

Mr D. McCreery and Ms C Dillon,
The Planning Inspectorate
c/o Paige Gaughan,
Local Plan Programme Officer,
Ealing LPA

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Your ref	My ref	Extension	Date
	CR/028	8056	20th January 2026

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:
Ealing LPA's Response to Post Hearing Action Logs,
Block 2, Part 1 - Dealing with items 4.12, 4.16, 8.4, 8.6, 9.2, 9.6,
9.7, 9.8, 9.10, 9.11, 9.12, 9.13, 9.15, 9.18, 9.21, 9.23, 9.25,
9.26, 9.29, 9.31, 9.32, 9.34, 9.38, 9.40, 9.41 and 9.42.**

I wrote to you setting out a record of the agreed log of actions on 24th December 2024 that arose from the hearing sessions that dealt with Block 2, Matters 4 and 6-8 between 2 - 11 December 2025. This letter provides the first batch of council responses relating to Action Log items mentioned above.

Matter 4 - Housing

Action 4.12: To share and publish the London Wide Gypsy and Traveller Accommodation Needs Assessment, Mayor of London/GLA, November 2025.

The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) assesses accommodation needs for Gypsy, Traveller, Travelling Showpeople and Roma households over a 10-year period from 2022-23 to 2031-32. The GTANA was produced by RRR Consultancy on behalf of the GLA. The GTANA report, appendices, policy maker summary, technical summary and Equalities Impact Assessment are available at the following link: [London GTANA 2025 - London Datastore](#)

Action 4.16: To include in the supporting text a table showing the need for gypsy and traveller households by year periods and 5-year supply position, i.e. drawn from Figure 2 on Page 8, LBE GTAA, November 2025.

LPA Response: A new suggested modification is proposed as follows:

Add new additional supporting text at the end of Para 3.39 as follows:

"A Gypsy and Traveller Accommodation Assessment was conducted by the council in November 2025. The assessed needs for the borough from 2025 to 2041, split between Ealing LPA and OPDC LPA, are shown in the table below"

Need for Gypsy and Traveller households by year periods

<u>Year Period</u>	<u>Dates</u>	<u>PPTS Need</u> <u>Ealing LPA</u>	<u>PPTS Need</u> <u>OPDC LPA</u>
<u>0 – 5</u>	<u>2025-29</u>	<u>2</u>	<u>24</u>
<u>6 – 10</u>	<u>2030-34</u>	<u>1</u>	<u>6</u>
<u>11 – 15</u>	<u>2035-39</u>	<u>1</u>	<u>5</u>
<u>16</u>	<u>2040-41</u>	<u>1</u>	<u>3</u>
<u>0 – 16</u>	<u>2025 – 41</u>	<u>5</u>	<u>38</u>

Source: Opinion Research Services - London Borough of Ealing Gypsy and Traveller Accommodation Assessment, Figure 2, November 2025'

Matter 8 – Town Plans

Action 8.4 - Policy A3 (South Acton) Para 4.1.40 - To update the Schedule of Suggested Modifications to take account of the reference made in the Council's Written Matter 8 Statement 8 under Q12a relating to paragraph 4.1.40. This modification was inadvertently omitted from the last schedule published on 6th Nov 2025.

LPA Response: A new suggested modification is proposed as follows:

Amend Para 4.1.40 (ii) as follows:

"The changing character of the South Acton LSIS areas is properly managed and that through good design the **boundary relationship** between **designated** LSIS and surrounding residential land ~~is softened and blended and public realm~~ improved."

Action 8.6 - Policy E2 (Ealing Metropolitan Town Centre) - To ensure that the Ealing Metropolitan Town Centre Growth Strategy (May 2025) is published for ease of access under the evidence base page of the examination library at EB57. (NB To

note that it was already published in the examination library at: [appendix 2 lpa response to action 51.pdf](#)

LPA Response: This document is now also published at EB57 in the examination library.

Matter 9 – Development Sites

Action 9.2 - Development Sites – Cross Cutting Issue - To incorporate the suggested modifications arising from Part 2 of the Statement of Common Ground between Ealing Council and Historic England which were inadvertently omitted from the Draft Revised Schedule of Suggested Modifications, last updated on 6th November 2025. (This affects Development Sites 01AC, 01EA, 02EA, 03EA, 11EA, 01GR and 01NO).

LPA Response: New suggested modifications are proposed as follows:

01AC: Acton Gateway (Morrissons) -

Amend the 4th “Contextual Consideration” as follows:

“This site is important to the character of Acton Centre. It is ~~S~~urrounded on three sides by Acton Town Centre Conservation Area, which is included on the Heritage at Risk Register. Other heritage assets, including the grade II Church of St Mary, are nearby. The significance of these heritage assets should be conserved and, where appropriate, enhanced and any harm justified. The site is ~~and~~ opposite the tower blocks of council owned Steyne Estate, currently undergoing infill development.”

Add a new “Design Principle” as follows:

“Ensure the site layout reflects the historic fine-grained character of the town centre.”

Amend the third “Design Principle” as follows:

“Ensure building height, massing and street layout proposals are developed in accordance with the Tall Building Strategy ~~and~~ respond to the sensitivities of the site, in particular the significance of Acton Town Centre Conservation Area and the reasons for its at risk status. Heights are to range between 3 and a maximum of 15 storeys (52.5m) across the site, with taller elements situated to the north fronting Steyne Road and lower buildings located along Rectory Road ~~and the~~ Conservation Area boundaries. Tall elements should also be located to avoid and minimise competition with St Mary’s Church, particularly its tower.”

Amend the ninth "Design Principle" as follows:

"Deliver improvements to the quality of the public realm along Steyne Road, King Street and the High Street, to create an enhanced and more welcoming public realm **that is heritage-led.**"

01EA: Broadway Connection and Arcadia Shopping Centre -

Amend the 3rd "Contextual consideration" as follows:

"The site is essential to the character of the town centre~~7.~~ **It is located within Ealing Town Centre Conservation Area and adjacent to Haven Green Conservation Area, both at risk in part because of the threat of tall development, as well as It is also located within an Archaeological Priority Area and there are other heritage assets in the vicinity, including the GII* Church of Our Savior. potentially falling within the setting of several other Conservation Areas depending on the height of development.** Development should **conserve or enhance the significance of heritage assets by** fully understanding and responding to the ~~built~~ character of the area and its heritage."

Amend the 1st "Design Principle" as follows:

"The site may be suitable in principle for a tall building. It has not been subject to detailed analysis in the Tall Buildings Strategy given the extant planning consent on the eastern part of the site, however, development proposals will be subject to a full design, townscape **and visual,** and heritage analysis. **This analysis should recognise that there is an opportunity to address the 'at risk' status of both Ealing Town Centre and Haven Green Conservation Areas by delivering proposals of scale and massing more in keeping with conservation area. If tall buildings are proposed, they should be sited to minimise harm to the two conservation areas and avoid visually competing with the Grade II* Christ the Saviour Church.**"

Amend the 4th "Design Principle" as follows:

~~"Give particular consideration~~ **Proposals should seek** to retain and, ~~the retention where necessary, refit of~~ **refurbish/retrofit the historic** buildings 9/9a, 10, 11, 12, 13, 14, 15-16, 25, 26, 27, 28, 29, ~~and 35 and 36-42~~ The Broadway, which contribute to the character and ~~context~~ **appearance** of the town centre **and conservation area.**'

Add a new "Design Principle" afterwards as follows:

"Particular consideration should be given to retaining and reinstating the historic grain and pattern within the site, the potential for heritage inspired public realm and the coherent design of shopfronts and signage."

02EA: Ealing Broadway Shopping Centre and Crystal House -

Amend Planning Designations/Site Constraints as follows:

"Flood Zone 3a (surface water), Ealing Town Centre CA, Grade II* Listed Parish Church of Christ the Saviour (nearby), Grade II Listed 22/22a The Green (nearby), Grade II Listed Polish Catholic Church (nearby), locally listed buildings (**on site and** adjacent), Ealing Metropolitan Town Centre, Archaeological Interest Area, Green Corridor (nearby), SINC (borough) (nearby)."

Amend the 2nd "Contextual Consideration" as follows:

"Site is essential to the character of the town centre⁷. **It is located within Ealing Town Centre Conservation Area, which is at risk in part due to the threat of inappropriate tall development and includes the locally listed post-modern High Street façade of Ealing Broadway Centre. It is also located within an Archaeological Priority Areas and** adjacent to Ealing Green Conservation Area **with other heritage assets in the vicinity, including the GII* Church of Our Savior. Development should conserve or enhance the significance of these assets by** fully understanding and responding to the **built** character of the area and its heritage."

Amend the 1st "Design Principle" as follows:

"Ensure building height, massing and street layout proposals are developed in accordance with the Tall Buildings Strategy **and respond to the sensitivities of the site, in particular the Ealing Town Centre Conservation Area and the reasons for its at risk status, and the architectural dominance of the Church of Our Savior.** Heights are to range between 2 and a maximum of 12 storeys (42m) across the site. The development....."

Amend the 2nd "Design Principle" as follows:

"Proposals should seek to retain and reuse the locally listed façade of the Ealing Broadway Centre, and to

rRespect and respond positively to the **built** character of the area and its heritage.”

It is suggested that the second part of this bullet point becomes a new bullet point as follows:

“Maintain and reinforce its town centre offer while improving permeability and reintegrating with the established street network.”

Amend the 3rd “Design Principle” as follows:

“Ensure the layout **is informed by the historic street pattern and reintegrates** the site into the existing street network by adopting a more open and permeable approach than the existing introverted character of the shopping centre that incorporates a street-based building typology and improved natural lighting.”

03EA: Sandringham Mews -

Amend Planning Designations/Site Constraints as follows:

“Flood Zone 3a (surface water), Ealing Town Centre CA, Grade I Listed Pitzhanger Manor (nearby), Grade II Listed Walpole Park (nearby), Grade II* Listed Parish Church of Christ the Saviour (nearby), Ealing Metropolitan Town Centre, Archaeological Interest Area.”

Amend the 2nd “Contextual Consideration” as follows:

“Site essential to the character of the town centre, **It is** located within **an Archaeological Priority Area and** Ealing Town Centre Conservation Area, **which is at risk in part due to the threat of inappropriate tall buildings. It is** adjacent to Ealing Green Conservation Area, **which includes the grade I Pitzhanger Manor and its associated buildings and grounds, with other heritage assets in the vicinity. as well as potentially falling within the setting of several other Conservation Areas depending on the height of development.** Development should **conserve and, where appropriate, enhance the significance of these heritage assets by** fully understanding and responding **ing** to the **built** character of the area and its heritage.”

Amend the 1st “Design Principle” as follows:

“Ensure building height, massing and street layout proposals are developed in accordance with the Tall Buildings Strategy **and respond to the sensitivities of the site, in particular the character and appearance of Ealing Town Centre Conservation Area and the reasons for its at risk status,**

the setting of Church of Our Savior and Pitzhanger Manor.

Heights are to range between 4 and a maximum 12 storeys (42m) across the site."

Add a new "Design Principle" afterwards as follows:

"Consider retaining and refurbishing the 19th century terrace buildings on the site, which are of some historic significance."

11EA: Sainsbury's & Library, West Ealing -

Amend Planning Designations/Site Constraints as follows:

"Hanwell Cemeteries Conservation Area (nearby), grade II City of Westminster and Kensington & Chelsea Cemeteries (nearby), Locally listed buildings (nearby),....."

Amend the 3rd "Design Principle" as follows:

"Establish a new building height 'shoulder' of 4-6 storeys on the Broadway with any taller elements set back behind this **and located to avoid and minimise visibility from Hanwell Cemeteries Conservation Area and the two registered parks and gardens within it."**

01NO: Car Sales Site and Northolt Leisure Centre -

Amend Planning Designations/Site Constraints as follows:

"Northolt Village CA (nearby), **Grade I Church of St Mary (nearby)**, locally listed buildings (nearby), SINC (borough) (nearby), Northolt Neighbourhood Centre."

Amend 4th "Contextual Consideration" as follows:

"New development should respond to the site's proximity to **Northolt Village Green Conservation Area, views towards St Mary's Church, a Grade I listed building and neighbouring** Mandeville Parkway Open Space."

And add a new bullet thereafter as follows:

"New development should conserve or enhance the significance of nearby heritage assets, including any contribution made by setting, especially Northolt Village Conservation Area and the grade I Church of St Mary."

Amend the 1st "Design Principle" as follows:

"Ensure building height, massing and street layout proposals are developed in accordance with the Tall Building Strategy **and an**

understanding of the sensitivities of the site, particularly the significance of Northolt Village Conservation Area and the Church of St Mary. Heights are to range between 4 and a maximum of 10 storeys (35m) across the site, with the tallest elements situated towards the station and the middle of the site."

Amend the 2nd "Design Principle" as follows:

"Ensure building heights respond to both existing properties on Eastcote Road and to emerging town centre development ~~whilst considering the visual impact on~~ **and that development is not visible in combination with or from** St Mary's Church and the Northolt Village Green Conservation Area."

01GR: Greenford Hall, Methodist Church, etc -

Amend the 1st "Design Principle" as follows:

"Establish a heritage led masterplan approach to ensure uses, buildings and spaces are repurposed or redeveloped and integrated into the town centre in a cohesive and sensitive manner and **to retain the Grade II war memorial.**"

Action 9.6 – 15EA Waitrose, West Ealing - To consider possible revised wording regarding design principles relating to the western part of the site behind the existing terraced housing and adjacent to Jacob's Ladder.

LPA Response: The council have reviewed the 'design principles' relating to the site and believe that the third and fifth ones, set out below, cover this issue adequately:

"Concentrate taller elements to the east of the site, stepping down to the west to reflect the low-rise residential context south of Alexandria Road and on Felix Road."

"Consider a mews typology at the west of the site to achieve the transition in scale and height."

Action 9.7 – 20EA Downhurst Residential Care Home - To update relevant planning applications to include 232370FUL.

LPA Response: A new suggested modification is proposed as follows:

"Amend 'Relevant Planning Applications' to include: "**23270FUL**"

Action 9.8 – 03AC Ealing Common Depot - To provide a note on the legal framework that requires TfL to make necessary provision for the contents of the museum storage depot currently located at the Ealing Common Depot.

LPA Response: TfL has a statutory duty derived from the GLA Act 1999 to manage and integrate London's transport including its heritage collections, which are housed by the London Transport Museum. This requires preservation, management and public access as part of promoting London's transport heritage.

The key provisions are in the GLA Act 1999, Section 154 – Establishment of Transport for London and its Duties:

- Section 154(1) establishes TfL as a statutory corporation and mandates that it must exercise its functions “in order to facilitate the general duty of the authority, and to implement the transport strategy.”
- The Explanatory Notes clarify that this requires TfL to manage and integrate London's transport system consistent with the Mayor's statutory transport strategy.

Since the Mayor's Transport Strategy explicitly includes the promotion and preservation of London's transport heritage, this duty extends to TfL's management of heritage collections, such as those housed by the London Transport Museum. As part of integrating, managing, and facilitating transport, TfL is required to:

- Preserve transport artifacts and archives.
- Manage heritage assets in line with broader transport objectives.
- Provide public access as a component of promoting London's transport heritage under the transport strategy.

Ealing Common Depot plays a significant role in this requirement and in order to redevelop the site, TfL requires that adequate reprovision for the heritage assets housed in the depot is made.

Action 9.10 – 03AC Ealing Common Depot - To consider the justification for the modification at SMM49 relating to operational transport infrastructure proposed by TfL.

LPA Response: On reflection, the council considers that proposed modification SMM49, arising from the Statement of Common Ground with TfL, should be moved from the 'Design Principles' section to form a new 'Contextual Consideration'. The requirement to protect existing operational transport infrastructure on the site, or to ensure its appropriate relocation, is still included to ensure consistency with London Plan Policy T3 and relevant guidance and is best treated more appropriately as a contextual matter rather than a design principle.

The council therefore suggests that the wording of proposed modification, SMM49 is also amended as follows:

Add a new 'Contextual Consideration' as a new third bullet point as follows:

"Operational transport infrastructure must either be protected on site or appropriately relocated subject to agreement with Transport for London, **in line with London Plan Policy T3 and London Plan Guidance. Relocating** engineering and maintenance functions **would to** realise the full potential of the site."

Amend the third 'design principle' as follows:

~~"Relocate engineering and maintenance functions to realise the full potential of the site."~~

Action 9.11 – 01AC Acton Gateway - To provide a note on 01AC setting out developer interest, marketing and ownership.

LPA's Response: The following is pertinent -

Ownership: The site is in single ownership, with the freehold currently held by Dowtrade Limited. Morrisons Supermarkets is the absolute leaseholder and operates the existing supermarket on the site. This arrangement means Morrisons retains long-term control under its leasehold interest, making them the key party in any redevelopment discussions. Any future scheme would likely require Morrisons' involvement, either through direct delivery or a partnership approach.

Developer Interest: The site has attracted notable developer interest due to its strategic location within Acton town centre, its size, and excellent transport connectivity. In 2020, informal discussions were held with Morrisons following interest from Amro Partners, a real estate investment and development company. Amro Partners approached Ealing Council at a Site Match 365 event in 2020, where Acton Gateway (Morrisons) was being promoted as a key opportunity site. This interest reflects the site's potential for a mixed-use redevelopment, incorporating residential, retail, and community uses.

Marketing Activity: The site has been actively promoted by Ealing Council as a major development opportunity. It was marketed at the Site Match 365 event in 2020 and subsequently showcased at the London Real Estate Forum in 2021. These marketing efforts have positioned Acton Gateway (Morrisons) as a prime regeneration site within the borough, aligning with local plan objectives for intensification and mixed-use development.

In conclusion, Acton Gateway (Morrisons) represents a significant redevelopment opportunity in Acton Town Centre. While the freehold remains with Dowtrade Limited and Morrisons holds the absolute

leasehold, the site has been actively marketed and has attracted interest from developers, notably Amro Partners. Although there is no evidence of current open-market marketing, the potential for a partnership-led approach remains high, consistent with wider trends in retail-led regeneration and mixed-use development.

Action 9.12 – Development Sites – Cross Cutting Issue - To update the paper at Part 9 of the Action Log to provide more clarity on which specific Planning Status criterion in the 'Deliverability Assessment: Availability' is relevant to each site.

The following table provides more clarity on the specific Planning Status criterion in the 'Deliverability Assessment: Availability' given as amber for each site that was identified as both an emerging and allocated development site.

The 'amber' planning status includes the following criteria:

- Imminent, live or granted planning application.
- Existing pre-application advice identifying a clear vision for whole or part of the site.
- Expired consent.
- No relevant planning history

Site	Planning Status	Clarity of planning status
01AC Acton Gateway (Morrisons)	Amber	No relevant planning history
01EA Broadway Connection & Arcadia	Amber	Imminent, live or granted planning application (part of site)
02EA Ealing Broadway Shopping Centre & Crystal House	Amber	Imminent, live or granted planning application (part of site)
04EA Eastern Gateway	Amber	No relevant planning history
06EA 49 – 69 Uxbridge Road	Amber	No relevant planning history
10EA 59 – 65 Broadway, West Ealing	Amber	No relevant planning history
11EA Sainsbury's & Library, West Ealing	Amber	No relevant planning history
13EA 99 – 113 Broadway, West Ealing	Amber	Imminent, live or granted planning application
02HA Gray's Garage	Amber	Expired Consent
03SO Former Sorting Office & Kings Hall Methodist Church	Amber	Imminent, live or granted planning application

05SO 31 – 45 South Road, Tel.Exchange, Quality Foods & Iceland	Amber	No relevant planning history
07SO The Limes, Maypole Court, Banq.Centre, 13 – 19 The Green	Amber	Imminent, live or granted planning application (on parts of the site)

Action 9.13 – 07AC Dean Court - To consider a suggested modification referring to the TPO within the site boundary in the design principles.

LPA Response: A new suggested modification is proposed as follows:

Add a new design principle after the 12th design principle to read:

“Ensure that any proposals for redeveloping the site consider all trees that are subject to a Tree Protection Order (TPO) located within the site boundary.”

Action 9.15 – 03SO Fmr Sorting Office and Kings Hall Methodist Church - To bring forward a suggested modification to move the second contextual consideration (relating to the local listing etc) into design principles.

LPA Response: A new suggested modification is proposed as follows:

Move the second Contextual Consideration to become the first Design Principle retaining the existing text as follows:

“King’s Hall Methodist Church is a locally listed building and should be retained and refurbished.”

Action 9.18 – 07SO The Limes, Maypole Court, Banqueting Centre, 13-19 The Green - To clarify suggested modification SMM114 as to whether the reference to parking for emergency vehicles relates to the new health centre, the existing health centre or both.

LPA Response: A new suggested modification is proposed as follows:

Amend suggested modification SMM114 to provide clarity on the additional design principle concerned with parking arrangements for the health centre as follows:

“Provide adequate parking for emergency vehicles and for the effective operation of **both** the **existing and new** health centre and associated infrastructure to include parking for community-based teams, other staff and patients.”

Action 9.21 – 09SO Havelock Estate - To consider amending FSMM24 to delete the reference to "nearby assets such as" to provide better clarity.

LPA Response: A new suggested modification is proposed as follows:

Amend suggested modification FSMM24 as follows:

"The canal is a designated conservation area and retains a landscaped character. Developments should therefore also be required to consider the impacts on users of the waterway and any key views along the canal corridor ~~or from nearby assets, such as locks and bridges.~~"

Action 9.23 – 11SO The Green Quarter - To amend SMM118 regarding relevant planning applications to withdraw the proposal to delete 234110OUT and reconsider the wording of the proposed amendment to the third contextual consideration taking account of the latest position. (NB: The planning application has now been consented).

LPA Response: New suggested modifications are proposed as follows:

Amend suggested modification SMM118 as follows:

Amend 'Relevant Planning Applications' as follows:

"PP/2015/4682, 171562VAR, 178801FUL, **234110OUT**."

It was previously suggested that this reference be deleted and it should now be reinstated.

A further suggested amendment is also proposed as follows:

Amend the third 'Contextual Consideration' as follows:

"The original outline planning permission approved in 2010 has established general principles regarding layout and built form, however a revised masterplan for phases 4–9 was **considered consented** submitted in November **2024 2025** for residential, flexible commercial uses, a drinking establishment, education uses, a new sports hall, energy centre, and canal crossing."

Action 9.25 – 13SO Endsleigh Industrial Estate - To consider an amendment to the design principles that takes account of the agent of change principles that may arise from the retention of Adelaide Dock and sensitivities that will likely arise by co-locating any further new residential development.

LPA Response: Taking into account the council's Statement of Common Ground with the Canal and River Trust, the Revised Schedule of Suggested Modifications (updated 6 November 2026) includes the following suggested addition to the 'Design Principles' for the site (SMM119): "Development will need to take into account the 24 hour/7 days a week operation of Adelaide Dock and address potential issues such as noise, access and odour resulting from the dock's operational requirements."

It is suggested that the suggested modification be further amended as follows:

"Co-location of new residential development will need to take into account the 24 hour/7 days a week operation of Adelaide Dock and address potential issues such as noise, access and odour resulting from the dock's operational requirements in line with Agent of Change principles."

Action 9.26 – 15SO Monorep Site - To consider an amendment to the suggested modification SMM121 regarding the accessible route from Glade Lane to the towpath in the key infrastructure requirements and the 8th design principle to provide clarity about the proposed routing.

LPA Response: New suggested modifications are proposed as follows:

Amend the suggested modification SMM121 relating to 'Key Infrastructure Requirements' as follows:

"Community centre, public realm, landscaping and greening improvements, pedestrian and accessible route from Glade Lane to towpath **via bridge**"

A further suggested amendment is also proposed as follows:

Amend the suggested modification SMM121 relating to the 8th 'Design Principle' as follows:

"Improve the pedestrian/cycle link from Glade Lane to the canal, including an accessible route to the towpath **on the northern side of the canal via the bridge**, enhancing to enhance connectivity to the site."

Action 9.29 – 01NO – Car Sales Site and Northolt Leisure Centre - To consider revised wording in the design principles relating to providing active frontages.

LPA Response: A new suggested modification is proposed as follows:

Revise the wording of the 14th Design Principle as follows:

~~"Provide a~~Active frontages ~~should be incorporated into development overlooking on~~ Mandeville Road and Eastcote Lane South with the possible introduction of non-residential uses, such as office or community uses at lower floors."

Action 9.31- 02NO Mandeville Parkway -To clarify whether or not a suggested modification from the London Wildlife Trust regarding a new contextual consideration has been inadvertently omitted.

LPA Response: A new suggested modification is proposed as follows:

Amend the third 'contextual consideration' as follows:

"Any proposed development should not result in the loss of public open space and should provide opportunities for protecting and enhancing the existing public open space, making it more accessible for local residents, and secure a net gain for biodiversity."

Action 9.32 - 05NO Medlar Farm - To clarify whether or not a suggested modification arising from the council's written statement for Matter 9, Qs1-9 and 11-115 at Q77 regarding the children's centre being added to the proposed use has been inadvertently omitted.

LPA Response: A new suggested modification is proposed as follows:

Amend the "Proposed Use" as follows:

"Residential-led, mixed-use scheme including reprovision of the children's centre."

Action 9.34 – 01GR Greenford Hall, Methodist Church etc - To consider whether the suggested modification arising from the SoCG with Historic England relating to the war memorial should sit either within contextual considerations or the design principles.

LPA Response: A new suggested modification arising from a SoCG with Historic England is proposed as follows:

Amend the first Design Principle as follows:

"Establish a heritage led masterplan approach to ensure uses, buildings and spaces are repurposed or redeveloped and integrated into the town centre in a cohesive and sensitive manner and to retain the Grade II war memorial."

Action 9.38 – 04GR Westway Cross - To consider revised wording relating to the impact upon the SINC and the northern edge of the site.

LPA Response: New suggested modifications are proposed as follows:

Amend the first 'Contextual Consideration' as follows:

"Proximity to Horsenden Hill and Paradise Fields **(including Horsenden Hill SINC)**, with important role in accessing the public space, but also within A40 Corridor of industrial uses."

A further new suggested amendment is also proposed as follows:

Amend the third 'Design Principle' by adding the following sentence and then dividing it into two separate Design Principles as follows:

- "Ensure any taller elements are situated to the north of the site with mid-rise shoulder blocks and lower rise blocks to the south to allow for daylight into the inner courtyards whilst maximising views of Paradise Fields & Horsenden Hill. **Taller elements along the northern edge of the site should be carefully designed to manage any potential impacts on Horsenden Hill SINC to the north of the site.** There is potential for standalone tower to the north-west of the site, situated on Greenford Road.
- Establish perimeter blocks with commercial/retail and office uses to the ground and upper floors and residential accommodation above. Potential for podium/under-croft parking and private courtyard gardens at first floor levels to improve quality of new streets and public realm."

Action 9.40 – 01HA Land in front of Ealing Hospital - To consider an amendment to the design principles clarifying the interface with the Metropolitan Open Land along the River Brent and any implications for future development.

LPA Response: New suggested modifications are proposed as follows:

After the 7th Design Principle add a new principle as follows:

"Ensure development does not encroach onto the Fitzherbert Walk and East of River Brent Metropolitan Open Land to the east of the site, including the small area of the site located within Metropolitan Open Land."

A further new suggested amendment is also proposed as follows:

Amend the 8th Design Principle as follows:

"Development should include enhancements to the Metropolitan Open Land and improve access to the Capital Ring route that runs along the eastern edge by opening up spaces along the interface between the site and Fitzherbert Walk. Public realm improvements should include upgrading the access points from Hanwell Bridge."

Action 9.41 – 01HA Land in front of Ealing Hospital - To consider an amendment dealing with the need for continued access throughout the development/build out process to ensure that the operation of the hospital is not compromised.

LPA Response: A new suggested modification is proposed as follows:

Amend the wording of suggested modification SMM88 as follows:

"Any development, **including throughout its build out process** would need to ensure that it does not adversely impact **or compromise the operation of the hospital, by providing continued accessibility of to** the site for emergency and other hospital related vehicles and patients, given the existing already heavily trafficked adjacent roads."

Action 9.42 – 02PE Land to South Side of Western Avenue - To consider deleting suggested modification to SMM102 relating to access and suggest alternative wording that proposes no road access will be permitted directly from the A40.

LPA Response: A new suggested modification is proposed as follows:

Amend suggested modification SMM102 as follows:

~~"Any changes to access should be discussed with TfL and designed to minimise impacts on the A40. No road access will be permitted directly from the A40 to any new development of the site."~~

Please let me know if you require any further information or clarification on these matters.

Yours sincerely

Steve Barton

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