



# Planning Inspectorate

## **EALING BOROUGH COUNCIL**

### **Examination of the Ealing Local Plan 2024-2039 (the Plan)**

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## **HEARING SESSION AGENDA**

### **Matter 9: Development Sites**

**NOTE -This Matter is scheduled to be covered over two days. Session A is Tuesday 16 December 2025. Session B is Wednesday 17 December.**

- Questions relevant to this Matter are set out in the Inspectors Matters, Issues and Questions (MIQs) [EX16].
- This agenda is designed to indicate the specific areas that the Inspectors would like to focus on in the Hearing session. This is to assist all participants with preparation (with the relevant question number from the MIQ document also included to allow cross referencing). Having read the hearing statements it may be necessary to pose some supplementary questions in this session. Other MIQs within this matter that are not on the agenda are still open for discussion at the Hearing session under 'other soundness points'.
- Guidance on the format and taking part in the virtual Hearing sessions can be found in the Inspectors Guidance Notes [EX29]. Participants will be assumed to have read these and should be aware that the hearings are focused sessions with limited time. As such, repeating statements already put to the Examination at length will not be permissible. Contributions should be succinct and to the point in the interests of making the best use of the time available and fairness to everyone.
- Sites indicated as being for substantive discussion are because the Inspectors have further questions beyond the written statements and/or other participants have shown an interest in speaking. This should not be taken as an indication that other sites are sound or that participants will not be able to speak about them.
- Any specific needs or questions about the procedure should be drawn to the attention of the Programme Officer as soon as possible.

## **Issue**

Whether the Development Sites are justified, effective, in general conformity with the London Plan, consistent with national policy and positively prepared.

## **Plan policy focus** – Development Sites

## **Agenda**

### **Session (A) - Tuesday 16 December 2025**

Item 1: Cross cutting issues

Item 2: Ealing development sites (01EA-25EA)

a) For substantive discussion

- 01EA Broadway Connection & Arcadia Shopping Centre
- 02EA Ealing Broadway Shopping centre & Crystal House
- 03EA Sandringham Mews
- 04EA Eastern Gateway
- 05EA Perceval House
- 06EA 49-69 Uxbridge Road
- 07EA CP House
- 08EA Craven House
- 09EA 66-86 Broadway, West Ealing
- 10EA 59-65 Broadway, West Ealing
- 11EA Sainsbury's and library, West Ealing
- 12EA Chignell Place, West Ealing
- 13EA 99-115 Broadway, West Ealing
- 14EA Western Gateway, 131-141 Broadway, West Ealing
- 15EA Waitrose, West Ealing
- 16EA West Ealing Station Approach
- 19EA Gurnell leisure Centre
- 20EA Downhurst residential care home
- 21EA Former Barclays sports ground
- 24EA Wickes, South Ealing Road
- 25EA Travis Perkins, Popes Lane

b) Other sites

- 17EA Castle House
- 18EA Access House & T Mohan, West Ealing
- 22EA 96 Queens Drive and Telephone Service Centre
- 23EA Old Actonians' sports ground

c) Other soundness points and modifications

Item 3: Acton development sites (01AC-08AC)

- a) For substantive discussion
  - 01AC Acton Gateway (Morrisons)
  - 02AC Acton Gardens
  - 03AC Ealing Common Depot
  - 07AC Dean Court
- b) Other sites
  - 04AC Builders Merchants Bollo Bridge Road
  - 05AC Salisbury Street Car Park & Neville Close
  - 06AC Acton Vale Industrial Park& Westgate House
  - 08AC Oaktree Court
- c) Other soundness points and modifications

Item 4: Perivale development sites (01PE-04PE)

(Note - Dependent on progress this may fall into Session B)

- a) For substantive discussion
  - 02PE Land on the South Side of Western Avenue
  - 03PE Alperton Lane North
  - 04PE Alperton Lane South and Metroline Depot
- b) Other sites
  - 01PE BP Garage
- c) Other soundness points and modifications

**Session (B) Wednesday 17 December 2025**

Item 1: Southall development sites (01SO-21SO)

a) For substantive discussion

- 03SO Former Sorting Office & Kings Hall Methodist Church
- 05SO 31 – 45 South Road & Telephone Exchange Quality Foods & Iceland
- 07SO The Limes, Maypole Court, Banqueting Centre, 13 – 19 The Green
- 08SO Middlesex Business Centre
- 09SO Havelock Estate
- 10SO The Green
- 11SO The Green Quarter (Southall Gasworks)
- 13SO Endsleigh Industrial Estate
- 14SO Witley Works
- 15SO Monorep Site
- 16SO Warren Farm and Imperial College Land

b) Other sites

- 01SO Southall Crossrail Station & Gurdwara
- 02SO Southall Sidings
- 04SO Southall West London College
- 06SO Fairlawn Hall and Science of the Soul
- 12SO Scotts Road Trading Estate
- 17SO Great Western Triangle Centre
- 18SO Golf Links Estate
- 19SO Cranleigh Gardens Industrial Estate & Kingsbridge Crescent
- 20SO Hambrough Tavern
- 21SO Toplocks Estate

c) Other modifications and soundness points

Item 2: Northolt development sites (01NO – 10NO)

a) For substantive discussion

- 01NO Car Sales Site and Northolt Leisure Centre
- 04NO Northolt Driving Range
- 03NO Northolt Sorting Office
- 09NO Kingdom Workshop, Sharvel Road

b) Other sites

- 02NO Mandeville Parkway
- 05NO Medlar Farm Estate
- 06NO Yeadling Lane I
- 07NO Yeadling Lane II
- 08NO Grange Court
- 10NO Airways Estate

c) Other soundness points and modifications

Item 3: Greenford development sites (01GR-06GR)

- a) For substantive discussion
  - 04GR Westway Cross
  - 05GR former Greenwich School of Management
- b) Other sites
  - 01GR Greenford Hall, methodist church, former police station, former clinic and library
  - 02GR Greenford Broadway car park
  - 03GR 370-388 Oldfield Lane North
  - 06GR Smiths Farm
- c) Other soundness points and modifications

Item 4: Hanwell development sites (01HA-08HA)

- a) For substantive discussion
  - 01HA Land to the front of Ealing Hospital
  - 04HA Site of Lidl and discount store
  - 05HA Marshall Site, Gold's Gym & Garages on Montague Avenue
- b) Other sites
  - 02HA Gray's Garage
  - 03HA George Street Car Park
  - 06HA Tile Depot & Lambourn Close
  - 07HA Copley Close Estate
  - 08HA High Lane Housing Estate
- c) Other soundness points and modifications

Item 5: Perivale development sites (01PE-04PE) (Unless addressed during Session (A))

- a) For substantive discussion
  - 02PE Land on the South Side of Western Avenue
  - 03PE Alperton Lane North
  - 04PE Alperton Lane South and Metroline Depot
- b) Other sites
  - 01PE BP Garage
- c) Other soundness points and modifications