

Ealing 2026

Development Sites

Initial Proposals

September 2010

EALING
LONDON

REGENERATION & HOUSING

1 – INTRODUCTION

1.1 Purpose and Policy Context

- 1.1.1 The Development Sites Development Plan Document (DPD) sets out policies for the development of key sites in the Borough that are likely to be delivered during the Local Development Framework (LDF) ‘Ealing 2026’ plan period 2011-2026.
- 1.1.2 The Planning and Compulsory Purchase Act 2004 (as amended¹) and Planning Policy Statement (PPS) 12: Local Spatial Planning² require Local Planning Authorities (LPAs) to produce LDFs comprising DPDs.
- 1.1.3 This Development Sites DPD is complemented by the Development Management DPD which sets out the criteria by which individual planning applications are assessed. Both of these DPDs contribute towards the delivery of the Development Strategy DPD’s Vision, which is the overarching document of the Ealing 2026 LDF. All of these DPDs must be in conformity with the London Plan, which provides a spatial vision at a regional level for Greater London.
- 1.1.4 Planning principles for sustainable development, housing and economic growth are set out in PPS1, PPS3 and PPS4 respectively³. This DPD plays a key role in delivering such aims and, in particular, demonstrating a supply of housing and employment land.

1.2 Delivery

- 1.2.1 This DPD attempts to set out the main delivery and implementation issues for each site including identifying developers and key partners as well as relevant planning histories and land ownerships.
- 1.2.2 This DPD does not prejudice the determination of any planning applications for the sites listed. Instead, any such planning applications are subject to the same planning processes as sites not identified in this document, in that, they will be judged on their own merits and determined in accordance with the Development Plan unless material considerations indicate otherwise⁴.

¹ Planning Act (2008)

² DCLG (June 2008)

³ ODPM (January 2005); DCLG (June 2010); DCLG (December 2009)

⁴ §38(6) of the Planning and Compulsory Purchase Act (2004)

1.2.3 Paragraph 5.1 of PPS12 suggests that issues of land assembly and Compulsory Purchase Orders (CPOs) are issues which may necessitate the production of DPDs. Where necessary, the council may seek CPOs where there is a compelling case in the public interest⁵ to consolidate land interests for comprehensive redevelopment.

1.3 Energy

1.3.1 In collaboration with the Greater London Authority (GLA) and London Development Agency (LDA), the council has assessed the feasibility of decentralised energy networks within the borough identified through a heat mapping study. This heat mapping study⁶ forms part of a broader programme designed to put London on a trajectory towards the target of supplying 25% of its energy from decentralised energy sources by 2025. In addition, the LDA has developed a London Heat Map (LHM)⁷ tool to help developers identify decentralised energy opportunities in London.

1.3.2 The first phase of this mapping study was complete in May 2010 and identified eight focus areas with the greatest potential for development of district heat and power networks in the borough focusing on the Uxbridge Road / Crossrail and A40 / Western Avenue Corridors and in particular within town centres, areas of high public transport accessibility and housing estates with potential for increased density within these areas.

1.3.3 The council will require all developers to investigate the potential to connect to an existing heat network, to make provision to connect to a future network, to commit to discuss connection if they are approached by a decentralised energy service provider in the future, or even establish new networks. Developers should use either the LHM tool or the London Heat Map Study for the London Borough of Ealing. The council will require developers to prioritise connection to existing or planned decentralised energy networks where feasible.

1.3.4 Having completed phase 1 of the DeMAP project, Ealing are receiving further support for the second phase of the programme with final arrangements still to be determined. The main scope of the second phase is the identification of funding opportunities for carrying out a detailed district heating feasibility study for one of the areas identified having potential for the establishment of such networks. The next draft of this DPD will identify which sites are a priority for helping to deliver decentralised energy networks across the Borough.

⁵ Compulsory Purchase and the Crichel Down Rules (ODPM Circular 06/2004); §226(1)(a) of the Town and Country Planning Act (1990) and new rights under §13 of the Local Government (Miscellaneous Provisions) Act (1976)

⁶ www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/evidence_base/climate_change/

⁷ www.londonheatmap.org.uk

1.4 Sustainability Appraisal

1.4.1 A Sustainability Appraisal (SA) of this DPD will be carried out to assess its environmental, social and economic impacts. This SA will identify how detrimental impacts on sustainability can be minimised, and how beneficial impacts can be maximised.

1.5 Development Sites

1.5.1 To develop proposals in the previous Issues and Options⁸ consultation, the sites and proposals put forward in this document are based on a significant number of recent evidence base documents available on our website, including:

- Infrastructure Delivery Plan (IDP – September 2010);
- Employment Land Review (ELR – September 2010);
- Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study (HCS) (GLA December 2009);
- Acton Town Centre Development Framework (May 2008);
- Ealing Metropolitan Centre Spatial Development Framework (September 2010);
- Ealing Broadway Interchange Study Final Report (August 2010);
- Park Royal Southern Gateway Position Statement (April 2008);
- A Framework for Southall (April 2008);
- Southall Development Study (February 2010); and
- Unitary Development Plan (UDP) Supplementary Planning Guidance (SPG) Sites (2004).

1.5.2 Employment sites are currently being reviewed through the Employment Land Review (ELR – September 2010) and the recommendations from the ELR are likely to be carried forward into the next draft of this DPD.

⁸ 'New Issues and Options for Planning Your Borough: Strategy and Sites' (September 2007)

1.5.3 The Development Sites are divided across the 8 ‘areas’:

- Acton;
- Ealing;
- Greenford;
- Hanwell;
- Northolt;
- Park Royal;
- Perivale; and
- Southall.

1.5.4 This DPD is not an exhaustive list of sites in the Borough, nor are the options suggested exclusive. Instead, allocations set out a preferred use or mix of uses for specific sites. Quantums are proposed for potential residential units, retail, office and industrial floorspace – these are net maximum figures and are presented to seek consultee’s views.

1.5.5 The Development Sites are also divided into ‘Main’ and ‘Extra’ (‘X’) sites. The options proposed for Extra sites are less elaborate than for the Main sites and do not necessarily represent the council’s current policy stance, being based mainly on SHLAA findings. Nevertheless, these Extra sites are presented to seek consultees’ views at an early stage in the formulation of the planning policies.

1.6 Consultation

1.6.1 This draft of the DPD is a consultation document and represents the council’s Initial Proposals only. The sites can still be subject to change. Key questions for you to consider are:

- Which site are you commenting on (please include site reference, e.g. ‘EAL01’)?
- Do you agree with the proposed use(s) for the site? Do you have suggestions for other uses? Where alternative options are presented, what is your preference and why?
- Do you agree with or have suggestions for the proposed quantum(s) for the site, if given?
- Do you have any suggestions for the more detailed layout and design of sites?
- Are there any other sites that you think should be included? If you are suggesting a new site for inclusion, please fill in our Development Sites DPD Initial Proposals New Site Form to ensure we have all the information required. This is available on our website.

1.6.2 Consultation comments are also welcome on:

- Employment Land Review (ELR – September 2010);
- Ealing Metropolitan Centre Spatial Development Framework (September 2010); and
- Ealing Broadway Interchange Study Final Report (August 2010).

1.6.3 Consultation will take place in accordance with the council's adopted Statement of Community Involvement (SCI – June 2007) from **Friday 17th September – Tuesday 30th November 2010**. The full Engagement Plan can be found on our website. Our contact details for representations are:

Email	planpol@ealing.gov.uk
Post	Planning Policy Regeneration and Property 4 th Floor Perceval House 14-16 Uxbridge Road EALING W5 2HL
Website	www.ealing.gov.uk/planpol

1.7 Index of Development Sites

2.1 Acton Main Sites (page 14+)		2.2 Acton Extra Sites (page 62 +)	
ACT01	South Acton Housing Estate	ACTX01	Beechworth House
ACT02	Oaks Shopping Centre	ACTX02	Redback PH
ACT03	North London Line Yard	ACTX03	Crown Street / Mill Hill Terrace
ACT04	Acton Town Hall Complex	ACTX04	Horn Lane / Steyne Road
ACT05	Acton Bus/Tram Depot	ACTX05	High Street Buildings
ACT06	Colonial Drive / 2 Bollo Lane	ACTX06	St. Aidan’s Church
ACT07	Acton Mainline Station	ACTX07	Acton Vale Industrial Park
ACT08	Castle Timber and Building Materials		
ACT09	307 Horn Lane		
ACT10	Western Avenue (A40) Sites		
ACT10 A	Western Avenue (A40) Site A		
ACT10 B	Western Avenue (A40) Site B		
ACT10 C	Western Avenue (A40) Site C		
ACT10 D	Western Avenue (A40) Site D		
ACT10 E	Western Avenue (A40) Site E		
ACT10 F	Western Avenue (A40) Site F		
ACT10 G	Western Avenue (A40) Site G		
ACT10 H	Western Avenue (A40) Site H		
ACT10 I	Western Avenue (A40) Site I		
ACT10 J	Western Avenue (A40) Site J		
ACT10 K	Western Avenue (A40) Site K		
ACT10 L	Western Avenue (A40) Site L		
ACT10 M	Western Avenue (A40) Site M		
ACT11	West Acton Community Centre		

3.1 Ealing Main Sites (page 70+)			
EAL01	Green Man Lane Housing Estate	EAL27	59-75 Broadway
EAL02	Copley Close Housing Estate	EAL28	77-103 Broadway and New Ealing House
EAL03	Dean Gardens Housing Estate	EAL29	105-119 Broadway
EAL04	Dickens Yard	EAL30	131-149 Broadway and 1-2 Uxbridge Road
EAL05	Arcadia Centre	EAL31	130-140 Broadway
EAL06	Ealing Broadway Shopping Centre	EAL32	1-10 Chignell Place, land to rear onto Singapore Road and 104-110 Broadway
EAL07	Ealing Broadway Station	EAL33	Former King Farhad Academy
EAL08	Lammertons		
EAL09	Bilton House		
EAL10	Maitland Yard		
EAL11	West Ealing Gateway	EALX01	Land adjoining Daniels
EAL12	Former St. Helena's Home	EALX02	Telephone Exchange
EAL13	Abacus House	EALX03	Wickes / Co-op
EAL14	Westel House and Craven House	EALX04	Queens Drive
EAL15	45A St. Mary's Road / Warwick Place	EALX05	Former Hanger Lane Nurseries
EAL16	Boundary House	EALX06	Impact Car Care Centre
EAL17	Cinema		
EAL18	48 The Mall		
EAL19	51-53 The Mall and 1-9 Northcote Apartments		
EAL20	Craven Avenue Car Park		
EAL21	22-24 Uxbridge Road		
EAL22	49-69 Uxbridge Road and 12 Mattock Lane		
EAL23	91-113 Uxbridge Road		
EAL24	171-175 Uxbridge Road		
EAL25	64 Broadway		
EAL26	66-78- Broadway		
3.2 Ealing Extra Sites (page 136+)			

4.1 Greenford Main Sites (page 148+)		4.2 Greenford Extra Sites (page 164+)	
GRE01	Allen Court Housing Estate	GREX01	Telephone Exchange and Post Office
GRE02	Ravenor Park Farm	GREX02	19-25 Oldfield Lane South / Greenford Hall, Methodist Church / 2-12 Ruislip Road
GRE03	Greenford Crossroads	GREX03	458-462 Greenford Road
GRE04	Greenford Green	GREX04	19-31 The Broadway
GRE05	Greenford Depot		
GRE06	Cardinal Wiseman School		
GRE07	Former GSK Sports Ground		
GRE08	Greenford High School		

5.1 Hanwell Main Sites (page 170+)		5.2 Hanwell Extra Sites (page 180+)	
HAN01	Cambridge Yard	HANX01	West London Nissan and Wickes
HAN02	Hanwell Locks	HANX02	Access Storage
HAN03	79-101 Uxbridge Road	HANX03	Tennyson Road
HAN04	64-88 Uxbridge Road	HANX04	11 and 11a-c Boston Road
HAN05	144-164 Uxbridge Road	HANX05	St. Bernard's Hospital

6.1 Northolt Main Sites (page 190+)		6.2 Northolt Extra Sites (page 196+)	
NOR01	Rectory Park Housing Estate	NORX01	Telephone Exchange
NOR02	Former Mandeville School	NORX02	Ruislip Road, rear of Tangmere Gardens
NOR03	West London Academy	NORX03	Car Lot

7.1 Park Royal Main Sites (page 204+)		7.2 Park Royal Extra Sites (N/A)	
PAR01	Southern Gateway	N/A	N/A
PAR01 A	Southern Gateway: Victoria Road / Chase Road		
PAR01 B	Southern Gateway: Esso		
PAR01 C	Southern Gateway: Rear of Fairview		
PAR01 D	Southern Gateway: NEC House		
PAR01 E	Southern Gateway: Carphone Warehouse		
PAR01 F	Southern Gateway: Talk Talk		
PAR01 G	Southern Gateway: Perfume Factory		
PAR01 H	Southern Gateway: Former BBC Costume Store		
8.1 Perivale Main Sites (page 224+)		8.2 Perivale Extra Sites (N/A)	
PER01	Perivale Park Sports Village	N/A	N/A

9.1 Southall Main Sites (page 228+)		9.2 Southall Extra Sites (page 266+)	
SOU01	Havelock Housing Estate	SOUX01	TA Centre
SOU02	Golf Links Housing Estate	SOUX02	Cranleigh Gardens Industrial Estate
SOU03	Southall Gas Works	SOUX03	Heller House
SOU04	Middlesex Business Centre	SOUX04	Axa House
SOU05	Iceland / Quality Foods and Telephone Exchange	SOUX05	The Fairground
SOU06	Community Centre and The Arches Business Centre	SOUX06	Albert Dane Centre
SOU07	Suterwalla	SOUX07	Manor Court Nursing Home
SOU08	Former Featherstone Road Primary School		
SOU09	Salisbury Depot		
SOU10	Adelaide Depot		
SOU11	Gurdwara Sri Guru Singh Saba		
SOU12	Park Avenue		
SOU13	Southall Market		
SOU14	Carroll's Yard		
SOU15	Beaconsfield Road / South Road		
SOU16	57B Beresford Road		
SOU17	Glade Lane and Maypole Dock		
SOU18	Former Boatyard		
SOU19	Dormers Wells High School		

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