitches, team sports fields and tennis and padel courts** - including the improvement of facilities in Churchfields Recreation Ground, Horsenden and Perivale Park and a new outdoor sports hub at Warren Farm Imperial Grounds.



2: The provision of **Gurnell Leisure Centre** as a key sports anchor in the Perivale and Pear Tree Park focal area for indoor sport, play and community, with associated outdoor play such as skate parks and climbing walls in the adjacent open space.



3: The potential long term delivery of a **major new sports facility**, which could be a number of items identified in the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031, including a potential purpose-built gymnastics and trampolining facility.



4: There are a number of school and local community **privately run sports clubs** that complement the public offer both within and near to the regional park, and access to them should be along accessible green links.

Informal trim trails, cycle and running trails could also form part of the sports offer in the park that weave through the existing trails and tracks.



Improved cricket pitches

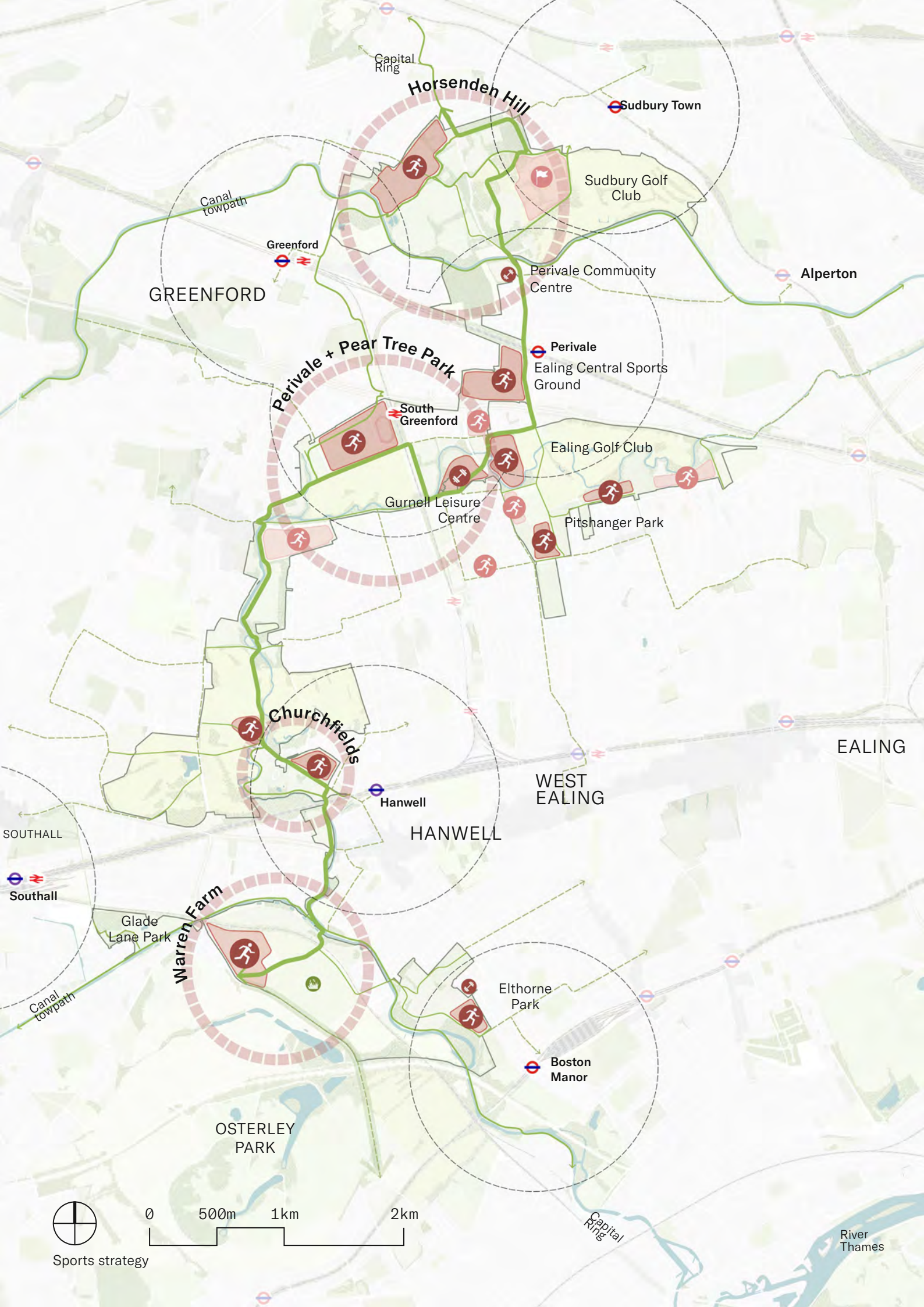


Potential for improved all weather hockey pitches

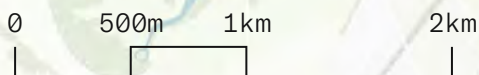


Open areas for informal sport and play





Sports strategy





## 03.2.3

## Play

A detailed play strategy and the design of new play spaces should be developed as the regional park design progresses, in partnership with local groups, to ensure a full co-design process. Play in the park covers everything from traditional playgrounds to informal and natural play and recreation for older children and adults. As such, there is overlap into the sports and culture categories, however broad play improvements include:



**Existing children's playgrounds**, with improvements and investments where necessary such as at Brent Lodge Park, High Lane Playground, and Perivale Park Playground.



**New play** provision at Blacklands, in Horsenden Hill.



**Destination playgrounds** at Hanwell Zoo and Pear Tree Park including space for nature play.



**Forest School** provision outside Mayfield Primary.



**Natural play trail** along the Regional Park Trail route, breaking into adjacent woodland and informal play spaces.



Opportunities for scooting and water play in destination play grounds

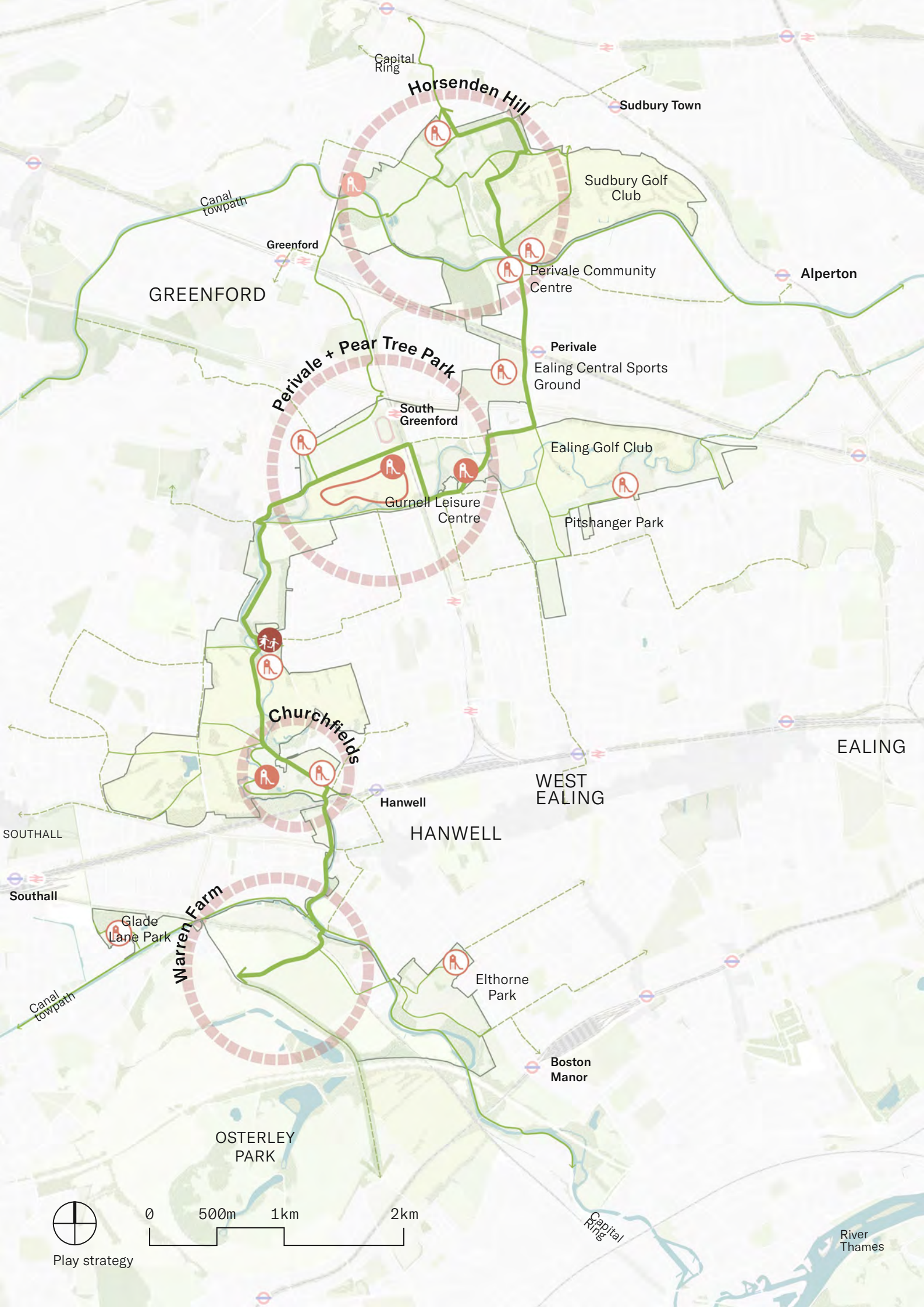


An example of natural destination play areas at Bedgebury in Kent



Natural Play areas along the Regional Park Trail







## 03.2.4

## Community and cultural uses

A fully informed and integrated cultural strategy should be developed as part of the next stage of work which establishes the brief for community and cultural uses within the regional park. Culture is a key theme for the park and there are a number of opportunities to be explored:



An **outdoor cultural venue** located in Churchfields focal area, working with the sloping landscape and looking onto Wharncliffe Viaduct, accommodating performances and cinema events.



A **visitor's centre** in the stables in Churchfields focal area, bringing a listed building back into use and adding to the cluster around Hanwell Zoo, which needs investment and updating.



**Community / volunteer / education hubs** at Warren Farm, Churchfields, and Perivale and Pear Tree Park.



**Horsenden Farm** - Support and extend the existing programme of events, education and growing.



Cafés in each focal area.



Allotments and community food growing.

Art Trail along the Regional Park Trail.



Archery and experience events



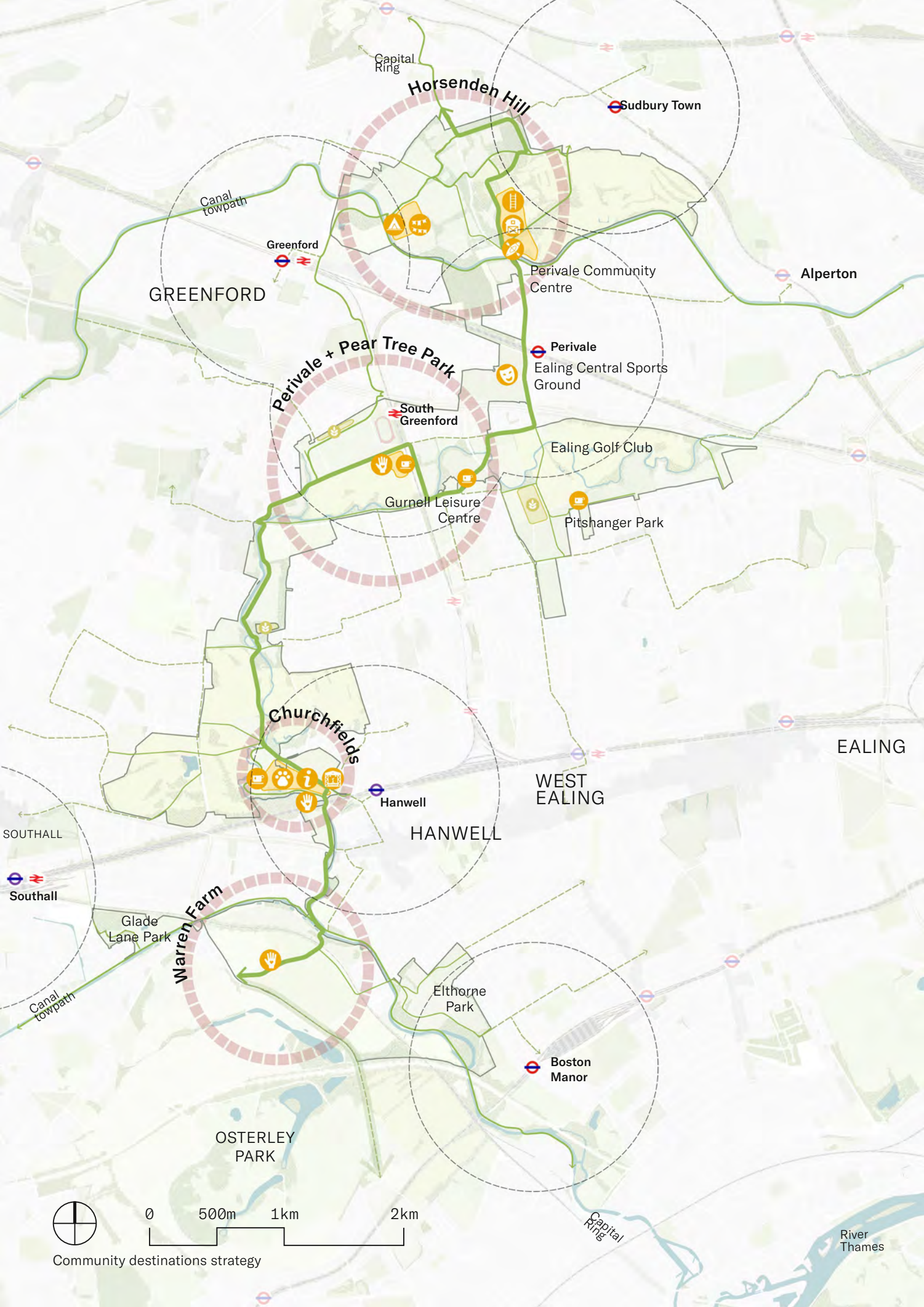
Arts trails in the landscape



Hosting cultural performances at the outdoor cultural venue.

Credit: DoTheBay, <https://dothebay.com/venues/stern-grove>





0 500m 1km 2km



### 03.2.5

## Creating social value

The regional park sits at the centre of the borough, surrounded by five of Ealing's seven towns. Investment in the regional park and the creation of new connections into the park can yield substantial social value for surrounding communities, particularly in areas of high deprivation. These investments can help bridge socioeconomic divides in the borough, supporting and promoting health, wellbeing, equality, and cultural expression.

### Equality and access

Overall deprivation levels vary substantially across the borough. While there are pockets of high overall deprivation in all seven towns, central and northern parts of the borough (Ealing, Greenford and Perivale) tend to have less overall deprivation than eastern and western parts of the borough (Southall, Northolt, Acton and some parts of Hanwell).

When considering this in relation to the regional park, a broad pattern of disparity emerges between more affluent, less deprived communities to the east of the park with less affluent, more deprived communities to its west. In this way the park today acts as a barrier, dividing communities as opposed to connecting them.

This pattern is reflected in the accessibility of the park today, with public open space and park entrances generally orientated towards the east, with more limited access from the west. Impermeable uses along the park's western edge such as Greenford Depot, Cardinal Wiseman School and the Greenford industrial land create barriers to accessing the park. There is an opportunity to review the potential for routes through West Middlesex and Brent Valley Golf Courses in consultation with the golf clubs to make it easier for people to access the Regional Park.

A core part of the regional park proposal is therefore to improve access into the park from the west, improving

the opportunity to access green spaces for Ealing's more deprived communities which today face barriers in doing so.

Generally, the proposal for green links can encourage people from surrounding neighbourhoods to access and use the park. In order to improve access to the park for Northolt residents, a green link is proposed along Cowgate Road and Ferrymead Gardens, connecting into Marnham Fields and the Northolt Green Ring, as a safe and green route into Perivale Park.

### Health and wellbeing

High overall deprivation is associated with poorer physical and mental health. People living in deprived areas are more likely to have more years of ill health. Disparities in life expectancy are also evident between the east and west sides of the regional park. Improving access as described above is therefore a critical step in improving health equality across the borough.

The regional park provides vital green spaces that promote physical activity, essential for improving public health. Regular access to parks encourages exercise, which can reduce obesity, cardiovascular diseases, and mental health issues like depression and anxiety. The Regional Park Trail alongside improved trails throughout promotes walking, cycling, and running, and investment in sports facilities such as padel facilities, platforms for yoga and dance, and sports pitches can improve and diversify the range of sports and physical activity people can do in the park.

Access to nature and greenery is also proven to positively impact people's wellbeing. The park can offer a respite from urban stress and an opportunity to connect with nature. Investment in habitats and biodiversity, as well as nature watching huts, creates





Health benefits of connecting with nature and community

more opportunities for people to interact with and learn about nature and wildlife. For people living in dense urban environments, the regional park is a critical opportunity to be outside.

## Cultural expression and community building

Ealing is an incredibly ethnically diverse borough and is projected to continue to become even more so. It is also a religiously diverse borough. Whilst the most common religion is Christianity, Ealing has a larger Hindu and Muslim population and a significantly larger Sikh population than London and England, with the majority of Sikhs living in Southall.

The regional park could offer a number of places for cultural expression and community events, reflecting the borough's rich cultural diversity. A new outdoor cultural venue at Churchfields focal area could be a venue for all manner of music, dance, theatre performances, and could be supported by community led events including local markets and culture offer.

Community spaces are proposed at Perivale Park and Warren Farm, flexible indoor spaces that can host events and gatherings as well as support the park's volunteer base.

It is important to understand that different communities may have different needs and interests in the regional park. The park therefore must offer a diversity of activities, and be designed in collaboration with all of Ealing's communities.



Creating opportunity for play and physical activity



Hosting cultural performances at the outdoor cultural venue

## 03.2.6

## Commercialisation

The regional park concept plan incorporates a number of opportunities for revenue generation, supporting the long term management, maintenance and success of the park. Opportunities include:

- Ticket sales for concerts and performances at the outdoor cultural venue in Churchfields Recreation Ground
- Ticket sales and stall fees for markets, festivals, food festivals at Churchfields Recreation Ground and Horsenden Hill
- Glamping in Horsenden Hill
- High ropes or treetop walk in Horsenden Hill
- Cafés and kiosks in each focal area
- Kayak and paddle board rental on the canal in Horsenden Hill
- Bike and scooter hire throughout the park
- Sports equipment rental in Warren Farm, Churchfields, Perivale Park, and Horsenden Hill
- Guided tours - nature walks, bird watching, historic tours etc.
- Workshops and classes run out of Pear Tree Park café, the stables in Churchfields, or Warren Farm clubhouse / educational centre
- Event sponsorships
- Parking fees
- Advertising opportunities, including leveraging signage and wayfinding





Food festivals and pop up markets can generate regular income



Summer theatre and performances at a range of scales



Paddle Board rental and instruction opportunities



Branding and advertising opportunities within the park



Foraging workshop



Children's workshops and visitor experiences



03.3

# Movement



## Within the park

A new accessible, lit and signed Regional Park Trail would enable full north-south connectivity for the park. The trail mostly operates already as a series of connected paths but is not always accessible and easy to navigate. The trail would run a full 8km, complemented by a network of secondary and tertiary paths that connect in and out of the park.

## Around the park

A network of neighbouring streets could be designed as 'green fingers' that connect the key park entrances with adjoining destinations and green spaces. These streets would have increased street tree planting and signage and the potential to be designed as 'quietways' suitable for pedestrian and cyclist traffic.

## The network of movement measures include:

↔ **Ealing Regional Park Trail** as the primary park trail. It is high quality and accessible, connecting all focal areas and accessible from surrounding stations and town centres.

↔ **Public realm improvements** along Horsenden Lane South to connect the north and south of the park as part of the Regional Park Trail.

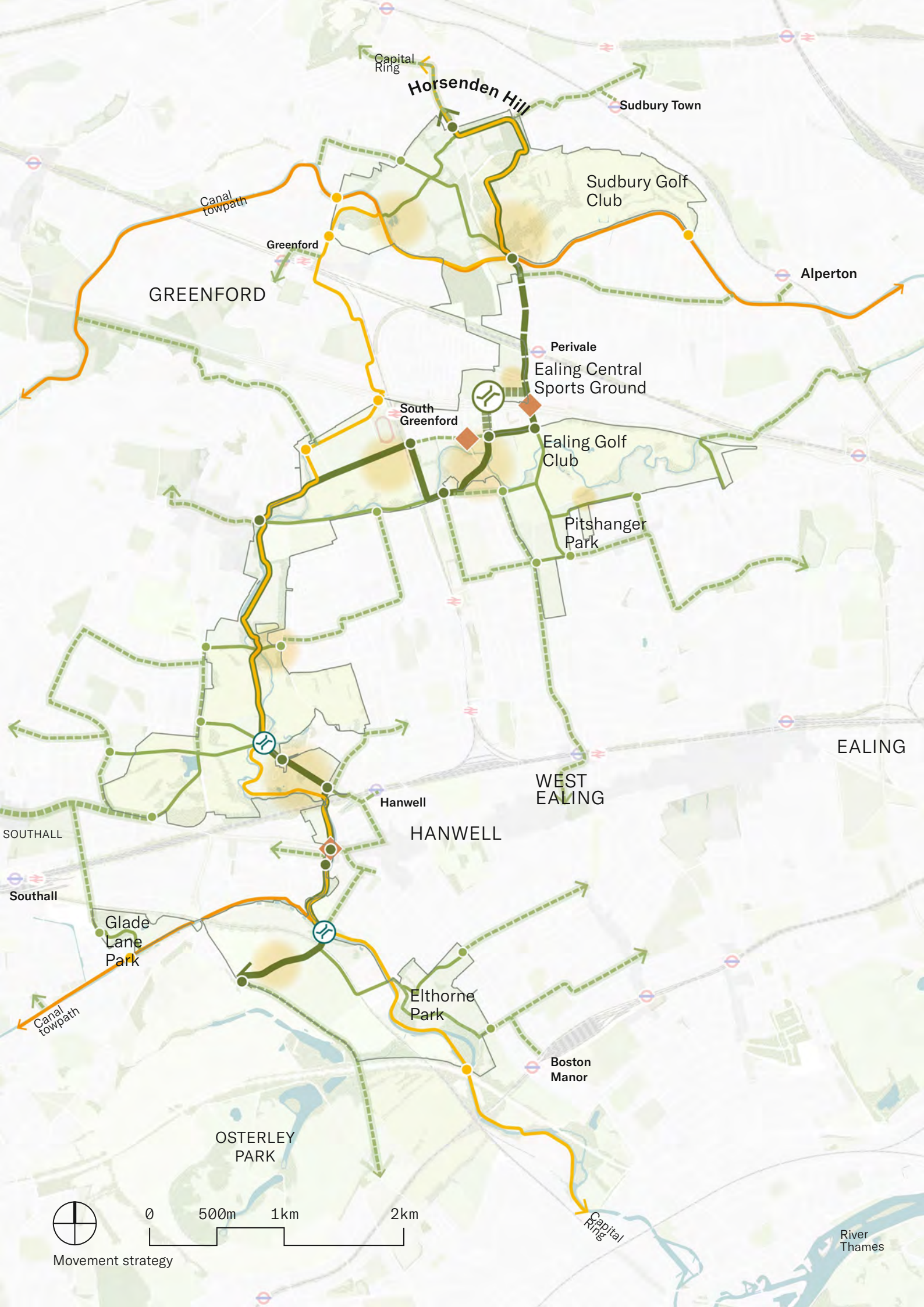
⚡ **Two new bridges** are required to connect the trail and ensure it is safe and accessible: across the Grand Union Canal at Lock 97 and across the Brent between Brent River Park and Brentfield Cricket Ground.

◆ **Improved signage and crossings** to improve pedestrian accessibility where the trail intersects with major roads at Uxbridge Road and the A40.

⚡ Long term potential for a **green bridge over the A40**, enhancing both pedestrian and ecological connectivity.







Capital Ring

Horsenden Hill

Sudbury Town

Sudbury Golf Club

Canal towpath

Greenford

GREENFORD

Alperion

Perivale

Ealing Central Sports Ground

South Greenford

Ealing Golf Club

Pitshanger Park

EALING

WEST EALING

Hanwell

HANWELL

SOUTHALL

Southall

Glade Lane Park

Canal towpath

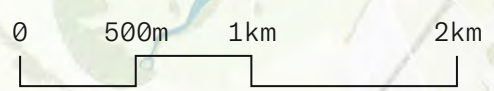
Elthorne Park

Boston Manor

OSTERLEY PARK

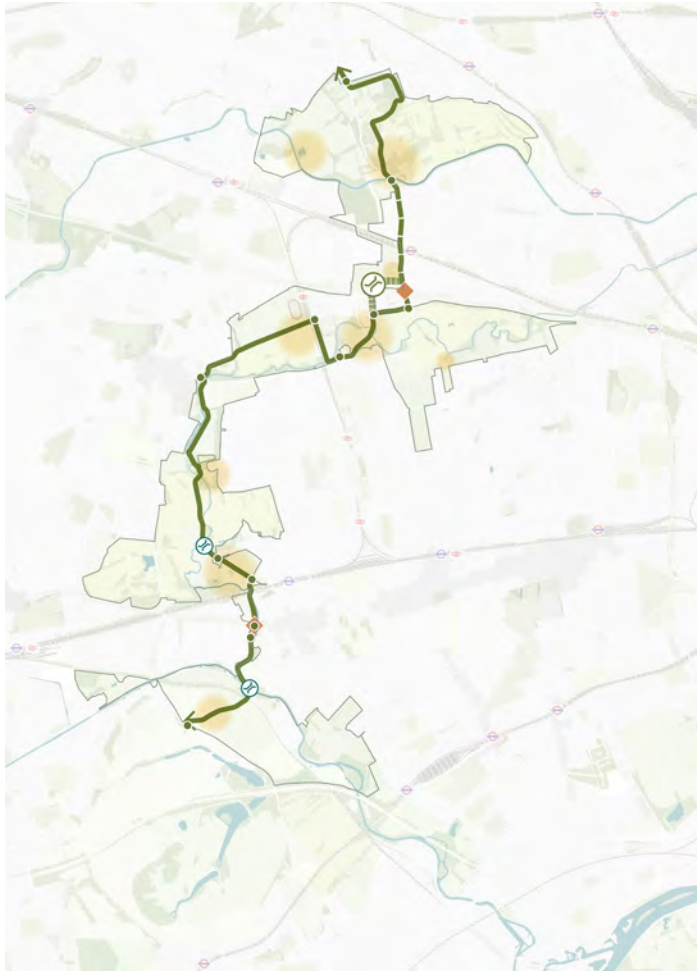
Capital Ring

River Thames



Movement strategy





## Regional Park Trail

The Regional Park Trail will be designed in detail as proposals for the park emerge, but should be one of the first investments in the park to create a unified and accessible collection of spaces with a single lit, flat linear connection.

As mentioned there are two key locations where river crossings need to be improved and the connection from Perivale Park to Horsenden Hill may require investment along Horsenden Lane South and at the A40 overpass in order to connect the north and south of the park.



## Park trails

There are three other regionally notable trails that connect through the Regional Park: the **Capital Ring** is an important north-south trail that currently runs through the Brent River Park from the Thames, at times the same as the Regional Park Trail, and at others divergent, and heads up into north London after Horsenden Hill.

The **Grand Union Canal towpaths** along the Main Canal and the Paddington Arm are important east-west links that interconnect with the Capital Ring and the Regional Park Trail, connecting into Southall, Northolt, Greenford and Old Oak Park Royal on the Paddington Arm and Brentford Lock and out to the Colne Valley on the Main Canal.







## Gateways

Clear points of entry, or **gateways**, into the regional park which should be signalled and branded and at appropriate locations to connect into the Regional Park Trail and out to adjoining neighbourhoods and transport nodes.

**Local 'feeder' paths** are identified to connect surrounding communities from the park gateways into the Regional Park Trail and focal areas. They should be well signed and accessible by foot and by bike.



## Accessibility

The core tenet of the movement strategy is to encourage active travel. Focal areas are generally located in areas with the highest transport accessibility. Green fingers are designed to make accessing the park by walking and cycling attractive and safe.

Each focal area is served by a car park, primarily for servicing needs and blue badge holders. This utilises existing car parks, with the Warren Farm car park requiring upgrade as part of the sports provision, potential permanent parking on Stockdove Way, and potential allocations at Westway Cross retail park for glamping and festivals in Horsenden Hill.

Each focal area is also served by public toilets, and most with a cafe, providing important points of rest.



Credit: evening\_tao, [https://www.freepik.com/free-photo/aerial-photography-park\\_1243892.htm](https://www.freepik.com/free-photo/aerial-photography-park_1243892.htm)

## 03.3.1

## Green fingers

Green fingers are routes along roads that connect surrounding destinations and communities into the park. They would create pedestrian-friendly routes from stations, district, neighbourhood and local centres, community facilities, schools, nearby parks, council-owned estates and major development sites.

Interventions must be assessed on a case-by-case basis, and can include improved wayfinding and signage, widened or improved pavements, cycle infrastructure, tree planting or other greening. Routes that connect to green spaces should be prioritised for greening to create ecological corridors.

There is further opportunity to link into Ealing's wider transport and highways improvement programme, including its Free-range Urban Neighbourhoods pilot projects.

Priority links include Uxbridge Road to Southall, Trumper's Way from the Brent to Warren Farm, and Stockdove Way.



Limiting vehicle traffic to create safe, active streets around neighbourhood and district centres

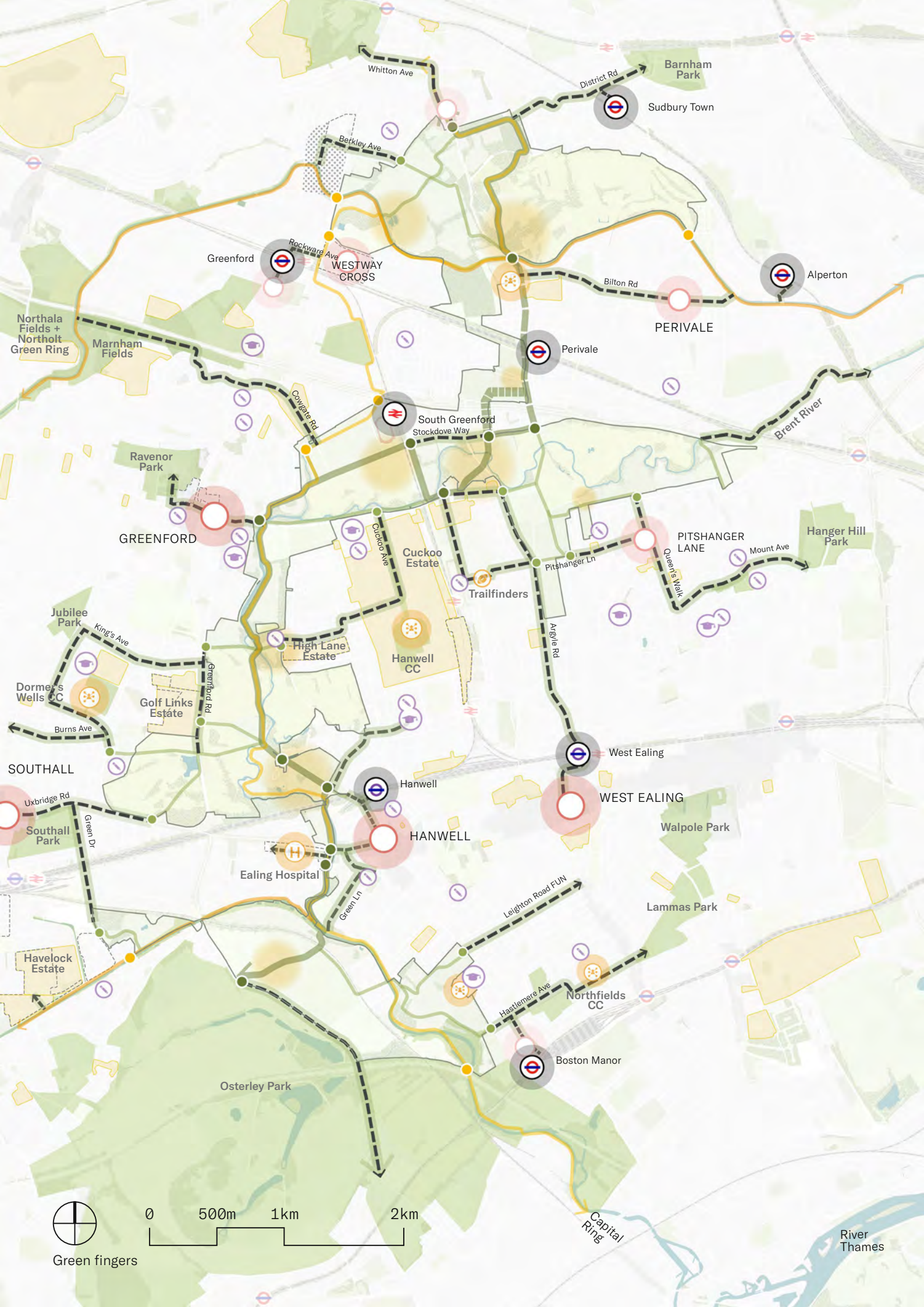


Quietways promote safe cycle routes. Credit: Will Date, (Aug 29 2018), <https://airqualitynews.com/local-government/east-to-central-london-quietway-cycling-route-opens/>



Leveraging surrounding development sites to create green links into the park





Northala Fields + Northolt Green Ring

SOUTHALL

Havelock Estate

GREENFORD

Greenford

WESTWAY CROSS

Cuckoo Estate

Hanwell CC

HANWELL

Ealing Hospital

West Ealing

WEST EALING

Walpole Park

Lammas Park

Northfields CC

Boston Manor

Osterley Park

PITSHANGER LANE

Hanger Hill Park

PERIVALE

Alperton

Sudbury Town

Barnham Park

Whitton Ave

District Rd

Berkley Ave

Rockware Ave

Bilton Rd

Brent River

South Greenford  
Stockdove Way

Cowley Rd

Ravenor Park

Jubilee Park

Dormer's Wells CC

Golf Links Estate

Burns Ave

Uxbridge Rd

Southall Park

Green Dr

Green Ln

Leighton Road

Hastlemere Ave

Capital Ring

River Thames

Leighton Road FUN

Leighton Road

Leighton Road

Leighton Road

Leighton Road

Leighton Road

Leighton Road

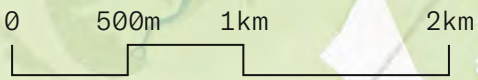
Leighton Road

Leighton Road

Leighton Road

Leighton Road

Leighton Road



Green fingers



03.4

## Ecology and Habitats



03.3.2

### Overview

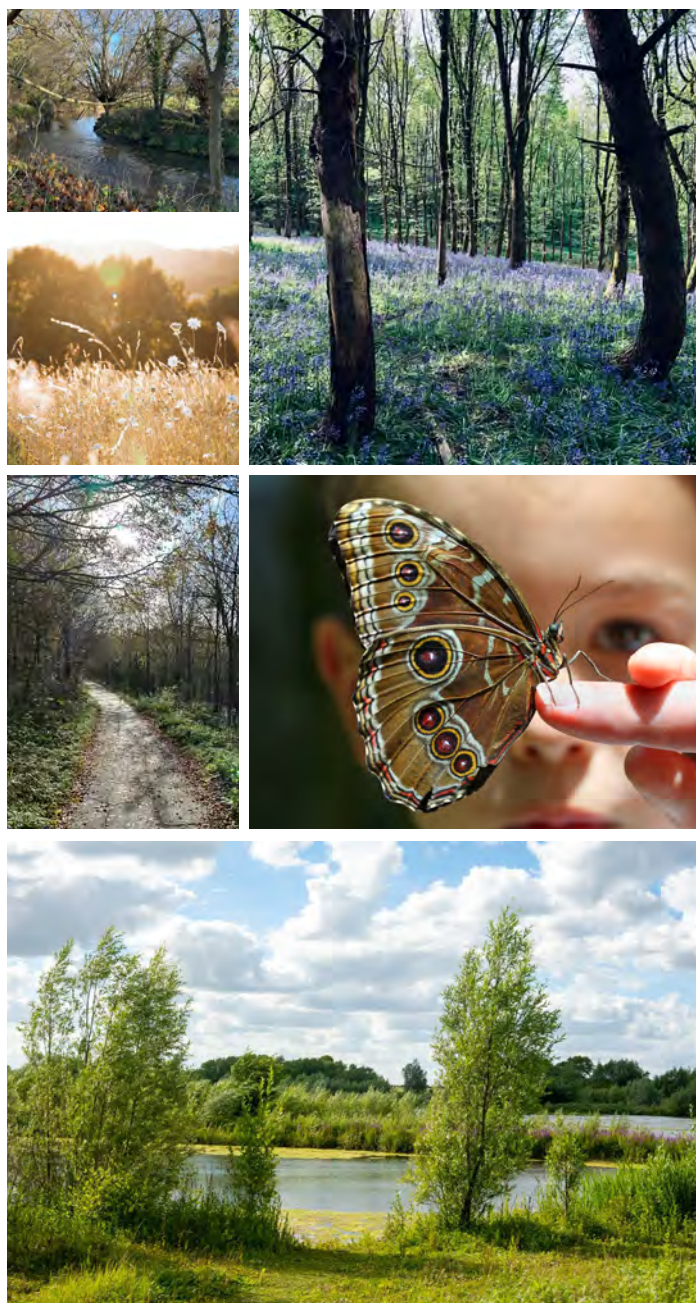
The below outlines a series of interventions designed to enhance ecology and biodiversity in the regional park.

Improving ecology is essential for maintaining healthy, functional ecosystems that provide vital services to both people and the planet. Biodiversity enhances ecosystem productivity and stability. The creation and enhancement of habitats can take low and medium distinctiveness habitats and increase their biodiversity value.

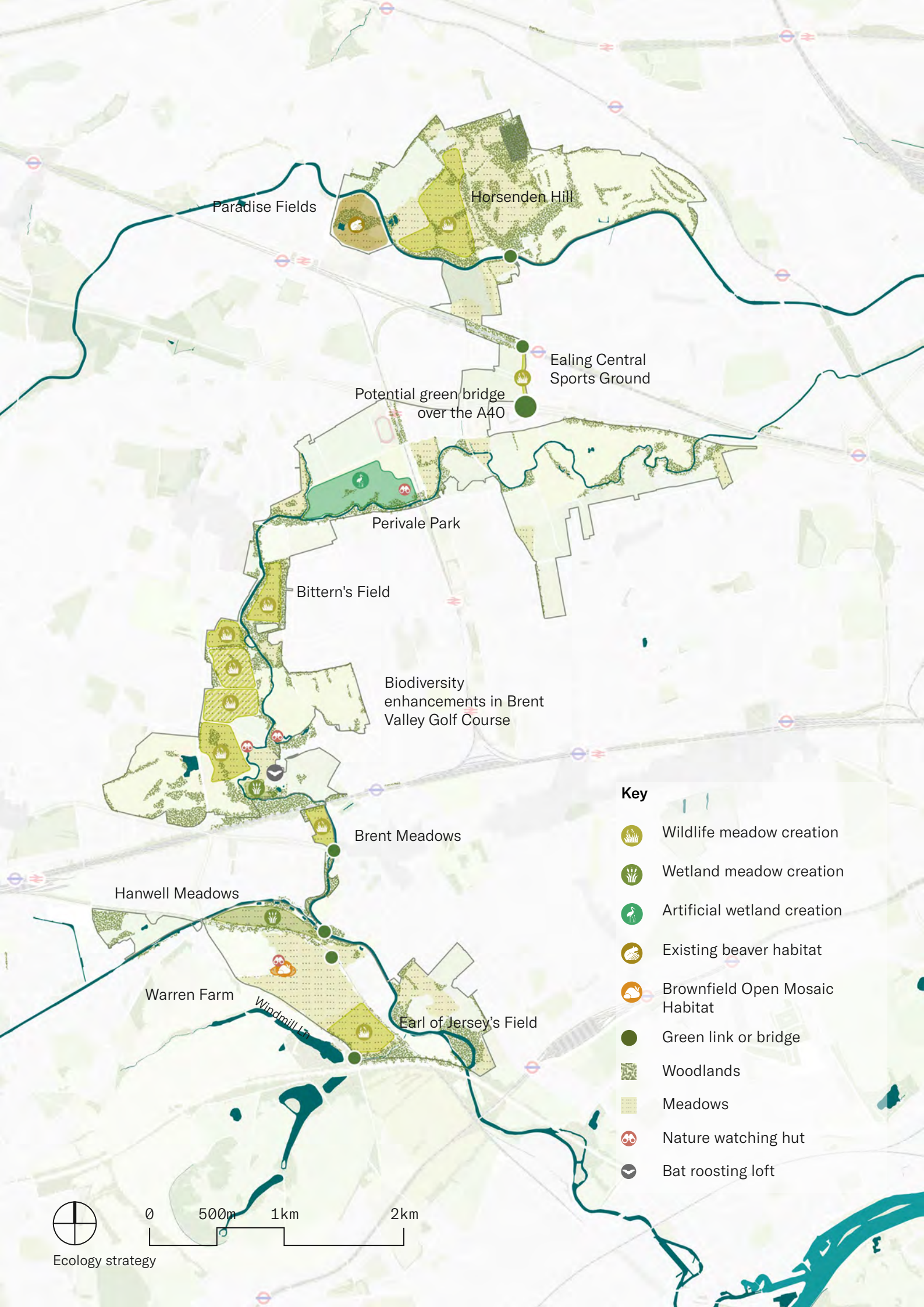
Enhancing the richness and distinctiveness of habitats in the park not only supports plant and animal life, it also provides essential services like improving air and water quality, sequestering carbon, regulating the climate and supporting flood resilience.

Investment in habitat creation also enables a greater connection to nature for people; getting outdoors links to national and local ambitions for improving physical and mental health such as Ealing's Health and Wellbeing Strategy.

Creating ways for people to experience nature creates an interest in the environment, and fosters stewardship to protect this provision for wildlife. Community groups can be engaged with management work, fostering stewardship and improving physical and mental health.







Paradise Fields

Horsenden Hill

Ealing Central Sports Ground

Potential green bridge over the A40

Perivale Park

Bittern's Field

Biodiversity enhancements in Brent Valley Golf Course

Brent Meadows

Hanwell Meadows

Warren Farm

Windmill Ln

Earl of Jersey's Field

### Key

- Wildlife meadow creation
- Wetland meadow creation
- Artificial wetland creation
- Existing beaver habitat
- Brownfield Open Mosaic Habitat
- Green link or bridge
- Woodlands
- Meadows
- Nature watching hut
- Bat roosting loft



Ecology strategy

0 500m 1km 2km



## 03.4.1

## Interventions

### Wildflower meadow creation

Enhancing existing meadows to become wildflower meadows, as has been led in Warren Farm, is proposed in a number of other locations, including Earl of Jersey's Field, Brent Meadow, Marnham Field and Bittern's Field. There is also the long term potential for management of rough areas as meadows within Brent Valley Golf Course and West Middlesex Golf Course, in consultation with golfers.

Wildflower meadows are areas of grassland managed to provide nature-friendly habitat through the addition of species that support pollinators and management regimes that maintain this habitat's value.

Wildflower meadow is a BAP habitat that can support species such as harvest mice, barn owl, pollinators and invertebrate feeders such as swift and bats.

Areas of wildflowers and grasses can be planted or enhanced to become more species rich, with the right management and maintenance regime. This increases their biodiversity value by providing a feeding resource for pollinators as well as the birds and bats that feed on these invertebrates. Wildflower meadows improve the aesthetic of an area, provide permeable ground for better management of surface water runoff, and are engaging, sensory spaces to visit. Well designed and signposted public access can prevent damage to more sensitive areas, coupled with actions to restrict access such as dead hedges using removed invasive planting.

### Wetland meadow creation

Enhancing existing meadows to become wetland meadows is proposed in Hanwell Meadows along the Grand Union Canal as well as in the south of Brent Lodge Park along the River Brent.

Wet meadows are a type of marsh that commonly occurs in poorly drained areas such as shallow lake basins, low-lying farmland, and the land between shallow marshes and upland areas.

Wetland meadow is a BAP habitat that can support species such as common toad, grass snake, pollinators and invertebrate feeders such as swift and bats.

Wetland meadow creation can be used to develop biodiverse habitat in land that regularly floods if properly maintained and managed. It can help control the flow of water further down the catchment, reducing flooding events and improving water quality. Well designed and signposted public access such as boardwalks can also prevent damage to more sensitive areas.

### Artificial wetland creation

Artificial wetland creation is proposed in Pear Tree Park, and could be incorporated within Brent Valley Golf Course, in consultation with golfers.

Artificial wetlands are areas of ponds, lakes, channels and associated habitat that have been created by people to store and control water and improve habitat quality.

Wetlands are a BAP habitat that can support species such as European eel, fish (chub and dace), great crested newts, common toad, grass snake, harvest mice, water vole, kingfisher, reed bunting, barn owl, pollinators and invertebrate feeders such as swift and bats.



Wildflower meadow creation at Burgess Park, Southwark. Friends of Burgess Park and LDA Design. Credit: Robin Stott, [commons.wikimedia.org/w/index.php?curid=76024805](https://commons.wikimedia.org/w/index.php?curid=76024805)

Wetland habitat creation can be used to develop land that supports a range of biodiversity as well as holds and control water flow to reduce flooding events. Associated habitats such as reedbeds can improve water quality as well as create an appealing place for people to connect with nature. Well designed and signposted public access such as boardwalks can also prevent damage to more sensitive areas.

### Brownfield Open Mosaic Habitats

There is the potential to introduce a brownfield Open Mosaic Habitat on the site of the now derelict buildings at Warren Farm. Brownfield habitat is land previously altered by human activity, such as developed land that is no longer in use.

Brownfield is a UKBAP Priority habitat classified as 'Open Mosaic Habitats on Previously Developed Land'. This habitat can support species such as slow worm, common lizard, pollinators, invertebrates and invertebrate feeders such as bat species. Many brownfield sites have been designated as Sites of Special Scientific Interest, Local Nature Reserves and County Wildlife Sites.

Brownfield land can support an extremely rich diversity of wildflowers and animals, supporting some of the UK's most threatened invertebrate species. This includes rare plants, mosses, lichens and many rare invertebrates, especially bees, wasps and beetles. 12% - 15% of all nationally-rare and nationally-scarce insects are recorded from OMH sites including 30 UK BAP invertebrate species. In turn, invertebrate communities provide food for urban bat and bird species, such as black redstarts. As brownfield habitats are visually distinctive from more natural habitats such as meadows and woodlands, public perception and education around brownfield habitats - as well as public safety - will need to be carefully managed.



Artificial wetland, London Wetlands Centre, Putney. Credit: By Diliff, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=29866814>



Wetland riparian corridor along the river supporting stormwater attenuation and habitat creation



### Woodland enhancement

Areas of existing tree planting in the park could be enhanced through habitat management techniques to maximise their biodiversity potential.

Woodland is a BAP habitat that can support species such as black poplar, mistletoe, common lizard, slow work, grass snake, hedgehog, harvest mice, bullfinch, linnet, barn owl, pollinators and invertebrate feeders such as song thrush, house sparrow, starling, cuckoo, spotted flycatcher and bats.

Areas of woodland can be enhanced to become more species rich with the right management and maintenance. This increases their biodiversity value by providing a feeding resource for pollinators and for birds and bats that feed on these invertebrates. This habitat type also provides nesting and roosting habitat for invertebrates, birds and bats as well as feeding resource for a number of these species. Visually appealing places to be, woodlands are engaging, sensory spaces for people. Well designed and signposted public access can prevent damage to more sensitive woodland areas when coupled with actions to restrict access such as dead hedges using removed invasive planting.

### Green corridors

A green corridor is proposed along the eastern edge of Ealing Central Sports Ground to enhance the ecological connectivity between the north and south of the park.

Green corridors are areas of habitat connecting wildlife populations separated by human activities or structures. Green corridors can comprise BAP habitats such as woodland and hedgerows, facilitating the movement and supporting species such as common lizard, slow work, grass snake, hedgehog, harvest mice, bullfinch, linnet, barn owl, pollinators and invertebrate feeders such as song thrush, house sparrow, starling, cuckoo, spotted flycatcher and bats.

Green corridors are important for maintaining biodiversity and ecological processes by connecting habitats and facilitating wildlife movement. Green corridors are be designed to be unlit to guide nocturnal species such as bats through a lit landscape and reconnect dark green habitats. Green corridors also encourage active travel.



Knepp Estate Walled Garden open mosaic habitat, Sussex.

Credit: Knepp Castle Estate (2022-2024), <https://knepp.co.uk/knepp-estate/gardens/>



Enhancing existing woodland



Lambeth bee roads green corridors. Credit: Lambeth Council (2024), <https://www.lambeth.gov.uk/parks-sports-leisure/parks/lambeth-bee-roads>



### Green bridges

There is the potential to introduce small green bridges over the Grand Union Canal in strategic locations, including at Horsenden Hill at the Ballot Box Bridge and at Hanwell Locks; and over the railway from Trumpers Field into Warren Farm. There is also the long term aspiration to introduce a green bridge over the A40. Whilst a major investment, this would greatly enhance the north-south pedestrian, cyclist and ecological connectivity and continuity of the regional park.

Green bridges are artificial structures over roads or railways which are vegetated to provide a wildlife function. Green bridges can comprise BAP habitats such as trees and hedgerows and facilitate the movement of species such as common lizard, slow worm, grass snake, hedgehog, harvest mice, pollinators and invertebrate feeders such as bats.

Green bridges are important for maintaining biodiversity and ecological processes by connecting habitats and facilitating wildlife movement, protecting it from potential harm on the road or rail network. They are often unlit to guide nocturnal species over lit barriers such as roads and reconnect dark green habitats.

### Nature watching huts

A number of locations for nature watching huts have been identified throughout the regional park. These are areas or structures that allow visual access to wildlife for people while minimising disturbance to wildlife. This provides specific areas for public access to experience nature close up.

The physical and mental benefits of connecting people with nature are well recorded. Allowing people closer views of nature also creates stewardship and increases conservation buy-in with local communities. This approach also controls access, making site access easier to safely manage as well as providing quieter areas for wildlife to have as a refuge.

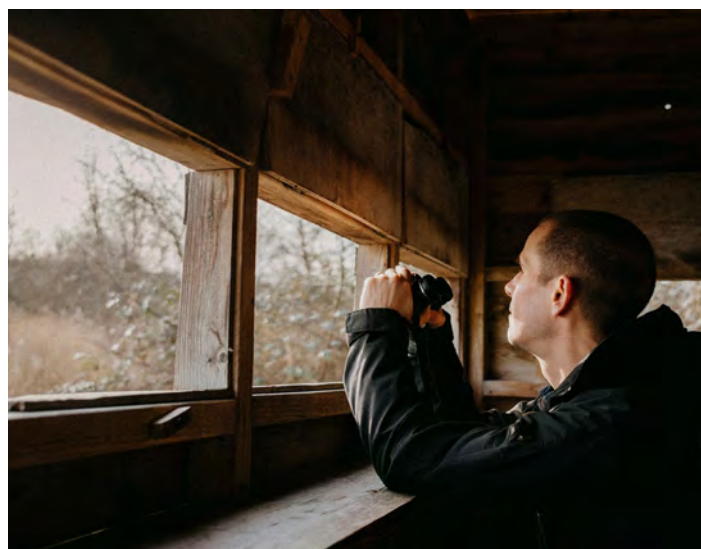
### Bat roost loft

There is the potential to introduce a bat roost loft within a visitor's centre at the stables. These are specially created bat roosting habitat protected from disturbance and designed in line with best practice techniques to maximise the potential for uptake of this essential roosting provision for bats and their young.

Bat roosting habitat in a specially created loft would support bat species, seven of which are recorded in Ealing. Bats are also UK bio-indicator species and their national trends are related to how well the environment is functioning as important invertebrate feeders.



Mile End green bridge, Tower Hamlets. Credit: CZWG Limited, <https://czwg.com/projects/community-and-public-use/the-green-bridge/>



Nature watching hut



Bat roost box



03.5

# Climate Resilience



03.4.2

## Flood management and mitigation

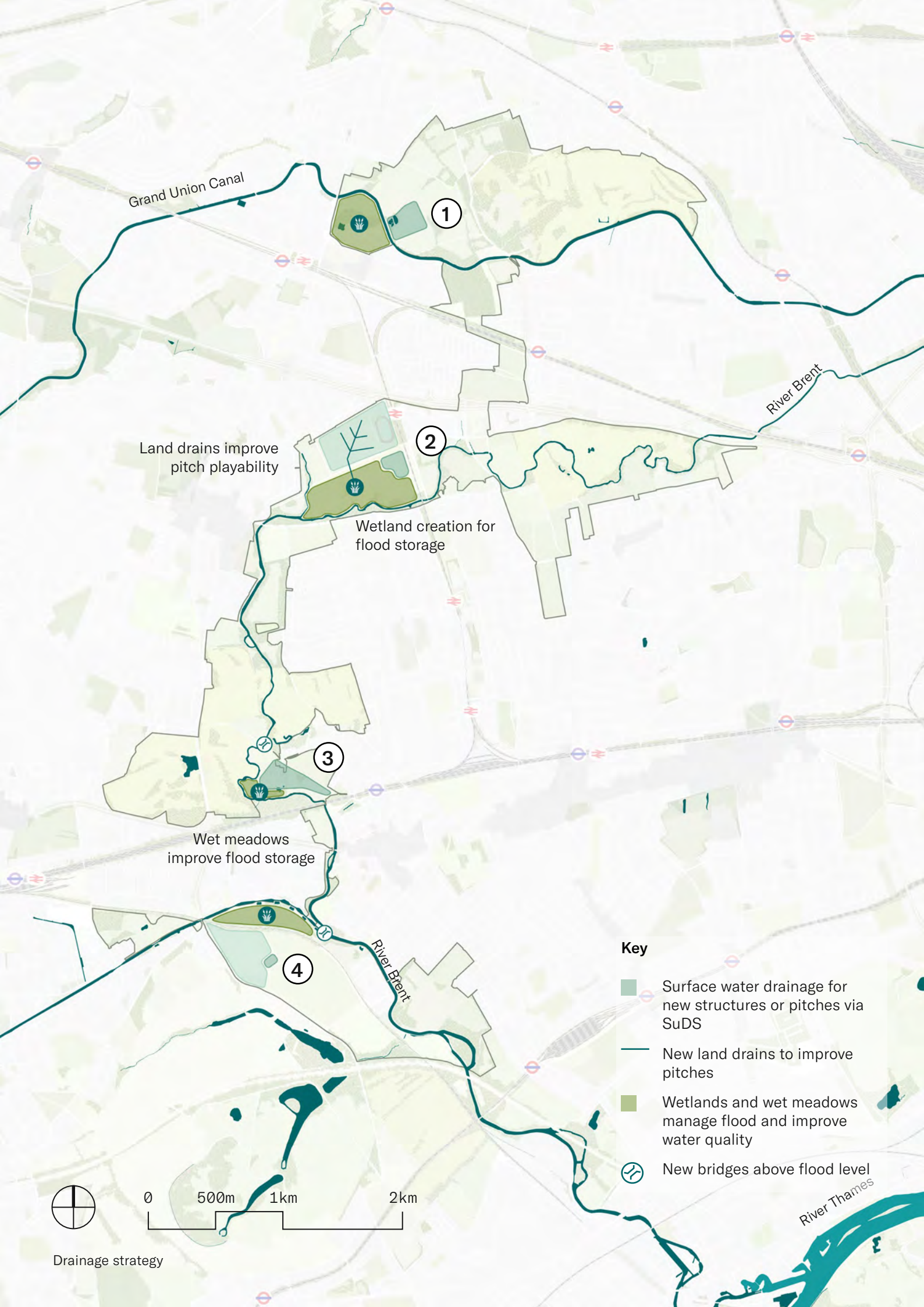
- ① **Horsenden Hill** has no significant flood risk. Surface water run-off from camping site can discharge into the canal or ponds via SuDS.
- ② **Perivale Park** has significant fluvial and pluvial flood risk. A new wetland would improve water quality and reduce flood risk for properties in the vicinity. New land drains would improve the usability of the pitches in the winter. Surface water run-off from the café, parking, and any new surfacing would infiltrate into the ground or discharge into the new wetland via SuDS.
- ③ **Churchfields** has significant fluvial flood risk and is in a surface water overland flow route. Surface water run-off from any new structures such as sports courts or cultural venue would infiltrate into the ground or discharge into the River Brent via SuDS. A new wet meadow would improve water quality and reduce flood risk for properties in the vicinity.
- ④ **Warren Farm** has no significant flood risk. Surface water run-off from new sports fields and clubhouse can infiltrate into the ground via SuDS.



Credit: Phil Alford



Credit: Johnny Clifford





### Surface water flood risk

The proposed strategy to manage surface water flood risk in the park is to leave space for water. Avoiding building inappropriate structures where flood risk is high is the simplest and most sustainable way to develop land. Attention must be given to historic flooding and site levels to establish the best location for any proposed building. Any development such as new structures or sports pitches will incorporate the use of Sustainable Drainage System (SuDS) to maximise benefits.

In many parts of the park, the expected geology (Kempton Park Gravel and Taplow Gravel Member) allows for infiltration of surface water run-off into the ground, removing the need to build an outfall to a water course or connect to a public sewer. This is the most sustainable way of managing surface water run-off as it mimics the natural water cycle and allows for groundwater recharge.

In most cases where ground infiltration rates are expected to be low, the feasibility of discharge into local water bodies (canal, River Brent, wetland, pond) should be explored. In these instances, SuDS will be applied to ensure discharge at greenfield run-off rate, the rate at which surface water would have run off prior to any development. This mimics the natural water cycle and ensures flood risk is not increased upstream or downstream of the park.

In terms of water quality, it is proposed to apply the Simple Index Approach, a method presented in the CRIA's SuDS Manual to identify the SuDS feature that provide the appropriate level of water treatment based on the type of land use being drained. Most proposals in the park - sports pitches, footways, non-residential car parks, small pavilions - can be appropriately treated by simple SuDS component such as rain gardens or permeable paving. In a park setting, implementing nature-based solutions will be simple.

SuDS should be designed in collaboration with ecologists and landscape architects to maximise biodiversity benefits. SuDS should provide amenity for different park users. The inclusion of planted features, especially trees, can provide a range of benefits including air quality, urban cooling and access to nature.

### River flood risk

The River Brent runs in a southerly direction across the park. Large areas of the park constitute its flood plain with some areas being at medium and low risk from river flooding. The main strategy to manage flood risk is to leave space for water. The design will follow the National Planning Policy Framework for what type of development is appropriate at different levels of fluvial flood risk. As a general rule, the regional park will not be proposing any new construction within areas of river flood risk. The design of new buildings should consider flood resistance and resilience methods with the most obvious being to keep finished floor level above the predict flood level for the 1-in-100-year flood event plus an allowance for climate change.

Perivale Park has been identified for the creation of wetland habitat. Part of Brent Lodge Park and Hanwell Meadows have been identified for wetland meadow creation. In addition to habitat creation, these interventions serve significant flood management functions. These wetland habitats can store a larger amount of flood water than they currently do, reducing flood extent downstream. This could protect residential properties in the vicinity and attract funding from the EA through their Flood and Coastal Erosion Risk Management Projects and Funding.

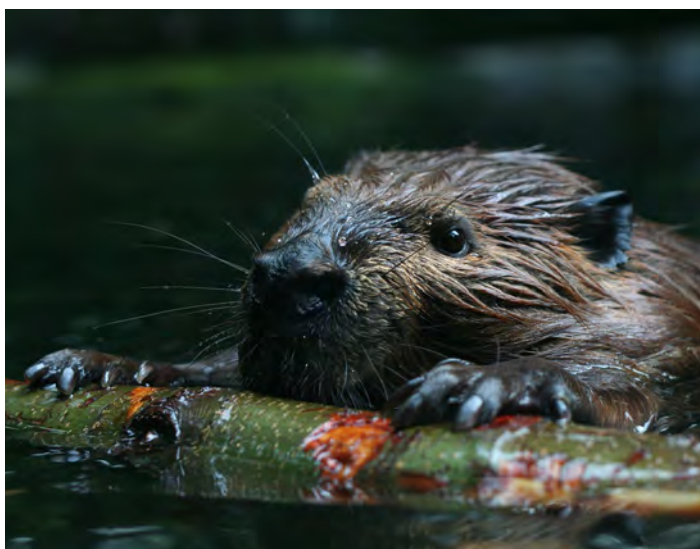
Thames Water have expressed an interest and support in projects which would increase the capacity of the River Brent. They have explained that the wastewater treatment works (WWTW) for the Mogden catchment is sufficient to treat all foul water expected until 2100. This means that if they can remove all surface water from the combined sewer network within the catchment, they will not have to invest into an upgrade of the WWTW until 2100. Their next asset management plan, AMP8, will start in 2025, opening up funding for the following five years. They recommended monitoring their Drainage and Wastewater Management Plan (DWMP) to make sure Ealing is identified as a stakeholder who would be consulted on what projects could be funded. Their next DWMP will be published for public consultation in 2027.



The former Perivale Park Golf Course floods regularly, protecting surrounding properties. *Credit: Phil Alford*



Creating wetlands in Pear Tree Park could enhance its role in flood management, improve ecology and water quality



Beavers in Paradise Fields create dams, slowing the discharge of water back into rivers and preventing flood risk further downstream.



Large rain garden, London Wetlands Centre, Putney. *Credit: © Marathon, cc-by-sa/2.0, [geograph.org.uk/p/2547365](https://geograph.org.uk/p/2547365)*



Rain gardens and permeable surfacing



Rain gardens integrated into streets and parking areas.  
*Credit: Erica Fischer, CC BY 2.0, <https://commons.wikimedia.org/w/index.php?curid=121597467>*



## 03.5.1

## Improving the environment

### Water quality

The water quality of the lower Brent is currently identified as *moderate* for its ecological status and *fail* for its chemical status, in line with the Water Framework Directive. The Environment Agency has identified the reasons for not achieving *good* status as being the physical modifications, pollution from wastewater and pollution from towns, cities and transport.

There are five public sewer overflows in the River Brent within the park boundary. Several more are expected upstream. Due to common illegal connections of residential and commercial foul drainage onto the public surface water sewer system, contact with the River Brent poses risk to human health. Swimming and in-river activities are therefore recommended against.

The proposed wetlands and wet meadows can additionally serve to tackle this water quality issue. Wetlands improve water quality by filtering pollutants through vegetation such as reeds, trapping sediments, and absorbing excess nutrients. Their vegetation and soil microorganisms break down contaminants, reducing nitrogen and phosphorus levels. Wetlands also slow water flow, allowing sediments to settle. This natural purification process enhances overall ecosystem health and provides cleaner water for downstream environments. Opportunities to connect some of the sewer overflows to the wetlands should be considered.

Despite this, it is unlikely that these wetland interventions will be sufficient to bring the River Brent to an overall *good* status, and that the resolution of illegal misconnections of foul drainage onto the public surface water sewer system should remain a priority.

As described under Surface Water Flood Risk, all new surface water drainage systems must be designed in line with the CIRIA's SuDS Manual Simple Index Approach stating what level of treatment is appropriate for different types of land use.

### Air quality

The introduction of new vegetation, especially trees, is beneficial for air quality via the deposition of pollutants on foliage and the potential dispersion of pollution if dense strips of vegetation is incorporated.

Specifically, proposed wetlands and meadows improve air quality generally by acting as carbon sinks, and locally trap and filter dust and airborne pollutants. Meadows enhance soil health, further supporting carbon sequestration capacity to improve air quality. Wetlands' high humidity can help in the breakdown of volatile organic compounds.

## Shading and urban cooling

The inclusion of vegetation, especially trees, bring urban cooling benefits generally by providing shade. Heat reduction also occurs during the evapotranspiration process and the evaporation of rainwater from the planting's foliage.

Increasing plant structural complexity and diversity can improve urban cooling. For example, an amenity lawn is found to be hotter by around 5 degrees Celsius on average compared to a wildflower meadow or hedgerow. Introducing new wildflower meadows across the park can therefore contribute to localised urban cooling.

Furthermore, the proposed wetlands and wet meadows contribute to the moderation of temperatures and maintaining humidity levels locally, which supports the mitigation of the urban heat island effect.

## Carbon sequestration

The ecological strategy also has a large benefit in improving the park's capacity for carbon sequestration. Habitat creation supports carbon sequestration by establishing diverse plant life. The plants store carbon in their biomass and soil, reducing atmospheric CO<sub>2</sub> levels and helping to mitigate climate change.

### Artificial wetlands and wetland meadows

Creating wet meadows and wetlands in the park is incredibly beneficial for carbon storage and sequestration. Wetlands capture significant amounts of Organic Carbon (OC) and accumulate it in bottom sediments. Artificial wetlands can provide carbon uptake of 22tC/ha/yr. Small ponds are also effective at trapping OC, with levels as high 2.47tC/ha/yr. A well vegetated pond captures more organic carbon. Clusters of ponds of different ages and other larger wetlands in mixtures of habitats are ideal within a wider landscape.

### Wildflower meadow creation

More complex plant communities sequester and store more carbon. Restoring flower-rich grassland from improved swade or arable land can provide increased carbon storage and sequestration rates, providing up to 1.89 tC/ha/year. High diversity grassland can store five times more carbon than monocultures.

### Woodlands

Trees provide interception, infiltration and water holding capabilities, reducing surface water runoff rates and volumes and contributing to a reduction in flood risk. Woodland has very high carbon capture. Broadleaf woodland can capture 2.5tC/ha/year. However, planting trees in whatever form, including orchard, scrub, hedgerow and wood pasture all trap more carbon than grassland or arable land.





04

# Focal Areas



04.1

# Warren Farm



## Vision

Warren Farm will become a new nature park and sports park for the borough extending to 57ha. Circa 13ha of new sports pitches will be provided on Imperial College land to the west whilst circa 19ha of the existing wilded area to the east is protected and enhanced as a nature reserve with potential for future expansion.

Remaining areas along the river and canal are managed for nature and to improve connections to the wider regional park.

The concept plan above and legend opposite sets out proposals for a series of key projects to deliver on this vision. The plan shown is indicative only.

**Short term projects (0-5 years):**

- ① Enhance nature reserve area for habitat / biodiversity value with and emphasis on meadow habitat. Manage through re-wilding principles via grazing.
- ② Create the new Ealing Regional Park Trail as an accessible, surfaced route with clear wayfinding linking Warren Farm to Churchfields via Ealing Hospital.
- ③ Improve links to Osterley to the south through minor footpath improvements, improved signage and greening along Windmill Lane.
- ④ Enhance access along Trumpers Way to Elthorne Park to connect Warren Farm to Boston Manor station including widened footpaths, cycle route, street planting, improved fencing and signage.
- ⑤ Explore opportunities for partnership with the hospital for social prescribing in park areas. Enhance physical links to the hospital through street greening within the hospital site and provision of a new access point to the park as part of the proposed redevelopment of the north east part of the site.
- ⑥ New sports pitches on Imperial College land. Note: the detailed layout of sports pitches and positioning of flood lighting in particular will need to be developed with consideration for protection of adjacent habitat areas.
- ⑦ Drainage for new sports pitches to use a SUDS chain to control water quality located within sports area. To include bioretention areas (underlying gravels) and biodiverse features.
- ⑧ Defensive treeline / hedgerow planting to buffer nature reserve from sports pitches.
- ⑨ Maintain and enhance the Capital Ring route where it passes adjacent to Warren Farm with improved surfacing, drainage, wayfinding
- ⑩ Create a hub building serving dual purpose as sports ground changing facilities and hub for nature reserve volunteers located on the site of existing derelict buildings. Create new open mosaic biodiverse garden as setting to hub building on existing areas of open mosaic habitat.

**Mid term projects (5-10 years):**

- ⑪ Improve safety of railway / canal crossings to connect to Grand Union Canal Walk and Capital Ring for example through upgrades to the lock bridge at Bottom Lock (97) Hanwell Flight or provision of a new pedestrian bridge. Note: The lock is a Scheduled Monument and design of proposed enhancements will need to consider this.
- ⑫ Future extension of meadow habitat onto Earl of Jersey's field.
- ⑬ Retain and enhance existing meadow habitat between Warren Farm and the canal.



Tolworth Court Farm. Credit: Dudley Miles, CC BY-SA 4.0, via Wikimedia Commons

**Case Study: Tolworth Court Farm, Kingston**

- 42Ha nature reserve and SINC
- Identified as a potential 'stepping stone' rewilding project in the London Rewilding Taskforce report and granted seed funding from the GLA Greener Resilience Fund
- Managed by Wild Tolworth project - led by Citizen Zoo in partnership with Community Brain and Kingston Council and with significant community engagement
- Intended as a test-bed for rewilding practices in a peri-urban setting including mixed grazing
- <https://www.wilderkind.org/wildtolworth>



04.2

# Churchfields Recreation Ground



## Vision

At approximately 21ha, the existing historic park within the conservation area and a short walk of Hanwell Station could be sensitively refurbished to broaden its offer and provide improved visitor facilities and a cultural focal area for small to medium scale events. Adjacent riverbank and grassland areas could be enhanced for SUDS and habitat creation.

Proposals aim to strengthen the existing offer which includes Hanwell small urban zoo, maze, play area, café, toilets, parking, views of the river and Wharncliffe viaduct and St Mary's Church, tennis courts.

### Short term projects (0-5 years):

- ① Retain and enhance existing café and WCs.
- ② Upgrade the play space adjacent to zoo to destination play space to attract more visitors, helping to increase foot-fall to the existing park café, zoo and social / sports provision.
- ③ Existing tennis courts have been recently refurbished and are retained.
- ④ Repair/ replace existing broken bridge across the river and improve links to Brentfield Cricket Ground and across to Southall.
- ⑤ CSO sewage overflow adjacent to Brent Lodge Park. Explore opportunities to improve water quality downstream of CSO sewage overflow through use of reedbeds / wetland areas in combination with SUDS strategy.
- ⑥ Manage areas along the Brent River for habitat / SUDS including areas of meadow / wet meadow with limited tree planting.
- ⑦ Celebrate the historic Wharncliffe viaduct, provide interpretation opportunities and feature lighting. Note: lighting will need to be designed with consideration for migrating bats and birds.
- ⑧ Manage fields south of Wharncliffe viaduct as hay meadow to enhance ecological corridor towards Warren Farm.
- ⑨ Use of the existing stables (and possibly adjacent tenanted house) as a visitor centre, hub for volunteers, and ecological education hub.
- ⑩ Outdoor cultural venue including fêtes and fairs, outdoor cinema, theatre, music with light-touch construction for staging. Stalls to be located in the northern part of Churchfields which is flat with the slopes towards the river used for performances. Approximately 1ha area to accommodate circa 3,500 people seated.
- ⑪ Maintain and enhance the Capital Ring route where it passes adjacent to Churchfields with improved surfacing, drainage, wayfinding.
- ⑫ Create new Ealing Regional Park Trail as accessible, surfaced route with clear wayfinding linking north - south across Churchfields.

### Mid term projects (5-10 years):

- ⑬ Further formalise outdoor cultural venue with adjustments to landform to create seating terraces.
- ⑭ Naturalise river to the north and enhance for habitat. Explore potential to revert river to original meander.



Destination play hub in Mayfield Park

#### Case Study: Mayfield Park, Manchester

- A new 6.5 acre city park based around de-canalisation of the River Medlock
- Incorporates lawn areas, play spaces, quieter seating areas, multiple walking routes and trails and wilder spaces for nature
- Features a significant destination play space
- Equipped to support a programme of events including festivals
- <https://mayfieldpark.com/>



04.3

## Perivale + Pear Tree Park



### Vision

At a total combined area of 55 ha, improvements to Pear Tree Park could be linked with an improved sports offer at Perivale Park Sports Ground and redeveloped Gurnell leisure centre.

Centrally located and close to existing schools and residential areas the new park will be accessible to all with a broad offer focusing on health and well being

Pear Tree Park could provide circa 20 ha of new ecological parklands with level accessible paths suitable for all users, areas of biodiverse meadow and ponds and new play areas alongside 16 ha of significantly improved sports and leisure facilities to the north.

### Short term projects (0-5 years):

- ① Re-purpose existing clubhouse to support the new park and intensified sports ground incorporating storage for volunteers
- ② Provide a new play area close to the café and toilets to include space for teenagers, and accessible play for all.
- ③ Optimise use of existing buildings - the cricket pavilion could be used during week as community facility and the scout hut on Stockdove Way as a community facility.
- ④ Re-naturalise areas of Pear Tree Park and manage for meadow / wet meadow and wetland habitat.
- ⑤ Review the existing layout of pitches and grass playing surface to accommodate different sports provision such as floodlit hockey pitches and a new pavilion.
- ⑥ Enhance Stockdove way as key access to the new park with new tree planting and widened footpath on southern edge; expansion can occur within the park boundary.
- ⑦ Careful design of new paths to ensure they are accessible for all and ensure access to the Capital Ring in flood events (path currently floods) either lift with free draining sub bases or board walks.
- ⑧ Create new Ealing Regional Park Trail as accessible, surfaced route with clear wayfinding linking east-west through Perivale Park and connecting to Gurnell Leisure Centre and the A40 crossing beyond.
- ⑨ Maintain and enhance the Capital Ring route with improved surfacing, drainage and wayfinding.
- ⑩ Create new footpath link between gateway café and South Greenford Station, in collaboration with Network Rail.
- ⑪ Flexible 'pods' to accommodate diverse use, e.g. yoga / dance classes.
- ⑫ Potential to make temporary overflow car park on Stockdove Way permanent.

### Mid term projects (5-10 years):

- ⑬ Create SUDs features within Pear Tree Park to help improve water quality in the river, enhance flood storage and manage area for habitat, diverting existing stormwater outlets through wetlands.
- ⑭ Improve drainage to the existing Perivale sports ground to enable this to be used throughout the year via infiltration to underlying gravel.
- ⑮ Resurface existing tennis courts / MUGA and provide additional courts such as padel and/or badminton.
- ⑯ Consider additional opportunities for community food growing near the existing community orchard.



Hamiltonhill Claypits. Credit: Stephen Craven, CC BY-SA 2.0, via Wikimedia Commons

#### Case Study: Hamiltonhill Claypits LNR, Glasgow

- 6.7ha nature reserve created on former industrial land alongside the Forth of Clyde Canal
- Walking trails and some play provision set within natural mosaic of habitats and integrated SUDS
- Includes new footbridge and enhanced connections to city centre
- Managed by charity group run by volunteers
- <https://claypitslnr.co.uk/>



04.4

# Horsenden Hill



## Vision

An already a popular visitor destination with a range of activities attracting people from the wider area as well as locals. At circa 115 ha this is a unique area of ancient woodland, meadows, ponds and wetlands, hedgerows sports areas and working urban farm within the city offering panoramic views over the surrounding area.

The proposals aim to support and strengthen the existing offer which includes nature walks, Horsenden Urban Farm and nature reserve, an activity centre and Perivale Wood environmental centre, along with sports to the west and a re-wilded area with beavers in Paradise Fields.

### Short term projects (0-5 years):

- ① Horsenden Hill provides wonderful views over the park and much needed space for peaceful and restorative contact with nature. New seating and improved interpretation to be provided on the hill in particular and across the wider area.
- ② Support and extend the existing community food growing at the farm promoting traditional crafts and farming, orchards, food, environmental education. Support and extend the existing programme of events linked to the Perivale Brewery, Horsenden Farm and the canal. Bring in pop up food stalls etc. to support events.
- ③ Build on scouting links with opportunities for camping and scouting activities on the hill and canal.
- ④ Support existing active volunteers (Friends of Horsenden Hill) as well as existing public volunteering and corporate away days.
- ⑤ Build on the success of the existing Gruffalo Trail - artist in residence to create nature themed art trail and custom seating.
- ⑥ Improve connections to Perivale Station and the A40 crossing along Horsenden Lane south - infill street tree planting, new signage, cycle markings either in lane or in line, slow traffic speeds 20mph.
- ⑦ Create new Ealing Regional Park Trail as accessible, surfaced route with clear wayfinding linking north-south through Horsenden Hill.
- ⑧ Maintain and enhance the Capital Ring route with improved surfacing, drainage, wayfinding.
- ⑨ New play space and meadows created at Blacklands off Greenford Road.

### Mid term projects (5-10 years):

- ⑩ Glamping or camping on canal side fields north of Paradise Fields with provision for composting loos and shower blocks.
- ⑪ Extend the canal watersports offer - kayak, paddleboard hire, alongside the existing Ealing Canoe Club.
- ⑫ Strengthen existing provision for adventure play on Horsenden Hill with bike trail and new High Ropes or Tree top walk.
- ⑬ Improve / refurbish existing children's play at Horsenden Farm.
- ⑭ Manage fields to west for grassland / meadow habitat



The Earth Trust. Credit: Claire Willatt / Little Wittenham nature reserve, via Wikimedia Commons

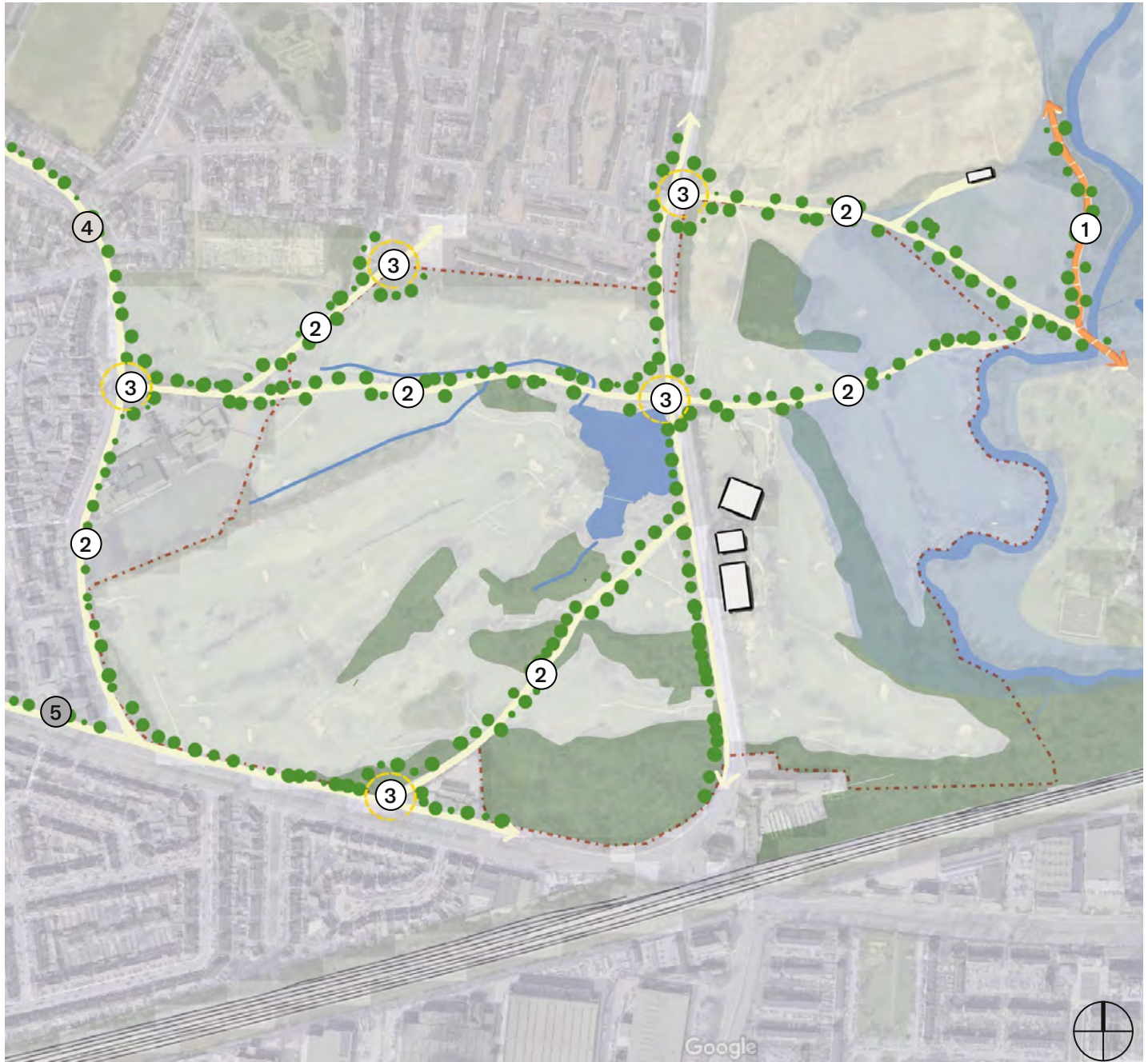
#### Case Study: The Earth Trust

- Charity organisation concerned with connecting people with natural greenspace
- Originally formed around the acquisition of Little Wittenham Woods (SSSI/SAC) near Abingdon, the charity now manages a number of additional green spaces including community meadows and wetland areas
- Pioneer new sustainable land management practices
- Significant programme of community events, workshops and educational experiences
- <https://earthtrust.org.uk/>



04.5

# West Middlesex Golf Course



## Vision

Improve connectivity and access between the Regional Park and Southall to the west. Enhance paths and gateways to improve key connections.

It should be noted that Ealing Council is not in control of land within West Middlesex Golf Course and all enhancements to footpaths are to be agreed with the current operators.

**Short term projects (0-5 years):**

- ① Create new Ealing Regional Park trail as accessible, surfaced route with clear wayfinding linking north from Churchfields along the west bank of the River Brent.
- ② Enhance existing footpaths and streetscape.
- ③ Enhance key gateways on existing footpaths to the west.

**Mid term projects (5-10 years):**

- ④ Green links to Brookside Park in the north west including improved footways, street greening and signage.
- ⑤ Green links to Southall centre including improved streetscape, road crossings tree planting and signage.





The background is a light orange color with a crinkled, paper-like texture. There are three large, solid orange shapes: a large circle in the top right, a large circle in the top left, and a large circle in the bottom left. The text is centered in the upper half of the page.

05

# **Wayfinding, Signage and Lighting**



05.1

# Branding

05.1.1


## Concept

The open spaces that comprise Ealing Regional Park today are disparate and often disconnected. In addition to improving physical connectivity, development of a brand identity for the park as a whole, that represents its characteristics and values, can contribute to the **creation of a single, cohesive and recognisable regional park**.

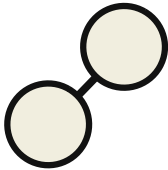
The concept that follows is not intended to represent the final brand solution for the park; this must be developed following a considered branding exercise alongside community and stakeholders. The following work has been developed to demonstrate how a strong and clear brand identity can not only be a **unifier for the park** but also serve as a **wayfinding and signage** tool.

1

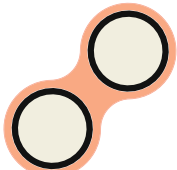
The concept that has been developed centres around the **park’s core ethos of connections**: connecting people, communities, and natural systems. This idea is represented taking inspiration from organic and natural forms found in nature.




Connections



Constructed connections



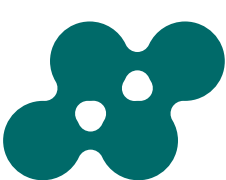
Organic connections



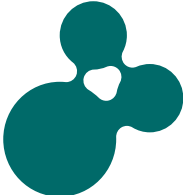
Patterns in nature

2

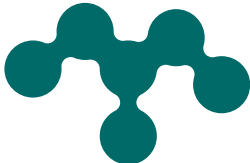
The result is an infinite suite of **shapes** that illustrate connectivity in its different forms, and which can be used to illustrate different themes.



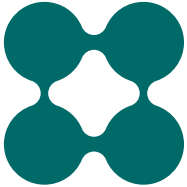
Connect with nature



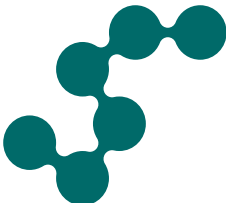
Activation



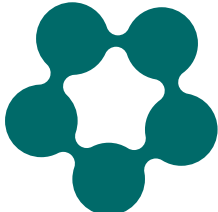
Flood resilience



Nature recovery



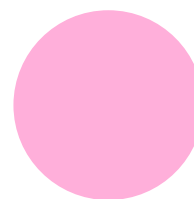
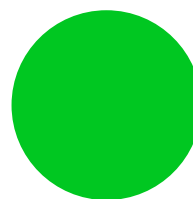
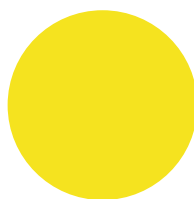
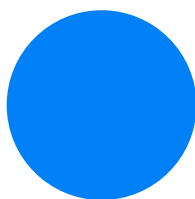
Community connections



Wellbeing

3

Integrating **colour** with the shapes can develop a brand that while responding to natural forms is also fresh, bright, and fun, reflecting the vision for a regional park that is open, active and inclusive.



4

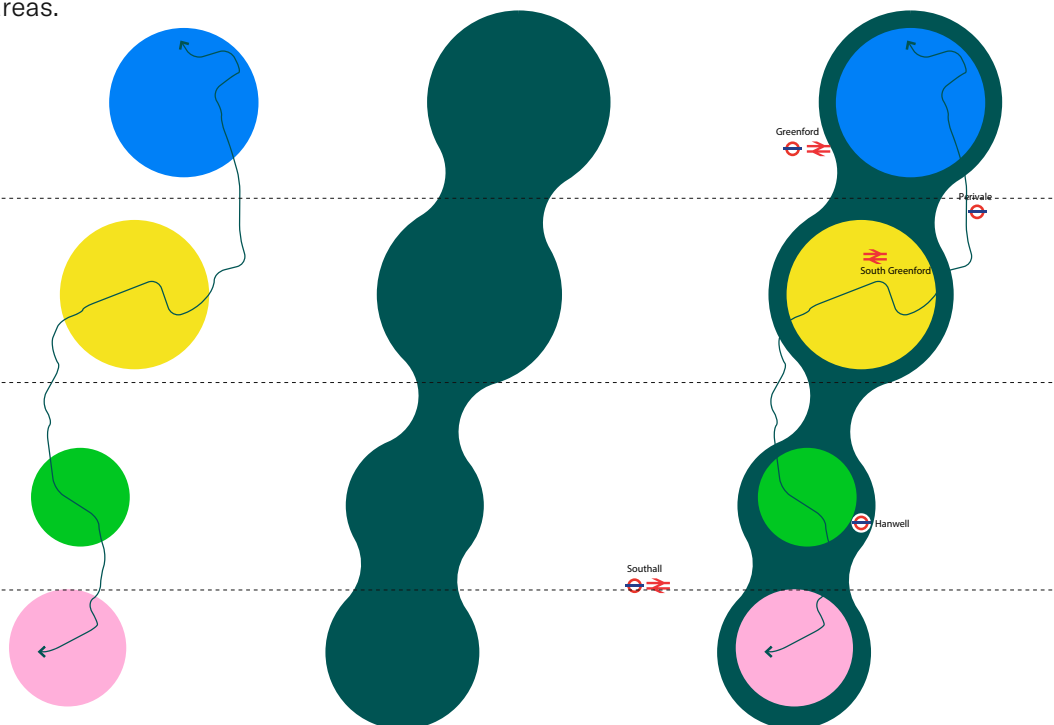
These shapes can be used to create a simple and legible **map** of the park as a wayfinding and orientation tool. Colours can be used to colour code distinct zones and highlight focal areas.

Horsenden Hill

Perivale Park

Churchfields

Warren Farm



5

The shapes and map can then be used variously as different forms of **signage**, with uses such as shapes and colours representing different uses or as an abstracted map of the park used for wayfinding and orientation.



Playful

Connecting

Fun



## 05.2

# Signage and Wayfinding

## 05.2.1

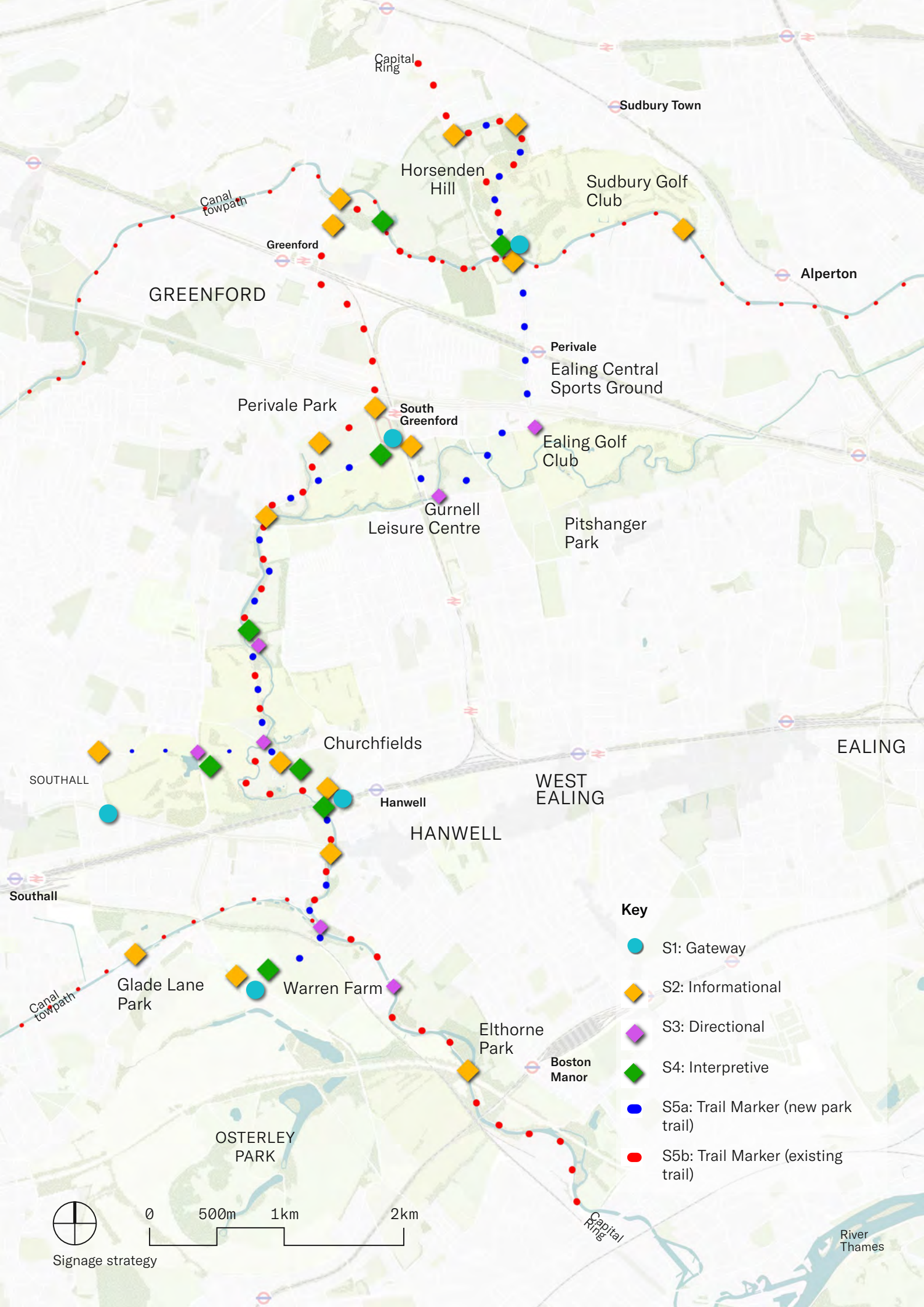
## Strategy

Signage and wayfinding can play a crucial role in achieving the central aims of the regional park, encouraging active travel, helping to draw more people to the park and supporting the diverse range of uses and activities within. Signage also helps reinforce the identity of the regional park as a single entity and presents an opportunity for visitors to engage on a new level with the unique features and qualities of the park.

The concept plan defines a family of signage types that complement one another to present a clear hierarchy of routes and information within the park. The diagram opposite illustrates how these signage typologies could combine to complement the masterplan layout.

**Aims:**

- Establish a quick and easy navigation system throughout the park
- Define key gateways and links to surrounding areas
- Create a clear, legible hierarchy of wayfinding information
- Reinforce the identity and branding of Ealing Regional Park as an entity whilst supporting the distinctive qualities of different character areas within the park
- Create opportunities to engage visitors and provide interpretation for the unique historic and ecological features
- Minimise visual clutter
- Provide a diverse and future proofed wayfinding scheme that can be extended and adapted as required by park phasing





## 05.2.2

## Typologies

Building on the brand concept and colour strategy, it is proposed that the signage designed be fun, playful, colourful, minimal, and clear, employing shapes and colours strategically for wayfinding and orientation while creating a cohesive identity to the park.

- ① **Gateway signage:** Distinctive, simple signs located at primary park gateways, particularly around the four focal areas, these announce arrival into the park and reinforce its identity.
- ② **Information signage:** Distinctive totems that complement gateway signage at all gateways, they provide information on activities and amenities in the area as well as more detailed wayfinding information showing routes and onward connections to key long distance paths.
- ③ **Directional signage:** Located at intersections of key routes and linkages to provide clear wayfinding both within the park itself and linking to the surrounding area and key transport hubs.
- ④ **Interpretive signage:** Information boards providing opportunities to engage visitors to explore and learn more about the park. These should be positioned at key points close to distinctive natural features, habitat areas, landmarks and historic features.
- ⑤ **Trail markers:** Smaller, more regular coded finger-post style signage along key long distance routes and trails. These would primarily relate to the new Ealing Regional Park Trail as well as existing regional routes such as the Capital Ring and Grand Union Canal route.



Credit: Michael Trolove, CC BY-SA 2.0, via Wikimedia Commons



## 05.3

# Lighting

## 05.3.1

## Strategy

A comprehensive lighting strategy that considers competing needs should be developed and is key to optimising the value of the park for amenity, active travel and ecology.

The lighting of the park must strike a careful balance between the need to provide safe, accessible and welcoming spaces in the hours of darkness and the safeguarding of spaces and corridors for nature that would be impacted by excessive artificial lighting.

The concept plan defines a hierarchy of lighting typologies that combine to allow use of key spaces and routes after dark and highlight key features. The diagram opposite shows how these typologies could be deployed in relation to focal areas and key routes whilst maintaining unlit areas for nature.

**Aims:**

- Provide safe and accessible routes and spaces
- Facilitate night time uses within focal areas and sports facilities where appropriate
- Minimise impact on key habitat areas and wildlife corridors
- Minimise visual clutter





## 05.3.2

## Typologies

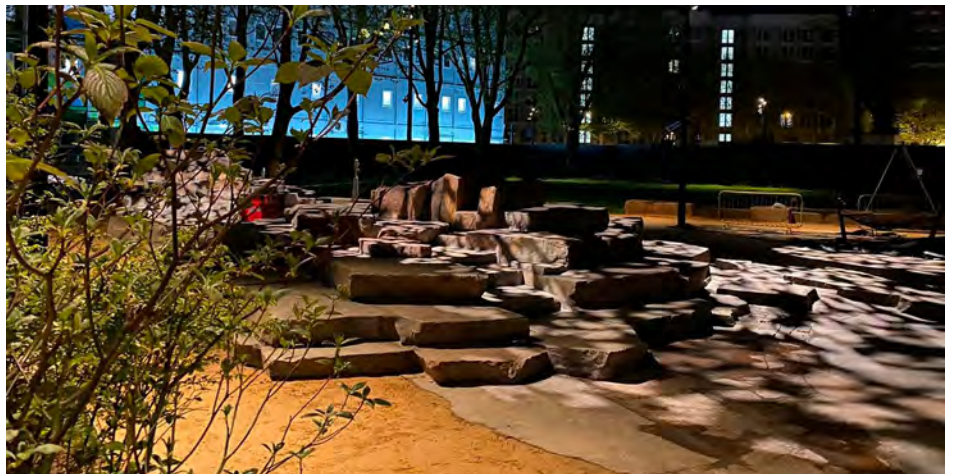
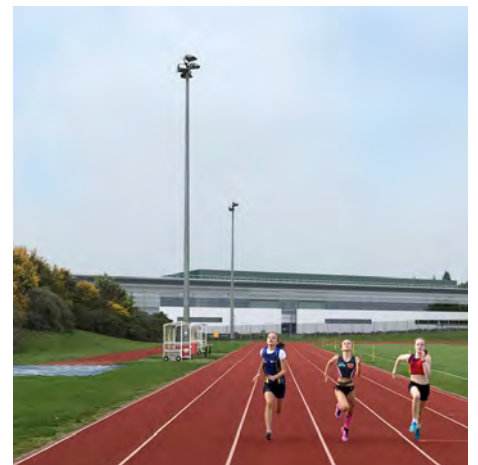
- 1 Focal lighting:** Around key entrances and hub areas only, via lower poles and building mounted light fittings where appropriate, ensuring that routes are lit to create a safe environment for effective navigation. Where adjacent to sensitive ecological areas lighting design must be carefully considered to minimise impact.
- 2 Trail lighting:** The new Ealing Regional Park Trail and key link routes could potentially be lit in the longer term to provide a safe night time route. Lighting could be via bollards or low poles but design of fittings must be developed to minimise light spill and impact on adjacent ecological areas. Other pedestrian and cycle routes within the park can remain unlit.
- 3 Sports lighting:** Existing and proposed floodlighting to key sports facilities in line with Sport England Guidance. New floodlit facilities must be carefully located away from ecologically sensitive areas and lighting design developed at the detailed design stage to minimise impact.
- 4 Feature lighting:** Located to highlight and celebrate key features such as historic structures and landmarks. As with other lighting types, detailed design is required to minimise impact on sensitive ecological areas, and take care not to disrupt bat and bird habitat that may be formed within the historic structures themselves.

### Ecologically sensitive lighting

The lighting strategy predominantly avoids lighting the park's most ecologically rich areas. However, where trails pass through or where focal areas are adjacent to these areas, lighting must be designed using ecologically sensitive lighting. This is lighting that has been designed in line with best practice principles to protect light sensitive species and the wider environment from the harm of artificial lighting at night.

Many species, including all protected bat species, are impacted through their life cycle and behaviours by artificial lighting. Controlling light pollution in park habitats can enable animals to correctly 'time' activities such as growth, reproduction, and migration.

Dark skies give people access to the nights sky and appreciation for nocturnal species, as well as good night's sleep and better metabolic health. Energy consumption and carbon emissions can be reduced.







06

# Phasing



## 06.1

# Early Activation

The creation of a regional park is to be done over time, with early phases and interventions signalling the ambition for transformation, each phase building on the momentum of the last.

## Early activation

Early activation is a critical ingredient in building a lasting legacy for the regional park. Early activation serves to create awareness of and enthusiasm for the park. It can signal the intent and vision for the park by offering programming and simple or temporary events and interventions that predicate longer term investment to come. Early activation is also a critical test bed for longer term investment, providing an opportunity to test and iterate ideas to arrive at something that is best fitted to Ealing and its residents.

Potential ideas for early activation are defined adjacent, simple, largely programmatic quick wins that are inspired by the long term vision for different parts of the park.



Credit: Jo Underhill (2023), [https://www.architectsjournal.co.uk/buildings/if\\_do-transforms-listed-suffolk-barn-into-gallery](https://www.architectsjournal.co.uk/buildings/if_do-transforms-listed-suffolk-barn-into-gallery)

## Churchfields

- Pop up markets and cultural events, testing the needs and possible configurations of a future permanent outdoor cultural venue
- Retrofit of the stables in Churchfields to act as an early visitor centre and/or events and volunteer space, with potential cycle hire



Credit: Robin Howie (2019), <https://medium.com/fieldwork-facility/how-we-reimagined-community-consultation-and-created-the-museum-of-us-8294cbc7b4fb>

### Perivale + Pear Tree Park

- Community events and festivals to animate Pear Tree Park with community and accessibility at its heart
- Community wetland creation to promote environmental stewardship and conservation education
- Potential use of the café as a temporary 'Regional Park Design Hub:' exhibition and workshop space for the ongoing co-design of the regional park



### Horsenden Hill

- Greater promotion of the uses and programming at Horsenden Farm
- Pop up kayak rental facility at the Ealing Canoe Club for kayaking on the canal
- Scout camping opportunities in the meadows designated for glamping



06.2

# Short Term: Seeding the Park

## 0 - 5 years

The intent in the short term is to establish the foundations of the regional park, the interventions which can transform it from a series of disparate open spaces into a single, recognizable, activated regional park.

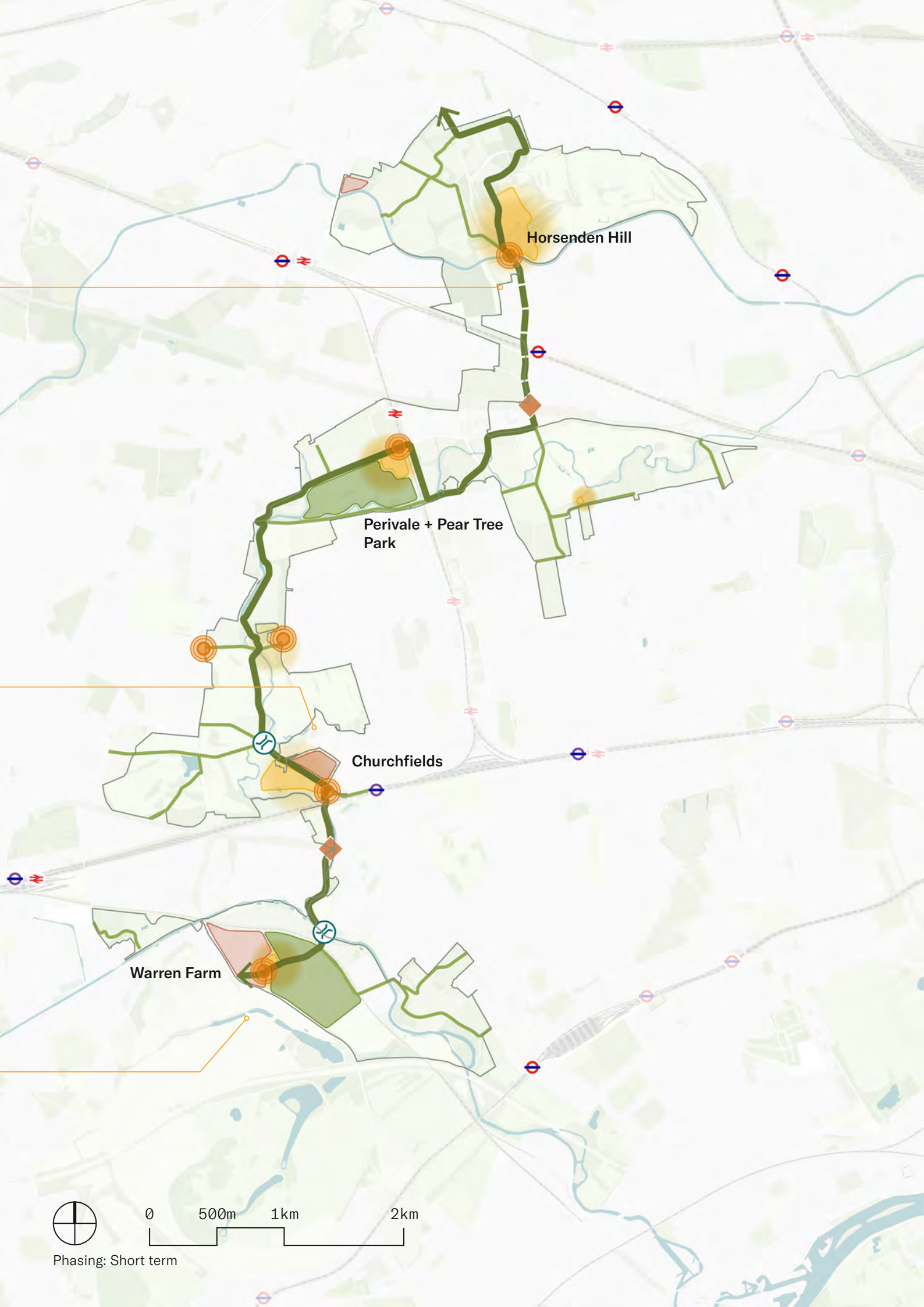
Early work to establish the regional park includes its formal establishment and definition, including:

- Developing a name for the regional park
- Defining the park boundaries and working with LB Brent and LB Hounslow to expand its reach into adjoining green spaces
- Obtaining London Plan regional park designation
- Defining and establishing a governance structure and management strategy for the park
- Developing a regional park brand identity

First projects could include:

- **Pear Tree Park** and café as a public park and community café / education space
- **Regional Park Trail** and feeder paths, including upgrading or replacing bridges where required, so the park can become more accessible; a connector for the borough and an integral part of its active travel network
- **Warren Farm** sports facilities and clubhouse on Imperial College land, coupled with nature reserve
- At **Churchfields**, upgrading the Brent Lodge Park playground for destination play, improving and diversifying the sport offer, testing a semi-permanent outdoor cultural venue, introducing community space at the stables
- New play at **Blacklands**, off Greenford Road
- Signage and wayfinding
- Pop up / meanwhile events and festivals programme
- Rewilding
- Play facility maintenance and improvements





Horsenden Hill

Perivale + Pear Tree  
Park

Churchfields

Warren Farm



0 500m 1km 2km

Phasing: Short term



06.3

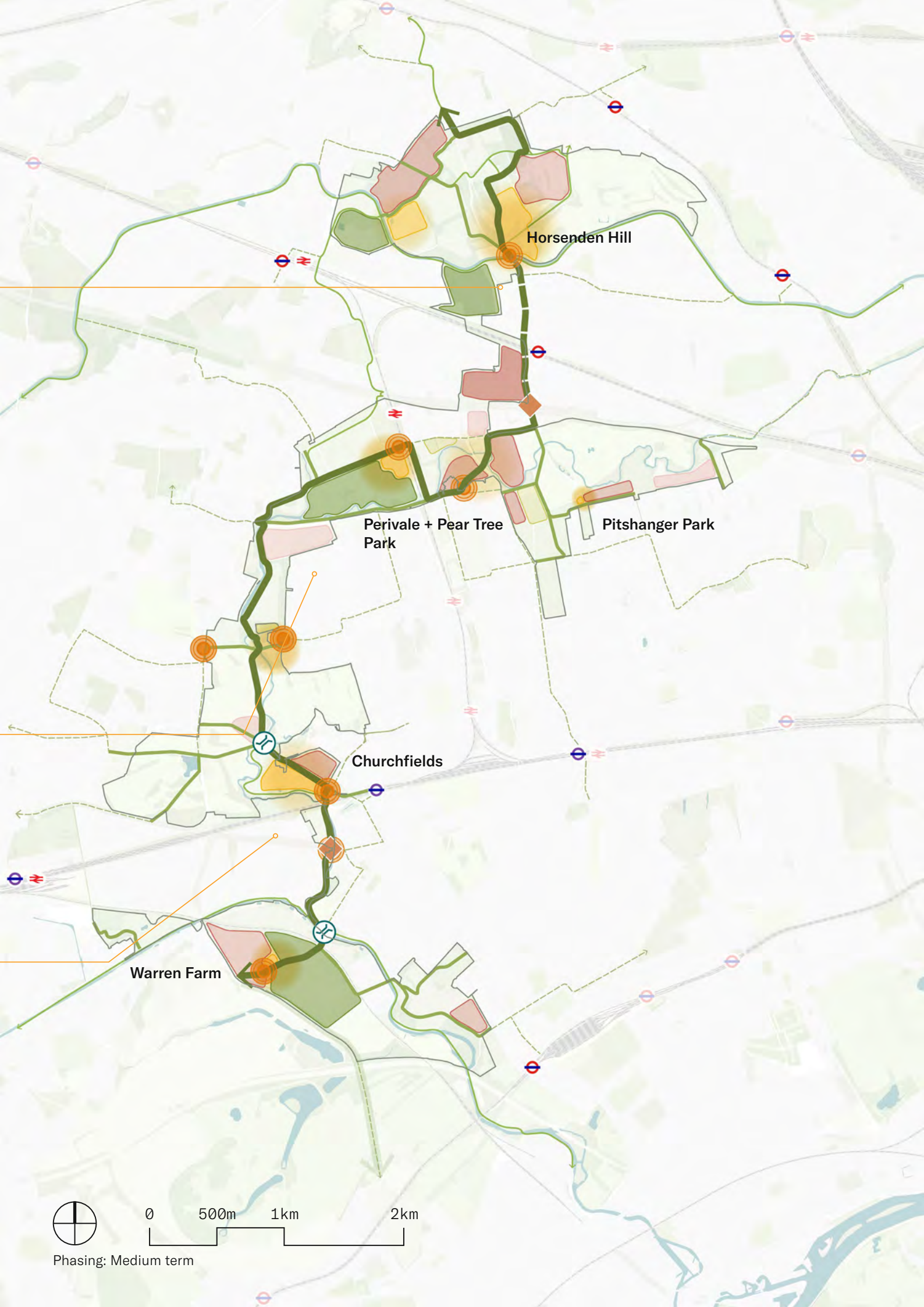
## Medium Term: Investing in a Legacy 5 - 10 years

The intent for the medium term is to deliver more of the major legacy investment that can cement the park as a regional offer and build on the lessons and momentum of earlier phases.

Projects could include:

- Delivery of **Gurnell Leisure Centre** as a state of the art sports facility
- **Completion of Perivale and Pear Tree Park** including improvements to pitches, introduction of AGP hockey pitches and SUDS creation alongside a destination play space and nature play offer
- Formalising the **visitor's centre**, and establishing the **permanent infrastructure for an outdoor cultural venue** at Churchfields
- **Horsenden Hill** focal area developed for glamping, small festivals, and nature discovery
- Look at going beyond borough boundaries
- Rewilding
- Natural play
- Events and festivals programme
- Extend and complete signage, wayfinding and lighting programme
- Look at wider connectivity and developing green links to destinations





0 500m 1km 2km

Phasing: Medium term



06.4

## Long Term: Further Aspirations 10+ years

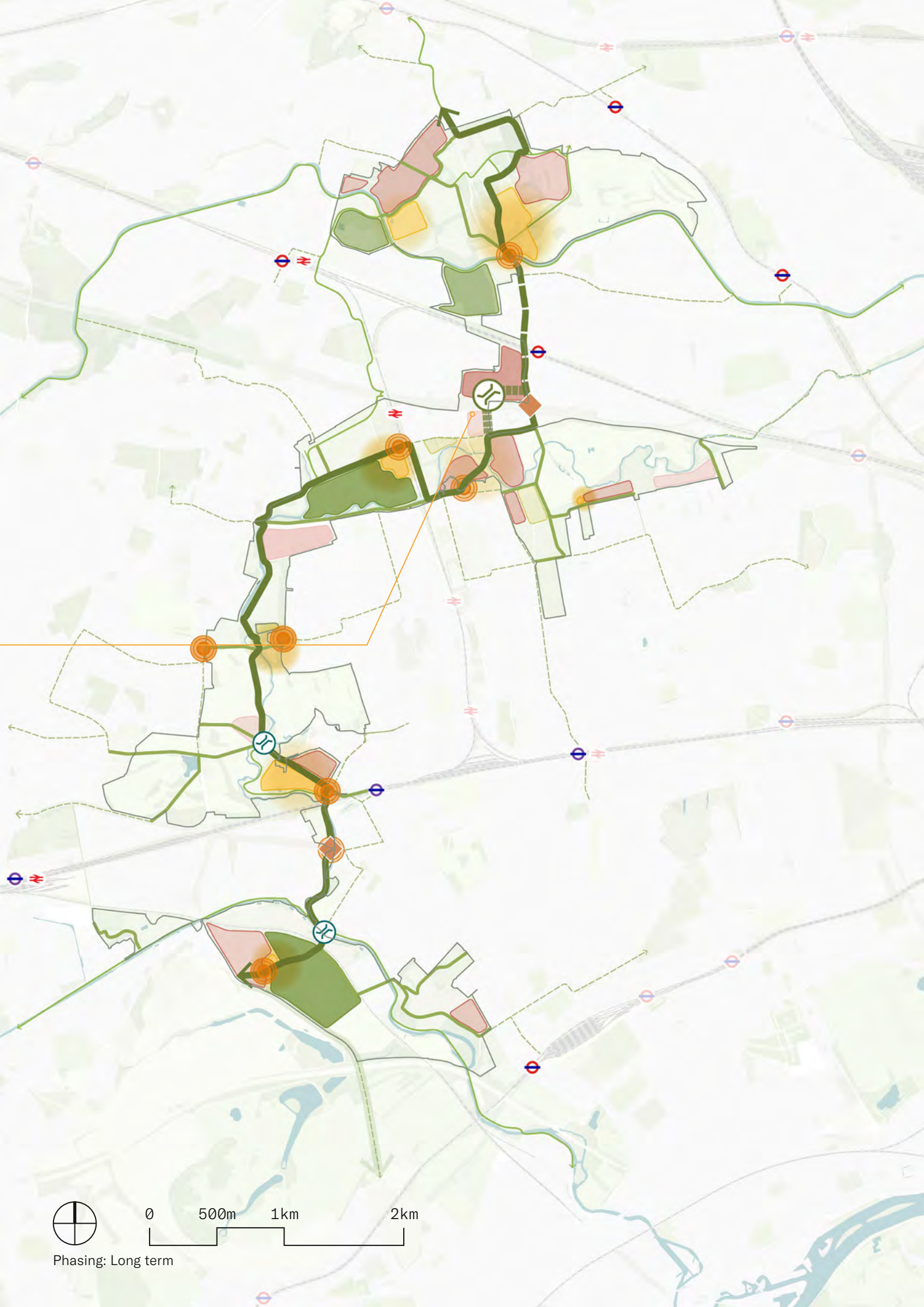
There are some long term aspirations for the regional park whose funding delivery may be particularly complex, but whose benefit to the regional park would be particularly great.

Long term aspirational projects could include:

- Delivery of **state of the art sports facility**. This could be a number of items identified as needed in the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031, including a potential purpose-built gymnastics and trampolining facility.
- Introduction of a **green bridge over the A40**



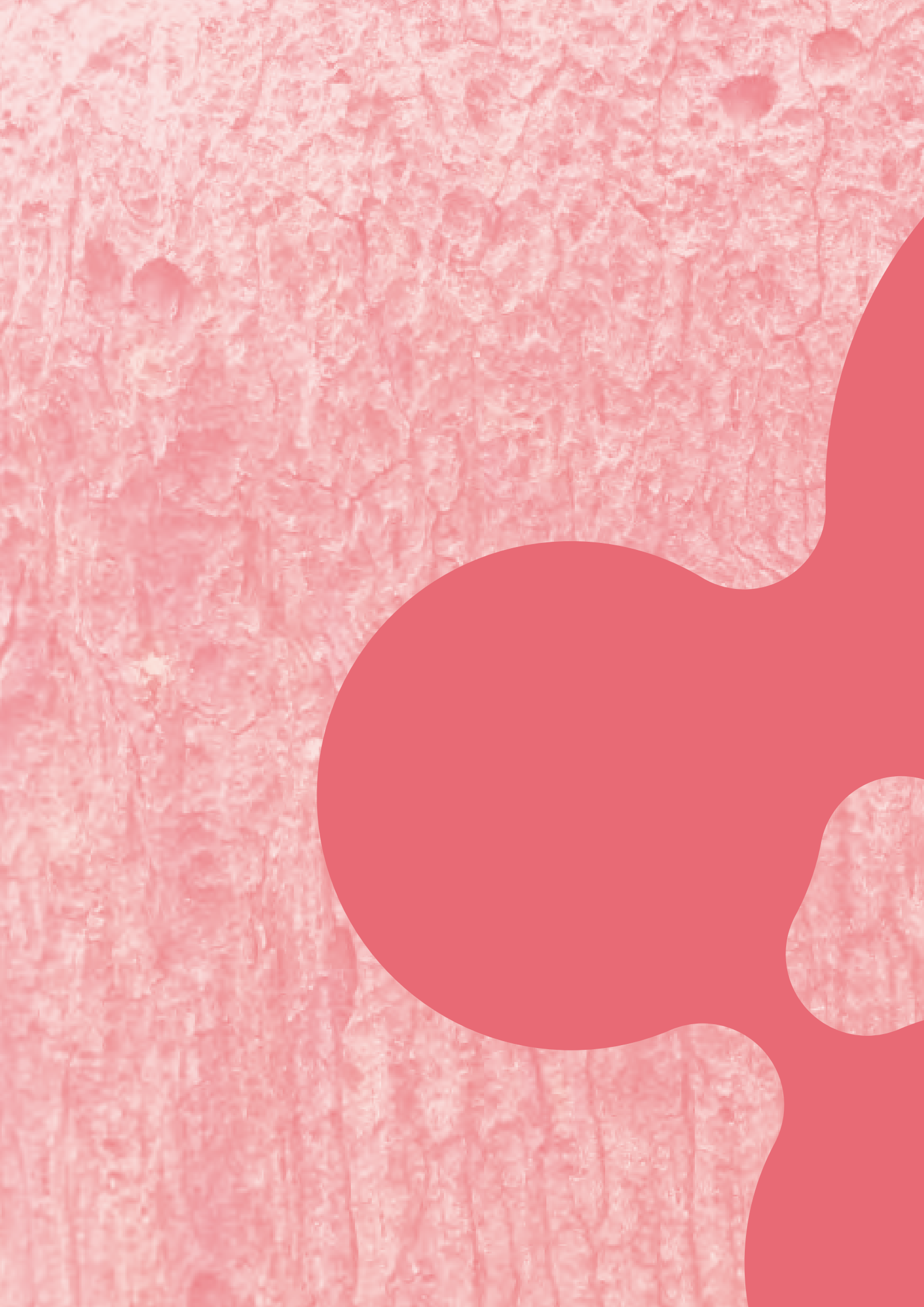
Credit: CZWG Limited, <https://czwg.com/projects/community-and-public-use/the-green-bridge/>



0 500m 1km 2km

Phasing: Long term





07

# Management Objectives



## 07.1

# Landscape Management and Stewardship

## Introduction

The management and stewardship of the regional park will be key to ensure the park delivers on the potential set out in the vision. Along with delivering new or improved facilities it is important that existing open spaces and assets are well managed and maintained.

It is important to establish clear management objectives for the landscape types. This should be based upon use, function, ecological value, visual amenity, and location and must also consider seasonal or temporary events.

This section sets out high level principles for long term management, governance and stewardship. It also summarises the current management arrangements which will need to be expanded upon as the park develops.

The delivery and management plan of the regional park should be reviewed on an ongoing basis to monitor the success of the plan delivery and prioritise targets. The management plan should be viewed as a fluid document to be developed in more detail as the park evolves.

## Key references

This section has been informed by discussions with the following organisations:

- Ealing Council Leisure and Parks Team
- Brent River and Canal Society
- Clean Up the River Brent (CURB)
- Ealing Wildlife Group
- Wandle Valley Regional Park trustees

And by the following documents:

- The Ealing Biodiversity Action Plan 2022-2027
- Strategy for the Wandle Valley Regional Park Trust November 2016
- The Olympic Park, Towards a 10 year Landscape Management and Maintenance Plan, Olympic Delivery Authority 2010
- Briefing Note Regional Park Governance structures- Ealing Council



Ealing BAP



Strategy for the Wandle Valley Regional Park Trust

Strategy – 2016 to 2021

Strategy for the Wandle Valley Regional Park Trust

## Current management

The area proposed for the regional park comprises approximately 575ha of open space largely within council ownership. This area currently includes two golf courses at West Middlesex and Brent Valley together comprising 85ha. It also includes 38ha of publicly inaccessible private space and two private golf courses at 75ha.

The public open space areas outside of the golf courses are currently managed by Ealing Council Parks department with a small internal parks team and 8 rangers. These are supported by active local volunteer groups who help care for the Brent River Park and Horsenden Hill open spaces, undertaking tasks such as habitat management and clearance of invasive weeds. The following organisations regularly organise volunteer groups:

- Brent River and Canal Society
- Friends of Horsenden
- Clean Up the River Brent (CURB)
- Ealing Wildlife Group
- Litter Action Group for Ealing Residents (LAGER Can)
- The Greenwayers
- Canals and Rivers Trust
- Friends of Grand Union Canal (principally along the Grand Union Canal)

Historically, ranger numbers were much higher with over 20 rangers but these have been reduced over time due to constrained finances. The key challenges facing the current management team are ones of resource and funding.

## Future management requirements

An expanded project delivery and management team with an increased number of park rangers would be needed going forward to:

- Develop and implement the delivery of the park
- Manage the park and facilities
- Engage with the public
- Coordinate and support volunteer groups,
- Manage maintenance contracts where outsourced
- Organise and manage park events
- Promote the park and maintain the social media, website and communications
- Secure funding and generate income from facilities and events

Securing an income stream for management will be key. Attractive as it might be to prioritise the delivery of improved facilities, a core focus must be to ensure the existing spaces are managed well and that funding provision is ring fenced to manage new spaces and facilities as they are developed.



## 07.2

# Management Framework

## Guiding principles for management

The management operations of the regional park should be guided by the following principles:

- **Enhance the condition and diversity of Ealing Regional Park** and River Brent landscape, biodiversity and historic environment and build natural resilience to the effects of climate change
- Provision and management of **opportunities for the widest public enjoyment** of Ealing Regional Park ensuring access for all and tackling inequalities, through recreational activities appropriate in type and scale to the specific parts of the park
- **Maintenance of a traffic free path network** that encourages active travel between attractions and facilities
- Encourage and facilitate **educational activities and research** which contribute to the development of public awareness and understanding of the environment, and foster support for its long-term protection, enhancement and sustainability
- Support for management and operations that **deliver economic benefits** within the local area
- Encourage management, operations and events that **support cultural activities** within the borough
- Development of the contributory **role of the Ealing Regional Park to the delivery of cross cutting agendas**, including protection and enhancement of natural and historic environment, climate crisis, public health and well-being, education, fighting inequality, creating good jobs and, community involvement objectives
- Encourage partnership support for the future **management and stewardship** – embracing Ealing Regional Park stakeholders, interest groups, residents and the general public; and
- **Monitoring and measurement** of the delivery of the management plan in terms of identified timescale targets as well as the attainment of the environmental, recreational, educational, social, cultural and economic aims and objectives

## Management objectives and actions

The tables provided on the following pages sets out high level management objectives and key actions for the park greenspaces. These are based around the core spatial principles of the concept plan of:

- Natural Resilience
- Connecting Communities
- Overcoming Barriers
- Bringing the Park to Life

The management actions described have been developed based on the emerging Concept Masterplan with input from Greengage Ecology Consultants and with reference to the Ealing Biodiversity Action Plan objectives. This is not an exhaustive list but rather intended as a starting point to set out broad requirements and aspirations for future management. Management requirements will evolve as proposals for the park begin to crystallise and full Landscape and Ecological Management plans for each area will need to be developed as detailed designs come forward.

## Objectives and Actions: Natural Resilience

Key Objectives
Enhance the river Brent for water management and as an ecological corridor. Enhance key locations for nature to allow biodiversity to flourish in wilder parts of the park. Improve the ecological connectivity between Horsenden Hill and the southern park. Connect into surrounding green areas.
To conserve and enhance habitats that create better, and more interconnected places for wildlife throughout the park and beyond
To increase awareness of biodiversity and encourage more people to connect with nature and by doing so take positive actions that benefit biodiversity

Reference	Action	Reason
<b>GENERAL</b>		
NR01	Manage sites to create ecological connectivity of habitats, through linear features or buffering vegetation to link habitats or communities for movement of species.	Improve ecological connectivity within the park and to adjacent wildlife corridors
NR02	Create homes for wildlife, for example leaving standing and fallen dead wood, building loggeries and hibernacula, dead hedging, erecting bird and bat boxes	Provide additional habitat value for a range of species
NR03	Green waste policy and practice, including recycling green waste, composting on site, no use of peat products and minimal use of pesticides, where no other cultural or management control is effective	Minimise environmental impact of vegetation management
NR04	Timing work schedules and access to avoid disturbing wildlife and maximise flowering and fruit-bearing	Minimise disturbance to wildlife
NR05	Involve and support the numerous volunteers, Friends of parks, conservation and community groups in the creation of (and supporting funding bids for), management and maintenance of habitats, including horticulture, food-growing, conservation tasks and surveying habitats and species	Engage the community in park management, draw on local expertise.
NR06	Support and work with groups dedicated to clearing litter: Litter Action Group for Ealing Residents (LAGER Can) (volunteering across the whole borough), the Greenways (principally the River Brent), Canal and Rivers Trust and Friends of Grand Union Canal (principally the Grand Union Canal)	Engage the community in park management, draw on local expertise.
NR07	Provide and maintain interpretation and signage relating to site ecology and wildlife	Engage and inform site users
NR08	Submit the Regional Park (or sub-areas as appropriate) into the Green Flag Award and London in Bloom Awards	Gain international and national accreditation recognising quality of management including in respect to biodiversity and environmental management
NR09	Encourage and support community involvement in maintenance events and ongoing monitoring e.g. of biodiversity and water quality, working in partnership with community and conservation groups, such as Friends of groups, canoeing clubs, Froglife, Canal and Rivers Trust (CRT), Thames 21, London Wildlife Trust, Brent River and Canal Society	Engage the community in park management, draw on local expertise.
<b>MEADOWS AND PASTURES</b>		
NR10	Cut and collect wildflower meadows in early spring cut and after seeding	Reduce grass sward and increase diversity
NR11	Manage key grassland habitats at Horsenden Hill and Warren Farm using intermittent grazing	Help to maintain diversity and reduce scrub encroachment
NR12	Manage scrub encroachment by cutting sections, and on rotation	Maintain valuable grassland habitat
NR13	Introduce yellow rattle into wildflower meadow areas	Reduce dominance of grasses and allow increased germination of wildflower seed
NR14	Collection of wildflower seeds	Increase supply of locally sourced seed for grassland restoration
NR15	Eliminate the use of artificial fertilisers and herbicides	Minimise environmental impact of vegetation management
<b>WOODLAND / TREES</b>		
NR16	New tree planting to be appropriate to place with consideration of size, species, genetic sourcing, planting density, impact on existing habitat value (particularly grassland areas), soil, benefit to wildlife, resilience to pests and disease,	Ensure development of a healthy tree population which is diverse, beneficial to site ecology and suited to current and future environmental conditions
NR17	Trees to be inspected generally every 3 years. Pruning or canopy reduction works are only undertaken where essential for health and safety reasons	Ensure trees do not pose a risk to human health. Check for early warning signs of pests / disease
NR18	Trees to be allowed to grow for their full lifecycle, including retaining veteran trees and leave standing dying or deadwood where appropriate. Felled large deadwood to be left on site. Where chipping of branches and brash is required, wood chip to be reused on site where possible	Provide habitat within deadwood, reduce carbon cost of removing / importing materials
NR19	Grass under tree canopies and around groups of trees to be left uncut	Reduce compaction of tree roots and create sward diversity
NR20	Locations for new tree planting must take into consideration character and distinctiveness of habitat areas and be placed to avoid reducing ecological value, for example maintaining openness of meadow habitat and avoiding excessive overshadowing of wetlands and waterbodies.	To maintain distinctiveness and ecological value of grassland habitats.
<b>HEDGEROW</b>		
NR21	Maintain, restore, extend and plant new hedgerows with a mix of native species, including berry and nectarbearing species	Maintain and enhance connectivity between habitats, provide food sources and habitat
NR22	Create dead hedges from felled material	Provide linear features connecting habitats
NR23	Create diversity in hedgerow vegetation, including allowing areas of hedgerow to extend into wider sections, varying height of cut, rotational cuts (i.e. every 2 – 3 years), leaving some standard trees in the	Increase diversity of habitat



WETLANDS AND PONDS		
NR24	Creation of new ponds and wetland areas with suitable marginal and aquatic vegetation	Provide benefits such as improving water quality, surface water management and flood risk mitigation, in addition to providing valuable wildlife habitat
NR25	Monitor and control growth of bankside scrub	Reduce shading of river habitats to increase diversity
NR26	Periodic coppicing or pollarding of willows and similar tree species growing adjacent to ponds or watercourses	Reduce the effects of excessive shading and leaf-fall into the water
NR27	Monitor and control spread of invasive species, where necessary using chemical treatment, always taking care to follow procedures to prevent damage to waterways	Reduce competition with native species and limit further spread of invasive species
NR28	Periodic cutting or removal (ideally approx. 20% per year) of emergent vegetation, such as reeds	Maintain areas of open water to increase biodiversity
NR29	Occasional excavation (generally subject to securing funding) or re-profiling of heavily silted-up standing water	Remove excessive sediment and to create a profile with a range of water depths and bankside profiles suitable for aquatic plants and animals
RIVERS AND STREAMS		
NR30	Manage to enhance connectivity of river and rivers edge habitat along the River Brent and tributary streams for example through use of eel / fish passes and appropriate management of marginal and riverside vegetation	Optimise the effectiveness of the river as a key ecological corridor
NR31	Seek to enhance connectivity of river habitat to other adjacent habitat areas through connecting ecological features	Provide connectivity between a range of habitats to support amphibians and other species that require diverse habitat
NR32	Monitor and control growth of bankside scrub	Reduce shading of river habitats to increase diversity
NR33	Periodic coppicing or pollarding of willows and similar tree species growing adjacent to ponds or watercourses	Reduce the effects of excessive shading and leaf-fall into the water
NR34	Monitor and control spread of invasive species, where necessary using chemical treatment, always taking care to follow procedures to prevent damage to waterways	Reduce competition with native species and limit further spread of invasive species
NR35	Install / retain flow diversity measures such as use of berms, backwaters and selective retention of fallen trees where these present no risk to infrastructure or increased flooding	Enhance habitat diversity and river processes by deflecting the flow, creating deep pools, shallow gravelly riffles, consolidating areas of bank to trap silt and act as new habitat for marginal plants. Reduce speed of flow to improve surface water management.
NR36	Remove, where appropriate and subject to funding, historic and obsolete straightening measures and reinforcement such as bankside 'toe boarding'	Allow marginal habitats regenerate, providing important nursery and refuge areas.
AMENITY GRASSLAND		
NR37	Higher cuts for amenity grass	Benefits to invertebrates such as worms, beetles, grasshoppers and spiders, living at or just below the soil surface
NR38	Reduce cutting frequency of amenity grassland, including 'No Mow May' where possible	Allow more flowering of nectar-producing plants for pollinators
NR39	Leaving peripheral areas uncut, or cutting on rotation to create longer grass and rough grassland areas and strips, such as field margins, verges, churchyards and under tree canopies	Provide over-wintering habitat for invertebrate eggs, larvae and pupae
NR40	Grass cuttings can be heaped to create habitat	Provide habitat for invertebrates, slow worms and grass snakes
ORNAMENTAL PLANTING		
NR41	Prioritise planting schemes that enhance biodiversity, planting species of known benefit to wildlife e.g. RHS plants for pollinators	Provide breeding sites and food-sources for birds, insects and pollinators
NR42	Manage amenity planting for healthy establishment and to achieve desired appearance	Provide attractive, welcoming spaces for visitors
NR43	Maintain planting to keep pathways clear and open lines of site where required	Provide an accessible, safe environment

## Objectives and actions: connecting communities and overcoming barriers

Key Objectives
Enhance connections into the park for surrounding communities - especially more deprived communities - to improve access to nature, amenity, and create opportunities for better health and wellbeing. Connect communities from beyond Ealing into the park.
Overcome barriers to movement created by road, rail, water and publicly inaccessible spaces to improve the park experience, accessibility, and role as a sustainable movement corridor.
Encourage active travel through provision of suitable movement corridors and supporting infrastructure such as cycle parking.

Aims	Actions	Outcomes
CC01	Continue to publicise and promote the Regional Park, activities and events across a range of media in a local and regional context.	Promote awareness and engagement with the Park to a wide and diverse audience.
CC02	Continue to develop ERP website and social media to maximise information provision.	Promote awareness and engagement with the Park to a wide and diverse audience.
CC03	Monitor and review the distribution of ERP literature and marketing to maximise effectiveness of the distribution and market take-up and look to incorporate appropriate adverts.	Promote awareness and engagement with the Park to a wide and diverse audience.
CC04	Maintain signage and lighting elements in and around the park with regular monitoring and actioning of any remedial work required such as vegetation or graffiti removal. Extend and adapt signage and lighting where necessary to suit future expansion of the park and its path network and to adapt to changing needs.	Ensure clear wayfinding and safe accessible routes.
CC05	Maintain clear signposting and fencing where required around areas where grazing is used as part of vegetation management.	Mitigate conflict between grazing livestock and other users.
CC06	Maintain all visitor centres and facilities as best practice examples for inclusive, accessible design.	Ensure key facilities are accessible to all.
CC07	Undertake programmed reviews of ERP services, facility access and infrastructure improvements e.g. path surfaces and gates. Path maintenance should have reference to the masterplan path hierarchy with the Ealing Park Regional Trail and key feeder paths to be maintained as surfaced routes that are accessible to all users.	To maintain an accessible, safe path network and clear hierarchy of routes.
CC08	Continued liaison with public transport and cycle hire providers to enhance the provision to ERP.	Promote sustainable transport and maximise access to the park.
CC09	Continued monitoring and review of car parking provision and use.	Ensure provision is appropriate, contains sufficient blue badge parking and adapts to changing needs and modal shift.
CC10	Maximise opportunities for volunteering and environmental education	To promote a better understanding of the park and foster a sense of community and provide opportunities for people to meet, reducing isolation
CC11	Maximise opportunities for co design and engagement in new facilities and park management	To promote a better understanding of the park and foster a sense of community and ensure it meets local needs



## Objectives and actions: bringing the park to life

Key Objectives
Create focal points of activity which build on existing facilities and assets, creating gateways and destinations in the park.
Bring culture, leisure, education and community in, serving Ealing's diversity and creating a place to celebrate, learn, connect and enjoy.
Enhance connections with surrounding facilities and centres.

Aims	Actions	Outcomes
BPL01	Continue liaison with Ealing Sports and Sport England to maintain and develop the opportunities that the ERP has to offer as a resource accommodating both informal and formal sports activities.	Ensure the sporting offer within the park is optimised and is able to adapt to changing needs.
BPL02	Continue pro-active community engagement to include consultation and presentations to encourage additional visits by local community groups, education, health and targeted minority groups etc.	Maintain public engagement in the park across a broad cross section of the community and ensure the park is able to respond to changing needs.
BPL03	Maintain park sports provision to a high standard including grass cutting, drainage, lighting and line marking.	Maintain quality of existing and new sports provision and encourage people of all ages and backgrounds to be fit and active.
BPL04	Support increased recreational participation in the ERP by underrepresented groups such as ethnic minorities and people with disabilities.	Diversify use and maximise the benefits of the park to a broad cross section of the community.
BPL05	Maintain play and other park equipment and furniture to a high standard	Encourage children and young people to play outside and support physical and mental health and well being and social interaction
BPL06	Maintain water play elements, these will require seasonal drain down, servicing and cleaning.	Maintain playability and safety of water play elements.
BPL07	Conduct user surveys and visitor feedback on a regular basis.	Track demographic of park users, use of various facilities and any barriers to use.
BPL08	Delivery of an annual events programme including community, educational and cultural events themed around site ecology and local history as well as the local thriving cultural scene.	Create a draw to the park. Promote engagement and awareness and potential to develop volunteer partnerships.
BPL09	Provide and maintain infrastructure to support events hosting at designated locations within the park including access, power and water etc. as required.	Promote the park as an events venue to increase draw, revenue streams and broaden reach.
BPL10	Close monitoring of events in relation to environmental impacts - litter, noise, impact on vegetation. Undertake remedial work and review events management strategy where necessary to mitigate.	Minimise conflict between events and other uses.
BPL11	Continue to engage with, support and manage existing volunteer groups. Identify further volunteering opportunities as appropriate and subject to funding and potential for ongoing volunteer training opportunities.	Draw on local knowledge to maintain and enhance the park. Upskill and train volunteers leading to enhanced employment opportunities.
BPL12	Support community food growing through provision of adequate fencing, growing media etc. Explore potential for green waste from park management to be provided as free source of compost.	Encourage and support community involvement in park allotments and community garden sites.

## Objectives and actions: general

Reference	Action	Reason
GENERAL		
G01	Develop detailed landscape and ecological management plans for each area of the park as detailed designs come forward	Provide in-depth and site specific guidance and requirements for future management that is tailored to the requirements of each area
G02	Hard surfaces and edgings to be adequately maintained, kept clean and free of detritus, clear of vegetation, with even surfaces and with adequate falls for drainage.	Maintain attractive and accessible path network and amenity spaces.
G03	Regular patrols to monitor for graffiti, vandalism and anti-social behaviour. Undertaking of remedial work where required.	Maintain park pathways and amenity areas as attractive, welcoming and safe spaces.
G04	Regular removal of litter, involving community and conservation groups, including CRT, LAGER Can (Litter Action Group for Ealing Residents – borough-wide), the Greenways (River Brent) and Friends of Grand Union Canal.	Reduce littering, engage the community in caring for the park.

## 07.3

# Potential Management Structures

## Future governance structures

A long term funding, governance and stewardship model will need to be developed to secure the future of the park. There is no standard approach to regional park governance and a suitable structure should be designed based on the outcomes of the business case and concept plan workstreams.

A governance structure should incorporate the vision, ambition, and governing themes of the park (sustainability, accessibility, health, wellbeing, economy culture) alongside the Council's overarching priorities (fighting inequality, tackling the climate crisis and creating good jobs).

Embedding appropriate representation from expert fields within the governance structure at an early stage will allow for success to be measured in a more meaningful way.

Case studies have found examples of regional parks that are governed as a series of inter-connected parks, referred to as sub-areas within the larger regional park boundary. This structure allows for sub-areas to operate under different models.

Research has found that there are several governance structures that utilise a mixture of local authority oversight, along with the establishment of trusts, charity, and community interest companies (CIC). Additionally, sub-governance structures have been established to meet specific aims of a park, which include scientific and academic expertise alongside local authority boards and boards of trustees.

There is opportunity to investigate the various sub-area operating models which may unlock specific funding streams and grant awards.

## Next steps

It is acknowledged that developing a detailed management and delivery plan and appropriate governance structure for Ealing Regional Park will take time. It is important to get it right and to learn lessons from other authorities. The following next steps should be considered:

- Speak to and learn lessons from other regional parks, local authorities and development corporations who are managing similar areas of open space
- Increase capacity of project management team
- Establish roles and responsibility parameters- establish what needs to be managed, for example both open spaces and buildings.
- Establish the funding mechanism as this will impact the governance structure
- Identify where the management funding coming from, e.g. capital receipts, endowment, grant funding, commercialisation, council tax, CIL, S106 or combination of all of the above
- Develop an Implementation and Delivery Plan
- Develop a more detailed Management Plan or plans as each area of the park is implemented





08

# Conclusion



## 08.1

# Next Steps

In order to take progress the regional park, the following next steps are envisaged. This list is not exhaustive and should be worked through in detail following sign off to move to the next stage:

## Design development

- Further public and stakeholder engagement, establishing a regular engagement programme for the lifetime of the project. Stakeholder focus groups: local interest group and wider strategic partnership group
- Planning application for the detailed design of Pear Tree Park
- Detailed plans for Warren Farm developed in consultation with interest groups
- Detailed park masterplan developed as a full co-design exercise
- Continue to develop options for an outdoor cultural venue

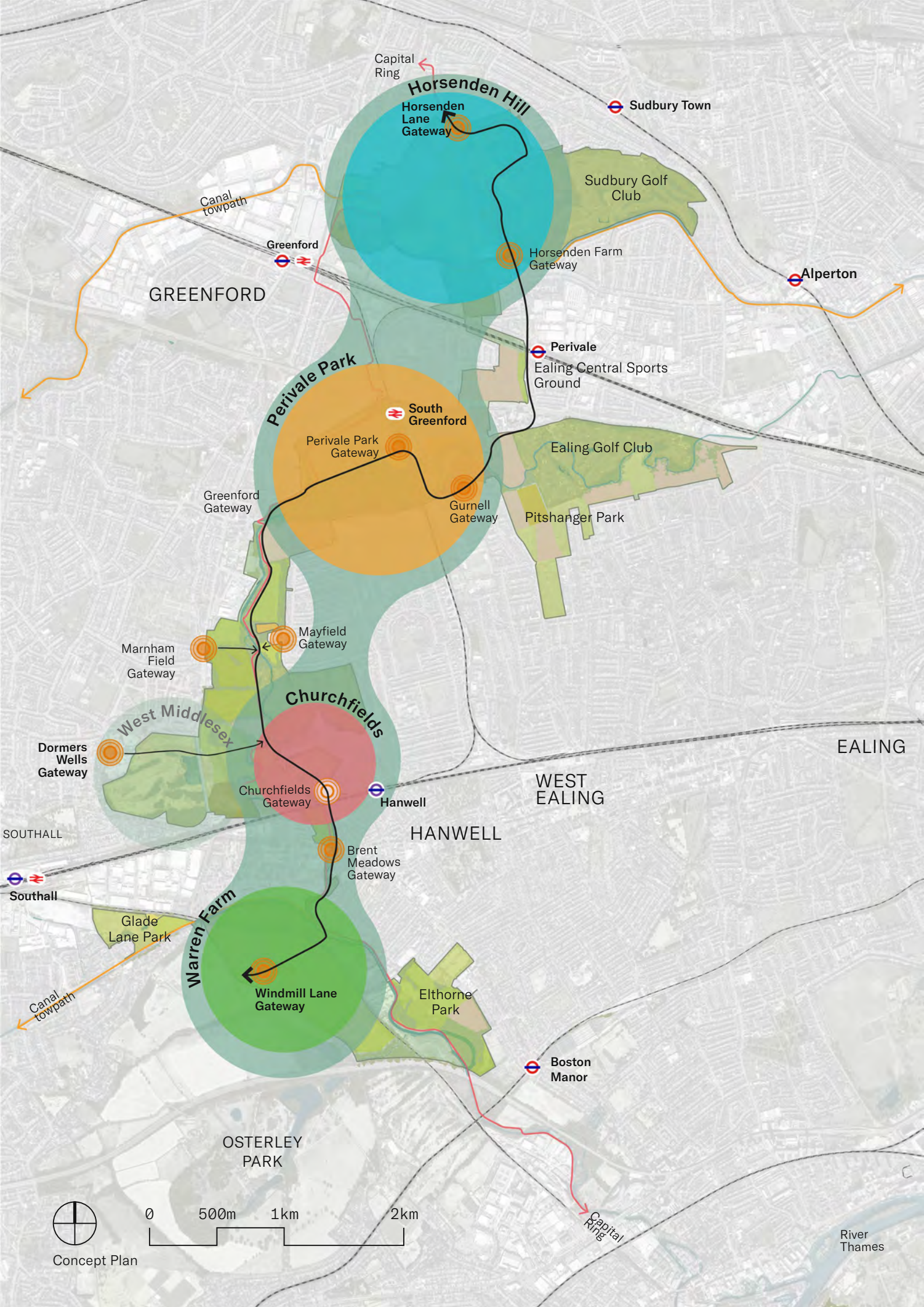
## Bringing the park to life

- Fix the immediate connectivity issues
- Branding, naming and advertising strategy
- Establish website and comms, social media
- Regular series of events and promote the regional park to drive interest whilst larger projects come forward

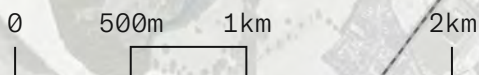
## Operational

- Fund council officer resource to continue to drive the project forward, build Ealing internal team delivery capacity, continue to prioritise the regional park
- Implementation, delivery and phasing plan developed alongside detailed funding strategy
- Develop funding model and track grant funding opportunities and submit grant applications
- Establish governance and stewardship models
- Explore opportunities for collaborating with adjoining boroughs, GLA, River Brent Catchment partnerships and voluntary groups

A regional park for West London that runs as a green spine through the borough of Ealing is a huge opportunity to improve the health and wellbeing, cultural opportunity and natural capital of both the immediate and wider area. The fact that many of these open spaces already function at a local level and have huge potential to improve and act as regional attractions is a great stating point and we are excited to see this concept plan develop into London's next regional park.



Concept Plan







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