

Ealing Council

LOCAL DEVELOPMENT FRAMEWORK

# NEW ISSUES AND OPTIONS FOR PLANNING YOUR BOROUGH

Strategy and Sites

**Public Participation**

7th September – 19th October 2007

Please let us have your views on this document. It builds on an initial consultation in the Spring of 2006, and will lead to Preferred Options for development, and then to new **LDF Strategy and Sites** documents and a new Proposals Map.





<b>1</b>	<b>Introduction</b>	<b>5</b>
	Ealing's Local Development Framework	5
	LDF Strategy and Sites	5
	New Issues and Options, September 2007	6
	Your views	7
<b>2</b>	<b>Ealing - now and in the future</b>	<b>9</b>
	The area and the people	9
	National and London-wide planning priorities	10
	Planning objectives for Ealing	11
	Community involvement	14
<b>3</b>	<b>Delivering the best future</b>	<b>17</b>
	Possible Futures	17
<b>4</b>	<b>How should we achieve borough-wide objectives?</b>	<b>23</b>
	Introduction	23
	Borough-wide objectives	24
<b>5</b>	<b>How should we plan for your area?</b>	<b>59</b>
	Introduction	59
	Areas	61
<b>6</b>	<b>Conclusion</b>	<b>167</b>
<b>7</b>	<b>Appendices</b>	<b>169</b>
	Appendix 1: Timetable for producing the LDF Strategy and Sites documents	169
	Appendix 2: Glossary	170
	Appendix 3: Bibliography	180

# Contents

# 1 Introduction

## Ealing's Local Development Framework

- 1.1 Ealing Council, in conjunction with local people and other interested parties, is working on a new 'Local Development Framework'. The 'framework' comprises a range of documents that set out how the borough should be developed over the next 10 to 15 years.
- 1.2 The Local Development Framework (LDF) already includes an initial local development scheme (which sets out the work being undertaken on the local development framework), annual monitoring reports, background reports and a Statement of Community Involvement. These were completed between March 2005 and June 2006.
- 1.3 The LDF also includes the unitary development plan (UDP), which was adopted in 2004 along with supplementary planning guidance. These documents provide the statutory basis for decisions on planning applications in the borough. Some further supplementary planning documents were added to the framework in March 2006, and preparations were made for a new 'spatial planning approach'.
- 1.4 Spatial planning means identifying and promoting projects for development and for environmental protection, on the basis that they improve the area in which they are located. The aim is to create sustainable local communities, derived through local community involvement.

## LDF Strategy and Sites

- 1.5 The documents produced for spatial planning will comprise the **LDF Strategy** (known formally as a core strategy), setting out and justifying a vision for the borough and its areas, **LDF Sites** (known formally as the site allocations document) indicating how specific sites should be developed or protected, and a **Proposals Map**, showing the boundaries of all sites and areas referred to in the strategy and sites documents.

### Issues and Options

- 1.6 By March 2006, 'Issues and Options for spatial planning' had been published and consulted on. This would have led on to 'Preferred Options' based on the views expressed during the community involvement. However, in May 2006, the local elections took place, and these resulted in a new political administration in Ealing Town Hall. Understandably, this led to a review of the previous Council's approach to its Local Development Framework, and the generation of some new ideas.

# Introduction

- 1.7** The key changes were the approval of a new Sustainable Community Strategy in July 2006 (providing a new context for the Local Development Framework), and associated strategies and action plans. The Sustainable Community Strategy was approved by a consortium of agencies operating in the borough (including Ealing Council), known as Partnership for Ealing.

## New Issues and Options, September 2007

- 1.8** This fresh approach underlies the 'New Issues and Options', which are now presented to the public. The new Issues and Options have been prepared in the context of government's planning policy, and the Mayor's London Plan. The latter sets housing and other targets that the Ealing LDF must take into account. Ealing's new Issues and Options consultation document also takes account of the views expressed by the public during the first period of community involvement in March last year. The document is set out as follows:

### 1. Introduction

### 2. Ealing – now and in the future

- The borough and the people
- New Objectives for shaping the borough
- Planning for the borough's seven community areas
- Community Involvement in the Local Development Framework

### 3. Delivering the best future

- Alternative ways of achieving objectives and planning for your area -
  - A – Following Established Policies (UDP)
  - B – Embracing Change
  - C – Protecting the Past

### 4. How should we achieve Borough-wide Objectives?

- Objectives –
  - Urban design
  - Green space
  - Sustainable environment
  - Homes
  - Transport
  - Culture, sports and leisure
  - Community safety
  - Health & independence
  - Jobs and business
  - Children & young people
- Issues (i.e. questions about how to achieve the objectives),
- Options (i.e. suggested answers, based on futures A, B or C).

## 5. How should we plan for your Area?

- Areas – now and in the future  
Acton, Ealing, Greenford, Hanwell, Northolt, Perivale, Southall  
There is a note on each area now, and how it would be if the alternative futures were to be brought about. Then, for each area, there is a list of -
- Site issues, with options on how the sites should be developed / protected.

## 6. Conclusion

- Responding to comments submitted; process to preferred options (including sustainability appraisal and further evidence), then draft documents, public examination and adoption by 2010.

## Your views

- 1.9** Your views on any aspect of the document are welcome. In particular, we would like to hear about -

### General Principles (chapters 2 and 3)

1. What are your views on the Borough Objectives?
2. What is your idea of the best future for the borough? And would you take issue with any of the UDP sites and areas that are not listed for possible change?

### Achieving borough-wide objectives (chapter 4)

3. Do you agree with the issues raised in relation to the objectives?
4. Which options do you favour?
5. Are there other options that you would prefer?

### Planning for your area (chapter 5)

6. What are your views on alternative futures for areas of the borough?
7. Which option do you favour for the sites identified?
8. Are there other options that you would prefer?
9. Should the LDF refer to other sites?
10. How should these be developed and/or protected?

### We need your views by the 19th October 2007.

- 1.10** The timetable for producing the LDF, including consultation stages, is set out at Appendix One. Finally, the document is written as clearly as possible, but there is some specialist terminology. Words and expressions which have a specialist meaning are explained in the Glossary at Appendix Two. Background documents are indicated at Appendix Three.



## 2 Ealing - now and in the future

### The area and the people

- 2.1** The London Borough of Ealing covers an area of around 55 square kilometres in West London, and shares borders with Brent, Harrow, Hillingdon, Hounslow, and Hammersmith & Fulham. Ealing has five town centres, comprising a metropolitan centre, a major centre and three district town centres. It is well served by 3 underground lines and mainline train services. There are 109 parks and other open spaces in the borough, covering 863 hectares, which is about 16% of the borough. There are 93 designated nature conservation sites, located in the borough's parks, along rivers, canals and railway lines.
- 2.2** Ealing, and in particular Ealing town centre, is a 'transport hub' for West London and has good access to central and East London. The borough comprises seven distinct areas - Acton, Ealing, Greenford, Hanwell, Perivale, Northolt, and Southall. Each of these areas have diverse populations, but Southall is acknowledged as a centre of Asian goods, services and culture from the Indian sub-continent, with a regional and perhaps national catchment.
- 2.3** The population of Ealing increased between the 1991 Census and 2001 Census from 283,782 to 301,553, an increase of 17,771 residents. This increase of 6.3% was higher than the London average increase of 5.3%. The latest population projections from the Greater London Authority (GLA) suggest that the rate of population growth will continue at an additional 1,100 per year, with the population of Ealing increasing to 330,000 by 2021 (See table, below).

Table 2.1 Population Projections 2001-2021

Ealing	2001	2006	2011	2016	2021	Change 2001-21	% Change
Population	307,276	312,316	317,401	326,675	330,048	22,772	7.4%
Households	118,262	121,818	125,477	130,724	133,046	14,784	12.5%
Source: GLA 2005 Round Demographic Projections							
Note: These projections ('Scenario 8.07') take into account results from the 2004 London Housing Capacity Study.							

- 2.4** Ealing's diversity has increased since 1991. 41.3% of residents are from an ethnic minority, compared to 9.1% nationally, and 28.8% across London. In 1991, 32.3% of residents were from an ethnic minority. Ealing is the 4th most diverse borough in London and nationally. There are 45,401 people in Ealing who live with a long term illness, health problem or disability that limits their

## Ealing - now and in the future

daily activities or the work they can do. This represents 15.1% of Ealing residents. Demands for an inclusive and accessible environment are key issues for the borough.

- 2.5** Unemployment was lower in Ealing than for London at the 2001 Census but was higher than for the country as a whole. 3.9% of residents were unemployed at the time of the 2001 Census, compared to 3.4% for England, 4.4% for London and 3.6% for Outer London. 143,766 Ealing residents aged 16 to 74 are in employment. The two largest employment sectors within which Ealing residents work, are business services (20.4%) and retail (15.9%).

### National and London-wide planning priorities

- 2.6** Ealing's LDF must be in line with regional planning policy, which in turn must reflect national planning policy objectives. National planning policy is set out in government Planning Policy Guidance and Planning Policy Statements. The London Plan provides regional policy. Ealing's planning policies should aim for the targets laid down in national and regional policy, and may go beyond those targets if it is reasonable and justifiable to do so.
- 2.7** Government guidance (PPS1: Delivering Sustainable Development) requires planning to provide an appropriate balance between land uses, by reference to economic objectives, social needs and environmental priorities. Together these elements contribute to sustainable communities. Ealing's plans should provide for a range of available sites, and development that is affordable. Planning can reduce the need to travel (eg by providing local employment opportunities), and involves promoting development on previously developed 'brownfield' sites, rather than on 'greenfield' sites, which should be protected for open space e.g. in the Green Belt.
- 2.8** Government requires affordable housing to be provided along with market housing on residential sites that can cater for at least 15 dwellings (PPS3). Local Planning Authorities can set lower minimum thresholds, where viable and practicable. The London Plan sets a strategic target for affordable housing provision of 50 per cent of total housing developed.
- 2.9** The recently amended London Plan requires Ealing to provide a minimum of 915 new homes per year until 2016/17. The London Plan requirement from 2017/18 to 2026 is still to be determined. However an indicative range of between 300 and 690 has been provided in the Further Alterations to the London Plan (2006).
- 2.10** Government guidance on employment land indicates that local planning authorities should keep a portfolio of strategic and locally important employment sites. The London Plan indicates strategic employment locations in Ealing, as well as a hierarchy of shopping centres. The scope of land uses to be considered includes offices, industry, wholesale and freight, high tech premises, and waste facilities.

- 2.11** A number of sites have already been identified through the current UDP for future development to meet the needs of the projected population increases and associated employment and housing requirements. Over the period of the current UDP (2002-2017), these sites aim to provide an additional 8,500 households and 19,500 jobs.
- 2.12** In addition to the requirements to identify land for employment and residential development, the London Plan also sets sustainability targets, including the renewable energy target. The Draft Further Alterations to the London Plan aim to set a target of 20% for carbon emission reductions that developments must achieve through onsite renewable energy, in order to help achieve the long-term goal of a 60 per cent reduction of carbon dioxide emissions by 2050.

## Planning objectives for Ealing

- 2.13** The Ealing unitary development plan includes a range of strategic policies, which serve as borough-wide objectives. They are in conformity with the London Plan, and were restated as LDF objectives in the 'Issues and Options for Spatial Planning' document published in January 2006. These UDP strategic policies are set out at Table 2.2.
- 2.14** It will be apparent from the above paragraphs, that Ealing's LDF must broadly conform to national and London-wide planning priorities. It must also relate well to the Sustainable Community Strategy. This Strategy was approved by a consortium of agencies operating in the borough (including Ealing Council), known as Partnership for Ealing. There are five key goals for Ealing in the Sustainable Community Strategy. The existing UDP strategic policies are not inconsistent with these, but it is now proposed to generate new LDF objectives which are better aligned with them. On this basis, ten LDF objectives have been identified, as indicated in Table 2.3 below. They are shown alongside and can be compared with the UDP strategic policies, the Mayor's London Plan objectives, and the Sustainable Community Strategy goals.
- 2.15** In April 2007, the Council submitted a proposal to the Government Office for London to the effect that all but one of the strategic UDP policies should be withdrawn. This was on the principle that after the (current) New Issues and Options consultation, a new set of Planning Objectives for Ealing would be set out in the LDF Preferred Options document. The one policy which was not proposed to be withdrawn was policy 1.10 on Legal Agreements. This remains a valid policy and it forms the basis of a draft supplementary planning document which is subject to consultation concurrently with the New Issues and Options.

## Ealing - now and in the future

Table 2.2 Unitary Development Plan: Strategic Policies

**1.1 Overall aim:** to secure a good environment for all through sustainable development, meeting the needs of the different sections of the community, the different areas of the borough, and the borough's role in wider planning issues, now and in the future.

**1.2 Environmental resources and waste:** to secure a pattern and form of land use consistent with the efficient use of land, water and energy; which safeguards air quality, minimises waste and forms the basis for sustainable local communities in Ealing.

**1.3 Green space and the natural environment:** to maintain the system of Major Open Areas linked by Green Corridors; to protect green space in Ealing; to preserve and enhance biodiversity and nature conservation; to provide new outdoor recreation opportunities in areas of need; and to improve open space wherever possible.

**1.4 Urban Design:** to promote good urban design through planning, so that buildings and spaces are attractive, accessible, safe, and consistent with the principles of sustainable development, and that there is proper protection of the borough, particularly areas and buildings that are of historic and architectural value.

**1.5 Housing:** to increase the quantity of housing in accordance with the agreed strategic minimum target of 9,750 new dwelling units by 2017, ensure its satisfactory quality, and improve choice to meet the needs of all residents. Priority will be given to reusing empty property, converting existing buildings, and making best use of previously developed land.

**1.6 Business:** to promote balanced economic development; with an emphasis on employment serving community regeneration areas, encouraging a high quality, modern, attractive working environment and local enterprise. New development will also be expected to be consistent with the principles of continuous environmental improvement.

**1.7 Shopping and town centres:** to encourage convenient shops and services throughout the borough, by recognising the distinctive functions of metropolitan, major, district, neighbourhood and local centres, and the importance of a good environment for the mixture of shopping, business and community activities needed to sustain these centres.

**1.8 Community Facilities:** to encourage the provision of community facilities to meet the wide-ranging needs of people living, working, studying in and visiting the borough; and to ensure that these facilities are located where they reduce the need to travel and enhance town centres.

**1.9 Transport:** to provide sustainable access from homes to jobs, shops and services, and from business to business, by integrating land use and transport planning, restraining car traffic, promoting improved public transport and facilities for pedestrians and cyclists, and making freight distribution more sustainable. In addition, the Council

will have regard to the impacts of international air travel from Heathrow Airport, in respect of surface access, business and employment, environmental impacts and sustainability in general.

**1.10 Legal Agreements and Partnerships:** to use legal agreements with developers to assist the best use of land and a properly planned environment; as a means of ensuring that the wider planning implications of development schemes are taken into account, and where necessary to enter into partnerships with other agencies to promote appropriate development.

**1.11 Monitoring and review:** to undertake and publish an annual monitoring report confirming the number of new dwellings provided in the borough, including the totals and proportions of; conversions, social rented, and low cost market affordable housing, student and special needs units. It will also list the variety of type and mix of sizes of new housing, densities and car parking provided.

Table 2.3 Local Development Framework Objectives

Sustainable Community Strategy Goals	Local Development Framework Objectives	The Mayor’s Objectives (London Plan)
<p>Environment Housing and Culture:</p> <p><i>1. To make Ealing a better place to live</i></p>	<ol style="list-style-type: none"> <li>1. Promoting exemplary design which gives proper respect to Ealing’s heritage</li> <li>2. Maximising the benefits of Ealing’s green space for people and wildlife</li> <li>3. Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources</li> <li>4. Ensuring sufficient, high quality accommodation for all Ealing’s residents</li> <li>5. Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing</li> <li>6. Placing Ealing at the heart of West London’s cultural, sports and leisure activity</li> </ol>	<p>Objective 2: To make London a better city for people to live in</p> <p>Objective 6: To make London a more attractive, well-designed and green city</p> <p>Objective 1: To accommodate London’s growth within its boundaries without encroaching on open spaces</p>

## Ealing - now and in the future

Sustainable Community Strategy Goals	Local Development Framework Objectives	The Mayor's Objectives (London Plan)
<p>Safety:</p> <p><i>2. To make Ealing one of the safest places in London</i></p>	<p><b>7.</b> Designing out crime to make Ealing's environment safe, attractive and accessible for all</p>	<p>Objective 4: To promote social inclusion and tackle deprivation and discrimination</p>
<p>Health and Independence:</p> <p><i>3. To reduce health inequalities and promote well-being and independence for adults and older people.</i></p>	<p><b>8.</b> Encouraging a healthy and independent population in Ealing</p>	<p>Objective 5: To improve London's accessibility</p>
<p>Economy:</p> <p><i>4. To ensure that there are opportunities for all people and for businesses to prosper.</i></p>	<p><b>9.</b> Achieving and sustaining prosperity for communities and businesses across Ealing</p>	<p>Objective 3: To make London a more prosperous city with strong and diverse economic growth</p>
<p>Children and Young People:</p> <p><i>5. To create a great place for every child and young person to grow up.</i></p>	<p><b>10.</b> Making Ealing a great place for young people and children to grow up</p>	
<p>Success through partnerships:</p> <p><i>6. To develop an effective and high performing Local Strategic Partnership (Partnership for Ealing).</i></p>	<p>This goal does not translate into an objective for the LDF. Partnership for Ealing successfully oversees the LDF through its Sustainability Forum.</p>	

## Community involvement

- 2.16** It will be seen from Table 2.3, that the last of the Sustainable Community Strategy goals deals with the process of partnership. This means working to ensure that 'Partnership for Ealing' is properly involved in the LDF process.

Moreover, the Sustainable Community Strategy highlights Partnership for Ealing's key values of balancing community interests and reducing inequality, i.e.:

- To ensure our communities are active, cohesive and engaged
- To tackle inequality and disadvantage

**2.17** Working in partnership to achieve sustainable development therefore means ensuring proper community involvement in the LDF process. The LDF will be taken forward on the basis of the Council's LDF Statement of Community Involvement, adopted in March 2006. The final LDF Strategy and Sites will be adopted in 2010. The timetable is set out at Appendix One.

**2.18** The first issue for community involvement, is the following question:

Given the characteristics of the borough and its people, the wider objectives for London, and the community goals for Ealing ....

**What are your views on the local development framework objectives?**

The options for wording the objectives range across the alternatives indicated in Tables 2.2 and 2.3.

**2.19** The remainder of this document looks at new issues and options around achieving ten borough-wide planning objectives, and how best to achieve sustainable communities in each of the borough's seven community areas. The Council's deliberations on these will lead to the LDF Strategy and Sites documents.

**2.20** The process of planning for the borough and its areas can only be undertaken successfully with continuing community involvement. Please let us have your views on planning for the future of Ealing. You can either comment on-line by clicking on the consultation link from [www.ealing.gov.uk/planpol](http://www.ealing.gov.uk/planpol) or you can respond by completing the New Issues and Options questionnaire which is available with the main document.

**2.21** In reading through the New Issues and Options for LDF Strategy and Sites, you will see that there is a very wide range of items for consideration. We have tried to express these briefly in plain English. Nevertheless, if you have difficulty with some of the terminology, look at the Glossary (at Appendix Two). You might also like to consider particular issues and options in more depth. If so, look at the Bibliography (at Appendix Three). This indicates many of the background documents that have been used in the preparation of the New Issues and Options.

## Ealing - now and in the future

- 2.22** The Bibliography reflects the fact that LDF community involvement and information gathering have been taking place since 2005. This has included discussions with community representatives and the investigation of community needs. It led to the publication of 'Issues and Options for Spatial Planning' for consultation in January 2006. A more in-depth 'Issues and Options Background Report' and a number of other studies were published concurrently. Wide-ranging comments were received during the first issues and options consultation. These were logged in the consultation database.
- 2.23** On the basis of the new priorities of a new Ealing Council (elected in May 2006), it was decided not to respond to the community's comments in detail, but to incorporate people's ideas into the 'New Issues and Options' document. The new Council's own priorities have also been incorporated, and the background to these (particularly on the tram project, parking provision and town centre development) is provided in reports to Cabinet.
- 2.24** At the same time, information has been gathered from other local service plans and strategies, and from local research. The Council has used consultants to examine more complex subjects and areas – ie on retail need, Greenford town centre, Ealing town centre, the impact of Southall's gas board site development on the wider area, and Acton Town Centre.
- 2.25** This all indicates Ealing Council's commitment to ensure that the LDF strategy and the sites are planned in the best way possible. Officers in Planning Policy and Development Advice will be pleased to discuss the background to issues and options presented in the consultation document with interested parties.
- 2.26** **Finally, as indicated in the Council's Statement of Community Involvement, if you would prefer to discuss the LDF with us in a language other than English, please contact us, initially in English, perhaps through a friend, and then we will make arrangements for interpretation or translation. We will also assist with large font documents or material on tape or in Braille.**

## 3 Delivering the best future

### Possible Futures

**3.1** Chapter two identified the characteristics of Ealing as it is now, and looked at planning objectives for the future. It also touched on the fact that Ealing comprises seven distinct community areas. Chapter three now poses alternatives for the future development of the borough and its areas.

**3.2** In this chapter, we consider how the borough would develop if one of three different 'futures' were to be played out in full. These alternative futures can be described as –

- A: Following Established Policies (UDP)
- B: Embracing Change
- C: Protecting the Past.

**3.3** They are alternative approaches to implementing the borough-wide objectives, and to planning for sustainable communities in the different areas of the borough over the next 10 –15 years. Each of these futures is based on the principle that we must manage growth in a sustainable way so that we are able to meet our present needs and ensure that future generations are also able to meet their needs.

**3.4** **Before moving on to look at the alternative futures, there are a number of health warnings which need to be made known:**

- The alternative futures arise from different ways of responding to planning issues facing the borough and options for dealing with them. There are some spatial policies and proposals though, which are not controversial and do not need to be changed. These are indicated in Table 3.1 below. Hence, there are quite a number of spatial policies and proposals that are included in all three alternative futures. You are invited to indicate whether you would take issue with any of them, and if you have any alternatives to put forward. The source for the Table 3.1 list is UDP volume 2.
- Future A - 'Following Established Policies' - represents a relatively realistic scenario, though it envisages a less proactive approach than the other two alternative futures. Futures B and C are deliberately artificial. They provide two opposing visions – one highlights the benefits of new development, and the other emphasises the value of the existing buildings and spaces in the borough. It should not be thought that the Council favours any one of these futures. The purpose of putting these forward is to generate a community debate on the best way forward. The Council will propose its own Preferred Options in the next stage of the LDF process early in 2008, having considered the people's views.

## Delivering the best future

- The fact that ideas for development are included here as options does not mean that they are supported by the Council. Many arise from existing or past policy, but others have been put forward by agencies, businesses or individuals during the 2006 LDF consultation or in other LDF discussions with the Council. The purpose of this New Issues and Options stage is to indicate a comprehensive range of workable ideas, and to seek the community's evaluation of them. Examples of options which the Council clearly does not support include the West London tram project, setting a limit of 16,500sqm of retail floorspace in Ealing Town Centre, and encouraging the extraction of mineral aggregates on the fringes of Osterley Park.
- Each alternative future is based on the different ways in which the borough-wide objectives may be balanced, and on the differences between the seven areas of the borough. The best future for Ealing is likely to include elements of all three of the alternative futures described below. Indeed, it is likely that if any one of the three alternative futures were to be selected and applied across the whole borough, we probably would not achieve the borough's planning objectives or create sustainable communities in the different areas of the borough.

Table 3.1 Unitary Development Plan: Sites and Areas

Schedule	Map	Future A	Futures B/C
10.1	1	Residential Areas	Some change in Southall and Park Royal only
10.1, 10.14	1	Major Employment Locations	Change in Southall and Park Royal
10.1, 10.16	1, 10	Town, neighbourhood and local centres	Comprehensive change possible in town centres, and Northolt, Park Royal, Northfields neighbourhood centres. No issues in local centres.
10.1	1	Community Regeneration Areas	No change proposed
10.1	1	<b>Special Opportunity Sites</b>	Comprehensive change possible
10.1	1	Mineral aggregate depots	No change proposed
10.1	1	Waste & Recycling sites	Comprehensive change possible
10.1	1	Transport projects	Comprehensive change possible
10.2	2	Green Belt and Metropolitan Open Land	No change, except possibly at Twyford Abbey

Schedule	Map	Future A	Futures B/C
10.3	2	Green Corridors	No change proposed
10.4	2	Heritage Land	No change, except possibly at Twyford Abbey
10.5	2	Public Open Space	No change proposed
10.6	2	Community Open Space	Possible changes
See 10.5 & 10.6	3	District Park Deficiency	Possible changes – arising from open space options
See 10.5 & 10.6	4	Local Park Deficiency	Possible changes– arising from open space options
10.7	5	Nature Conservation Sites and Management Areas	Some change proposed in GLA review, but many sites not proposed for change.
10.8	6	Viewpoints and Landmarks	No change proposed
10.9	7	Statutory Listed Buildings and Ancient Monuments	No change proposed
10.10	7	Locally Listed Buildings	Few changes, though some loss possible on development sites and some new buildings proposed for listing
10.11	8	Buildings of Facade or Group Value	Some changes possible through development sites
10.12	8	Conservation Areas	No change proposed, except Mill Hill (W3)
10.13	9	Archaeological Interest Areas	No change proposed
10.15	1	Employment Sites	Some limited change possible.
10.16		Designated Shopping Frontages	Some change possible
10.17		Built Sports Facilities with Community Access	Some change possible
10.18	12	Zones for Parking Standards	Possible change to use of high, medium & low public transport accessibility levels.
10.19	1	Transport Projects	Significant change possible
10.20	12	Road Hierarchy	No change proposed

## Delivering the best future

Schedule	Map	Future A	Futures B/C
	13	Footpath System	No change to existing, some new possible
	14	Cycle Route System	No change to existing, some new possible
10.21	12	Development Sites	Comprehensive change possible

**3.5** The implications of the three alternative futures are described below.

### Possible Future 1

#### Following Established Policies:

This assumes that the policies in the existing unitary development plan 'Plan for the Environment' are followed. This would result in a moderate level of growth, maintaining prosperity through the adequate supply of employment land for business and employing a town centre hierarchy approach to ensure appropriate levels of development throughout the borough. There is a cap on retail development in Central Ealing in order to maintain its character and avoid additional problems of congestion. Housing and employment growth is located mainly in town centres and a number of other designated, large-scale sites, close to transport hubs. To maintain Ealing's attractive environment, sustainable transport schemes are supported and open space and heritage are protected. This scenario envisages the introduction of a West London Tram route along the Uxbridge Road through the borough.

### Possible Future 2

#### Embracing Change:

The emphasis here is on intensive residential development, growth in retail, community and commercial development in the town centres, and promoting major development on key sites. In Southall, it envisages remodelling the town centre. The approach is to promote excellence in the design of modern development, and to regard this as creating a new legacy for future generations. The tram project is not supported, and alternative public transport options are sought. At the same time, the restrictions on car parking within new development will be relaxed. The 'Change' future includes a pro-active approach to community provision, with new community hubs in key centres, providing efficient use of fewer, centralised facilities. Open space will be protected, and more intensive use of our green areas

achieved. This scenario includes the possibility that some open land will however be lost to mineral extraction. Development for business purposes, with a view to increasing job opportunities, will be promoted in the borough's employment areas.

### Possible Future 3

#### Protecting the Past:

The emphasis here is on protecting and enhancing the character of the borough. It envisages promoting refurbishment of existing buildings rather than demolition and redevelopment. It includes an increase in green space, introducing more sites of interest for nature conservation, and protecting more buildings on the list of buildings of historic or architectural merit. It has a more relaxed approach to the uses within buildings, subject to their environmental impacts. It will allow conversion of commercial to residential development. It supports town centre business and employment supported by smaller local shops and employment sites. Accessible, local provision of community facilities provided to enhance the quality of life. The tram project is opposed, and measures introduced to encourage walking and cycling.

- 3.6** We want your views on the best 'future' for Ealing - your vision for the development of the borough - and why. Also, would you take issue with any of the UDP sites and areas that are not listed for possible change?
- 3.7** Chapters four and five now look at issues relating to borough-wide objectives and area planning (respectively), and options for future planning based on the three alternative futures described above.



# How should we achieve borough-wide objectives?

## 4 How should we achieve borough-wide objectives?

### Introduction

**4.1** This chapter is to consider in more detail the issues and options on how we achieve the ten borough-wide objectives. As indicated in previous chapters, there are different ways of achieving each of the objectives – depending on what sort of future we want. The objectives (below) cover all aspects of development.

Table 4.1 Borough-wide Objectives

1. Promoting exemplary design which gives proper respect to Ealing's heritage
2. Maximising the benefits of Ealing's green space for people and wildlife
3. Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources
4. Ensuring sufficient, high quality accommodation for all Ealing's residents
5. Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing
6. Placing Ealing at the heart of West London's cultural, sports and leisure activity
7. Designing out crime and making Ealing's environment safe, attractive and accessible for all
8. Encouraging a healthy and independent population in Ealing
9. Achieving and sustaining prosperity for communities and businesses across Ealing
10. Making Ealing a great place for young people and children to grow up

**4.2** The following section highlights **issues** for consideration within each objective, and poses three **options** for every issue. Each option assumes a different approach, based on the three different types of future identified, i.e. whether to follow established policies, to embrace change, or to protect the past.

**4.3** People are asked to indicate their views on these borough-wide **issues and options**, including the reasons for their preferred option. It will also be possible to put forward further options that are not included in this document, and say why these are preferred.

# How should we achieve borough-wide objectives?

## Borough-wide objectives

### 1 Promoting exemplary design which gives proper respect to Ealing's urban heritage

- 4.4** Ealing's urban heritage is an asset to the borough, which enhances our environment and provides a cultural and educational resource for everyone. Modern high-quality development can also enhance local distinctiveness, and can help to make the area more attractive for residents, visitors and businesses. Current designations such as Statutory Listed Buildings and Conservation Areas are invaluable tools, but should we be going beyond this with more locally listed buildings, buildings of façade and group value and guidance on local character? Or should we be giving greater encouragement to innovation and the spirit of change? In particular, developers are pressing for more high buildings – is this a threat an opportunity ... over-development or a landmark?

#### Issue 1.1

*How much protection should we give to existing buildings which are valued locally?*

#### Option 1.1a

Retain all our existing heritage designations.

#### Option 1.1b

Reduce the range of locally listed buildings and buildings of façade or group value.

#### Option 1.1c

Identify new buildings for the local list, and further buildings of façade or group value.

# How should we achieve borough-wide objectives?

## Issue 1.2

*To what extent should we expect new development to blend in with the existing townscape?*

### Option 1.2a

Require developers to fit in with the existing character of the area.

### Option 1.2b

Indicate which development sites would be suitable for contemporary design.

### Option 1.2c

Indicate those aspects of existing townscape, design and materials in specific areas that should be incorporated into new development within the area.

## Issue 1.3

*How should we plan for tall buildings?*

### Option 1.3a

Assess each case on its merits.

### Option 1.3b

Indicate which development sites would be suitable for tall buildings (i.e. over 30 metres in height).

### Option 1.3c

Indicate areas where tall buildings would not be suitable.

# How should we achieve borough-wide objectives?

## 2. Maximising the benefits of Ealing's green space for people and wildlife

**4.5** Ealing's green space has many benefits for its residents and visitors and also for its wildlife. It provides a resource for recreation and education, a respite from the built environment, a habitat for many species of plants and animals, and a network of attractive routes for walking and cycling, which in turn promotes healthy living, and reduces car travel. But some of Ealing's open space is underused and neglected, and parts of the borough are deficient in open space provision. Growth is likely to require more land to provide housing and employment, but often this development will include benefits in terms of investment and improvement in open space as part of new development schemes. As the borough becomes more intensely developed, the need for open space as a central component of this built environment will inevitably grow. Should we protect all our existing open space (and by implication, increase the density of existing built up areas), or sacrifice some in order to fulfil economic and social needs, and secure investment in improving the quality of the remaining green space?

### Issue 2.1

*How should we plan for designated open space?*

#### Option 2.1a

Retain all our existing open space designations.

#### Option 2.1b

Reduce designated open space by indicating more intensive use and/or buildings on specified community open space, sites for local nature conservation, private open space and school playing fields if other development priorities prevail.

#### Option 2.1c

Increase designated open space - identify new sites to meet the borough's open space needs, and programme their implementation – including identified proposals for nature conservation sites.

# How should we achieve borough-wide objectives?

## Issue 2.2

*How should we plan for green space outside the designated areas?*

### Option 2.2a

Encourage developers to achieve minimum standards for garden space provision but otherwise allow development.

### Option 2.2b

Identify/promote development on sites which are vacant or underused open space and not protected formally by a green space designation.

### Option 2.2c

Prevent the development of vacant or underused open space if there is a deficiency of green space in the area.

## Issue 2.3

*How should we improve the quality of green space?*

### Option 2.3a

Green Belt, Metropolitan Open Space and Green Corridor proposals identified.

### Option 2.3b

Introduce more facilities on green space, including clubhouse/changing facilities, floodlighting and artificial pitches etc. where needed.

# How should we achieve borough-wide objectives?

## Option 2.3c

Set out green space improvements for all designated sites which need them – e.g. achieve district park status or green flag status.

## 3. Encouraging a cleaner greener environment for Ealing through careful use of energy and resources

- 4.6** Cutting carbon emissions, reducing waste and using resources efficiently are all fundamental to creating sustainable communities. Measures to reduce energy usage and waste also have other benefits, for example, encouraging people to make fewer journeys by car also helps to encourage walking and cycling and cuts down on air pollution, both of which help to create a healthier population and environment. The Mayor's London Plan and recently published alterations have also identified revised targets for waste in London. In order to meet these targets and to minimise landfill costs/penalties, the Council need to plan for new waste facilities in the borough. The Council are currently working with five other boroughs forming the West London Waste Authority area on a joint waste development plan which will identify sites. An issues and options paper for the waste DPD is to be published in December, which will identify potential site options to accommodate waste facilities.
- 4.7** The London Plan Alterations suggest a target of 20% for carbon emission reductions to be achieved through onsite renewable energy, as part of new development proposals. This is to help achieve 60 per cent reduction of carbon dioxide emissions by 2050. Ealing's policy must reflect this but should we go further to reduce impacts on climate change and the environment, or should we adopt a more flexible approach allowing for consideration on a case by case basis?

## Issue 3.1

*How should we increase the generation of renewable energy?*

## Option 3.1a

Implement the requirement for 10% of energy used on site (in major projects only) to be generated on site using renewable sources.

# How should we achieve borough-wide objectives?

## Option 3.1b

Promote the development of local generation and distribution systems (ESCOs) to generate heat and power by renewable means.

## Option 3.1c

Increase the carbon emissions savings target for renewable energy generation to 20%, require technologies that emphasise carbon reduction, and relate this requirement to all sizes of development project.

## Issue 3.2

*How should we promote sustainable design and construction?*

## Option 3.2a

Implement the minimum Building Regulations standard for sustainable design and construction, and promote this through supplementary guidance.

## Option 3.2b

Identify and promote sites for zero carbon development.

## Option 3.2c

Require new development to exceed minimum standards for sustainable design and construction, in line with nationally recognised best practice, e.g. Code for Sustainable Homes, Eco Homes, BREEAM etc.

# How should we achieve borough-wide objectives?

## Issue 3.3

*How can we reduce waste?*

### Option 3.3a

Safeguard all existing facilities and Ensure that the design of all new development includes recycling facilities managed by the occupiers.

### Option 3.3b

Identify sites for waste that meet local needs, in conjunction with neighbouring West London boroughs, and produce a joint Waste Development Plan document.

### Option 3.3c

Identify sites for waste that meet local needs, in conjunction with neighbouring West London boroughs, and produce a joint Waste Development Plan document.

## Issue 3.4

*How can we reduce land, water, air and noise pollution?*

### Option 3.4a

Ensure that the location and design of development takes account of pollution control objectives, and that development is not permitted if it will hinder the achievement of these objectives.

### Option 3.4b

Promote development that can contribute to pollution control objectives, including projects for remediation of polluted land, low car development to reduce air pollution, the use of mitigation measures.

# How should we achieve borough-wide objectives?

## Option 3.4c

As option A - Ensure that the location and design of development takes account of pollution control objectives, and that development is not permitted if it will hinder the achievement of these objectives.

## Issue 3.5

***How should we contribute to the management of mineral aggregate resources for use in West London?***

## Option 3.5a

Prevent the extraction of mineral aggregates on sites where this would have an adverse impact on the local environment, promote rail and canal-borne movement of freight for only local distribution by road, and encourage aggregates recycling at depot sites in Ealing – including Horn Lane and Park Royal Road.

## Option 3.5b

Designate sites in the Osterley area (currently designated as Metropolitan Open Land) as Preferred Areas for the extraction of sand and gravel, to meet the West London targets for mineral aggregate production.

## Option 3.5c

As option A - Prevent the extraction of mineral aggregates on sites where this would have an adverse impact on the local environment, promote rail and canal-borne movement of freight for only local distribution by road, and encourage aggregates recycling at depot sites in Ealing – including Horn Lane and Park Royal Road.

## How should we achieve borough-wide objectives?

### Issue 3.6

*How can we deal with the risk of flooding in Ealing?*

#### Option 3.6a

Ensure sustainable management of water on site, including adequate conservation and recycling measures, permeable surfaces and drainage infrastructure; resist development which would increase flood risk.

#### Option 3.6b

Identify a 'Making Space for Water' pilot site in Ealing, and in addition, relocate residential and other sensitive uses out of the high flood risk zones.

#### Option 3.6c

Regulate development as option A, and encourage the conversion of any sensitive uses in the relevant flood risk areas to other less vulnerable uses.

### Issue 3.7

*How should we encourage the sustainable development of difficult sites?*

#### Option 3.7a

Designate difficult sites as Special Opportunity Sites, which place less emphasis on the end use of the development, provided that it assists in regenerating the area, and contributing to sustainable communities.

## Option 3.7b

Extend the Special Opportunity Site concept to additional sites in the borough, including a wider 'Southern Gateway' in Park Royal, land in and around Southall Town Centre and near the canal in Southall.

## Option 3.7c

Redesignate adopted Special Opportunity Sites to reflect the most appropriate end use, reflecting the needs of the wider area, while taking account of the difficulties of development.

## 4. Ensuring sufficient, high quality accommodation for all Ealing's residents

- 4.8** Ealing's population is expected to grow over the plan period, and the number of households, particularly smaller households, is also increasing rapidly. There is also a recognised shortage of family housing and problems of overcrowding and empty or neglected properties in some areas of Ealing. The borough must accommodate growth in the most sustainable way possible and in a way that provides appropriate, high quality housing for all.
- 4.9** This growth could follow an 'Embracing Change' approach of high-density, high quality residential development in town centres and with more identified housing sites. Alternatively, development could follow a 'Protect the Past' approach of renovation and extension of existing buildings, including some conversions of non-residential property to new housing. High-density, centralised provision of housing may put pressure on services and open space in town centres, and may not provide the larger family homes that are required, whilst a more low-key programme of rehabilitation may not provide as many homes in the long term. Difficult choices may have to be made, but which approach would you prefer to see?

# How should we achieve borough-wide objectives?

## Issue 4.1

*How can we improve housing in Ealing?*

### Option 4.1a

Ensure that development meets the approved design standards, requiring efficient use of land, but resisting overdevelopment.

### Option 4.1b

Promote comprehensive regeneration of the Council's social housing stock, and encourage higher density and mixed use development.

### Option 4.1c

Improve the housing stock by encouraging renovation in the private sector, programming social housing rehabilitation to decent homes standard, and acting to remove sub-standard housing units constructed without permission in existing residential property.

## Issue 4.2

*How can we maintain an adequate supply of housing in the borough?*

### Option 4.2a

Identify housing sites throughout the borough and monitor housing targets.

### Option 4.2b

Identify additional housing sites and plan for delivery over five year periods.

## Option 4.2c

Identify properties for housing renovation or conversion, and appropriate residential infilling along street frontages.

## Issue 4.3

*How can we maximise affordable housing?*

### Option 4.3a

Encourage the provision of 50% affordable housing on sites capable of accommodating 15 units or more.

### Option 4.3b

Identify sites for affordable housing in areas with low levels of non-market housing.

### Option 4.3c

Encourage 50% affordable housing on all sites capable of accommodating 10 units or more.

## Issue 4.4

*How can we achieve the range of house sizes and types to meet Ealing's housing needs?*

### Option 4.4a

Regulate planning applications so that residential development reflects local housing need and contributes to the achievement of balanced residential communities.

## How should we achieve borough-wide objectives?

### Option 4.4b

Allow the introduction of more small units through high-density development at transport nodes and town centres, and require the developers to acquire empty property for re-use as affordable housing (or build family housing off-site in more appropriate locations) to meet local needs for family housing.

### Option 4.4c

Require developers to provide family housing to meet local needs, even if this precludes high-density schemes in certain areas.

### Issue 4.5

*How can we plan for the needs of gypsy and traveller communities?*

### Option 4.5a

Recognise the need for a travellers site at Bashley Road, Park Royal, and regulate planning applications for alternative or additional sites on the basis of need and design quality.

### Option 4.5b

Promote the development of small sites for gypsies and travellers, for long term, short term and transit accommodation, based on identified needs.

### Option 4.5c

Improve the existing Bashley Road site, and identify permanent housing that meets the needs of gypsy and traveller households in Ealing.

# How should we achieve borough-wide objectives?

## 5 Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing

- 4.10** Reducing car use and the transport of freight by road is essential in order to make Ealing more sustainable. It will also have beneficial impacts on health, safety and the environment. Sustainable transport networks include those that provide wider alternatives to the private car, e.g. improvements to public transport, expansion and improvement of pedestrian and cycle routes, and infrastructure for moving freight by rail and water.
- 4.11** The creation of 'Home Zones', improvements to green corridors, promotion of low car housing schemes and the extension of controlled parking zones are all additional measures that could also be employed to make Ealing's transport networks more sustainable. We also need to consider whether car parking should be sought as an integral part of every new major development scheme, or whether we should use development opportunities to provide more public car parking facilities.
- 4.12** Transport networks have to be convenient and cost effective for providers and users, and the environmental impact of constructing new transport schemes must be weighed against their potential benefits. The value of proposed transport schemes in preventing social exclusion should also be considered.
- 4.13** The most controversial transport project is the West London Tram. Options for and against the project are indicated below. The alternative approach emphasises improved bus services, (including dedicated fast bus services), protects safety and the movement of traffic along the Uxbridge Road, and protects nearby residential streets from through traffic.
- 4.14** What transport initiatives do you think would help to make Ealing more accessible and sustainable?

### Issue 5.1

*How should we reduce congestion and car traffic in Ealing?*

### Option 5.1a

Regulate development on the basis of its location in relation to the established road hierarchy and the traffic impacts of the proposal.

# How should we achieve borough-wide objectives?

## Option 5.1b

Introduce highway improvements to key gateway routes, including Southall and North Greenford.

## Option 5.1c

Improve management of the highway network by congestion charging for cars with less than two passengers, and those moving both into and out of the borough during the morning and evening peak period.

## Issue 5.2

*How can we reduce the impact of heavy goods vehicles on Ealing's road network?*

## Option 5.2a

Encourage businesses to consider canal and rail freight options, and to ensure adequate off-road servicing for new commercial development.

## Option 5.2b

Build a road/rail/freight interchange for West London within the borough.

## Option 5.2c

Restrict heavy goods vehicles by prohibiting peak hour servicing and HGVs servicing small shops.

# How should we achieve borough-wide objectives?

## Issue 5.3

*How can we encourage walking and cycling?*

### Option 5.3a

Retain and enhance identified cycle routes and footpaths, and links from them to development sites.

### Option 5.3b

Identify more comprehensive cycle routes and footpath networks linking residential areas to workplaces, shops, green space, community facilities and public transport, and improve public realm design and signage.

### Option 5.3c

Restrict parking in cycle lanes on the highway, and link routes by laying out cycle paths through parkland; prevent parking and obstruction of footways, and ensure proper crossing points for highways, including traffic lights, tactile paving and dropped kerbs.

## Issue 5.4

*How should we respond to the Mayor of London's West London Tram route?*

### Option 5.4a

Promote the West London Tram project.

### Option 5.4b

Oppose the Tram, and use the resources available for this project for a more dispersed pattern of transport investment, boosting access to and along the Uxbridge Road corridor, and enhancing north-south public transport movement in West London.

# How should we achieve borough-wide objectives?

## Option 5.4c

As option B - Oppose the Tram, and use the resources available for this project for a more dispersed pattern of transport investment.

## Issue 5.5

*How should we plan for rail and underground use and development?*

## Option 5.5a

Promote CrossRail and the consequent station regeneration at Actonmainline, Ealing Broadway, West Ealing, Hanwell and Southall, a new Central Line interchange station at Park Royal and a new station to service the Chiswick works development.

## Option 5.5b

Bring forward redevelopment of Ealing Broadway and Southall stations to facilitate and service major development opportunities nearby. Also promote regeneration of Greenford station and North Acton station in conjunction with development of adjoining land.

## Option 5.5c

Protect the unique character of Ealing's underground and railway stations, and promote their enhancement to improve their attractiveness and accessibility.

# How should we achieve borough-wide objectives?

## Issue 5.6

*How can we improve the bus network in Ealing?*

### Option 5.6a

Promote bus use through travel planning initiatives.

### Option 5.6b

Promote Fastbus, on a dedicated route between Wembley, Park Royal, Acton and Ealing, as well as other bus service improvements; also provide for bus stations at Ealing's town centres, and a bus garage at Park Royal.

### Option 5.6c

Increase the public transport accessibility levels in residential and employment areas in Ealing, by encouraging the introduction of more single deck accessible 'E' buses into these areas.

## Issue 5.7

*How should we plan for parking in the borough?*

### Option 5.7a

Promote a restraint-based approach to car parking, with most restriction in town centres and at Westgate and Park Royal.

### Option 5.7b

Plan positively for public car parks in town centres, and relate parking provision in new development to public transport accessibility, within Outer London maxima.

## How should we achieve borough-wide objectives?

### Option 5.7c

Constrain car parking to encourage greater use of more sustainable modes of travel and channel jobs and inward investment towards more sustainable locations with high PTAL.

## 6 Placing Ealing at the heart of West London's cultural, sports and leisure activity

- 4.15** Ealing has a thriving cultural and leisure sector with museums, galleries and local libraries, cinemas and theatres, sports centres and other facilities and regular cultural and leisure events take place. These provide opportunities for enjoyment, learning and participation for all Ealing's residents and visitors, and the London Olympics in 2012 will also provide new opportunities, which we should maximise for Ealing.
- 4.16** The small, local scale of some of these facilities, whilst making them very accessible and contributing to local communities, means that they only provide for a relatively small catchment area and cannot provide a full range of services. There are also areas of deficiency in the borough where access to such facilities is limited. Would it be better to redevelop some of our existing facilities for other uses and locate fewer, larger cultural and leisure facilities in the town centres, where people could access lots of different facilities in one place? Or do you think existing facilities should be retained and improved? Should sports and recreation facilities be provided as part of new housing development? What do you think we could do to make Ealing's sports, leisure and cultural facilities even better?

### Issue 6.1

*How should we plan for pools and sports halls?*

### Option 6.1a

Retain the existing network of pools, sports halls and artificial pitches.

# How should we achieve borough-wide objectives?

## Option 6.1b

Build new alternative facilities, fit for the 21st century on sites that become available, including on green space sites where there is no deficiency of open space in the area.

## Option 6.1c

Regenerate existing facilities, retaining their original character as buildings or spaces, and encourage new facilities in town centres.

## Issue 6.2

*How should we plan for additional outdoor sports provision?*

## Option 6.2a

Retain the existing network of outdoor recreation proposals in Green Belt, Metropolitan Open Land, public and community open space, and in association with education provision, and the network of artificial pitches.

## Option 6.2b

Provide new outdoor sports facilities in parks, including individual sports such as skateboarding and multipurpose games areas.

## Option 6.2c

Encourage dual use of existing pitches and playspace in schools, and ensure that new school building projects include community access to sports provision.

# How should we achieve borough-wide objectives?

## Issue 6.3

*How can we best provide for culture and leisure in Ealing?*

### Option 6.3a

Enhance local facilities as development opportunities allow, focussing in town centres, and well located for public transport access.

### Option 6.3b

Promote the grouping of facilities in multi-purpose 'community hubs' in town centres, and with smaller scale facilities located appropriately for their local catchment areas.

### Option 6.3c

Expand the use of school buildings and facilities to make them available for a range of community cultural and leisure uses.

## 7 Designing out crime and making Ealing's environment safe, attractive and accessible for all

- 4.17** The crime rate in Ealing is below the London average but above the average for England and Wales as a whole. We want to improve these figures and promote a safe and secure environment. There are a number of ways in which we can do this, through the good design of new development and the provision of facilities for policing across the borough. What do you think would be the most effective approach to reducing crime in Ealing? (Project link)

# How should we achieve borough-wide objectives?

## Issue 7.1

***How best to design for protecting the public?***

### Option 7.1a

Only permit new development where the layout and design is based on the promotion of a safe and secure environment, including the maximum possible adoption of natural surveillance of public space.

### Option 7.1b

Require appropriate lighting and closed circuit television cameras, linked to properly authorised monitoring facilities in all commercial and leisure developments.

### Option 7.1c

Avoid overt security measures, but limit public access on routes where people might be vulnerable to attack.

## Issue 7.2

***What sort of crime prevention proposals should we introduce?***

### Option 7.2a

There are no specific proposals in the existing development plan.

### Option 7.2b

Introduce a comprehensive programme of proposals based on a survey of high crime areas and the characteristics of crime in those areas.

# How should we achieve borough-wide objectives?

## Option 7.2c

Design for safe cash handling in shops and at automatic transaction machines (ATMs) to ensure safety of customers and counter staff, and secure servicing facilities for staff delivering cash to these premises and installations.

## Issue 7.3

*What facilities should be provided for the police and judiciary?*

## Option 7.3a

Enhance local facilities as development opportunities allow, with no specific sites identified.

## Option 7.3b

Provide a borough-wide police patrol base and custody centre with good access to the strategic road network, introduce 'police shops' in town centres, provide accommodation for Safer Neighbourhood Teams in regeneration areas, consolidate the magistrates' court service into a single facility and provide new premises for the youth offending service.

## Option 7.3c

Retain existing police and judicial premises.

# How should we achieve borough-wide objectives?

## Issue 7.4

*How should we best cater for the Fire and Ambulance services?*

### Option 7.4a

There are no specific proposals in the existing development plan, but servicing arrangements for new development must make adequate provision for fire and ambulance vehicles to access the premises.

### Option 7.4b

Identify sites to meet the development requirements of these services.

### Option 7.4c

As option A – ensure that servicing arrangements for new development make adequate provision for fire and ambulance vehicles to access the premises.

## 8 Encouraging a healthy and independent population in Ealing

- 4.18** Over 15% of Ealing residents live with a long-term illness, health problem or disability that limits their daily activities or the work they can do. An effective health care service for all, which also offers residential care and community support to the most vulnerable people, is essential for ensuring that everybody in Ealing is able to lead independent lives. Demands for an inclusive and accessible environment and excellent health provision are therefore key issues for the borough. But should health care be provided on a local scale, so that it is as accessible as possible, or should it be more centralised, to enable integration, easy access by public transport, and as comprehensive a range of services as possible? Should we also maximise opportunities to integrate health, social care and education facilities?

# How should we achieve borough-wide objectives?

## Issue 8.1

*How should health facilities best be distributed across the borough?*

### Option 8.1a

There are no specific proposals in the existing development plan, but developers must consider the social impacts of their development in the area, and may need to contribute to additional health facilities to cater for the identified impacts.

### Option 8.1b

Provide for an identified range of hospitals, primary care facilities (larger integrated care centres, smaller health centres and doctors' surgeries), and a comprehensive network of local pharmacies to meet the changing needs of an increasing population and to replace outworn facilities.

### Option 8.1c

As option A – ensure that developers take account of and cater for the health impacts of their development projects.

## Issue 8.2

*How should we best support independent living for Ealing's residents?*

### Option 8.2a

Development of all types should be accessible to all, and the design of proposals is expected to be barrier free and inclusive; shopmobility is encouraged in Ealing's town centres and elsewhere, and accessible transport (including community transport) is promoted.

# How should we achieve borough-wide objectives?

## Option 8.2b

Introduce a range of social and community services in 'community hubs' in each town centre, providing a one-stop-shop approach in modern accessible accommodation, and with outreach services and more local facilities provided as appropriate.

## Option 8.2c

Audit the accessibility of existing public, community and commercial property, including highway and transport installations, and introduce a comprehensive programme of access improvement.

## 9 Achieving and sustaining prosperity for communities and businesses across Ealing

- 4.19** Ealing is situated within the "Western Wedge" which is one of the most dynamic areas of growth in the country. The London Plan (Draft Alterations) has identified that West London could accommodate 140,000 extra jobs by 2026, many of these within Ealing. Ealing is also in close proximity to the international "gateway" of Heathrow Airport and has strong links with the Asian economy through creative and other industries, particularly located in Southall.
- 4.20** Ealing is therefore economically buoyant, with lower unemployment than the London average and potential opportunities for major growth, particularly in the business services and retail sectors. Nevertheless areas for regeneration have been identified and planning may be able to promote economic activity and skills development to some extent. Growth will help to make Ealing more prosperous, bringing the benefits of more jobs and investment in the built environment and its surroundings. But this growth may have major environmental implications, such as increased transport demands and the requirement for more land for employment use. Should we try and reduce these impacts by intensifying business mainly in Ealing town centre and the Major Employment Locations, which are easily accessible by public transport (as suggested in the Embracing Change 'future')? Or, could this lead to the decline of local neighbourhood businesses, vital in maintaining local prosperity and character, particularly those at some distance from the major centres?

# How should we achieve borough-wide objectives?

## Issue 9.1

*How should we promote Ealing town centre?*

### Option 9.1a

Acknowledge Ealing town centre's role as a metropolitan centre and include a range of development sites and policies to fulfil this function, including a maximum target for retail provision, and careful regulation of alcohol- related development.

### Option 9.1b

Increase the retail offer (quantity and quality) of Ealing town centre to promote an attractive and distinctive centre, to enable the centre to serve its catchment population well, deliver improvements to retain the loyalty of Ealing shoppers in the face of new developments at White City, Uxbridge and Hounslow.

### Option 9.1c

Prioritise the retention of the character and amenity of Ealing Town Centre, and discourage development that would generate additional vehicle movements and congestion in the centre.

## Issue 9.2

*How should we promote Southall town centre?*

### Option 9.2a

Acknowledge Southall town centre's role as a major centre with a particular role in ethnic retailing, and include a range of development sites and policies to fulfil this function.

# How should we achieve borough-wide objectives?

## Option 9.2b

Reconsider the boundaries of the town centre and take the opportunity for high quality modern retail and allied development on the Southall Gas Works as part of a reconfigured centre, to complement Southall's ethnic retailing strengths.

## Option 9.2c

Restrict the growth of commercial uses to specified areas within the existing town centre, and return other areas to residential and community use compatible with the needs of the local population.

## Issue 9.3

*How should we promote the borough's district and neighbourhood centres?*

## Option 9.3a

Acknowledge the role of the district town centres of Acton, Greenford and Hanwell, and the range of development sites and policies to fulfil these town centre functions, and protect the functions of a network of smaller neighbourhood centres across the borough.

## Option 9.3b

Introduce strategies for delivering appropriate retail and allied development to meet needs, including the required community and cultural facilities, housing provision and transport requirements.

## Option 9.3c

Enhance the heritage value of the network of district and neighbourhood shopping centres across the borough.

# How should we achieve borough-wide objectives?

## Issue 9.4

*How should we plan for local centres and corner shops across the borough?*

### Option 9.4a

Retain a network of local centres based on designated shopping frontages, and a policy to protect corner shops.

### Option 9.4b

Review the network of local centres and corner shops in the light of the Retail Needs study, and the likely expenditure available within the catchments of the designated centres.

### Option 9.4c

Prioritise the protection of local shops providing food and other essential products easily accessible for local people, and the enhancement of these areas as focal points for the local community.

## Issue 9.5

*How should we promote Park Royal, the most important industrial area in London?*

### Option 9.5a

Protect the area as a community regeneration area, most of the area being designated as a major employment location, with a special designation for Park Royal's neighbourhood centre, special opportunity sites at the Southern Gateway and a range of development sites, sites for waste and mineral distribution, transport projects, and with some residential and green space and heritage designations.

# How should we achieve borough-wide objectives?

## Option 9.5b

Strengthen the priority for industrial and logistics development, while promoting a new public realm project for the Park Royal neighbourhood centre as a key location serving the business community, and expanding the Southern Gateway to achieve substantial growth in job opportunities, with an appropriate mix of residential and community provision.

## Option 9.5c

As option A, and emphasising high quality urban design in development of the neighbourhood centre and the Southern gateway, and achieving improvements in the quality of life of the residential communities within Park Royal.

## Issue 9.6

***How can we promote the major employment locations and employment sites across the borough?***

## Option 9.6a

Protect the designated major employment locations and employment land for appropriate business development.

## Option 9.6b

Identify and promote the development of premises needed by growth industries – media, food, logistics and waste management, and allow a more flexible approach to employment land in and adjacent to Southall town centre.

## Option 9.6c

As option A.

# How should we achieve borough-wide objectives?

## Issue 9.7

*How should we plan for community regeneration areas?*

### Option 9.7a

Encourage community and voluntary sector-led local partnerships which support the economic, physical and social regeneration of the priority areas identified in Park Royal, South Acton, Southall and Northolt.

### Option 9.7b

Take a lead in setting regeneration area strategies, leading and co-ordinating bids for resources and working closely with third sector and private sector partners to deliver area based regeneration.

### Option 9.7c

As option A.

## 10 Making Ealing a great place for young people and children to grow up

- 4.21** We want to provide a great start for Ealing's children and young people, ensuring that every one has the opportunity to live a healthy life, learn, participate and have fun. Particular issues for Ealing are a shortfall in secondary school places and a lack of sufficient play facilities. There is a need for a new secondary school for the North of the borough, requiring a share of the scarce and valuable land resources in this part of the borough. In addition to a new high school for the north of the borough we need to plan for around 1,600 additional school places to give us a capacity of 16,000 places for pupils aged 11-16.
- 4.22** Where do you think new schools could be located? Should we expand existing schools?
- 4.23** Numbers of live births are increasing – long-term projections from the GLA indicate that live births are expected to remain around 4,800 (approx. 300 a year more than in each of the years in the last decade). There is therefore a need to plan for new primary school places too. Your views on this are welcome.

# How should we achieve borough-wide objectives?

## Issue 10.1

*How should we plan for additional school places in the north of the borough?*

### Option 10.1a

There is no provision in the existing development plan, and the presumption would be development on brownfield land, with a preference for existing school sites.

### Option 10.1b

Allocate the best available site for a new high school in the north of the borough, giving this priority over alternative land uses, including green space designations.

### Option 10.1c

Promote a site on brownfield land adjoining green space, with a proper standard of playing field provision created on the green space.

## Issue 10.2

*How should we plan for the development of Children's care and education services?*

### Option 10.2a

There are no specific proposals in the existing development plan, but developers must consider the social impacts of their development in the area, and may need to contribute to additional facilities to cater for the identified impacts.

### Option 10.2b

Provide for an identified range of integrated children's care and education facilities to meet the changing needs of the borough and to replace outworn facilities.

# How should we achieve borough-wide objectives?

## Option 10.2c

As option A – ensure that developers take account of and cater for the impacts of their development projects.

## Issue 10.3

*How should we plan for higher and university education development in the borough?*

## Option 10.3a

There are no specific proposals in the existing development plan, but developers must consider the social impacts of their development in the area, and may need to contribute to new facilities to cater for the identified impacts.

## Option 10.3b

Provide for an identified range of additional higher and university education facilities to meet the changing needs of the population and to replace outworn facilities.

## Option 10.3c

As option A – ensure that developers take account of and cater for the health impacts of their development projects.

## Issue 10.4

*How should we plan for play space for the borough's children and young people?*

### Option 10.4a

Require the provision of play space at 3sqm per child bed space in residential development, as well as garden space requirements. More generally, developers may need to contribute to new facilities to cater for the identified impacts of their development.

### Option 10.4b

Provide for an identified range of facilities for play space, and increase the requirement (in line with the Mayor of London's proposals) to 10sqm per child.

### Option 10.4c

As option A – ensure that developers take account of and cater for the impacts of their development projects.

# How should we achieve borough-wide objectives?

## 5 How should we plan for your area?

### Introduction

This chapter considers the implications of the ten LDF objectives for each of the seven areas of the borough. As indicated in chapter four, it acknowledges that there are choices to be made about how these objectives might be achieved. Each opportunity for making a choice is expressed as an 'issue', and the actual choices are described as 'options'. The options reflect three different approaches (or 'futures') referred to in previous chapters –

- A: Following Established Policies (UDP)
- B: Embracing Change
- C: Protecting the Past.

Clearly, the future shape of each area of the borough would be very different if any one of these alternative futures were brought into being in its entirety. The seven sections set out below give an idea of what these would be like. Comments are requested on the best future for your area.

Beyond this, there are issues about how specific sites<sup>6</sup> should be developed or protected. For each site, options are offered, based on the three alternative approaches identified above. The site issues arise from the established policies in the adopted UDP (October 2004), from the views expressed by people who commented on the initial LDF consultation in March 2006, and from the Sustainable Community Strategy (July 2006) together with supporting strategies and action plans put forward by the local authority and other agencies in Ealing. In most areas, sites are set out in two tables, one for the town centre, and one for the wider area.

At the end of each section is a table setting out unmet needs and projects for the area. The issue is to find a site to accommodate the need in each case. The three options for responding to each need/project is the same in each case (and hence does not need to be set out in each table) -

- Option A - follow existing UDP policy - no site needs to be identified in the local development framework
- Option B - embrace change - identify and promote a new development site
- Option C - protect the past - adapt existing property for the purpose

### Conclusion

Comments are requested on the best way forward in relation to all of the sites in chapter 5, It is expected that preferences will vary according to the circumstances and the site, so that the future development of each area will be based on a mix of established policies, change and protection. People can of course put forward any other alternative

i The term 'site' means a place which has an address or a boundary referred to in this chapter.

## How should we plan for your area?

for the future of each site, and add other sites. All submissions will be considered in preparing a document on the preferred options for the future of the areas of the borough.

In summary, you are asked -

- What are your views on the sites put forward for your area and (if applicable) your town centre?
- Do you know of any other sites the LDF should refer to, and how should these be developed or protected?
- Do you agree with the list of unmet needs/projects at the end of each area section, and can you suggest where they should be developed?

## Areas

### Acton

#### 1. Acton Now

- 5.1 Acton is situated in the east of the Borough, closest to Central London, and has many of the characteristics of an inner city area. It is heavily built up with the large South Acton estate south of the town centre and more affluent suburbs towards Chiswick and Ealing. There is a shortage of open space in much of the area. The A40 cuts through the strategically important industrial and commercial Park Royal area, and there are further industrial areas at Acton Vale and South Acton. Some redevelopment has taken place in Acton Town Centre and a number of sites offer opportunities for mixed use. Acton and Park Royal have been designated as regeneration areas in the UDP and recent improvements have been made to the Town Square, including reinstatement of the street market.
- 5.2 Several high density residential schemes are under construction or recently completed, largely on former employment land, and there are proposals to increase density on the South Acton estate. Public transport is fairly good, although the town centre is not directly served by a tube station, and high rise development has taken place adjacent to North Acton station. Development opportunities may be promoted at Acton Main Line in connection with Cross Rail, and the need to improve public transport capacity through the town centre has been recognised.

#### Alternative Futures for Acton

##### Future A: Following Established Policies (UDP)

- 5.3 Existing policies would continue to safeguard designated employment locations, particularly along the A40 corridor at Park Royal, and new development would be considered in connection with Cross Rail proposals at Acton Main Line. The role of Acton town centre as a district centre, providing essentially convenience goods and services for local people would be consolidated. Mixed uses would be encouraged on identified development sites, notably the Town Hall site. These sites would provide additional housing at a high density, but most new housing would result from regeneration of the South Acton Estate. Further housing, to meet London Plan targets, would continue to be built on other employment sites as part of mixed use schemes. Affordable housing would make up 50% of all new housing and there would be a greater emphasis on family housing.
- 5.4 Policies to protect public open space would continue, with Acton Park upgraded to district park status. Increasing population would increase need for open space. The local heritage, Acton's Conservation Areas and listed buildings,

## How should we plan for your area?

would be protected. Environmental improvements along the A40 Green Corridor would be implemented along with proposals to improve cycling and walking, and appropriate public transport improvements, in particular West London Tram, would be considered.

### **Future B : Embracing Change.**

- 5.5** This future scenario envisages intensification of growth in town centres, where substantial planned growth at Ealing Broadway and White City would impact on Acton Town Centre, although Acton would not be a directly competing centre. Increased leisure facilities in the town centre, which currently has a tight catchment area, would be encouraged. More mixed uses to establish a community hub would be promoted in the Acton Town Hall quarter, including new library, social care offices, and performance space, and possibly at the Morrison's supermarket site adjacent to the Town Square. High density housing development would be concentrated on sites in the town centre and more land at non-strategic employment sites released for housing; higher growth would mean more finance available for necessary infrastructure improvements by means of legal agreements.
- 5.6** Business growth would be focused on Park Royal, with opportunity area status extended to the perfume factory site at Southern Gateway, Atlas Road redesignations as earlier Cross Rail safeguarding is lifted, opportunities taken up in the 'heart' of Park Royal around the Asda superstore, and further potential for development considered in conjunction with a new Park Royal station triggered by further building at the First Central office development. Provision for growth industries such as media would be encouraged. There would be support for Cross Rail and improved West London Transit measures, increase in public transport capacity, and growth would be focused in high PTAL areas. Higher growth would mean more stringent policy protection of open space in Acton, but only limited expansion, if any, of Conservation Areas, and a more flexible approach to development here and in the town centre.

### **Future C : Protecting the Past**

- 5.7** The emphasis would be on increasing high quality, low density, suburban housing and attractive, thriving, neighbourhood communities. A neighbourhood centre would be promoted as part of the regeneration of the South Acton estate as well as increasing school capacity, and investment encouraged in East Acton. Community Centres such as The Vale would be improved and gaps in primary health care addressed. New primary school facilities would need to be considered north of Western Avenue, and improvements to play facilities here and at Acton Park.
- 5.8** Local employment sites such as the South Acton MEL would be retained, changes of use discouraged, and scope for live/work units considered. A greater diversity of uses would be permitted in employment areas, possibly with a new swimming pool in South Acton MEL, and small, local, business promoted. The

# How should we plan for your area?

strong ethnic provision in the shopping centre reflects the diverse local population. Local shopping parades would be supported and changes of use prevented unless justified by very low demand.

- 5.9** There would be a focus on making the whole environment greener, identifying sites for additional open space and allotments, and improving access to sports facilities such as Twyford Avenue Sports Ground. Green networks would be provided for walking and cycling. Conservation Areas would be retained and their expansion considered, and heritage buildings and local vernacular would be protected. Good design of landmark buildings on prominent sites (Perfume Factory, NEC site) would be required.

## Acton Sites and Projects

Table 5.1 ACTON SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
<b>ACTON TOWN CENTRE (SEE CHAPTER 4 - ISSUE 9.3)</b>				
A01	Red Lion and Pineapple, 281 High St, Uxbridge Road W3	Within a Conservation Area and building identified as having facade or group value.	Allow redevelopment	Resist the loss of the existing building, and add to Local List of buildings of architectural or historic interest.
A02	Steyne Road Estate, W3	Town Centre site, no specific proposals	Allow redevelopment	Encourage on-going refurbishment
A03	Morrison's Superstore, King Street W3	Town Centre site, Retail, no specific proposals	Create landmark gateway with more intensive use, including Community Hub as part of redevelopment of Morrison's superstore with residential above.	Seek fuller use of site, while retaining existing building; including provision of community hub uses alongside retail store.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A04	133-137 Churchfield Road & Car Park, Hoopers Mews, 9-9a Market Place	Housing, shops and public car parking. Retention and enhancement of shop fronts of architectural value. (UDP development site 7)	High density residential and intensify retail provision.	Refurbish existing buildings and car park, allowing some extension.
A05	Crown Buildings, Mill Hill Terrace, 4-14 Crown Street, 191-197 High Street W3	Conservation Area and designated retail frontage. Development of shops and housing (UDP development site 8)	High density residential	Refurbish existing buildings
A06	Michael Flanders Centre, Church Road W3	Town Centre site within a conservation area; no specific proposals	Residential development	Provision of integrated day care services.
A07	The Redback Public House, High St, W3 and 264-278 High Street W3	Within the Town Centre and a Conservation Area; site includes some locally listed buildings and frontage considered to be of facade value; development site for shops, and / or housing, and / or employment	Allow redevelopment unconstrained by listing or facade value of existing buildings.	Resist the loss of the existing buildings, and add The Redback to Local List of buildings of architectural or historic interest.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		(UDP development site 10)		
A08	Acton Town Hall, High St, W3	Conservation Area, statutory listed building of architectural and historic interest and with façade or group value. Develop for mixed uses including community, employment, leisure, housing (part of UDP development site 12).	Rationalise existing Council property and release for alternative uses - high density residential, leisure and community use	Retain emphasis on local, community facilities. Community hub proposal involving refurbishment of sites A08 - 12 (alternative to Option B on site A03).
A09	Acton Baths, Salisbury St, W3	Conservation Area, local listed building of architectural and historic interest . Develop for mixed uses including community, employment, leisure, housing (part of UDP development site 12).	Relocate swimming baths and redevelop for alternative use	Retain emphasis on local community uses - refurbish existing building. Community hub proposal involving refurbishment of sites A08 - 12 (alternative to Option B on site A03).
A10	Acton library, High St, W3	Conservation Area, statutory listed building of architectural and historic interest	Relocate and refurbish existing building for alternative use	Retain emphasis on local community uses - refurbish existing building. Community hub proposal involving

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
				refurbishment of sites A08 - 12 (alternative to Option B on site A03).
A11	Acton Magistrates' Court, Winchester Street W3	Town Centre Site within the conservation area, no specific proposals	Release for alternative use (subject to consolidation of court services at Ealing Magistrates' Court - site E22).	Continue with existing court service. Community hub proposal involving refurbishment of sites A08 - 12 (alternative to Option B on site A03).
A12	Car park, Salisbury Street W3	Town Centre Site - no specific proposals.	Rationalise existing Council property and release for alternative uses	Maintain parking in conjunction with community uses. Community hub proposal involving refurbishment of sites A08 - 12 (alternative to Option B on site A03).
A13	40-48 (Beechworth House) & 48A High Street W3	Town Centre site within conservation area. Housing, and / or hotel, and / or leisure (UDP development site 11)	High density residential development.	Refurbish buildings to provide high density residential use.
A14	10 High Street W3	Town Centre site within conservation area, no specific proposals.	Create office base for community groups	Create office base for community groups (as option B)

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A15	Priory Centre, Acton Lane	Town Centre site, no specific proposals	Rationalise existing Council property and release for alternative uses	Refurbish building to high standard for continuing community use.
A16	Burlington Gardens	Town Centre site, CA, no specific proposals	Relinquish hostel premises for alternative housing needs	Refurbish building to high standard for continuing hostel use.
A17	North London Line Yard & 1-5 Birkbeck Mews, Birkbeck Road W3	Housing, and improved rail station / town centre access. Southern section of the site is located within the Green Corridor (UDP development site 13)	High density residential and redevelopment of Acton Central station at new site alongside High Street.	Protect existing business uses.
<b>PARK ROYAL (SEE CHAPTER 4 - ISSUE 9.5)</b>				
A101	Park Royal industrial estate	MEL/London Plan Strategic Employment Location. Promote as major business area in West London, including neighbourhood centre (around Asda) and gateway sites	Facilitate industrial use generally, and in the heart and main gateways, promote new job opportunities, including development of services / facilities, transport improvements and some enabling residential development	Refurbish the existing buildings and allow moderate extensions to industrial premises – improve transport at the heart and gateways and resist non-industrial intensification

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A101	Asda supermarket, car park and adjoining commercial premises, Park Royal Road, NW10	Park Royal Neighbourhood Centre	Remodel retail and add restaurants, commercial and community facilities, with residential units above.	Improve traffic movement and safety for pedestrians and cyclists, and establish an attractive green square in front of Asda
A102	Atlas Road NW10	Special Opportunity Site, including land safeguarded for new CrossRail line, and development site for employment (UDP development site 16)	Remove CrossRail safeguarding as site not needed for this project any longer, redesignate as Major Employment Location and promote for canal related uses..	Employment:and canal related use, as option B
A103	Travellers Site at Bashley Road NW10	Major Employment Location	Consider the capacity to extend site to meet additional needs for permanent accommodation	Improve site and access to community facilities
A104	Wesley Playing Fields, North Acton Road, NW10	Public Open Space	Seek improved play facilities	Designate and manage the site of nature conservation interest (SINC).
A105	North Acton station, Victoria Road NW10	Adjoins Southern Gateway Special Opportunity Site	Promote major improvements, prioritising disability access.	Ensure that improvements do not diminish the nature conservation value of adjoining land

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A106	The Perfume Factory, Wales Farm Road, NW10	Major employment location	Extend the Southern Gateway to include the site and enable a landmark building with a mix of uses and achieving employment gain.	Protect the locally listed building of architectural and / or historic interest, and encourage continuing industrial use.
A107	NEC House, Victoria Road, NW10	Special Opportunity Site in the Southern Gateway	Promote office development with environmental enhancements	Encourage rehabilitation of existing building.
A108	The area between North Acton station and the A40; it flanks Victoria Road and Portal Way, and is west of Wales Farm Road W3	Special Opportunity Site in the Southern Gateway - Mixed Development (UDP development site 17)	Promote intensification of development at this gateway site, in the context of an integrated approach to the gateway area.	Resist intensification and require provision of improved social and transport infrastructure and green space
A109	Ex Leamington Park Hospital site, Wales Farm Road W3	Special Opportunity Site in the Southern Gateway - Employment (UDP development site 18)	Mixed use	Community infrastructure, A40 landscaping/open space

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A110	North Acton Cemetery, Park Royal Road	Community open space and Nature Conservation Management Area	Consider intensification of use for cemetery and associated functions	Designate and manage the site of nature conservation interest (SINC).
A111	Acton RAILSIDES, including land at rear of Kendal Ave W3	Green corridor	Retain green corridor, but do not add further constraint on type of green space use.	Propose significant extension of Site of Interest for Nature Conservation (SINC) Site 17 to include all of sidings within the north & west Acton area
A112	Land along North London railway line, rear of Perryn Road W3 (and beyond).	Green corridor	Retain green corridor, but do not add further constraint on type of green space use.	Propose new site of interest for nature conservation (SINC) (note some minor overlap with existing site 17) along Silverlink Metro and Dudding Hill Loop railsides.
A113	Land at Western Avenue/Concord Road/Kendal Avenue W3	Major Employment Location - industrial employment (UDP development site 20)	Promote new development for a wider range of employment uses	Renovate existing buildings
A114	Land between Lakeside Drive and Western Ave NW10, north of Park Royal station.	Site for new Central Line station for easy interchange with Piccadilly Line station (Park Royal). Green Corridor and Site of	Promote development of station and propose partial reduction in site boundary	Promote development of station and enhance nature conservation value of adjoining green space.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		Interest for Nature Conservation - 'Guinness Mounds' - SINC 25		
See also Wider Ealing Area sites E103, E105, E106, E109, E110 - all of which relate to Park Royal				
<b>THE WIDER ACTON AREA</b>				
A115	Land at junction of Horn Lane / Western Ave W3	Employment Site and Green Corridor	Regard the site as part of the Southern Gateway to Park Royal. Promote residential development to enable implementation of attractive landscaped green corridor alongside Western Avenue.	Develop the whole site as a landscaped 'pocket park' with alongside the A40 green corridor.
A116	62 Horn Lane W3	Residential (UDP development site 2)	Promote residential development	Retain for business use
A117	Westfields Lodge, Westfields Road	Public Open Space within a residential area.	Redevelop hostel for family housing.	Refurbish hostel premises
A118	St. Aidans Church & buildings, Old Oak Common Lane W3	Mixed use (UDP development site 4)	Residential development	Retain in community use
A119	Trinity Way Estate	Residential, no specific proposals	Regenerate	Refurbish to ensure decent homes for existing residents

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A120	Government Buildings, Bromyard Avenue & Armstrong Road W3	Employment Site, Mixed use (UDP development site 1)	Release remaining employment floorspace for housing	Promote business use within mix of uses.
A121	Recreation Ground, Trinity Way	Metropolitan Open Land, part includes site of interest for nature conservation (SINC Site 22)	Retain existing designation, as option A.	Propose significant extension to boundary of site of interest for nature conservation.
A122	Cowley Road/Swainson Road, W3	Employment Site	Mixed development with housing gain (housing trajectory)	Ensure retention of employment functions
A123	Vale Estate - Beech Ave and The Vale, W3	Residential, no specific proposals	Regenerate	Refurbish to ensure decent homes for existing residents
A124	Vale Community Centre, Beech Avenue	Residential, no specific proposals	Redevelop	Refurbish existing building
A125	Acton Park - East Acton Lane and The Vale W3	Metropolitan Open Land, public open space, site of metropolitan importance for nature conservation (SINC Site 23), Conservation Area. Project to create district park.	Positive action to provide more intensive recreation facilities, including a new play centre	Positive action to implement Option A - include adjoining land to achieve district park status

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A126	Nature conservation area within Acton Park - East Acton Lane and The Vale W3	Metropolitan Open Land, public open space, site of metropolitan importance for nature conservation (SINC Site 23), Conservation Area. Project to create district park.	Resist extension of nature area, and retain existing boundary.	Propose significant extension to boundary to cover entire park
A127	Former pavilion on Southfields Recreation Ground, Southfield Road, W3	Public Open Space	Develop doctors' surgery on the site of the pavilion.	Refurbish the pavilion for park and recreation related use.
A128	Nature conservation area within Southfields Recreation Ground, Southfield Road W3	Public open space, SINC Site 21	Propose amendment (reduction) to site boundary	Promote improved management of nature conservation.
A129	Day Centre, Carlton Road W4	Residential Area, no specific proposals	Redevelop for housing	Special Needs Care service
A130	The Duke Public House, 75 South Parade W4	Residential area, Conservation Area, no specific proposals	Retain existing designation as per Option A	Add to Local List of buildings of architectural or historic interest.
A131	The Swan Public House, 119 Acton Lane W4	Residential area, no specific proposals	Retain existing designation as per Option A	Add to Local List of buildings of architectural or historic interest.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
A132	Jerome Allotments, Osborne Road W3	Community Open Space, site 16.	Retain existing designation as per Option A	Propose new site of Interest for Nature Conservation.
A133	South Acton estate, Bollo Lane - Bollo Bridge Road W3	Regenerate for Residential and Mixed Use (UDP Site 6)	Regenerate with selective redevelopment and improved social infrastructure.	Greener, lower density, development
A134	Sycamore lodge, Mill Hill Terrace W3	Residential Area, no specific proposals	Rebuild as an older persons care home	Refurbish existing building
A135	63 - 79 Gunnersbury Lane W3  2 - 14, 30 - 34 & 105 Mill Hill Road W3  Buildings on East side of Gunnersbury Lane W3, North of Mill Hill Tavern, up to and including 'The Hermitage'.  Lion Villas Gunnersbury Lane W3	Residential area, no specific proposals; adjacent to Mill Hill Park Conservation Area,	Retain existing designation as per Option A	Include new addresses in Conservation Area
A135 cont	115, 164 & 166, 180 - 194 even and 198 Avenue Road  38-62 even, 41, 47, 51 - 69 odd, 66-76 even, 71 - 77 odd, 81, 82 -	Residential area / Mill Hill Park Conservation Area; no specific proposals.	Retain existing designation as per Option A	Add buildings/features to Local List of buildings of architectural or historic interest.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	<p>86 even and 85 - 103 odd Mill Hill Road</p> <p>Entrance gate post and wall adj to no 2, 5, 11,37, 38, 40, 50 &amp; 52 Heathfield Road</p> <p>Entrance gates and walls adjacent to 1 and 2, 17 - 23 odd, 22, 24, 31, 31a &amp; 40 - 54 even Avenue Gardens</p> <p>Entrance gate posts and walls, 2 - 14 even, 11, 18, 20 and Ellerton Court flats 8-14 Avenue Crescent</p> <p>Remnants of old estate walls on south side of Avenue Road</p> <p>(all W3)</p>			
A136	Berrymead School, Osborne Road	Residential, no specific proposals	Reconstruction of school	Refurbish existing buildings
A137	South Acton Industrial Estate, Bollo Lane W3	Major Employment Location	Consider wider range of uses, developed in conjunction with and serving regeneration of South Acton estate (site	Promote local business and employment

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
			A133); possible introduction of neighbourhood shopping centre for South Acton; see also A138 & 139.	
A138	Learning Curve, 3 Roslin Road, W3	Major Employment Location	Consider alternative mixed uses in conjunction with sites 137 and 139.	retain / refurbish existing
A139	Waste and Recycling Centre, Stirling Road W3	Major Employment Location	Consider alternative mixed uses in conjunction with sites 137 and 138.	Retain and extend the waste and recycling centre
A141	Twyford School, Twyford Crescent W3	Residential Area, Conservation Area, statutory listed building of architectural and historic value.	Develop new school buildings to allow increased pupil intake.	Retain existing buildings and Incorporate community use
A142	Sports Ground, Twyford Avenue W3	Community Open Space	Allow intensification of sports activity and facilities on site.	Redesignate as Public Open Space and create new local park, promote sports facilities to relieve identified open space deficiency
A143	Bowls Clubhouse at Sports Ground, Twyford Avenue W3	Community Open Space	Retain existing designation as per Option A	Protect as a locally listed buildings of architectural and historic interest and

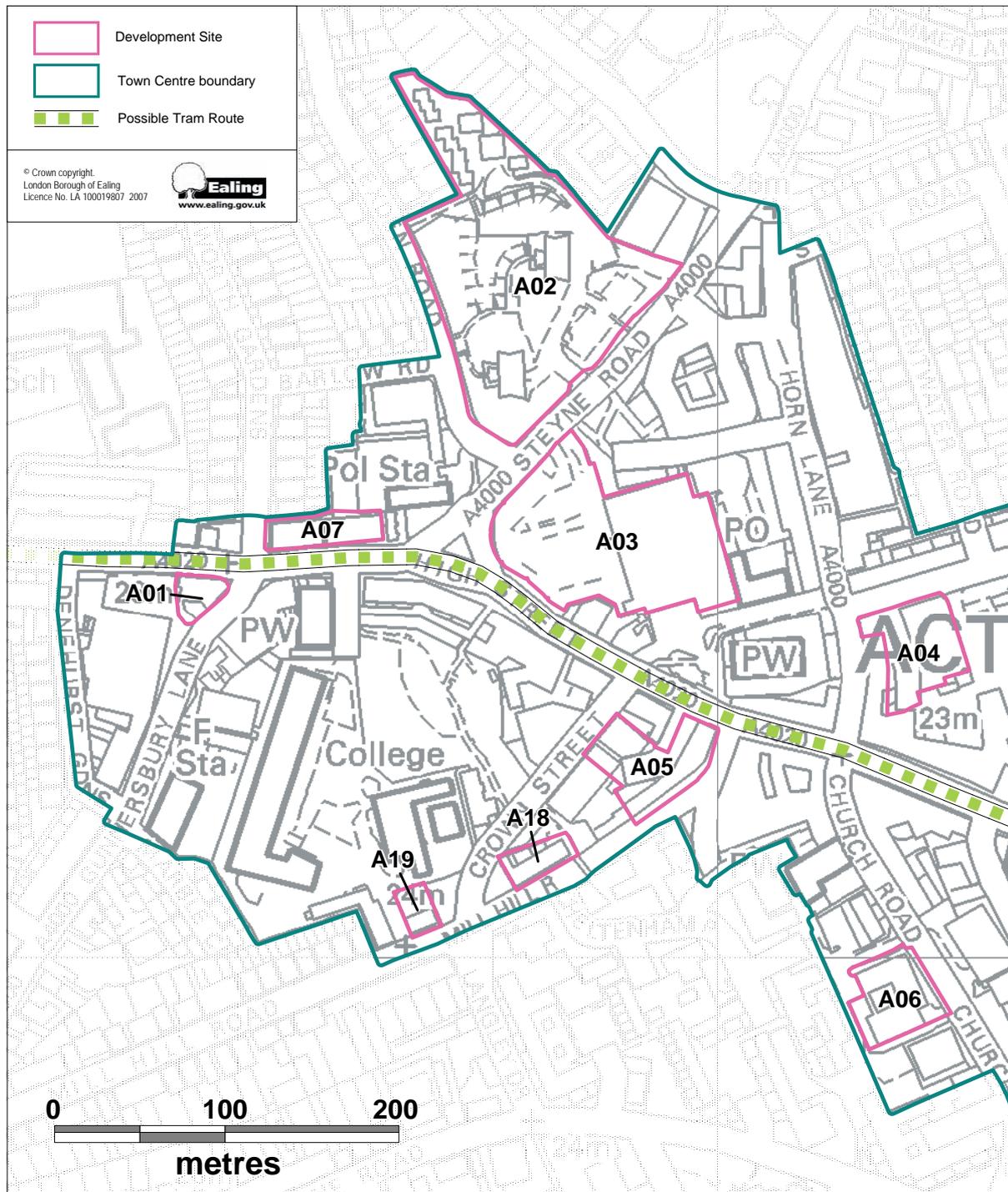
Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
				make subject to an Article 4(2) Direction
A144	West Acton community centre, Churchill Gardens W3	Residential Area, no specific proposals	Relocate community activities and redevelop for residential.	Retain and refurbish community centre.

Table 5.2 ACTON'S UNMET NEEDS AND PROJECTS

Reference Number	Issue: what sites to meet the following needs?
A201	Create new public open space in Park Royal
A202	Address local and district park deficiency in Acton
A203	Identify additional allotments
A204	Identify additional burial or alternative facilities
A205	Create new well-planned public open space in South Acton
A206	Develop combined heat and power plant in South Acton and in Park Royal
A207	Introduce facilities to reduce flood risk from sewers in Horn Lane area, and ensure that development does not exacerbate this risk

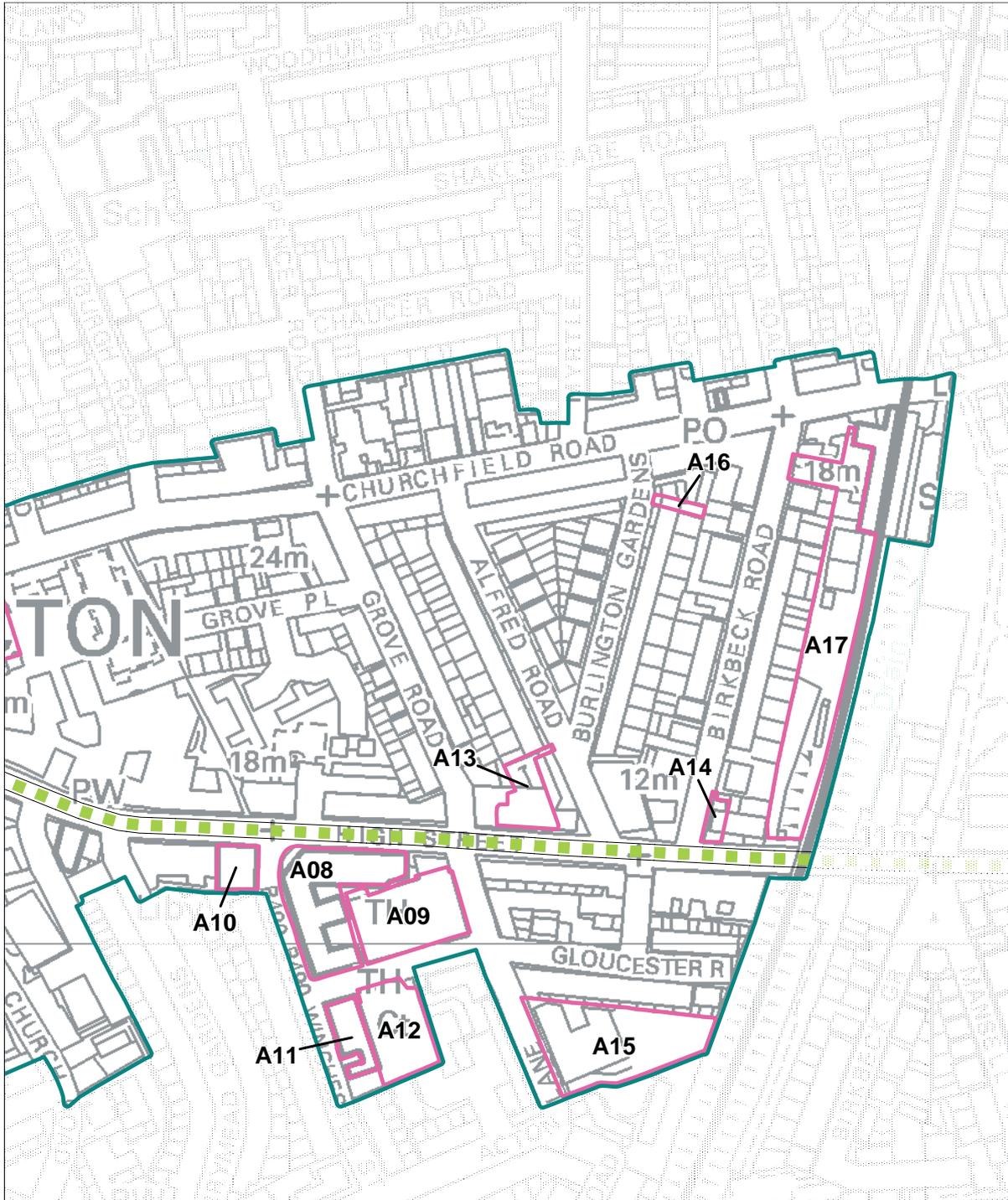
# How should we plan for your area?

Map 5.1 Acton Town Centre (West)



# How should we plan for your area?

Map 5.2 Acton Town Centre (East)





## Ealing

### 2. Ealing Now

- 5.10** The Ealing area comprises six wards: Cleveland, Hanger Hill, Ealing Broadway, Ealing Common, Walpole and Northfield, and has a population of approximately 78,800 (as at 2001 Census). Ealing town centre is a Metropolitan Centre, one of only 10 in London. It is the largest retail centre in the borough and has a thriving evening economy. The neighbourhood shopping centres of South Ealing, Northfields and Pitshanger help to serve the retail needs of the wider Ealing area.
- 5.11** The largest employment areas include the town centre (particularly the offices along the Uxbridge Road between West Ealing and Ealing Broadway) and Major Employment locations at Westgate and Brent Crescent near the Hanger Lane gyratory. The Major Employment Locations can be regarded as outliers of Park Royal, which is substantially dealt with in the Acton area section.
- 5.12** Sports, leisure and cultural facilities in Ealing include Gurnell sports centre, the Empire Cinema, the Questors Theatre, Walpole Park, which provides a venue for Ealing Summer Festival events, and the museum and gallery at Pitshanger Manor. Civic offices that serve the whole borough, such as the Town Hall and Magistrate's Court, are located in the town centre.
- 5.13** Ealing has high Public Transport Accessibility Levels, with a major transport hub at Ealing Broadway, overground and underground railway routes, numerous bus services and several major roads including the Uxbridge Road running east-west and the A406 North Circular Road running north-south.
- 5.14** Ealing's many residential areas have their own distinct character, and properties vary greatly in style, size and density of development. There has been much recent development of high-density flats around the town centre, whilst larger, lower-density family houses dominate some of the other neighbourhoods in Ealing. The largest areas of social housing are in West Ealing (Copley Close, Gurnell Grove and near Dean Gardens), Ealing Common (Village Farm estate) and South Ealing (North and South Roads).
- 5.15** The Ealing area includes thirteen designated Conservation areas, many statutory listed buildings, locally listed buildings, buildings of façade/group value and several landmark buildings, and three archaeological interest areas.
- 5.16** Ealing benefits from attractive open spaces and green corridors. These include part of the Brent River Park, which forms the northern boundary of the area, Walpole and Lammas parks south of the town centre, the open spaces along the A406 at Twyford Abbey, Hanger Hill, Barclays Bank sports ground, Ealing Common and Barons Pond, and the green spaces alongside the Greenford branch line in the west of the area. Walpole Park and Twyford Abbey are designated as heritage land. Nevertheless, some parts of the Ealing area have a local park deficiency.

# How should we plan for your area?

## Alternative Futures for Ealing

### Future A: Following Established Policies (UDP)

- 5.17** This future would acknowledge Ealing town centre's role as a metropolitan centre and include a range of development sites and policies to fulfil this function. There would be moderate residential and business growth in Ealing, mostly directed towards the town centre due to its excellent public transport links. Large mixed-use schemes such as those at Dickens Yard and the Arcadia Centre would be promoted. However, there would be a cap on retail development and careful regulation of alcohol-related development in central Ealing in order to maintain its character and avoid additional problems of congestion.
- 5.18** Designated, large-scale sites, close to the transport hub around Hanger Lane, in the north of Ealing, would also be a focus for business growth. Sustainable transport schemes, including the West London Tram route along the Uxbridge Road and CrossRail, are supported.
- 5.19** Community facilities would be protected from redevelopment for other uses unless adequate alternative facilities can be provided close to the original site. Improvements to such facilities would be sought as appropriate.
- 5.20** The area's numerous Conservation Areas would be protected and possibly extended, and designated open space would also be protected from development.

### Future B: Embracing Change

- 5.21** In this future, Ealing town centre would be a major focus for growth. The intention is to attract more Ealing residents to the centre, and provide an attractive, distinctive place to work, shop and spend leisure time relatively close to home. Similarly, new developments outside Ealing (at White City, Uxbridge and Hounslow) are doing the same for their catchment populations. By 2016, Ealing could have a potential capacity of between 18,000 and 25,000sqm of additional comparison retail floorspace. This would be achieved partly through the implementation of several major development projects already proposed in the current UDP, such as Arcadia, combined with the promotion of further mixed-use development of existing office buildings and other key sites. The retail growth element would be complemented by high density housing within mixed-use schemes.
- 5.22** Parking restrictions on new development would be relaxed and major public transport improvements sought. The West London Tram project would be opposed but CrossRail and improvements to bus and rail services supported. New road layouts, improving pedestrian permeability, would be incorporated into major development schemes in the town centre.

# How should we plan for your area?

**5.23** Open space would be protected with complementary facilities provided in appropriate locations where they would not have a detrimental impact on its open nature and recreational function.. However, where necessary for economic development, a loss of open space on a development site would be acceptable, provided it was in combination with an enhancement of remaining open space. This would allow more intensive use of open space for sport, leisure and play. Similarly, where necessary for economic growth, the redevelopment of heritage buildings may be acceptable within the town centre, but improvements to the existing buildings and/or the retention of historic features would be encouraged.

## Future C: Protecting the Past

**5.24** The character of the Ealing area would be protected and enhanced through the refurbishment of existing buildings for new occupiers and/or uses e.g. conversion of commercial to residential use. There would be more relaxed approach to the type of uses proposed within existing buildings, as long as these did not conflict with surrounding uses. This would reduce the pace of intensive new development, in the interests of the character of Ealing and preventing congestion in the town centre. It would also help to protect buildings on the statutory and local lists of buildings of historic or architectural merit. New additions to the local list would be sought, to further enhance the area's character and heritage.

**5.25** To ensure that vibrant local neighbourhoods are retained, convenience shops and other small businesses in the neighbourhood centres of Northfields, Pitshanger and South Ealing would be promoted to complement the town centre, with its greater focus on comparison goods. Community facilities currently dispersed throughout the Ealing area, e.g. West Ealing library and Gurnell sports centre, would also be retained to maintain accessible, local services and thriving communities.

**5.26** In addition to the improvement of local services, measures would be introduced to encourage walking and cycling, for example, improving footpath and cycleways along the North Circular corridor and implementing a new green corridor linking Barclays Bank Sports ground to Hanger Hill Park and Fox Reservoir. These measures would help to provide sustainable access to jobs, goods and services that local people need to access on a day-to-day basis. The West London Tram project would be opposed as it would not serve the interests of local people whilst protecting the environment, but other public transport improvements would be promoted.

**5.27** Open space for nature conservation, education and recreation is also very important and Ealing's many existing Sites of Interest for Nature Conservation (SINCs) would be enhanced and expanded and new nature conservation and open space sites would be designated, for example, Wildberry Nature Reserve and Twyford Abbey. Development of green space would not normally be permitted.

# How should we plan for your area?

## Ealing Sites and Projects

Table 5.3 EALING SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
<b>EALING TOWN CENTRE (SEE CHAPTER 4 - ISSUE 9.1)</b>				
E01	The Bell & 49, 51 & 53 The Mall/1A Northcote Avenue W5	Create Ealing Broadway 'Eastern Gateway'. Office development and opportunity for town centre uses on ground floor onto The Mall and residential/community uses onto Northcote Ave. Landmark building opportunity Within Ealing Town Centre Conservation Area. (UDP development site 54 - plus 49 The Mall)	Promote development as per option A, and add Hotel to list of acceptable development.	Refurbish the existing buildings and spaces, and add 49 The Mall and 1a Northcote Ave to local list of buildings of architectural or historic interest.
E02	Ealing Broadway Station, The Broadway W5	Station redevelopment and interchange improvement. Create major employment focus. Improved pedestrian access and environment. Possible bus station. (UDP development site 64).	Scope for comprehensive redevelopment to meet modern retail needs. Mix of uses including public open space, retail / commercial / residential and associated car parking.	Add to local list of buildings of architectural or historic interest -especially the Town Square and its frontage with lift towers, High Street Arcade and frontage, and The Broadway Frontage. Potential to add more floorspace by extensions; also
E03	The Town House, The Broadway	Building of façade or group value within designated shopping	Retain current designation.	Add to Local List of buildings of architectural or historic interest.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		frontage, no specific proposals.		
E04	Arcadia Centre, land over the railway, 1-4 Haven Lane, 9-42 The Broadway 1-10 Central Buildings, The Broadway, Haven Green W5	Mixed-use redevelopment comprising retail, residential, offices, interchange with West London Tram and possibly cinema and/or bus station (UDP development site 63).	Promote landmark urban development on the site as indicated in Option A, but with increased retail floorspace, and with active leisure uses for the community..	Town centre housing introduced in upper storeys as part of refurbishment of existing property for improved small and medium sized shops; add 35 The Broadway (Carphone shop) to local list of buildings of architectural or historic interest.
E05	Ealing Broadway Centre, High St W5	Ealing Town Centre, Conservation Area. Create new shopping floorspace in modern unit sizes in the existing centre by: relocating the public library to another site, convert the existing library to retail; consider extending retail units along High Street (linked to pedestrianisation of High St.) (UDP development site 57)	Retain current designation and develop as per UDP Option A..	Add to local list of buildings of architectural or historic interest -especially the Town Square and its frontage with lift towers, High Street Arcade and frontage, and The Broadway Frontage. Potential to add more floorspace by extensions; also enhance the square.
E06	Multi-storey car park Springbridge Road W5	Site located within town centre boundary, no specific proposals.	Extension to car park building to develop facilities - eg multi-use games area.	Enhance the access arrangements to optimise usage.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
E07	Park View, High Street W5	Building of façade or group value, Ealing Town Centre Conservation Area. No specific proposals.	Retain current designation.	Add to local list of buildings of architectural or historic interest
E08	23-45 High Street, 7-11 New Broadway, Sandringham Mews W5	Within Ealing Town Centre Conservation Area. Retail including a new 'lane' sensitively linking High Street with Bond Street. Creation of some new frontages to New Broadway and improved pedestrian access and permeability to Ealing Broadway Centre. Possible pedestrianisation of High Street with bus, disabled and service access only. Also scheme to include hotel and residential. (UDP development site 62)	Promote major development as per Option A - including also improvements along High Street and traffic calming.	Promote incremental improvement, including refurbishment of upper storeys of existing buildings and surfacing of car park.
E09	South side of New Broadway between cinema and Bond Street	Building of façade or group value within designated shopping frontage and Ealing Town Centre Conservation Area. No specific proposals.	Retain current designation.	Add to Local List of buildings of architectural or historic character.
E10	UGC Cinema, Uxbridge Road & land to rear/west side of Bond Street W5	Ealing Town Centre Conservation Area, local listed frontages. Subject to possible link road across part of this site linked with pedestrianisation of	Comprehensive redevelopment introducing modernist urban design and high densities.	Refurbish the existing buildings and improve service access and entrance to service space from Bond Street.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		High St.: Promote cafés, community arts, education, housing in "lanes development " linking Dickens Yard - Green - Ealing Studio. Keep cinema frontage and most of Bond St frontage, but with new permeability - informal & safe paths & open spaces; If cinema is not rebuilt on alternative site, improve existing cinema.(UDP development site 60)	Redevelop cinema and create north-south link through to Mattock Lane; also east-west link through to Bond St - to include retail etc uses on ground floor, with residential above.	
E11	Town Hall & Annexe, Council car parks (Dickens Yard), and nos. 2-12 New Broadway W5	Ealing Town Centre Conservation Area. Relocate council offices, demolish Town Hall Annexe and 2-12 New Broadway. Create new pedestrian square and mixed-use town centre development. Improve town hall as conference and community centre. Limited public car parking. (UDP development site 58).	Comprehensive redevelopment with high quality retail, commercial and community uses with residential above; new pedestrian routes, areas of public open space; adapt town hall to provide a mix of community & civic uses.	Development on Dickens Yard compatible with the character of Ealing Broadway in terms of architectural style & scale. Improvements to Victoria Hall (Ealing Town Hall) in conjunction with Dickens Yard development.
E12	Car Park, Arden Road W13 (NB Ealing studios is also mapped as E12 in error)	Site within town centre boundary, no specific proposals.	Promote development of multi-storey public car park for workers and shoppers	Develop for a mix of residential and community use.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
E13	Drayton Green Road/Hastings Road W13	Create West Ealing 'Northern Gateway -East'. Hotel, office and/or residential mixed-use. (UDP development site 61)	Promote offices in high quality development, inc well landscaped boulevard frontage along Uxbridge Rd. Possibly some residential along Craven Road.	Promote retention of existing business and improvement of existing buildings.
E14	Selected sites along north side of Uxbridge Road Corridor between Longfield Ave W5 and St Leonard's Road W13	High-density office redevelopment with possible ground floor leisure/restaurant use Some mixed-use of town centre uses inc residential. Landmark building possible.. (UDP development sites 65a, b and c)	Promote offices in high quality development with active ground floor uses, including well landscaped boulevard frontage along Uxbridge Road, and possibly some residential along Craven Rd	Promote refurbishment of office buildings and well landscaped boulevard frontage along Uxbridge Road.
E15	Selected sites along south side of Uxbridge Road between Barnes Pikle W5 and Culmington Road W13	High-density office redevelopment with possible ground floor leisure/restaurant use Some mixed-use of town centre uses inc residential. Landmark building possible.. (UDP site 66)	Promote offices in high quality development with active ground floor uses, including well landscaped boulevard frontage along Uxbridge Road.	Promote refurbishment of office buildings and well landscaped boulevard frontage along Uxbridge Road.
E16	The Broadway / Leeland Terrace / Leeland Road / Dean Gardens car park W13	Buildings of facade value and on local list. Build small shops and/or larger store with flats above.	Comprehensive redevelopment of eastern part of the site to provide retail,	Refurbish existing buildings and facilitate development of small shops on car

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		Promote local market and cafes. Link to Dean Gardens. New public car park. (UDP development site 59)	commercial and community uses at ground floor level with residential above and replacement parking.	park, with Leeland Terrace frontage.
E17	59 - 103 Broadway W13 and West Ealing Library, Melbourne Ave W13	Site located within town centre boundary, no specific proposals.	Promote redevelopment of existing retail, residential and library, for new mixed use project with a new public square, enlarged supermarket, new small shop units, new library and new residential units.	Refurbish the existing library and shopping.
E18	2-4 Uxbridge Rd W7 & 131-149 Broadway W13	Create West Ealing 'Western Gateway' with new shops and or local services, residential flats/hotel, improved doctor's surgery and community facility. Mixed development and landmark building opportunity. Retain locally listed surgery if possible. Comprehensive scheme across land holdings desirable. Five storeys (max) encouraged.	Promote residential redevelopment.	Refurbish existing buildings and allow infill along the frontage.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		(UDP development site 51)		
E19	Pitshanger Manor Gallery, Ealing Green W5, and surrounding parkland	MOL, public open space and heritage land, Statutory Listed Building, Ealing Green Conservation Area.	Develop facilities for the performing arts and a restaurant.	Develop in accordance with the conservation plan.
not mapped	Post Office, St Mary's House, BT building, Ealing Green W5	Employment Site and Conservation Area. Refurbishment of listed buildings and redevelopment of other buildings as media village linked to Ealing studios, inc performance space and museum. (Part of UDP site 55)	Promote development as per option A	Promote refurbishment of listed buildings and facilitate sympathetic redevelopment of other buildings, with some flexibility of usage.
E20	Site at Green Man Passage W13	Site within town centre boundary, no specific proposals.	Promote housing development	Retain as amenity space for existing residential area.
E21	(there is no E21)			
E22	Ealing Magistrates' Court, Green Man Lane W13	Locally listed building in town centre, no specific proposals.	Release for alternative use (subject to consolidation of court services at Acton Magistrates' Court - site A11) - convert for community or leisure use..	Continue with existing court service, allowing Acton court to be relinquished).
E23	Car park at Witham Road W13	Site located within town centre boundary, no specific proposals	Develop community use on site	Retain car parking for residential, including car club spaces.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
E24	Multi-storey car park, Singapore Road W13	Redevelopment of multi-storey car park to provide at least 100 good quality secure parking spaces with residential flats above (UDP development site 50)	Relocate car park and develop for commercial / residential use in conjunction with Green Man Lane estate regeneration.	As option B.
E25	Site at junction of Uxbridge Road and Eccleston Road W13	Building of façade or group value in town centre, no specific proposals.	Promote residential development with health use of ground floor	Promote small offices for community organisations.
<b>THE WIDER EALING AREA</b>				
E101	Railsides - Piccadilly and District line throughout the Ealing area	Green Corridor	Retain existing designation, but add no further constraints on use.	Designate and manage as a site of nature conservation interest (links to existing SINC 25 (see below))
E102	Railsides - from Ealing Broadway W5 to Hanwell W7	Green corridor and CrossRail Route	Retain existing designation, but add no further constraints on use.	Designate and manage as a site of nature conservation interest.
E103	North Circular Road, NW10 (See also Park Royal sites in Acton area section)	A strategic route, designated as green corridor	Improve footpaths and cycle routes	As option B
E104	Brent River Park between Western Avenue and railway bridge crossing	Metropolitan Open Land, public open space and community open space.	Retain existing designation, but add no further constraints on use.	Significant extension to adjoining site of interest for nature conservation

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	Ruislip Road East W5.			
E105	Brent River between Western Avenue & Hanger Lane W5 . (See also Park Royal sites in Acton area section)	Waterway, designated as green corridor	Retain existing designation, but add no further constraints on use.	Designate and manage as a site of nature conservation interest.
E106	Twyford Abbey, Twyford Abbey Road, NW10 (See also Park Royal sites in Acton area section)	Metropolitan Open Land, heritage land, nature conservation (SINC site 20). Development for community, leisure, hotel, education and retaining the open space. (UDP development site 19).	Hotel and leisure development – in a refurbished Abbey and setting, with some enabling development in the open space.	Refurbished Abbey and setting; creation of new public open space, restoring heritage land and extending the site for nature conservation. New park for the residents & workers of West Twyford & Park Royal.
E107	Allotments, Cleveley Crescent W5	Community Open Space and site of interest for nature conservation (site 34)	Retain existing designation, but add no further constraints on use.	Propose small extension to site of nature conservation interest at southern corner of site.
E108	There is no E108			
E109	Hanger Lane Gyratory, Hanger Lane W5	Green Corridor and site of interest for nature conservation (site 33)	Retain existing designation	Propose minor extension to northeast corner of site.
E110	Land adjoining Piccadilly Line between Western Ave	Metropolitan Open Land, Green Corridor, adjoining development site for mixed use (development site 22)	As Option A	Refurbish existing business and enhance the landscaping in the

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	and Lakeside Drive NW10 (See also Park Royal sites in Acton area section, especially A114 station and green space)			open space, in this 'western gateway' area linking Central Line and Piccadilly Line access to Park Royal.
E111	Land to the rear of Connell Crescent, W5, and fronting Western Ave W5.	Green Corridor	Retain existing designation	Positive action to promote greening of this area.
E112	Fox Wood and Hanger Hill park, Hillcrest Rd W5	Metropolitan Open Land and green corridor, and within the Hanger Hill (Haymills) Conservation Area, site of interest for nature conservation (SINC 24)	Propose amendments (some additions and minor reductions) to boundary of site.	Propose amendments (some additions and minor reductions) to boundary of site.
E113	Hanger Hill Wood, Hanger Lane W5	Metropolitan Open Land and public open space, site of interest for nature conservation (SINC 24)	Retain existing designation	Minor extension to boundary on eastern edge and new addition south of main wood.
E114	Ealing reservoir, West Rd W5	Metropolitan Open Land and within the Ealing Cricket Ground Conservation Area.	Retain existing designation	Designate and manage as a site of interest for nature conservation.
E115	St Augustin'e Priory, Hillcrest Road, W5	Metropolitan Open Land	Retain existing designation, but add no further constraints on open space use.	Designate and manage as a site of interest for nature conservation.
E116	Ellen Wilkinson girls' high	Residential area, no specific proposals	Respond to increasing	Refurbish existing school buildings,

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	school, Queen's Drive, W3		demand for school places by more intensive development on site	and improve community access out of hours, but ensure that playing field protected.
E117	64 Hanger Lane W5	Residential Area, Conservation Area, no specific proposals	Relocate hostel use, and redevelop for family housing to meet needs.	Retain and refurbish hostel.
E118 This should be further west on map.	Mason's Green Lane W3	Residential Area, no specific proposals	Retain existing designation	Designate and manage as a site of interest for nature conservation
E119	Green space from Fox Wood and Hanger Hill park to Hanger Hill wood and Barclays Bank sports ground, Park View Road W5	Metropolitan Open Land and Green Corridor, with some public open space, nature conservation interest and conservation area status.	Improve green links and access to open space between sites E112, E113, E114, E115 by allowing some 'enabling development' at Barclays Bank sports ground to bring this site back into use and generate a developer contribution to improvements in the area.	Improve green links and access to open space between sites E112, E113, E114, E115, programmed in conjunction with general improvements over the plan period.
E120	There is no 120			
E121	Gurnell Pool and sports centre, Ruislip Road East, W5	Metropolitan Open Land	Allow some additional development to improve facilities	Refurbish existing facilities and improve links with pitch sports on

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
				adjoining playing fields.
E122	Gurnell Grove estate, Gurnell Grove W5	Residential Area, no specific proposals	Regenerate	Refurbish to ensure decent homes for residents
E123	Land between Gurnell Grove and Hathaway Gardens W5	Green Corridor and public open space, and some land of nature conservation interest (SINC 27)	Retain current designation, but add no further constraints on open space use.	Designate and manage as a significantly extended site of interest for nature conservation
E124	Castlebar Park Station, Copley Close W5	Green Corridor	Regenerate station, including new convenience store	Refurbish and improve amenities and landscaping
E125	Copley Close Estate, Copley Close, W7	Residential Area - no specific proposals	Regenerate, including provision of additional health care facilities.	Refurbish to ensure decent homes for residents
E126	Montpelier school, Montpelier Rd W5	Residential Area, Conservation Area, no specific proposals	Expand school on to part of pool site	Refurbish within existing buildings
E127	Montpelier Park Wood, Montpelier Rd W5	Public Open Space, Conservation Area and site of interest for nature conservation (SINC 26)	Minor reduction in the nature area	Retain current designation.
E128	North Ealing school, Pitshanger Lane W5	Residential Area, no specific proposals	Expansion	Refurbish within existing buildings
E129	Grange Estate, The Knoll, W13	Residential Area, Conservation Area, site	Retain current designation	Small extension to boundary of site of

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		of interest for nature conservation (SINC 32)		interest for nature conservation.
E130	The Wheatsheaf, Haven Lane W5	Residential Area, Conservation Area, no specific proposals	Retain current designation	Add The Wheatsheaf to the local list of buildings of architectural or historic interest
E131	The Haven Arms, Haven Lane, W5	Residential Area, Conservation Area, no specific proposals	Retain current designation	Add The Haven Arms to the local list of buildings of architectural or historic interest
E132	48 Gordon Road W5	Residential Area, no specific proposals	Relinquish hostel and develop for family housing to meet needs.	Retain and refurbish hostel
E133	Impact Car Centre, Culmington Rd, W13	Residential Area, no specific proposals	Promote new residential development	Retain existing business use.
E134	78 Mattock Lane W5	Residential Area, Conservation Area, no specific proposals	Develop landmark health centre facility	Retain and refurbish existing building and use.
E135	Dean Gardens Estate, Dean Gardens, W13	Residential Area, no specific proposals	Regenerate	Refurbish to ensure decent homes for residents
E136	Land at Northfields Ave W13	Community Open Space, site of interest for nature conservation (SINC 29)	Retain existing designation	Extend the site of interest for nature conservation
E137	The Foresters, 2 Leighton Rd, W13	Neighbourhood Centre	Retain existing designation	Add to local list of buildings of architectural or historic interest

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
E138	Northfield Neighbourhood shopping centre, Northfields Ave, W13	Neighbourhood Centre, with designated shopping frontages	Reduce restrictions on change of use in shopping frontages	Act to prevent over-concentration of take-away food stores, and promote high quality small shops.
E139	Lammas Park Enclosure and nature area, Beaconsfield Road and Elers Road W5	Metropolitan Open Land and public open space, with sites of interest for nature conservation (SINC 38, 39)	Retain existing designation	Extend the sites of interest for nature conservation
E140	New Inn, St Mary's Rd W5	Residential Area, Conservation Area, no specific proposals	Retain current designation	Add to local list of buildings of architectural or historic interest
E141	Public car park, South Ealing Rd W5	Residential Area, Conservation Area, no specific proposals	Promote residential development	Retain car park
E142	Grange Primary School, Church Gardens W5	Residential Area, no specific proposals	Children's centre in new building on edge of school site	Children's centre in new building on edge of school site
E143	Allotments, Carbery Ave W3	Community Open Space	Retain current designation	Designate and manage as a site of interest for nature conservation
E144	Popefield playing field, Gunnersbury Ave, W5	Green Corridor and public open space	Retain current designation	Designate and manage as a site of interest for nature conservation
E145	Baron's Pond, Pope's Lane, W5	Metropolitan Open Land and public open space, and site of interest for nature conservation (SINC 31)	Retain existing designation	Minor extension to the boundary of the site of interest for nature conservation

## How should we plan for your area?

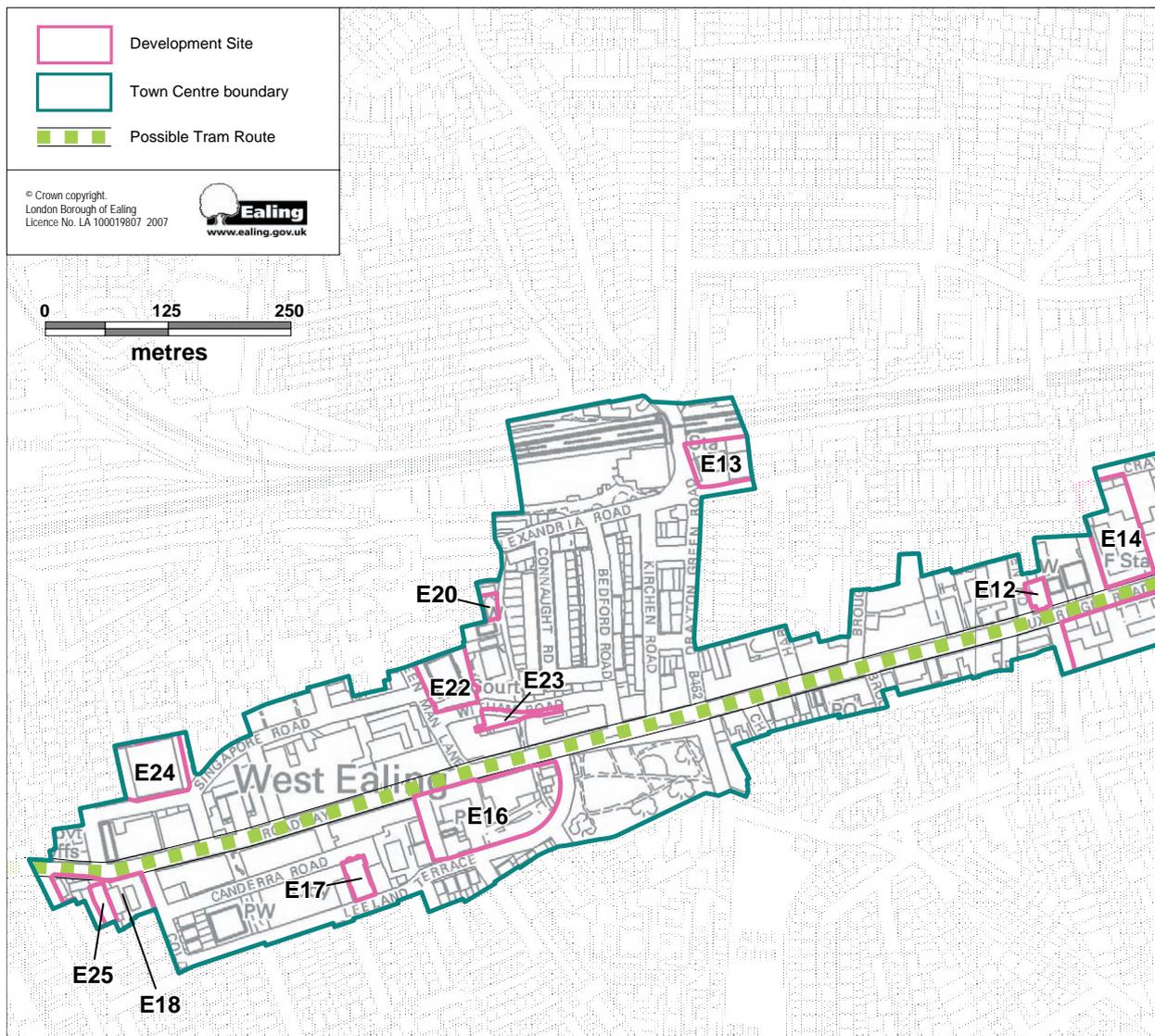
Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
E146	Ealing Common , Gunnersbury Ave W5	Metropolitan Open Land, Green corridor, Conservation Area, public open space, and site of interest for nature conservation (SINC 37)	Retain existing designation, but do not add constraints to the type of open space activity	Extend the site of interest for nature conservation to cover the whole of Ealing Common
E147	Village Park Estate, Pope's Lane W5	Residential Area, no specific proposals	Regenerate	Refurbish to ensure decent homes for residents
E148	South Ealing Cemetery, South Ealing Rd, W5	Community Open Space and nature conservation management area.	Retain current designation	Designate and manage as a site of interest for nature conservation
E148	Blondin Park, Windmill Rd, W5	Community Open Space, public open space and site of interest for nature conservation (SINC 40)	Minor reduction in the size of the nature area.	Promote and enhance the whole site for nature conservation.
E150	Wildberry Close, off Cawdor Crescent W7	Community Open Space	Retain existing designation	Designate and manage the area as a site of interest for nature conservation, in conjunction with accommodating Hanwell Boxing Club in the building on site, provided that it is compatible with local amenity and the natural environment.

Table 5.4 EALING'S UNMET NEEDS AND PROJECTS

Reference Number	Issue: what sites to meet the following needs?
E201	Ealing Town Centre - reduce over-concentration of licensed premises at Ealing Broadway, through promotion of alternative uses, and alternative locations for this type of leisure development
E202	Ealing Town Centre - promote a boulevard concept in landscaping and design treatment of the Uxbridge Rd corridor
E203	Ealing Town Centre - develop a new bus station
E204	Ealing Town Centre - provide appropriate public parking for visitors
E205	Ealing Town Centre - develop a major new sports hall
E206	Ealing Town Centre - identify site for flagship cultural venue
E207	Ealing Town Centre - introduce a range of community safety and crime prevention projects, funded through developer contributions
E208	North and West Ealing - identify sites to help make good the deficiency in local parkland in these areas
E209	General - identify sites where playgrounds need to be improved
E210	General - identify site for crematorium or for burial

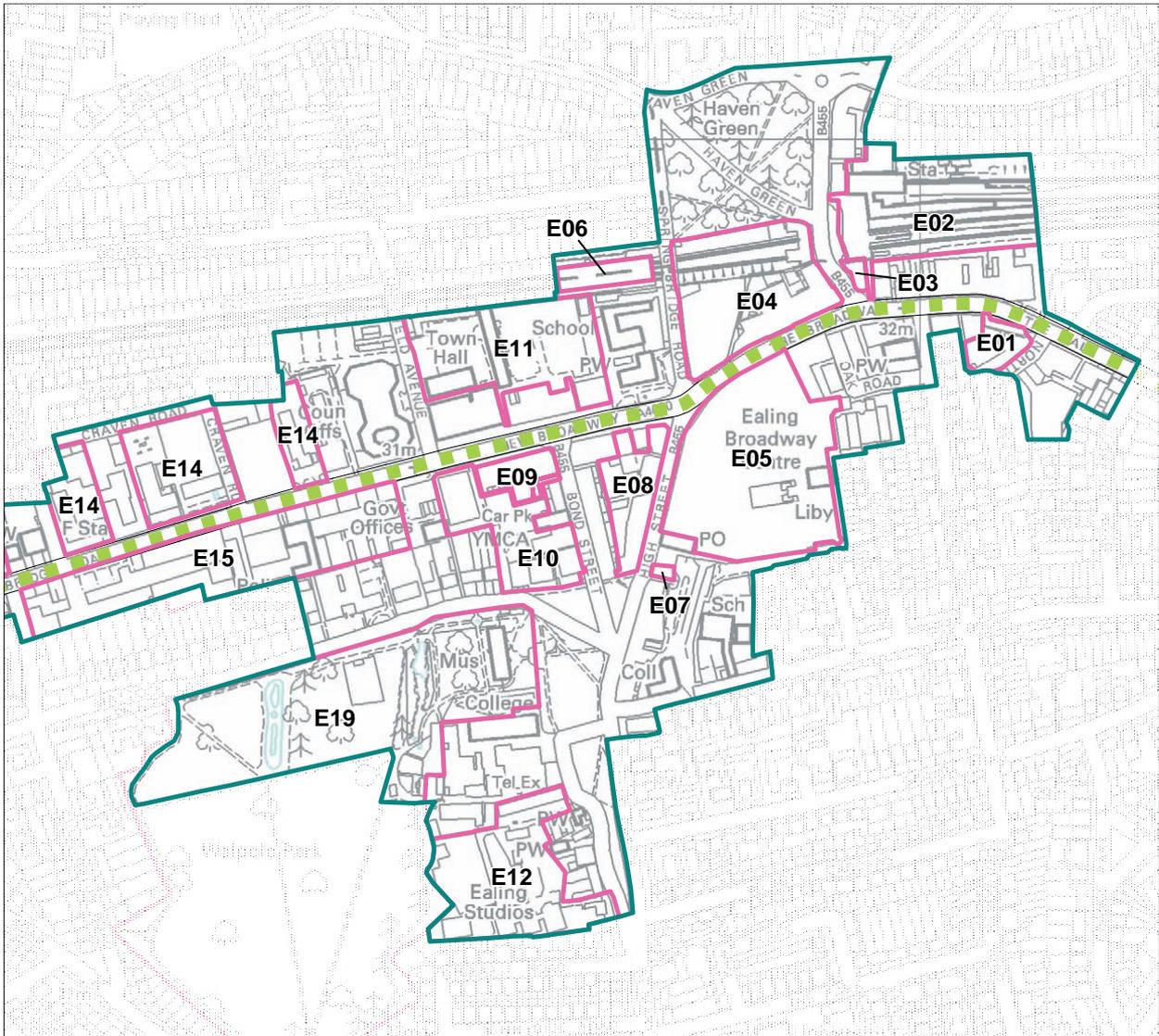
# How should we plan for your area?

Map 5.4 Ealing Town Centre (West)



# How should we plan for your area?

Map 5.5 Ealing Town Centre (East)





## Greenford

### 3. Greenford Now

- 5.28** Comprising 3 wards, Greenford is the fourth largest Committee area in the borough. Alongside Acton and Hanwell, Greenford is defined as a District Centre, and therefore is the main centre in the north west part of the borough, mainly serving residents of Greenford, Northolt and parts of Perivale and north Southall. In addition to Greenford town centre itself, there are also a number of smaller neighbourhood centres, including Sudbury Hill and West Way Cross.
- 5.29** Whilst Greenford is largely suburban and residential in character (Greenford was recently identified as a pilot for the Sustainable Suburbs Project), it also has a considerable commercial presence, particularly in the Greenford Green Ward (Greenford Park/Greenford Industrial Estate/Glaxo). A considerable area of Greenford is also defined by its open character. Notable areas of open space include Horsenden Hill (designated as MOL), and parts of Northolt and Greenford Countryside Park (Green Belt). Despite these substantial pockets of open space though, a significant area of Greenford, notably near Greenford Industrial Park, suffers from Local Park deficiency.

### Alternative Futures for Greenford

#### Future A: Following Established Policies (UDP)

- 5.30** Under this future, Greenford Town Centre would retain its District Centre status, within the overall hierarchy of centres within the borough. Moderate growth will be supported within the centre, which supports local shopping needs, and particularly growth serving the needs of the north west part of the borough. As part of this plan for managed growth, opportunities for the development of a street and farmers market will be promoted in the centre. Growth in the centres evening economy will also be supported, through a managed increase in cafes, restaurants, health and leisure facilities. The development of a new community hub in Greenford Town Centre is promoted, comprising a new library, social care offices, youth services, community centre and a modernised assembly hall. The smaller neighbourhood and local centres serving the Greenford area will continue to be protected primarily for their retail function.
- 5.31** Under this scenario Greenford Park/Industrial Estate would continue to be recognised as a Strategic Employment Site (Preferred Industrial Location/Industrial Business Park), and would be safeguarded for employment based uses, in the interests of ensuring an adequate supply of employment land floorspace within this part of the borough. The redevelopment of the Rockware Avenue Special Opportunity Site would be employment led.

## How should we plan for your area?

- 5.32** Areas defined for their open space value (Horsenden Hill, Ealing Northern and Northolt – Greenford Countryside Park) would continue to be safeguarded and protected. Through the development process, emphasis will also be placed on the need to secure adequate amenity/garden/play space provision as part of new development, and particularly in areas of open space deficiency.

### **Future B : Embracing Change**

- 5.33** Under the 'Embracing Change Future' Greenford Town Centre would benefit from increased investment/growth, developing its role as the main centre serving the north west of the borough (Greenford, Northolt and Perivale). Whilst Greenford would retain its District Centre status, within the overall borough hierarchy, the centres overall retail offer would be improved. Growth within the centre will also include the development of a new community hub, comprising a new library, social care offices, youth services, community centre and modernised assembly hall. Consideration will also be given to relocating Gurnell Pool within or close to the town centre. In order to support growth in Greenford town centre improvements would be sought to the public transport, pedestrian and cycle network. The quality of the town centre car park will also be improved. In particular new stop and shop parking bays are proposed within the town centre.

- 5.34** Conserving and enhancing green space is a key aim of this future. Notable areas of open space, including Horsenden Hill, Northern Ealing sports ground and Greenford/Northolt Countryside Park, would continue to be protected for their open space value. Whilst still safeguarding the value of this open space, more intensive use of this open space will be supported. For example at the Smiths Farm site the development of this green belt site for leisure/open space uses is promoted. The development of a new visitors centre at Northala fields would also be supported.

- 5.35** A new secondary school serving the north of the borough is to be developed. Four potential site locations are being explored, three of which are located within Greenford (Ealing Northern, Berkeley Fields and Horsenden Lane North).

### **Future C : Protecting the Past**

- 5.36** Under this future Greenford Town Centre would benefit from moderate growth, similar to that proposed under established policies. The focus of this growth will be in supporting the centre's local shopping function, particularly in terms of serving the more frequent shopping and service needs of the local resident population. Emphasis is also placed on protecting buildings of historic and architectural merit. In particular within Greenford Town Centre opportunities for protecting its art deco architecture will be promoted. Moreover new sites, including the Red Lion Public House are proposed to be added to the local list.

# How should we plan for your area?

- 5.37** The role of the existing neighbourhood/local centres will also be safeguarded. The existing retail function of the Neighbourhood Centres (Sudbury Hill/Westway Cross) will continue to be safeguarded and supported. Where needed investment in the general environment of these centres will be sought. Such improvements could include the provision of open space, seating, tree planting and landscaping.
- 5.38** Whilst recognising the need to ensure an adequate supply of employment land floorspace within this part of the borough, some alternative (and compatible) uses may be supported within the defined MEL (Greenford Park/Industrial Estate), particularly if it can be demonstrated that there is no demand for employment based uses at a particular site. Mixed use employment led redevelopment may also be supported where it is possible to retain the existing level of jobs at a site, albeit within a smaller floor area, and thus allowing for some non employment uses on the rest of the site. Similarly, whilst the redevelopment of the Rockware Avenue Special Opportunity Site, would have an employment component, a mixed use scheme comprising other uses including residential would be supported.
- 5.39** Improvements to the public transport network will be provided particularly along orbital routes. A network of off-road footpaths and cycle routes will be created linking Greenford to North Greenford.
- 5.40** Under this future existing open space will continue to be protected. Opportunities for increasing the provision of open space will also be supported. It is proposed that the network of formally designated nature conservation sites be extended under this scenario. Within Greenford, extensions are planned to seven existing sites, and four new sites have also been identified.

## Greenford Sites and Projects

Table 5.5 GREENFORD SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
<b>GREENFORD TOWN CENTRE (SEE CHAPTER 4 - ISSUE 9.3)</b>				
G01	Ravenor Farm, Oldfield Lane South, Greenford	Town Centre (UDP development site 86). Redevelop site for community uses and market. Develop new community hub for	Mixed use scheme including community facilities, residential and tourism, including	Renovate site, retaining the farm characteristics, and retaining motor cycle museum - heritage and

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		Greenford Town Centre, providing new library, social care offices, youth services, community centre and modernised assembly hall and release site for alternative use	London Motorcycle Museum.	community centre for Greenford
G02	19-25 Oldfield Lane South, Greenford Hall, Greenford Methodist Church, 2-12 Ruislip Road Greenford	Town Centre (forms part of wider UDP development site 87). Redevelop site for community uses (library, police, health, meeting/conference space, open space), retail, leisure and housing. Dependent on the retention and enhancement or satisfactory relocation of all community and faith facilities. Locally listed buildings.	Redevelop site as new Community Hub serving Greenford, including a range of facilities and an element of residential use.	Retention of existing uses including assembly hall, police station, clinic, library and hostel
G03	Car park, Greenford Broadway	Town Centre site, part of UDP development site 88. Develop indoor market on the site.	Promote mixed use development - retail, residential & community, plus parking.	Retain and enhance the car park, and use for market
G04	19-31 The Broadway, Greenford	Town Centre, designated shopping frontage and building of Façade or Group Value (UDP development site 88). Mixed use development	High density mixed-use development	Retention of existing retail frontage with residential over. Protection of existing façade.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		comprising retail, office and housing.		
G05	The Red Lion, The Broadway, Greenford	Town centre site, facade value.	Retain existing designation	Add building to local list of buildings of architectural or historic character.
G06	458 - 462 Greenford Rd, Greenford	Town Centre and Building of Façade or Group Value (UDP development site 91). Mixed use development comprising retail, restaurant/café with residential over.	Promote development as per option A	Retain and refurbish existing buildings and enhance active frontage.
G08	311-319 Ruislip Road East, 412-424 Greenford Road & Progress House Greenford	Town Centre Building of Façade or Group Value, proposed for mixed use development comprising retail with residential and offices (UDP development site 92)	More intensive mixed use development involving an increase in building height.	retain existing buildings of facade value, for retail with residential over.
Whole town centre	Greenford Town Centre	Town Centre, Buildings of Group or Façade Value, designated frontages, UDP development sites (various)	Retain existing designations	'Good for Greenford' - protect and enhance the 'art deco' style of the town centre
<b>WIDER GREENFORD AREA</b>				
G103	Halsbury Road Cutting (site 52)	Metropolitan Open Land (part), Green Corridor (part), residential area (part).	Retain as current designation (residential area)	Minor boundary extensions to east and west edge of

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	(Site EaBI08)		(part, Metropolitan Open Land) only.	nature conservation site
G104	Woodend Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
G105	Ealing Northern Sports Ground	Metropolitan Open Land, Public Open Space and site of nature conservation interest (SINC)	Develop new high school	Extend boundary of nature conservation site (EaBI11/46)
G106	Grove Farm (formerly Ealing Northern Sports Ground) (site EaBI11/46)	Metropolitan Open Land, Public Open Space, site of nature conservation interest (SINC 46)	Retain as current designation only as per option A	Very minor boundary extension to nature conservation site designation
G107	Ridding Lane Open Space (EaL35)	Residential area and Public Open Space	Retain as current designation only as per option A	Designate new site of importance for nature conservation
G109	631-635 Whitton Avenue West, Greenford	Residential area. Housing (housing trajectory)	Promote residential development as per option A	Retain as retail at ground floor with residential above
G110	Horsenden Primary School	Residential area, no specific proposals.	Proposed new children's centre	

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
G111	Land off Horsenden Lane North	Metropolitan Open Land, Public Open Space and Nature Conservation Management Area	Develop new school	Promote active open space uses
G112	Berkeley Fields, off Berkeley Avenue	Metropolitan Open Land, Public Open Space and Nature Conservation Management Area	Develop new school	Promote active open space uses
G113	Lyons Tree Belt (site EaBII08/55)	Residential area (part), Major Employment Location (part), site of nature conservation interest (SINC 55), UDP Development site 79.	Retain as current designation (MEL) only as per option A	Minor boundary extension to nature conservation site designation
G114	Lyons Tetley Site, Oldfield Lane North Greenford	Major Employment Location (UDP development site 79)	Major Employment Location (UDP development site 79)	Retention of existing buildings for industrial or warehousing
G115	Black Horse Public House, Oldfield Lane North	Major Employment Location (forms part of much wider development site 79)	Retain current designation	Add site to Local List
G116	Butlers Wharf site	Special Opportunity Site for employment led development (UDP development site 80)	High density residential led mixed use development	Redesignate as Major Employment Location

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
G117	Travis Perkins site, Horsenden Lane North	Metropolitan Open Land and site of nature conservation interest (SMI).	Promote residential development	Promote active open space use for the public
G118	Horsenden Farm	Metropolitan Open Land, Site of Metropolitan Importance for Nature Conservation, no specific proposals.	Develop new community facilities at this site	Promote active open space uses
G119	Greenford Station	Residential area, no specific proposals	Promote development associated with station improvements	
G120	Oldfield Lane Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development
G121	Greenford Birch Wood (site EaBI06/48)	Green Belt, Public Open Space, site of nature conservation interest (SINC 48)	Retain as current designation only as per option A	Minor adjustment and boundary extension to nature conservation designation
G122	Oldfield Primary School (EaL45)	Residential area and Public Open Space	Retain as current designation only as per option A	Designate new site of importance for nature conservation
G123	Bridge Public House, Western	Residential area, no specific proposals in UDP	Retain current designation	Add site to Local List

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	Ave at Greenford Rd Junction			
G124	Vacant land beneath the Greenford roundabout	Green Corridor, no specific proposals	Develop new skate park	Promote improved landscaping to enhance Green Corridor function
G125	Cowgate Road Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development
G127	Holy Cross Churchyard, Greenford (site EaL08/49)	Residential area, site of nature conservation interest (SINC 49)	Retain as current designation only as per option A	Minor boundary extension to western edge of nature conservation site designation
G128	Derelict lock-up garage areas off Chinnor Crescent	Residential area, no specific proposals in UDP	Promote residential development	Refurbish
G129	Ravenor Park Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development
G130	Smiths Farm Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment	Refurbish the estate without major development.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
			with mixed tenure.	
G131	Smiths Farm & Allendale, Kensington Road	Green Belt & Public Open Space (UDP development site 83). Develop leisure/open space uses on site with aim of achieving District Park status.	Develop leisure/open space uses on site with aim of achieving District Park status.	Retain as informal open space
G132	Smith's Farm, Marnham Fields, Bridge Farm Open Space and Greenford Lagoons (site 63) (GLA site reference EaBI03)	Green Belt, Public Open Space and site of nature conservation interest (SINC 63)	Retain as current designation only (Green Belt, Public Open Space) as per option A	Minor boundary extension to north west edge of nature conservation site designation
G133	Northala Fields	Green Belt, Public Open Space and Nature Conservation Management Area.	Develop a new visitor's centre	Green Belt, Public Open Space and Nature Conservation Management Area.
G134	Gifford Primary School	Special Opportunity Site (UDP development site 81).	Redevelop site for community facilities, including a new childrens centre	Refurbish existing buildngs
G135	Rectory Park Estate	Residential area, no specific proposals.	Regenerate whole estate, including	Refurbish the estate without

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
			redevelopment with mixed tenure.	major development.
G136	South East Northolt Estate	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
G137	Grand Union Village	Special Opportunity Site for mixed use redevelopment (UDP development site 81)	Develop health centre/community facilities	Develop health centre/community facilities
G138	301 Ruislip Road	Residential area. Government building currently in office use. No specific proposals in the UDP.	Promote residential development	Refurbish and retain as office building
G139	Greenford High School, Ruislip Road	Residential area, no specific proposals in UDP	Provide additional accommodation within the school grounds for an Enterprise Diploma Centre	Safeguard school playing fields from built development
G140	Litten Nature reserve, Oldfield Lane South	Site of nature conservation interest (SINC)	Extend boundary of nature conservation site	Extend boundary of nature conservation site
G141	David Cousins Centre, MHT Office and Windmill Nursery,	Residential area, no specific proposals in UDP	Promote residential development	Retain as community facility

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	Windmill Lane			
G142	Greenford Park Cemetery (Site EaB1124/part of NCMA)	Metropolitan Open Land, Nature Conservation Management Area, Community Open Space (part)	Retain as current designation only as per option A	Designate new site of importance for nature conservation
G143	Greenford Depot, Greenford Road	Residential area, Employment Site and a Waste and Recycling Site	Redevelop for new community uses (swimming pool and/or new secondary school)	Develop additional waste management facilities increasing capacity for recycling
G144	Allen Court Estate	Residential area, no specific proposals	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development
G145	Northolt /Greenford industrial areas (Oldfield Lane North, Long Drive etc.)	Major Employment Location – retain for industrial/commercial uses	Promote alternative freight traffic route from employment areas to A40 in North Greenford. Develop wharfs to serve the estate	Promote alternative freight traffic route from employment areas to A40 in North Greenford. Develop wharfs to serve the estate

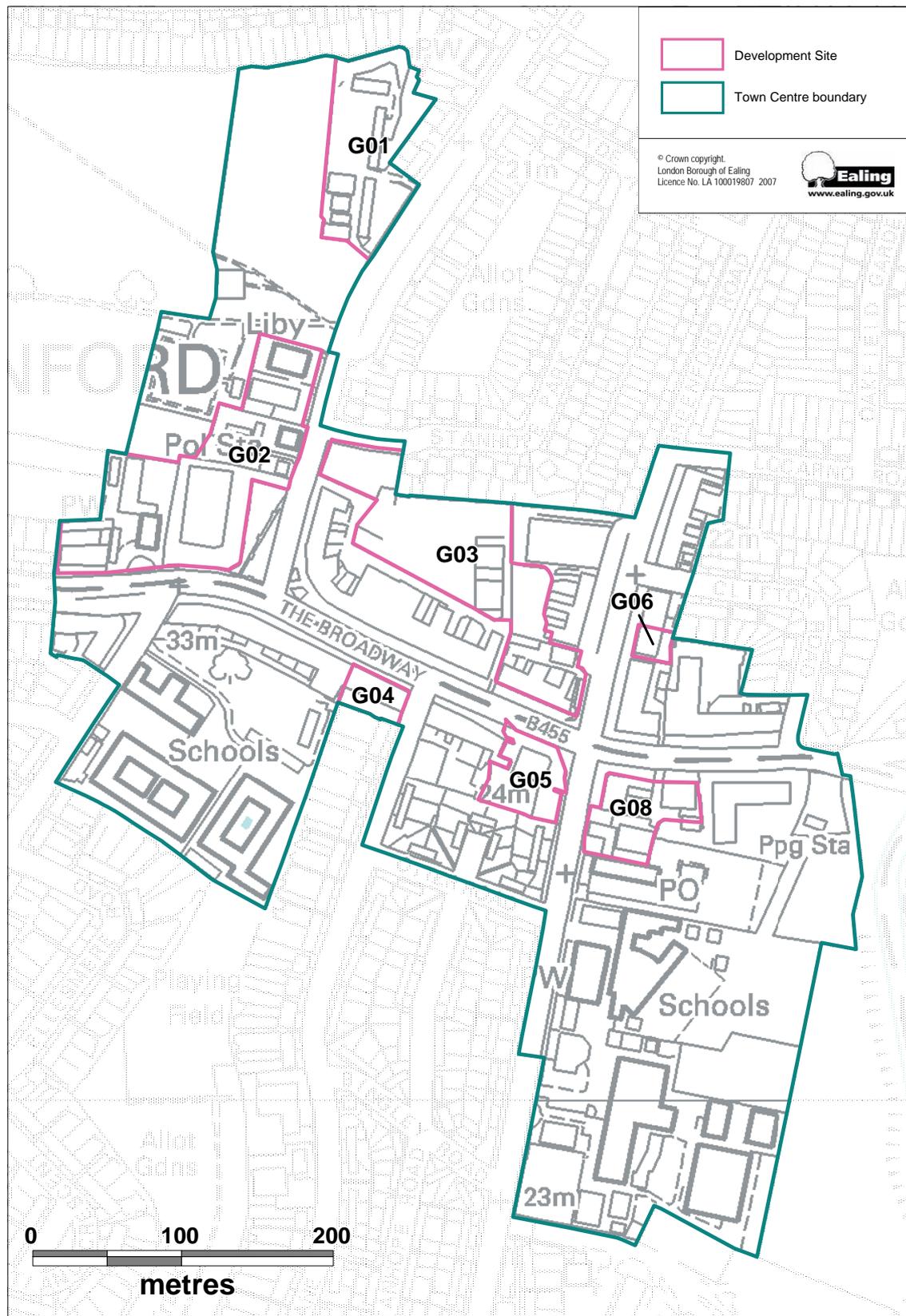
Table 5.6 GREENFORD'S UNMET NEEDS AND PROJECTS

Reference Number	Issue: what sites to meet the following needs?
G201	Increase provision of sheltered housing
G202	Improve parking facilities
G203	Greenford to North Greenford - create off-road footpath and cycle routes

Reference Number	Issue: what sites to meet the following needs?
G204	Identify sites for new sports facilities, particularly for use by young people
G205	Develop a community arts facility with garden space and a studio, which can be used by people with learning difficulties and mental health problems
G206	Town Centre, Buildings of Group or Façade Value, UDP development sites (various)
G207	Provide a children's centre at a school in the area
G208	Refurbish playgrounds
G209	Rationalise existing Council property holdings and release some for alternative uses
G210	Promote small local business development
G211	Promote business regeneration
G212	Relocate Gurnell Pool and Gym to Greenford Town Centre

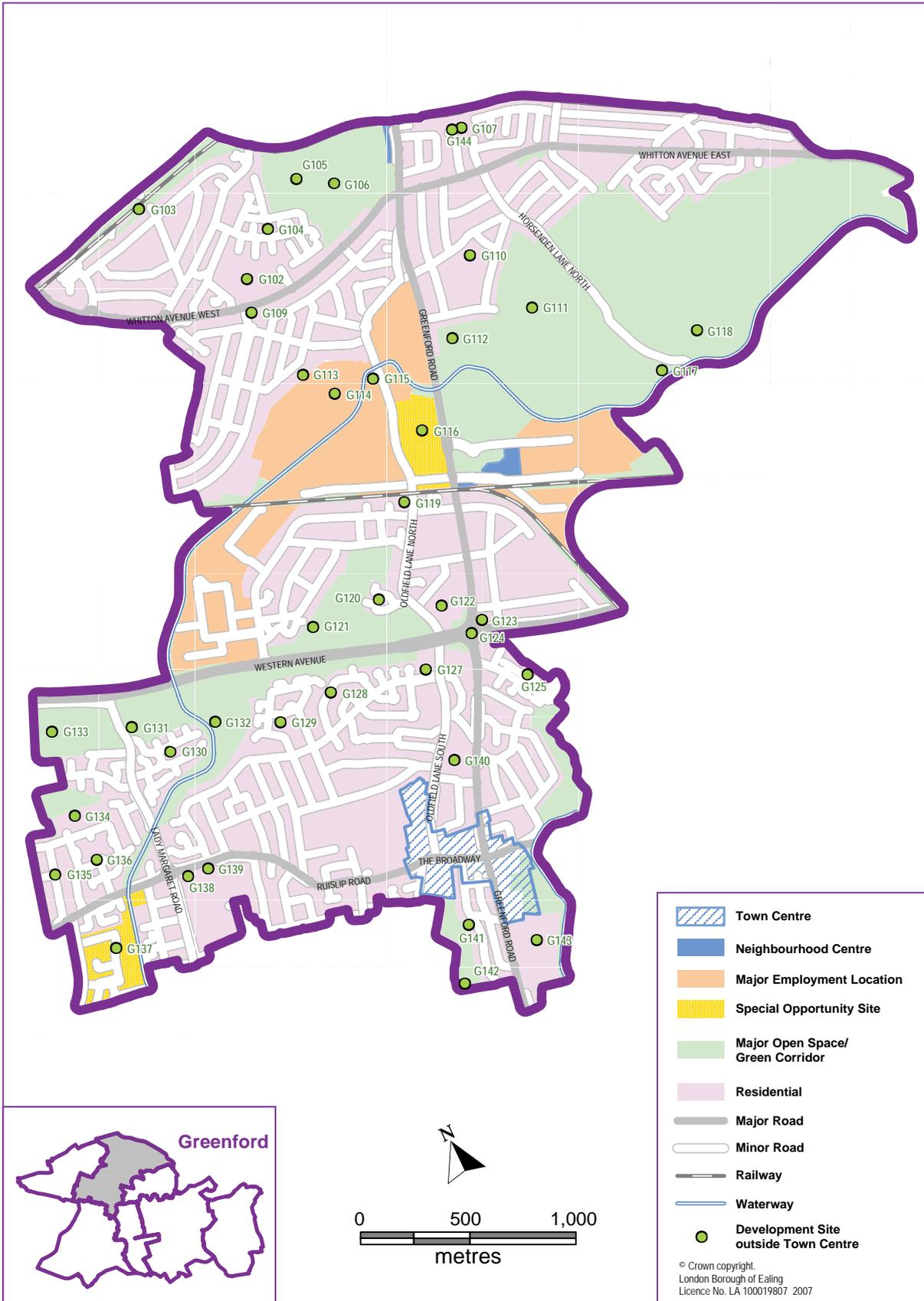
# How should we plan for your area?

Map 5.7 Greenford Town Centre



# How should we plan for your area?

Map 5.8 Greenford Area



# How should we plan for your area?

## Hanwell

### 4. Hanwell Now

- 5.41** Hanwell is the smallest of the district centres in Ealing and although it is therefore less self-contained than the other centres, there is a strong community feel to the area. There are sports, community and health facilities distributed across Hanwell, and many historic buildings and Conservation Areas including the Hanwell cemeteries and the Cuckoo Estate. Hanwell's residential neighbourhoods are mostly well-established terraces, with private gardens and small public parks and green spaces adding to the distinctive character and attractiveness of the area. Part of the Brent River Park is located in Hanwell, however, much of the area suffers from a deficiency of local parks of 2 hectares or more within easy walking distance.
- 5.42** The centre is currently fairly well used by local residents travelling on foot or by bus, but is affected by the busy Uxbridge Road, which dominates the area, despite the fact that nearly 35% of Hanwell households are without a car. It also suffers from a poor quality environment and has a rather unkempt appearance, although recent pedestrianisation of the clock tower area and a new street-cleaning programme have improved the overall appearance. There is a lack of a broad range of quality shops in the town centre and a shop vacancy rate of double the national average.

### Alternative Futures for Hanwell

#### Future A: Following Established Policies (UDP)

- 5.43** In the 'Following established policies' future, emphasis would be on maintaining Hanwell town centre's current status as a small District Centre, accessed mainly on foot and by bus for convenience shopping. Moderate growth would be promoted, for example the introduction of one or two larger anchor food stores to improve the range and quality of goods available. Any residential development proposed would be required to be high-density and directed towards the town centre. Office development of an appropriate scale, and in the town centre, would also be promoted. The Trumper's Way Major Employment Location would be protected to maintain sufficient employment land within the area.
- 5.44** Public transport, walking and cycling would be promoted, with new schemes and improvements to existing facilities. Existing designated areas of green space such as the Brent River Park, Hanwell Cemeteries and Framfield Road Allotments would be protected from development and opportunities would be sought for the creation of new areas of green space, particularly in the local park severe deficiency areas.

#### Future B : Embracing Change

## How should we plan for your area?

- 5.45** Under this future, central Ealing would be likely to draw more people in from the local area and further afield. Due to Hanwell's location, in close proximity to West Ealing and Ealing town centre itself, there would therefore, in contrast to the larger district centres, be less scope for expansion. Instead, to prevent the already high vacancy rate from worsening and impacting on the local environment, the approach would be to revitalise the existing central shopping area by promoting the reuse of vacant shops, allowing local residents to shop, eat, drink and potentially also work, closer to home. A range of businesses selling goods and services would be encouraged, in order to improve employment levels and promote environmental improvements.
- 5.46** As above, any residential development proposed would be required to be high-density and directed largely towards the town centre, and mixed-use developments would be encouraged, for example the redevelopment for business, housing and community use of the vehicle sales site on Hanwell Broadway, to the west of Boston Road. Employment uses on the Trumpers Way Major Employment Location would be intensified to accommodate business growth.
- 5.47** To allow people to travel sustainably to central Ealing and to reduce traffic congestion, new transport systems would be supported and existing public transport facilities improved. Local community facilities would also be rationalised to allow the reuse or redevelopment of sites such as Hanwell Library and the replacement of such services in large, purpose built, town centre 'community hubs'.

### **Future C : Protecting the Past**

- 5.48** Under this future, development in Hanwell would complement the high-density development that would be directed towards Ealing town centre. Within the town centre, sites would be identified for relatively high-density residential development to maximise protection of the local environment and existing development within the town centre.
- 5.49** Outside the town centre, where sites are identified for additional housing, they would be expected to incorporate ample public and/or private open space to maintain the distinctive feel of the area. For example, a mixed housing/open space project would be promoted on the currently vacant areas of green space at Tennyson Road. Protection of historic buildings and Conservation Areas would remain stringent, and additional local listings would be implemented where appropriate, for example Manor House School.
- 5.50** The creation of thriving neighbourhoods and provision of locally accessible health and community facilities is an essential component of this future. For example, primary health care facilities would be provided at an upgraded Hanwell Community Centre to provide a broader range at the local level. Existing community facilities would be retained in their current locations throughout Hanwell's residential areas.

# How should we plan for your area?

**5.51** Conserving and enhancing green space is a key element of the Protecting the Past approach and this would see the implementation of new nature conservation areas such as Framfield allotments, the purchase of land for nature conservation purposes, and the promotion of areas as resources for education, leisure and nature, e.g. Hanwell Cemeteries.

## Hanwell Sites and Projects

Table 5.7 HANWELL SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
<b>HANWELL TOWN CENTRE (SEE CHAPTER 4 - ISSUE 9.3)</b>				
H01	Catholic Church on the south side of Uxbridge Rd, nearly opposite Junction with Greenford Ave	Site located within town centre boundary, no specific proposals.	Retain current general designation.	Add to Local List.
H02	79-101 Uxbridge Road and land to rear	Retail, housing, leisure, restaurants and community uses (UDP development site 78).	Promote retail / leisure / restaurant focus (possibly including high density residential on upper floors) to enhance vitality of town centre.	Promote residential development.
H03	64-88 Uxbridge Road	Shops, restaurants and residential uses (UDP development site 71).	Promote retail / leisure / restaurant focus (possibly including high density residential on upper floors) to enhance vitality of town centre.	Promote residential development.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
H04	129 and 149 Uxbridge Rd	Building of façade or group value (only 129) and part of designated shopping frontage. No specific proposals.	Retain current designations.	Add to Local List.
H05	Kings Arms PH, 110 Uxbridge Rd	Site located within town centre boundary, no specific proposals.	Retain current general designation.	Add to Local List.
H06	33-35 York Avenue	Housing and community uses (Northern part of UDP development site 75).	Housing.	Community uses.
H07	11a-11c Boston Road	Shops and housing (UDP development site 72).	Promote mixed-use development as per option A, to enhance vitality of town centre.	Promote high-density residential development to accommodate growth with minimal harm to existing development.
H09	16 Boston Road	Shops and housing (UDP development site 74).	Promote mixed-use development as per option A, to enhance vitality of town centre.	Promote high-density residential development to accommodate growth with minimal harm to existing development.
H10	George St car park	Site located within town centre boundary, no specific proposals.	Improvements.	Improvements.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
H11	144-164 (even) Uxbridge Road and 1-3 (cons) Westminster Terrace (Motor vehicle sales site at Hanwell Broadway and west of Boston Road)	Retail, housing, leisure, restaurants and community uses (UDP development site 76).	Promote landmark mixed-use development, including community uses, over whole site.	Promote residential development with some public open space to improve town centre environment.
H12	Hanwell Nursery Centre, 193-199 Laurel Gardens	Site located within town centre boundary, no specific proposals.	Relocate nursery to central community 'hub' and allow alternative use of the existing nursery site.	Retain current use.
<b>THE WIDER HANWELL AREA</b>				
H101	Cuckoo Estate	Residential Conservation Area, no specific proposals.	Retain current level of designation, allowing high quality development where appropriate.	Impose more stringent controls on development in Conservation Area.
H102	Hanwell Community Centre	Locally listed building, (UDP development site 69) surrounded by public open space, within Cuckoo Estate Conservation Area. Identified for mixed-use development.	Promote residential development on part of the site.	Preserve historic fabric and retain community use of the centre including improvements, e.g. introduction of primary health care facilities.

# How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
H103	SINC - Cuckoo Park	Public open space, no specific proposals.	Improve public open space with new facilities to increase play/community use.	Propose new SINC to enhance nature conservation of site.
H104	Brent Valley golf course	MOL and partially covered by Hanwell Village Green Conservation Area, no specific proposals.	Improvements to course.	Improvements to course.
H105	SINC - Framfield Allotments	Community open space, no specific proposals.	Improve facilities for gardeners, e.g. trading hut, and consider dividing underused plots to reduce waiting list and encourage use.	Propose new SINC to enhance nature conservation of site.
H106	Drayton Manor school	School site within residential area, no specific proposals.	Consider additional sites for new school accommodation.	Expand school on existing site to accommodate increased population.
H107	Manor House School	Residential, close to Hanwell Village Green Conservation Area, no specific proposals.	Maintain current general designation.	Add to Local List.
H108	Hanwell station	On proposed CrossRail route and within Hanwell Village Green Conservation Area, no specific proposals.	Improvements to station and promote development of small businesses/ convenience stores in close proximity to station.	Improvements to station facilities, in accordance with design principles guiding development in the Conservation Area.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
H109 / H110	Land on southern side of Tennyson Rd and small area of land at end of road.	Part of green corridor running along railway and residential, no specific proposals.	Residential development.	Enhance nature conservation value of land in conjunction with housing development on northern part of the site and play facilities on informal greenspace at end of road.
H111	SINC - Ealing Broadway to Hanwell railsides	Green corridor and proposed CrossRail route, no specific proposals.	Retain current designations.	Propose new SINC to enhance nature conservation of site.
H112	St John's School	Residential, no specific proposals.	Redevelop/relocate as part of the wider redevelopment of the Green Man Lane estate.	Improve as part of Green Man Lane estate regeneration.
H113	Green Man Lane estate	Residential, no specific proposals. Possibility to partially refurbish the existing housing stock, and partially redevelop.	Comprehensive redevelopment of the whole estate, with mixed tenure.  Re-establish quality transport connections across the neighbourhood to improve access to services and encourage street activity.  Provide a local open space and focus.	Refurbish the existing housing stock to meet Decent Homes Standards, without major development. Retain and improve existing open space and improve links to Drayton Green and Dean Gardens.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
			Rationalise areas of poor quality public open space that encourage anti-social behaviour.	
H114	Land north of Half Acre Road, Hanwell	MOL and public open space within Churchfields Conservation Area, no specific proposals.	Retain current designations.	Purchase land for Local Nature Reserve purposes to enhance nature conservation of site.
H115	Hanwell Library	Residential, no specific proposals.	Refurbish existing library building for alternative use and establish new library, in community 'hub' elsewhere, in conjunction with other services.	Retain existing library.
H116	4 - 10 (even) Cherington Rd	Residential, no specific proposals.	Retain current general designation.	Add to Local List.
H117 / H118	Kensington and Chelsea and Westminster cemeteries	SMLINC, MOL and Hanwell Cemeteries Conservation Area, no specific proposals.	Develop as a resource for leisure and nature.	Maintain historic fabric and restore where necessary, develop as a resource for education, leisure and nature.
H118	SINC - City of Westminster Cemetery (site 28)	SMLINC, MOL and Hanwell Cemeteries Conservation Area, no specific proposals.	Propose minor adjustment/reduction of boundary to southeast corner of site.	Retain current designations, maintain historic fabric and restore where necessary, develop as a

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
				resource for education, leisure and nature.
H118	Chapel, arch and offices in City of Westminster cemetery	Hanwell Cemeteries Conservation Area, within SMLINC and MOL, no specific proposals.	Retain current designations.	Add to Local List.
H119	Cambridge Yard	Employment (UDP development site 68).	Promote intensified employment / mixed-use development.	Residential development.
H120	117 Boston Road	Employment site, no specific proposals.	Extend Hanwell District Centre boundary to include site and promote employment / mixed-use development.	Promote residential / mixed use development.
H121	2 Lamp posts in Green Lane and unaltered houses on east side of Green Lane	Residential, no specific proposals.	Retain current general designation.	Add to Local List.
H122	60-62 Green Lane	Residential, no specific proposals.	Release for residential development.	Retain existing use - premises for disabled people.
H123	2 - 20 (even) and 1 - 3 (odd) St Margarets Rd	Residential, no specific proposals.	Retain current general designation.	Add to Local List.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
H124	Land rear of St Margaret's Road	MOL, part of Hanwell Flight NCMA / SINC and residential, also identified for housing and public open space. The nature conservation value of existing features on the site should be safeguarded (UDP development site 95).	Residential / mixed use / employment development with open space enhancements.	Purchase for Local Nature Reserve purposes.
H125	Waterside Trading Estate, Trumpers Way	Employment (UDP development site 70).	Promote intensified employment / mixed-use development.	Retain existing use and intensity and create new areas of green space.
H126	SINC - Brent River Park South: Elthorne Waterside (site 2)	MOL and public open space, also part of the Brent River Park. NCMA. No specific proposals.	Propose minor boundary adjustment to site.	Propose minor boundary adjustment to site.
H127	SINC - Wyncote Farm	MOL, western half is also public open space and part of the Brent River Park NCMA, including Long Wood LNR. No specific proposals.	Retain current designations.	Propose new SINC to enhance nature conservation of site.

Table 5.8 HANWELL'S UNMET NEEDS AND PROJECTS

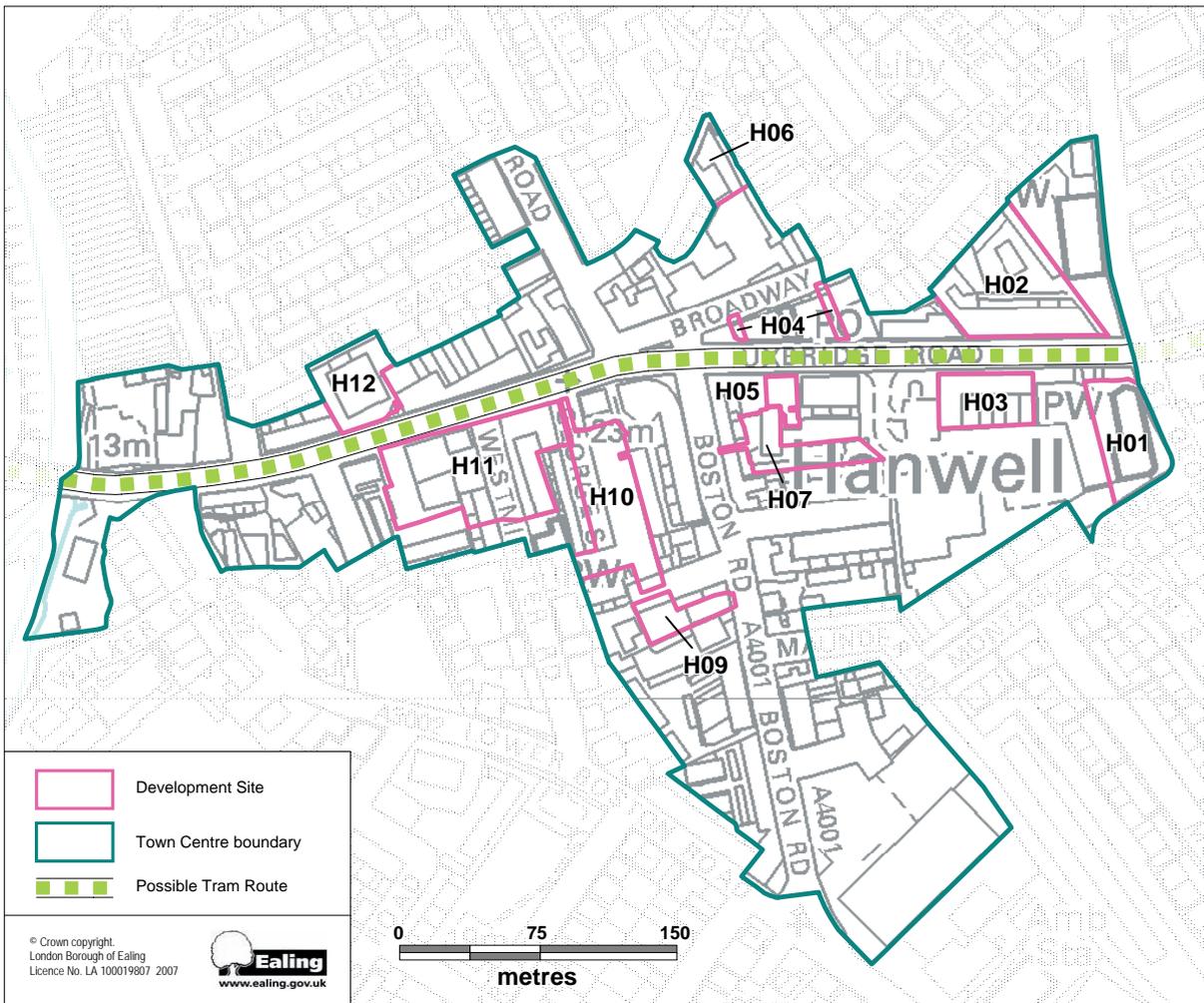
Reference Number	Issue: what sites to meet the following needs?
H201	Improvements.
H202	Promote representation of key services e.g. banks.

## How should we plan for your area?

Reference Number	Issue: what sites to meet the following needs?
H203	Provide new neighbourhood policing accommodation.
H204	Secure investment and refurbish playground facilities. Also establish new play facilities in areas that are further than 400m from existing facilities and in an area of high child density.

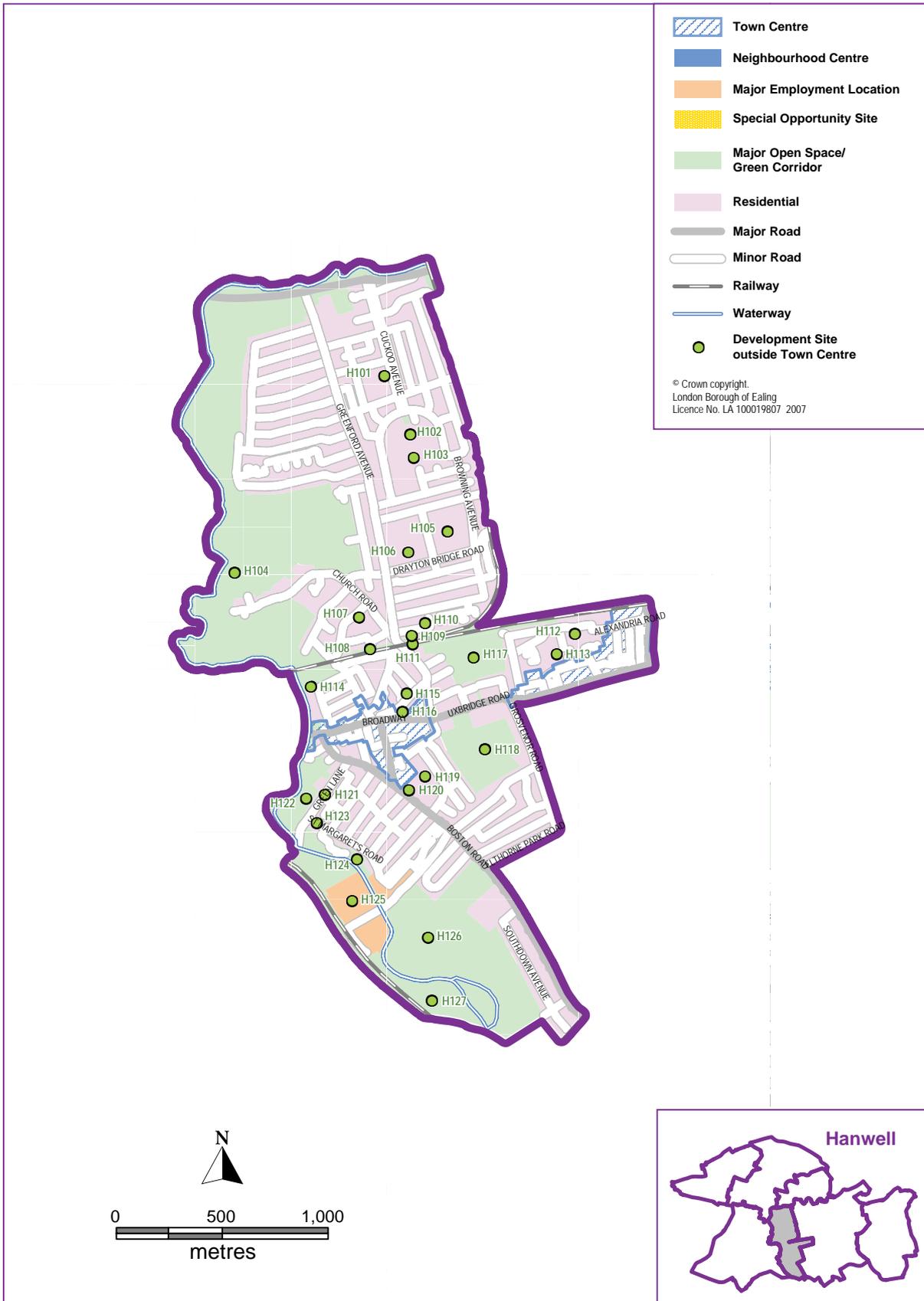
# How should we plan for your area?

Map 5.9 Hanwell Town Centre



# How should we plan for your area?

Map 5.10 Hanwell Area



## Northolt

### 5. Northolt Now

- 5.52 Located in the northwest part of Ealing Borough, Northolt is the gateway to Ealing 's Countryside Park. The centre has links to large green spaces, with Islip Manor Park to the west, and Belvue Park to the east. The traditional village green provides an attractive open space setting for the 13th Century St Mary' s Church, one of the focal points of Northolt's Village Green Conservation Areas, which also takes in Belvue Park and properties either side of Ealing Road and Eastcote Lane.
- 5.53 Northolt is largely suburban and residential in character, with industry generally contained within the large Northolt-Greenford Major Employment Location. Northolt centre provides a variety of convenience shops and essential local services, with the smaller local parades throughout Northolt also helping to meet resident's day-to-day shopping needs.
- 5.54 Car ownership in the two Northolt wards (Northolt West End and Northolt Mandeville) is slightly lower than the average for the borough, with 33.15% of households not owning a car (2001 census).
- 5.55 The Greenford-Northolt Countryside Park provides a major opportunity for recreation and nature conservation in Northolt and improvement works are continuing on this major green space project. However, in parts of Northolt (Mandeville ward in particular), there is a deficiency in Local and District Park provision (UDP).
- 5.56 In terms of population distribution, Northolt has more young people (under the age of 16) than the average for the borough. There is also a slightly higher proportion of older people (65+).

### Alternative Futures for Northolt

#### Future A : Following Established Policies (UDP)

- 5.57 With housing, employment, retail and leisure investment directed to existing town centres (i.e. Ealing, Southall, Acton, Greenford and Hanwell), Northolt would be unlikely to experience significant growth under this 'future'. However, mixed-use schemes, including provision for housing and community facilities, would be supported on appropriate sites with good public transport accessibility.
- 5.58 Under the 'following established policies' approach emphasis would be on maintaining the vitality and economic viability of local shopping facilities in Northolt. Northolt would retain its status as a neighbourhood centre, while Greenford would likely be the focus for retail investment / regeneration for the benefit of the north of the borough.

## How should we plan for your area?

**5.59** The Northolt-Greenford Major Employment Location (MEL) would be safeguarded for employment uses, particularly industrial and ancillary activities (e.g. warehousing) and the A40 corridor would continue to be a focus for economic development and regeneration. To better link Northolt with other town centres and employment locations, public transport improvements would be prioritised and alternative modes of travel including walking and cycling would be promoted.

**5.60** Green Belt land and other publicly accessible green spaces in Northolt would be protected, with development permitted only in exceptional circumstances. Opportunities would also likely be sought for new designations / open spaces to address the deficiency in Local and District park provision.

### **Future B : Embracing Change**

**5.61** Under the 'embracing change' future for Ealing opportunities for mixed-use development and retailing, services, employment, leisure and housing in town centres would be promoted and intensified. Ealing and Southall have the potential to accommodate substantial new development and would likely become focal points for the Borough.

**5.62** Opportunities for regenerating previously developed land in sustainable locations at a moderate density, and where possible through mixed-use, would be sought to meet the housing, leisure and retail needs of the area (for example, the Swimarama and Mandeville School sites). Employment uses on the existing Northolt-Greenford MEL may be intensified and it is likely that more intensive development would be promoted along A40 corridor with mixed business uses and housing. To improve continuity and promote activity in the north of the centre, the neighbourhood centre boundary may be extended to integrate the Northolt underground station.

**5.63** The advancement of proposed strategic transport projects, namely, CrossRail and the West London Tram would not directly benefit Northolt and improvements to the bus-based orbital services in particular would be required to ensure nearby town centres, including Greenford, are easily (and sustainably) accessible.

**5.64** Higher densities of urban development will place increased pressure on existing open / recreational space, in terms of capacity and intensification of usage. The implementation of improvement works proposals, including improvements to footpath and cycle access, would therefore continue on existing open space including the Northolt-Greenford Countryside Park, Down Barns, Lime Tree Park, and other designated and non-designated parks and community open spaces will therefore require stringent protection and proposals for enhancement.

**5.65** Under this future, smaller existing community facilities would likely be relinquished, with sites released for alternative uses and development (e.g. housing). Community groups would be relocated to larger facilities where

leisure, recreation and community (including health) services may be co-located (for example the Swimarama site, the Viking Community Centre, and existing schools).

## **Future C : Protecting the Past**

- 5.66** Under this future, high quality and locally distinctive lower-density development would be encouraged to deliver housing, employment and health and community services and facilities in key locally accessible locations. The focus would be on providing smaller, dispersed facilities within communities, although in some cases it may be appropriate to co-locate community and leisure facilities and provide integrated health, social care and education facilities in strategic locations (for example as part of the redevelopment of the Swimarama site, and / or the Mandeville school site). Opportunities for local employment would also be promoted and employment skills training (to help local residents gain access to local employment opportunities) would be sought in relation to new commercial development, particularly those located near identified deprivation areas.
- 5.67** The retail function of existing local and neighbourhood centres would be protected and, where appropriate, improved to ensure that day-to-day shopping needs can be met locally and local parades remain economically viable. Northolt's built and natural heritage would be protected and public realm improvements would also be prioritised, to enhance existing public spaces, including Mandeville Green, and create a focal point for the centre. Employment uses would be channelled to existing industrial and commercial areas along the A40 where there is high demand for industrial and warehousing floorspace.
- 5.68** To relieve traffic congestion along Mandeville Road in particular, local schemes to improve public transport, walking and cycling connections to Northolt centre and employment locations, would be prioritised. In addition, ways to reduce commercial (haulage industrial) traffic in Northolt and the centre, for example alternative routes / diversions, would be investigated.
- 5.69** The protection and enhancement of existing open space including the Northolt-Greenford Countryside Park, Down Barns, Lime Tree Park, and other designated and non-designated parks and community open spaces would be prioritised. New Sites of Importance for Nature Conservation would be identified and boundaries of existing SINC and SMI sites extended.

# How should we plan for your area?

## Northolt Sites and Projects

Table 5.9 NORTHOLT SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
N101	Yeading Brook Meadows (GLA site reference M051)	Green Belt, part Public Open Space, Nature Conservation Site (SMI 60).	Retain current designation as per Option A.	Extend boundary to southeast corner of SMI site.
N102	West London Shooting Grounds and Down Manor (GLA site reference EaBI01)	Green Belt, part Nature Conservation Site (SINC 59).	Retain current designation as per Option A.	Significant extension to SINC site boundary.
N103	Down Way Park (GLA site reference EaL40)	Public Open Space, Residential Area	Retain current designation as per Option A.	Designate as a Site of Importance for Nature Conservation.
N104	Northolt Grange Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N105	Northolt Grange Community Centre, Rushdene Crescent	Residential Area, no specific proposals in UDP.	Relocate community centre services and release site for alternative use or development (e.g. housing).	Retain existing community facility.
N133	Northolt Community Regeneration Area	Residential Area, no specific proposals in UDP.	Initiate environmental improvements.	Initiate environmental improvements.
N106	Viking Community Centre, Radcliffe Way	Community facilities in association with open	Extend community centre to incorporate facilities from Northolt	Retain existing community buildings and open space.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
		space (UDP development site 84).	Grange Community Centre (see entry for site 504 above).	
N107	Hayes By-pass Roughs (GLA site reference EaBII02)	Green Corridor, part Nature Conservation Site, within UDP development site 84 (see above). (SINC 61)	Retain current designation as per Option A.	Significant extension of SINC site to include land on both sides of by-pass.
N108	Willow Tree Lane Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N109	Rectory Park (GLA site reference EaL01)	Green Belt, Public Open Space, (SINC 62).	Retain current designation as per Option A.	Delete boundary of existing site and designate new larger Site of Importance for Nature Conservation.
N110	Medlar Farm Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N111	Lime Trees Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
N112	Lime Tree Golf Course and Lime Trees Park (GLA site reference EaBII01)	Green Belt, part Public Open Space, part Nature Conservation Management Area.	Retain current designation as per Option A.	Designate as a Site of Importance for Nature Conservation.
N113	The West London Academy Nature Area (GLA site reference EaL32)	Green Belt (SINC 57)	De-designate site as Site of Importance for Nature Conservation.	Retain current designation as per Option A.
N114	A40 Green Corridor	Improve footpaths and cycle routes including through introducing landscaping and mounding.	Improve footpaths and cycle routes.	Improve footpaths and cycle routes.
Labelled	A40	Promote the A40 corridor as a focus for economic development and regeneration.	Promote more intensive development with mixed business uses and housing.	Channel business development to existing industrial and commercial areas along the A40 where there is high demand for industrial and warehousing floorspace.
N115	Islip Manor Meadows (GLA site reference M037)	Green Belt, part Public Open Space, Nature Conservation Site (SINC 58).	Retain current designation as per Option A.	Minor boundary extension along northern edge of site.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
N116	Islip Manor Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N117	Willow Tree School, Priors Farm Lane	Residential Area, no specific proposals in UDP.	Develop a new Children's Centre.	Develop a new Children's Centre.
N118	Fairview Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N119	Northala Fields, Dolphin Road	Green Belt, Nature Conservation Management Area.	Implement Northolt-Greenford Countryside Park improvement works proposals including a new visitors centre, community education centre and ranger/bailiff office and enhanced pedestrian links.	Prioritise protection of Green Belt function and nature conservation value of site.
	Northolt-Greenford Countryside Park	Green Belt, Nature Conservation Management Area, Nature Conservation Importance, Public Open Space, Northolt Village Green Conservation Area.	Continue to implement improvement works proposals including improvements to footpath and cycle access.	Prioritise protection and enhancement of open space and nature conservation value of site.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	Northolt Neighbourhood Centre	No specific proposals in UDP.	Extend Neighbourhood Centre boundary to include Northolt underground station and Swimarama site.	Encourage appropriate development to create a high quality environment and ensure the retail function of the Neighbourhood Centre is maintained.
N120	Peel House, 32-34 Church Road	Housing (housing trajectory).	Promote residential development as per Option A.	Retain employment generating uses on the site (e.g. offices).
N121	Northolt Manor and Belvue Park (GLA site reference EaB1104)	Green Belt, part Public Open Space (SINC 56).	Retain current designation as per Option A.	Minor boundary adjustments including new addition and partial reduction.
N122	Land adjacent to No. 65 Belvue Road	Promote industry, warehousing, or other appropriate employment uses. Major Employment Location, no specific proposals in UDP.	Review existing MEL designation and re-designate site for residential development.	Review existing MEL designation and re-designate site as a buffer zone.
N123	Islip Manor Park (GLA site reference EaL03)	Public Open Space (SINC 58).	Retain current designation as per Option A.	Minor extensions to boundary of existing site.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
N124	Islip Manor Park Play Centre, Eastcote Lane	Residential Area, Public Open Space, no specific proposals in UDP.	Develop a new Children's Centre.	Develop a new Children's Centre.
N125	Northolt Family Centre, 21 Cowings Mead	Residential Area, no specific proposals in UDP.	Relocate Family Support Centre to more central borough location, and release site for alternative use or development.	Retain existing facility.
N126	Northolt High School, Eastcote Lane	Residential Area, no specific proposals in UDP.	Extend school to provide for additional school places needed in the north of the borough.	Retain school buildings as existing.
N127	Mandeville School, Eastcote Lane	Residential Area, no specific proposals in UDP.	Redevelop site for housing and to provide a new health centre.	Retain the site for school or other community use.
N128	Northolt Swimarama site, Eastcote Lane	Residential Area, no specific proposals in UDP.	Mixed-use development, including provision for housing and community facilities (a new swimming pool, library, community centre, education / ecology centre and neighbourhood police station).	Mixed-use development, including provision for housing and community facilities.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
N129	Northolt Park and Fairview Tenants Association Hall, Sussex Crescent	Residential Area, no specific proposals in UDP.	Relocate to Swimarama site (when redeveloped) and release Tenants Hall for alternative use.	Retain existing community facility.
N130	Northolt Park Estate	Residential Area, no specific proposals in UDP.	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
N131	Northolt Park Meadow (GLA site reference EaL46)	Residential Area	Retain current designation as per Option A.	Designate as a Site of Importance for Nature Conservation.
N132	Northolt Park Play Centre, Dabbs Hill Lane	Residential Area, Public Open Space, no specific proposals in UDP.	Develop a new Children's Centre incorporating open play provision, community and health facilities.	Develop a new Children's Centre.
N133	Wood End Wireless Station (Site EaL06)	Residential area and Public Open Space	Retain as current designation only as per option A	Designate new site of importance for nature conservation

Table 5.10 NORTHOLT'S UNMET NEEDS AND PROJECTS

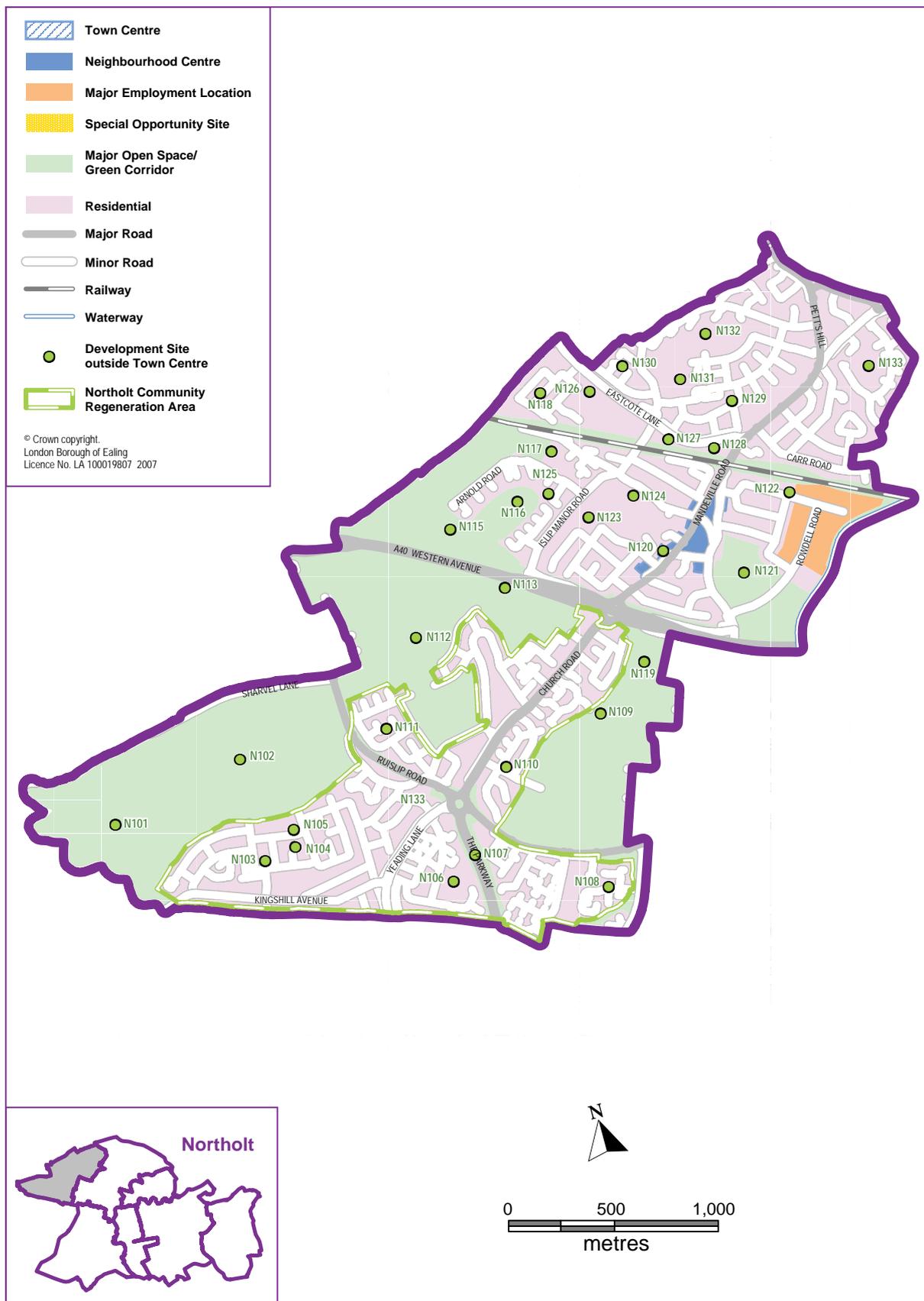
Reference Number	Issue: what sites to meet the following needs?
N201	<p>Address District Park deficiency, particularly in the Mandeville and Wood End Wards</p> <p>Seek opportunities for new designations / open spaces to address the deficiency in Local and District park provision.</p>
N202	Address deficiency in play provision through refurbishment of playgrounds, and particularly within the Wood End ward

# How should we plan for your area?

Reference Number	Issue: what sites to meet the following needs?
N203	Tackle problem of unauthorised outbuildings

# How should we plan for your area?

Map 5.11 Northolt Area



## Perivale

### 6. Perivale Now

**5.70** Comprising a single ward, Perivale is the smallest of the Committee areas in the borough. Perivale centre itself is defined as a Neighbourhood Centre within the overall hierarchy of shopping centres in the borough. The centre itself comprises a small parade of shops, consisting of a mix of convenience, comparison and service retailers. In addition to Perivale Neighbourhood Centre, the ward also comprises a number of Local Centres, including a large out of centre foodstore (Tesco - Hoover). Although the area could be defined as being largely suburban and residential in character, there is some commercial presence within the ward. Notably Perivale Industrial Park is defined as a Strategic Employment Site (Preferred Industrial Location). The ward is split north south by the Western Avenue (A40) and the railway line (Central Line). South of the A40 the ward is largely open in character, and includes a large area of Brent River Park (Metropolitan Open Land). Other notable areas of open space include Ealing Central Sports Ground and Perivale Wood.

### Alternative Futures for Perivale

#### Future A : Following Established Policies (UDP)

- 5.71** Under this future, Perivale centre would retain its Neighbourhood Centre status, serving the more frequent shopping and service needs of its local resident population. In order to maintain the vitality and viability of Perivale as a Neighbourhood Centre, some investment will be sought where this helps to strengthen its overall role and offer. The development of a food anchor store in particular will be promoted, with the aim of attracting more visitors to the centre. In addition to Perivale Neighbourhood Centre, the other Local Centres will continue to be safeguarded for their retail function. This small collection of parades and Tesco's supermarket, are defined as Designated Shopping Frontages, to safeguard their retail function.
- 5.72** Under this scenario the existing employment sites, notably Perivale Industrial Park MEL and Bilton Road Employment Site will continue to be safeguarded for employment function, in the interests of ensuring an adequate supply of employment land floorspace within this part of the borough.
- 5.73** New residential development within Perivale would mainly be directed to the defined residential area. Affordable housing will make up 50% of all new housing and greater emphasis will be placed on family housing.
- 5.74** Areas defined for their open space value (notably Brent River Park, Ealing Central Sports Ground and Perivale Wood) would continue to be safeguarded and protected for their open space function. Moreover parts of the Brent River Park perform the role of the functional floodplain. Built development within

## How should we plan for your area?

or affecting this function will be resisted. Through the development process emphasis will be placed on the need to secure adequate amenity/garden/play space provision as part of new development.

### **Future B : Embracing Change.**

- 5.75** Under the 'Embracing Change' future Perivale's status as a Neighbourhood Centre would be maintained, serving the needs of residents in the immediate locality in terms of their more frequent/basic shopping needs. Under this scenario the focus of investment though within this part of the borough would be directed towards Greenford District Centre, which would function as the main centre serving the north west of the borough (including Northolt, Greenford and Perivale).
- 5.76** As under the established policies, employment areas, notably the Perivale Industrial Park will continue to be protected and safeguarded as Strategic Employment locations.
- 5.77** Higher levels of growth, including a resultant increase in population would also increase the need for open space. In this regard particular priority has been placed on safeguarding open space from development pressure. Conserving and enhancing green space is therefore a key element of this scenario. Notable areas of open space within Perivale, including Brent River Park, Ealing Central Sports Ground and Perivale Wood, would continue to be safeguarded for their open space function. Recognising the limited opportunities to identifying new open space under this growth based scenario, more intensive use of existing open space will be supported. For example the development of a multi-sports hub facility at Perivale Park will also be promoted.
- 5.78** The development of a new high school in the north of the borough would be promoted under this future. Of the four potential site options currently identified, Ealing Central Sports Ground, within Perivale, has been earmarked as a potential site.

### **Future C : Protecting the Past**

- 5.79** Under this future, Perivale's status as a Neighbourhood Centre would be maintained, however investment will be sought to enhance the vitality and viability of the centre, recognising its role in serving the local community. Improvements in the general environment of the centre will also be secured.
- 5.80** Whilst still recognising the need to ensure an adequate supply of employment land floorspace within this part of the borough, some alternative (and compatible) uses may be supported within the defined employment areas (Perivale Industrial Park/Bilton Road), particularly if it can be demonstrated that there is no demand for employment based uses at a particular site. Mixed use employment led redevelopment (possibly live work units) may also be

# How should we plan for your area?

supported where it is possible to retain the existing level of jobs at a site, albeit within a smaller floor area, and thus allowing for some non employment uses on the rest of the site.

- 5.81** Under this future existing open space will continue to be protected. Opportunities for increasing the provision of open space will also be supported. It is proposed that the network of formally designated nature conservation sites be extended under this scenario. Within Perivale, extensions are planned to three existing sites, and three new sites have also been identified.

## Perivale Sites and Projects

Table 5.11 PERIVALE SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
P101	Perivale Wood Local Nature Reserve (site M008/44)	Metropolitan Open Land, Major Employment Location (part), and site of nature conservation interest (SMI 44)	Retain as current designation (Major Employment Location) only	Minor boundary extension to western edge of nature conservation site
P102	Perivale Community Centre (EaBII21)	Metropolitan Open Land, public open space, Nature Conservation Management Area	Retain as current designation only as per option A	Designate new site of importance for nature conservation (SINC)
P103	Horsenden Lane South	Residential area, no specific proposals (access is located within MOL)	Promote residential development, including canal side community/leisure/boating based facilities	

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option	Option	Option
		A	B	C
P104	Perivale Library (Res)	Residential area, no specific proposals	Promote residential development on library site	Retain in existing use (library) or alternative community facility
P105	Buckingham Avenue Estate	Residential area, no specific proposals	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development
P106	Perivale Primary School	Residential area, no specific proposals	Accommodate the relocated St John Fisher school at Perivale Primary.	Accommodate a library support unit and introduce facilities for neighbourhood policing
P107	Perivale Station car park		Promote improvements to station car park	
P108	Ealing Central sports ground	Metropolitan Open Land & Public Open Space	Develop new high school	Promote active open space uses of the site and designate stream and hedge bounding the site as a new site of importance for nature conservation (EaL36)
P109	Central Line and Castle Bar branch	Green Corridor, and site of importance	Retain as current designation (Green Corridor) only	Designate new site of importance for nature conservation (SINC)

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	railside (effectively a new site EaBII16), although partially incorporates existing sites 17, 25 and 54)	for nature conservation (part)		
Labelled	A40 green corridor	Green Corridor	Promote and seek improvements to the pedestrian and cycling environment along the A40	Promote landscaping and planting along the A40 Green Corridor
Labelled	A40 corridor	Green Corridor	Promote regeneration along the corridor	Promote landscaping and planting along the A40 Green Corridor
P110	Perivale athletics track	Metropolitan Open Land and Public Open Space.	Promote and enhance sports facilities on this site	
P111	Brent River Park North: Great Western Railway to Marnham Fields (site EaBI14B/11)	Metropolitan Open Land, public open space, and site of importance for nature conservation (SINC 11)	Retain as current designation only (MOL, POS) as per option A	Significant boundary extension to nature conservation site
P112	Brent River Park North: Hanger Lane	Metropolitan Open land, Public Open Space (part), and site of	Retain as current designation only (Metropolitan Open Land)	Significant boundary extension to nature conservation site

## How should we plan for your area?

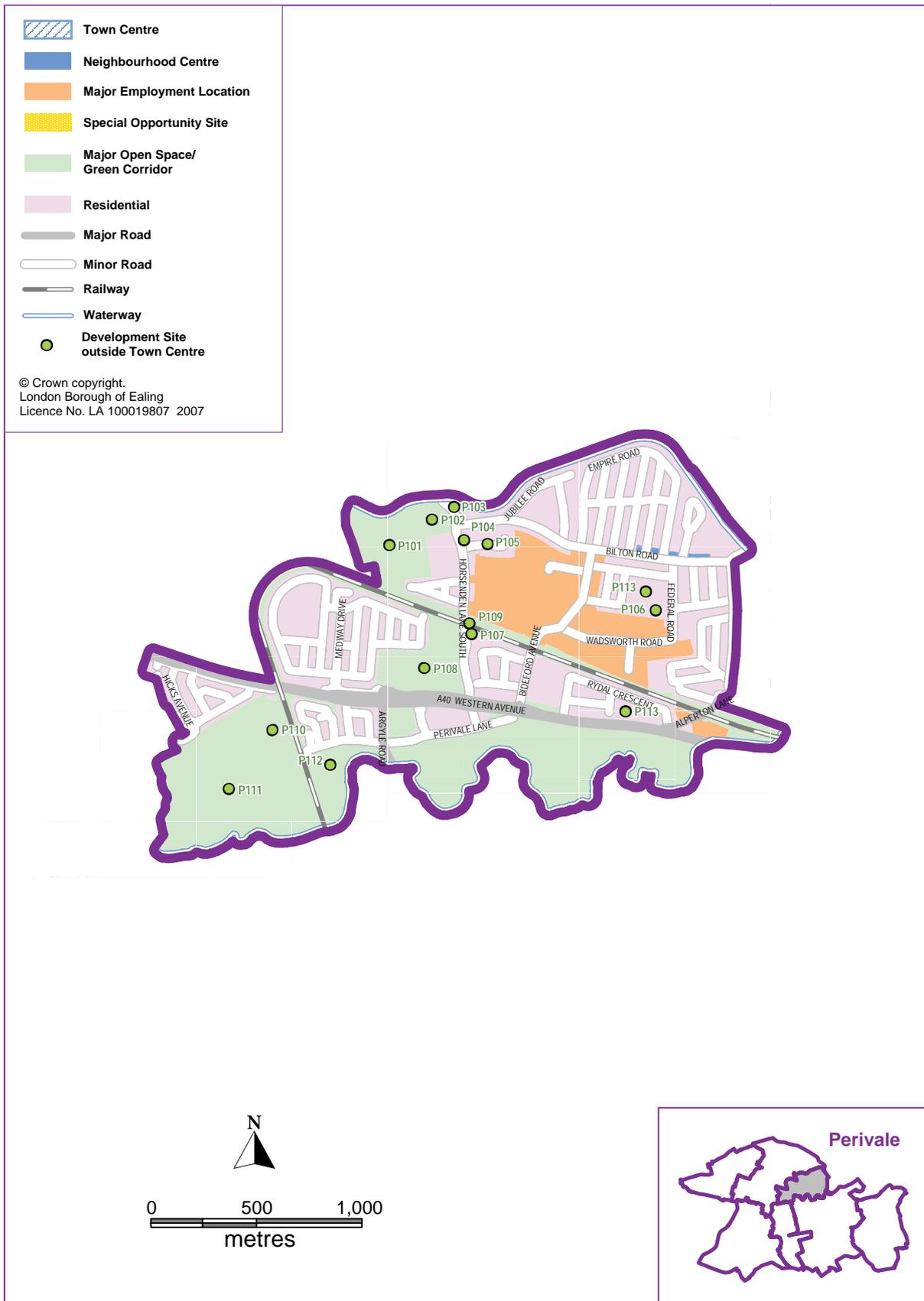
Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
	to the Great Western railway (site EaB114A/9, 12,13, 14)	importance for nature conservation.		
P113	St John Fisher Primary School	Residential area, no specific proposals	Release St John Fisher School for residential development	Retain St John Fisher School and introduce facilities for neighbourhood policing

Table 5.12 PERIVALE'S UNMET NEEDS AND PROJECTS

Reference Number	Issue: what sites to meet the following needs?
P201	Explore the potential of Council-owned sites, including sites in MOL designation to accommodate new or expanded schools to provide for population growth
P202	Develop sports hall
P203	Refurbish playgrounds and address significant areas of deficiency in play provision
P204	Encourage an anchor store

# How should we plan for your area?

Map 5.12 Perivale Area



# How should we plan for your area?

## Southall

### 7. Southall Now

- 5.82** Southall is in the south west of the borough. It includes the wards Southall Green, Southall Broadway, Norwood Green, Dormers Wells and Lady Margaret. After World War Two the demand for labour to repair the war damage and rebuild industry brought increasing numbers of migrants from the Commonwealth. These migrant communities have made Southall unique in West London. Today, Southall is famous for its Asian culture and has the largest Asian shopping centre in the capital. And Southall continues to be home to new communities – with more recent migrants from Somalia, the Middle East and Europe.
- 5.83** Southall, has a population of 64,470 people living in 19,623 households. The age profile of Southall is very young with nearly a quarter of the population being aged under 16. As indicated above, it is the most ethnically diverse area in Ealing, with 83% of the population belonging to ethnic groups other than white British. Asian ethnic groups comprise 63% of the population, and 47% are Indian.
- 5.84** The rate of economic activity in Southall is lower than the average for Ealing, with 61% of 16 to 74 years olds being economically active. There is a lower proportion of people employed full time than the borough average (40% compared to 46% for Ealing). There is also a higher rate of unemployment at 4.7%. In Southall, 22% of 16 to 74 year olds have higher level qualifications. This is lower than the borough average of 35%. The proportion with no qualifications is 36%, which is higher than the borough average of 27%.
- 5.85** Southall has 19,623 households. A high proportion of these households are living in terraced housing (41% compared to 30% for Ealing), semi detached housing (25% compared to 24% for Ealing) and detached (5% compared to 4% for Ealing). The levels of owner occupation in Southall are higher than for the borough as a whole (67% compared to 63%). The proportion of households renting from the council is similar to the average for the borough at 12%, however renting from private landlords is lower (11% compared to 16% for Ealing). Around 28% of households in Southall are overcrowded, which is higher than the Ealing average of 20%.
- 5.86** In terms of multiple deprivation, 13 areas within the wards of Norwood Green, Dormers Wells, Southall Broadway and Southall Green feature within the top 20% most deprived areas in England. If the measures of deprivation are considered individually, areas within Southall appear within the top 5% most deprived in the country in terms of income deprivation, crime and barriers to housing and services.

# How should we plan for your area?

## Alternative Futures for Southall

### 5.87 Future A: Following Established Policies (UDP)

**5.88** The established policies for Southall include ambitious redevelopment proposals within the town centre, to promote its status as a major centre, and to complement its function as a centre for Asian goods and services. These include proposals on four sites for improved car parking provision for the centre. Within and adjoining the centre there are also major employment locations and employment sites, where the strong manufacturing and logistics sectors in Southall are provided with a supply of land for development.

**5.89** The existing development plan includes some seventeen sites for housing development, including the very large Southall Gas Works, which is under active consideration at present. The mix of uses on this special opportunity site is set out in the development plan.

**5.90** The plan indicates a range of conservation areas designated for their heritage and nature conservation value, and includes metropolitan open land and green belt on Southall's eastern, southern and western boundaries. In many part of Southall, the plan indicates deficiencies in open space provision.

**5.91** Transport issues are of major importance in Southall, and the development plan promotes the West London Tram route along the Uxbridge Road, as well as CrossRail and the redevelopment of Southall Station as part of that project.

### 5.92 Future B: Embracing Change

**5.93** The 'Embracing Change Future,' envisages a major review of the shape and nature of the town centre, as well as the role of the Southall Gas Works site – which will contain new retail, residential and commercial development, alongside new community facilities and open space (to address current under-provision). The new town centre boundaries will include part of the Southall Gas works site and a new 'community hub' - a new way of accessing public services in Southall.

**5.94** The focus of the town centre would be extended and shaped to strengthen the role of the Southall station area, where public transport accessibility can support a greater intensity of development and activity without creating disproportionate traffic or parking impacts.

**5.95** Improvements to the transport system and road network would facilitate access to the Southall Gas works site and other sites, whilst being configured to improve public transport reliability and interchange, particularly along the congested South Road. Attention will be focused on options for improvements in the vicinity of the South Road bridge, Merrick Road and the South Road / Beaconsfield Road junction. Any scheme will be planned to cater for improved

## How should we plan for your area?

bus and rail provision, including for the possibility of CrossRail or other rail upgrades. The potential for higher intensity development within the walking catchment of Southall station will be a key consideration.

**5.96** There would be more flexibility allowed in the development of employment land in and around the town centre, and by 'embracing change, there could be 31 sites involving residential or mixed development in the Southall area – helping to meet the area's housing needs. A new Sikh school is envisaged on the site of the former Norwood Hall college.

**5.97** National requirements for increasing the production of mineral aggregates would lead to the loss of some open space in the Norwood Green / Osterley area, and the winning and working of gravel in these areas.

### **5.98 Future C: Protecting the Past**

**5.99** Planning to protect the past in Southall, would mean retaining the existing town centre boundaries, but changing the emphasis to refurbishment of the existing buildings and spaces, rather than demolition and redevelopment. In addition, at least three more buildings would be protected on the local list of buildings of architectural or historic interest, and eleven more open space sites would be protected for their nature conservation interest.

**5.100** The emphasis in 'protecting the past' is with rehabilitation of property for family housing and local business, and the protection of amenity standards and the environment. This would constrain additional development to a greater degree than in the other futures identified – for example there would be a total of seven sites identified specifically for housing, though other sites where renovation takes place could include housing as well as business and community provision.

### **5.101 Southall Sites and Projects**

Table 5.13 SOUTHALL SITES: ISSUES AND OPTIONS

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
<b>SOUTHALL TOWN CENTRE (SEE CHAPTER 4 - ISSUE 9.2)</b>				
S01	Southall Town Centre	Major Town Centre, inc The Broadway, High Street, South Rd, part Park Ave, The Green, part Featherstone Rd, King St.	Reconfigure the town centre boundaries to include part of the Southall Gas Works, near station. See site S101	Retain the town centre as per option A, but aim for refurbishment of existing buildings and public realm, rather than major development.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S02	2 Lady Margaret Road, 1-63 (odd), rear 5-35 (odd) High St Southall	Town centre mixed uses; including public open space and public car parking (UDP development Site 31)	Promote development of housing with appropriate community provision for residents and new public toilets adjacent to former town hall; reduce emphasis on commercial development	Encourage refurbishment of existing buildings, with business incubator units in former town hall, and new public toilets adjacent. Also add the White Hart to the local list of buildings of architectural or historic merit.
S03	75 High Street, 4-8 North Road Southall	Town Centre mixed uses. Mainly Housing, Leisure (UDP development site 32)	Promote development of housing with appropriate parking and community provision for residents.	Encourage refurbishment of existing buildings and flexibility in their use, subject to environmental impacts.
S04	44-96A High Street, Red Lion Hotel, Southall Market	Town Centre mixed uses. Retention of Southall Market. Public car parking. Public open space. (UDP development site 33)	Promote development of housing with appropriate community provision for residents; reduce emphasis on commercial development	Encourage refurbishment of existing buildings and flexibility in their use, subject to environmental impacts.
S05	Southall Telephone Exchange, Cambridge Road & 31-57 (odd) & car park, South Road Southall	Retail, leisure, housing, public car parking, Market and public open space. (UDP development site 34)	Promote development of housing with appropriate community provision for residents; reduce emphasis on commercial development	Encourage refurbishment of existing buildings and flexibility in their use, subject to environmental impacts.
S06	Land to north of Southall Station	Town Centre mixed uses - retail, leisure, employment, community. Transport interchange facilities. Retention of temple unless satisfactory alternative agreed. Retention/relocation of business. Safeguarding of road/tram/rail routes. Public open space. (UDP development site 35)	Develop as per option A, except for tram safeguarding.	Encourage refurbishment of existing buildings and flexibility in their use, subject to environmental impacts.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S07	Southall Station tracks, The Arches Business Centre and Southall Community Centre, Merrick Road	Transport Interchange improvements. Town Centre mixed uses. Retention or satisfactory relocation of businesses and community uses. Safeguarding of road/tram/rail route. (UDP development site 36)	Higher intensity of uses than option A. Remove tram safeguarding. NB redevelopment of station associated with CrossRail project, and need for facilities for interchange with buses, taxis, community transport, cyclists and pedestrians.	Encourage refurbishment of existing buildings and flexibility in their use, subject to environmental impacts. Also, designate new site of interest for nature conservation on railsides.
S08	35-43 The Green & Ebenezer Gospel Hall, Kingston Road Southall	Community/residential uses. (UDP development site 37)	Develop as per option A	Encourage refurbishment of existing buildings. NB safeguarding of community centre building, but flexibility about the future use.
S09	Southall West, ie the area south of the railway, west of The Green, north of Featherstone Road. The western boundaries are Hartington and Gladstone Roads.	Part Major Employment Location, part Employment Site, part not designated. NB Dominion Centre identified as having façade value.  Town Centres mixed uses and employment. Retain and enhance or satisfactorily relocate community, faith, business occupants / uses. Safeguarding of road/tram/rail routes. Transport interchange facilities. Public open space. Public car park, pedestrian/cycle bridge link over Railway to site Southall Gas Works. (UDP development site 38)	Redesignate whole area for town centre mixed use with housing, and consider as a location for the Community Hub for Southall based on Dominion Centre and car park. Refurbish Phoenix House and include new library and adult learning facilities with residential above. Consider road bridge to Southall Gas Works north of the railway. Remove safeguarding facilities for the tram route.	Encourage refurbishment of existing buildings, and improvement of Featherstone Road car park.

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S11	Havelock Road (land to rear of St John's Church) Southall	Housing, community and public open space (UDP development site 40)	Develop with comprehensive approach to the area enclosed by the canal and railway, including existing open space.	Create public open space on whole site, and open Havelock Road frontage.
S12	'The Fairground', 26 Regina Road/Montague Way Southall	Town centre uses / housing (UDP development site 41)	Allow family housing development	Support continuation of existing business use.
S13	Beaconsfield Road/South Road Southall	Retention/enhancement or relocation of all community, education, occupants / uses. Town Centre mixed uses, retail, cultural, housing, employment, community. (UDP development site 44)	Promote education development and associated facilities	Encourage refurbishment of existing buildings
S14	Norwood Road Southall	Housing/community / health uses (UDP development site 45)	Housing/community / health uses (as option A)	Allow family housing
S15	Punjab Lane multi-storey car park (formerly Herbert Road car park)	No specific designation	Provision for additional public car parking	Improve signage, management and security of existing car park.
S16	Manor House, The Green, Southall	Statutory listed building in an open space setting, within the town centre.	Centre for Diversity, Culture and Heritage	Allow retail, leisure, business or community uses in a project to restore and enhance the listed building and its setting.
S17	4-38 (even) High Street	No specific designation	Dispose of shops for mixed commercial or community and residential use.	Refurbish existing buildings; flexible about uses, subject to amenity considerations.
S18	Southall Library, Osterley Park Road	Community facility, Listed building, and with façade value.	Relinquish for alternative use – community or, leisure	Relinquish for alternative use – family housing
S19	The Limes, Merrick Road	No specific designation	Redevelop for residential use.	Refurbish existing building for sheltered residential units or care facility.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S20	The Guest House, 45 The Green, Southall	No specific designation but included in the LDF Housing trajectory	Promote housing development as per option A	Refurbish existing building
S21	71-73 Southall Broadway	Designated retail frontage and building of façade and group value	Develop 'urgent care' facility	Develop 'urgent care' facility
S22	SINC - Avenue Road Hedge (site 69)	Site of interest for nature conservation (UDP site 69) and undesignated land	Propose minor extension to boundary of site of interest for nature conservation.	Propose minor extension to boundary of site of interest for nature conservation.
<b>THE WIDER SOUTHALL AREA</b>				
S101	Southall Gas Works	Mixed uses, including employment, housing, open space (local park), community, sports and an appropriate element of retail, subject to major improvement to the site's accessibility. Potential for links with adjacent country park. Potential for new road and tram routes through the site with land to be safeguarded for a tram depot fully meeting service and operational requirements (up to 4ha). Development to cater for the Southall Gateway link road, providing an east-west route across the site to the A312 and the Uxbridge Road. (Development Site 43)	Landmark urban development, creating a new retail focus and modern business and cultural facilities for Southall Town Centre, and an attractive new neighbourhood of up to 3,600 new homes, a five acre local park linked by bridges to Minet Park in the green belt, Development overlooking the canal and a new primary school and other local community facilities. Develop site and adjoining land so that it improves transport access within and through Southall, possibly using Southall gateway link road as main access.	Residential development including a range of medium to large family housing and some higher density small units to the east of the site. Development should include a local park and a small neighbourhood shopping centre for convenience goods, and with community facilities to meet the needs of this part of Southall. Good transport links to the town centre.
S102	Southall Gateway Link Road	No reference to this proposal, except in the Southall Gas Works (as above)	Facilitating access from the Great Western MEL and Southall Gas Works, eastward to Windmill Lane and Uxbridge Road, and westwards to A312 Parkway, possibly including new bridge over main railway line.	Implement a range of minor access and junction improvements to the existing network.

# How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S103	SINC - Southall railsides	Green corridor designation	Do not constrain development alongside railway.	Promote new site of interest for nature conservation (SINC)
S104	Land adj 57 Beresford Road, Southall	Housing (housing trajectory)	Promote residential development as per option A.	Community open space in local park deficiency area
S105	Disraeli Nursery, Hambrough Road	Residential area, no specific proposals in UDP	Doctors surgery	Retain day nursery
S106	Southall Park Play Centre, Boyd Avenue	Public open space	Proposed new children's centre	Proposed new children's centre
S107	British Rail Lines and Sidings, Park Avenue Southall	S101. Major Employment Location and Green Corridor – safeguard possible road/rail/tram routes and allow employment uses (UDP development site 42).	Promote mix of business, housing and open space north of railway; consider waste management facility south of railway, subject to improved road and rail access.	Promote mix of business, housing and open space
S109	SINC - Southall Park (site 72)	Site of interest for nature conservation within (site 72) within public open space.	Propose amendment (reduction) to boundary of site of interest for nature conservation (SINC)	Do not amend designation, but improve management for nature conservation
S110	Young Adults Centre, Park View Road	Residential area, no specific proposals in UDP	Business use, including incubator units	Retain youth facility
S111	Grove House Nursery School, 77a North Road	Residential area, no specific proposals in UDP	New Childrens Centre -	New Childrens Centre -
S112	SINC - Cranleigh Park Rough	Public open space within a residential area.	Leave as per Option A	Propose new SINC
S113	Spikes Bridge Recreation Ground	Green Belt, public open space and nature conservation interest	Retain all actual open space, but develop the Cornucopia community building for housing, relocating the community facilities elsewhere.	Retain all open space, and community buildings
S114	King George fields	Green Belt, public open space and nature conservation interest	Encourage more intensive recreation use.	Promote community open space on land not currently part of public open space.

## How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S115	Jubilee Gardens community building	Residential area and public open space; no specific proposals	Redevelop Library and develop integrated health and social care centre	Retain existing community buildings and open space
S116	Golf Links Housing Estate	Residential area (which included residential development site (UDP site 27) – now completed).	Regenerate whole estate, including redevelopment with mixed tenure.	Refurbish the estate without major development.
S119	Mount Pleasant Estate	Residential area, no specific proposals in UDP	Regenerate the area	Refurbish as necessary to achieve decent homes standard
S120	Dormers Wells Estate	Residential area, no specific proposals in UDP	Regenerate the area	Refurbish as necessary to achieve decent homes standard
S121	Dormers Wells sports centre	Residential area, no specific proposals in UDP	Improve changing facilities	Improve changing facilities
S122	Dormers Wells Primary School	Metropolitan Open Land, no specific proposals.	Develop Children's centre and family advice services within the school buildings	Develop Children's centre and family advice services within the school buildings
S123	Springdale SINC	Metropolitan Open Land	Leave as per Option A	Purchase for Local Nature Reserve purposes
S125	Former AEC Site, Windmill Lane Southall	Major Employment Location (UDP development site 24)	More intensive development with mixed business and community uses	Retention of existing building as industrial or warehousing
S126	Windmill Park	Residential area (which included residential development site UDP site 67) now being developed)	Regenerate the social housing area	Refurbish as necessary to achieve decent homes standard
S127	Warren Farm Sports Ground	Metropolitan Open Land and nature conservation interest	Identify as preferred area for mineral workings	Identify some of this land for residential development
S128	SINC - Boundary Stream and the Aviary (site 1)	Metropolitan Open Land	Leave as per Option A	Propose minor boundary extension to site

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S129	SINC - Long Wood Nature Reserve and meadows (site1)	Metropolitan Open Land	Leave as per Option A	Propose minor extension to eastern edge of site
S130	Outlying part of Osterley Park and Sports Ground	Metropolitan Open Land, Heritage Land, public open space and nature conservation interest	Identify as preferred area for mineral workings	Promote active open space uses
S131	SINC - Tentelow Lane Woodland and Meadow (site 70)	Metropolitan Open Land	Leave as per Option A	Propose extension to boundary of site
S132	Earl of Jersey's Field, Windmill Lane	Metropolitan Open Land	Leave as per Option A	Purchase for Local Nature Reserve purposes
S159	RPGMS land at Warren Farm	Metropolitan Open Land	Leave as per Option A	Purchase for Local Nature Reserve purposes
S133	SINC - Field and wood between Osterley Lane & St Mary's Avenue South (71)	Metropolitan Open Land	Leave as per Option A	Propose minor boundary change
S134	Osterley Lane open space	Metropolitan Open Land, no specific proposals	Identify as preferred area for mineral workings	Enhance open space
S135	Norwood Green playing field	Metropolitan Open Land and conservation area, no specific proposals	Build community space on playing field	Enhance open space
S136	Norwood Hall, Norwood Green Road	Metropolitan Open Land, listed building, conservation area	Develop new Sikh Primary School in Norwood Hall grounds	Education facilities within existing buildings and no loss of open space.
S137	SINC - Norwood Hall Woodland	Metropolitan Open Land, conservation area	Retain designation as per option A	Propose new SINC
S138	SINC - St. Mary the Virgin Churchyard, Norwood Green	Metropolitan Open Land, conservation area	Retain designation as per option A	Propose new SINC
S139	St. Mary's Church Hall, Norwood Green	Residential area, no specific proposals in UDP	Retain designation as per option A	Add to local list of buildings of architectural or historic character.

# How should we plan for your area?

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S140	Axa House, Blandford Road, Southall	Housing (housing trajectory)	Promote residential development as per option A.	Refurbish existing residential block
S141	SINC - Brent River Park South: Blackberry Corner, Jubilee Meadow, Trumpers Field and Fox (site 3)	Metropolitan Open Land	Retain designation as per option A	Propose extension to boundary of site
S142	SINC - Brent River Park South: Glade Lane Canalside Park (site 3)	Metropolitan Open Land, conservation area	Retain designation as per option A	Propose adjustment / extension to boundary of site. Note overlap with canal (site 75)
S143	Tentelow Lane, Southall	Housing & public open space along canalside frontage (UDP site 96)	Residential development of whole site	Community open space
S144	Poplar Avenue	Employment site	Promote business development	Residential development
S145	Norwood Depot Yard	Residential area, no specific proposals in UDP	Promote residential development	Business use
S146	Land west of Glade Lane and Coldharbour Close	Special Opportunity Site for leisure development, adjoining and to the north of MOL which is public open space and has nature conservation value.	Extend the open space designations over the current Special Opportunity Site, but add canalside housing alongside Coldharbour Close.	Residential development on the special opportunity area, and retention of the open space to the south.
S147	Havelock Estate NB – see also site S148 below	Residential area, no specific proposals.	Regenerate whole estate, including redevelopment with mixed tenure	Refurbish the estate without major development.
S148	Havelock Community Centre	Residential area, no specific proposals.	Incorporate provision for a children's centre.	Incorporate provision for a children's centre.
S150	Middlesex Business Centre, Bridge Road Southall	Major Employment Location (UDP development site 26)	Wider range of business and service uses, including car parking for the town centre and station.	Mixed business and residential development, retaining at least the existing employment numbers on site
S151	SINC - Hortus Cemetery	Residential area, no specific proposals in UDP	Retain designation as per option A	Propose new SINC

Reference Number	Issue: what future for each of the following sites?	Option A	Option B	Option C
S152	SINC - Havelock Cemetery	Residential area, no specific proposals in UDP	Retain designation as per option A	Propose new SINC
S153	Heller House (Res, CRA)	Residential area, no specific proposals in UDP, but draft supplementary planning guidance (2004)	Provide new accommodation for children with disabilities and release for alternative use	Retain accommodation for children with disabilities.
S154	Adelaide Road waste management site	Employment site, and identified for waste management	Residential development	Waste management functions.
S155	Adelaide Dock	Employment site, no specific proposals	Residential development of this canalside site.	Promote business use: particularly light industrial starter units.
S156	Featherstone sports college	Residential area, no specific proposals	Develop new pool with public access within college	Develop new pool with public access within college
S157	Albert Dane centre	Residential area, no specific proposals	Relocate day centre services for elderly disabled people from site to community hub, and release site for residential development	Retain day centre
S158	Grand Junction Arms Public House, 2 Bullsbridge Road/Western Road	Canalside green corridor and conservation area	Retain designation as per option A	Add to Local List of buildings of architectural or historic merit

Table 5.14 SOUTHALL TOWN CENTRE'S UNMET NEEDS AND PROJECTS

Reference Number	Issue: what sites to meet the following needs?
S201	Comprehensive environmental and public realm Improvements
S202	Develop appropriate sites for public car parks, including multi-storey options
S203	Improve CCTV
S204	Rationalise existing Council property holdings and release some for alternative uses. Introduce community hub to provide new library, social care offices, youth services, police centre, cultural centre and resource centre for the voluntary sector

## How should we plan for your area?

Reference Number	Issue: what sites to meet the following needs?
S205	Promote larger shop units
S206	Maintain as specialist centre for ethnic retailing
S207	Southall Broadway - reduce over-concentration of licensed premises through promotion of alternative uses
S208	Upgrade rail and interchange facilities, with bus, taxi, community transport, cars, cycles, pedestrians - and accessible to all.

Table 5.15 SOUTHALL WIDER AREA'S UNMET NEEDS AND PROJECTS

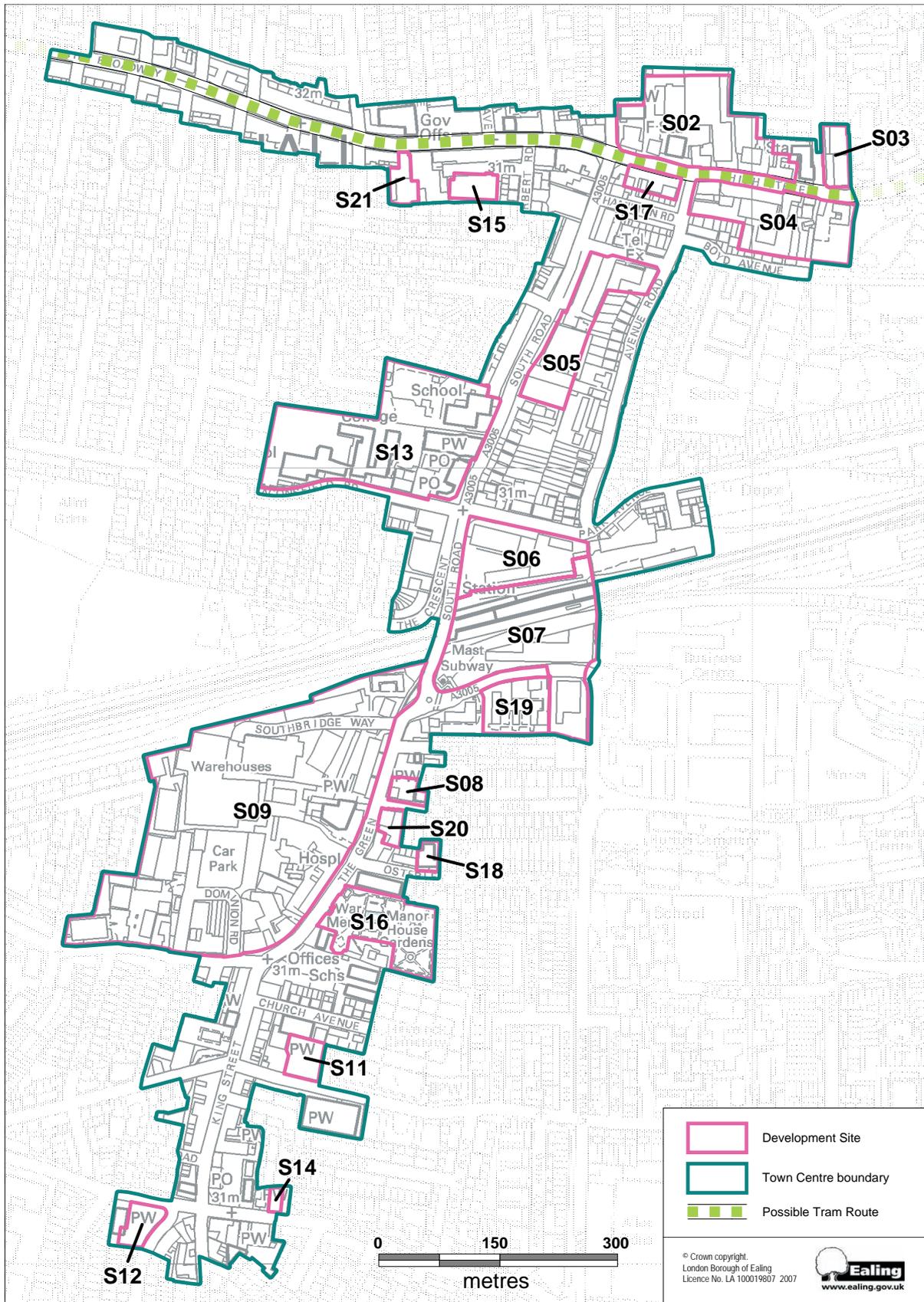
Reference Number	Issue: what sites to meet the following needs?
S208	Take positive steps to encourage green front gardens and permeable surfaces
S209	Tackle problem of unauthorised outbuildings in Southall
S210	Prioritise improvements to the urban environment, including removal / prevention of graffiti and fly tipping
S211	Identify additional burial space or alternative facilities
S212	Address District Park deficiency (Glebe, Northcote and Dormers Wells wards)
S213	Address local park deficiency (Northcote and Glebe wards)
S214	Address deficiency in nature conservation sites
S215	Promote development of 40 units for frail elderly people
S216	Improve north-south bus routes
S217	Norwood Green - Provide new neighbourhood policing accommodation
S218	New location for Travellers' support service (in the event that the Spike's Bridge community building is released for housing)
S219	Develop primary care access centre
S220	Improve range of doctors' surgeries
S221	Develop an office base for community GPs and office accommodation for social and healthcare staff
S222	Develop flexible youth provision
S223	Develop extended schools provision at all schools
S224	Create community space for a children's centre

# How should we plan for your area?

Reference Number	Issue: what sites to meet the following needs?
S225	Refurbish playgrounds

# How should we plan for your area?

Map 5.13 Southall Town Centre



# How should we plan for your area?

Map 5.14 Southall Area



## How should we plan for your area?

## 6 Conclusion

### Next Steps - Preferred Options

- 6.1** In this document, your views on issues and options have been sought. This will feed into the preparation of Preferred Options. The Preferred Options will set out the Council's proposed policy direction and will shape the policy content of the LDF Strategy and Sites. It will also include a draft vision for the borough, based on elements of the three alternative futures put forward in this document, and other elements taken directly from the consultation.

### Sustainable Development and Sustainable Communities

- 6.2** The preparation of the Preferred Options will also be informed by the Sustainability Appraisal (SA) process. The purpose of the SA is to promote sustainable development through the better integration of sustainability considerations in the process of preparing and adopting plans. The SA is an iterative process allowing us to identify and report on the likely significant effects of the plan, and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. All of the objectives and options presented in this report and any new options generated prior to the Preferred Options stage will be the subject of an SA.
- 6.3** Each of the objectives/options will be appraised against the SA framework, which provides a way in which sustainability effects can be described, analysed and compared. This SA framework was published, as part of the Scoping Report, for consultation in January of last year. Given that the objectives have directly informed the choice of options presented, an initial appraisal was undertaken of the proposed LDF objectives. This was to ensure that the objectives were as sustainable as possible, and by implication the options selected to implement these objectives were as well.
- 6.4** It is recognised that these objectives may change or be refined following this consultation exercise, and will thus need to be reappraised. Having re-tested the LDF objectives, the individual options for achieving these objectives will also be tested. The potential effects of each of the options on the sustainability objectives will be predicted and evaluated. It is acknowledged however that certain objectives/options will always inherently be in conflict, particularly given the broad scope of sustainability, which covers environmental, social and economic issues. This does not however mean that these options should be discounted or deleted. Instead it will be necessary to recognise where these conflicts have arisen and consider how these significant effects can be minimised or mitigated, through the drafting of the DPD. The iterative nature of this process will ensure that consideration is given to the sustainability of the options taken forward to Preferred Options stage.

- 6.5** Since the options have arisen out of the ten LDF objectives, which themselves were derived from the goals of the Sustainable Community Strategy, which seek to deliver sustainable communities, all of the options presented support aspects of sustainability. It is recognised however that the options, and the futures in particular, vary in emphasis in terms of different sustainability objectives. Given the broad scope of sustainability the focus placed on different aspects of sustainability will therefore vary or shift between the different futures/options. For example the 'Embracing Change Future' emphasises social and economic sustainability objectives. Under the 'Preserving the Past Future' the focus shifts to environmental sustainability objectives. The 'Following Established Policies Future' is perhaps the more balanced approach in terms of achieving the sustainability objectives. This will however be considered in greater detail as part of the Sustainability Appraisal process.
- 6.6** As has been noted above it is highly unlikely that we would select one of the three futures exactly as stated, and the preferred options are likely to borrow from all three futures. It will be possible however through the SA process to highlight where the emphasis lies in terms of the sustainability of the different options.
- 6.7** It is envisaged that we will publish Preferred Options for consultation in Spring next year. The Sustainability Appraisal report will be published alongside the Preferred Options for consultation.
- 6.8** **Sustaining Community Involvement**
- 6.9** Finally, community involvement will continue as before. Discussions will continue through the Sustainability Forum of Partnership for Ealing, and through other links with partners and community groups. Indeed, as we move towards final proposals in the LDF, the discussions will become better related to the delivery of actual development projects and of environmental protection.

## 7 Appendices

### Appendix 1: Timetable for producing the LDF Strategy and Sites documents

The timetable, including consultation stages, is shown below. Between each stage of consultation we will review and analyse consultation people's comments, identify key messages and incorporate them into the next stage of the process.

Table 7.1 Timetable for producing the LDF Strategy and Sites document

Document	Stages	Target Dates
Development Plan Documents (DPDs) Core Strategy Site Allocation Proposals Map	<i>Pre-production - evidence gathering</i>	09/05
	<b>Production</b>	12/05
	<i>Issues &amp; Options prepared in consultation</i>	03/06
	<i>Public participation on Issues &amp; Options</i>	08/07
	Preparation of <u>New</u> Issues & Options	09/07 - 10/07
	Public participation on <u>New</u> Issues & Options	01/08
	Preparation of Preferred Options	02/08
	Cabinet approval of Preferred Options	03/08 – 04/08
	Public participation on Preferred Options & Sustainability Appraisal (SA) report	07/08
		02/09
	Analysis of representations on Preferred Options & SA report	03/09
	Preparation of Submission DPDs	03/09 – 04/09
	Submission of DPDs & final SA report	05/09 - 06/09
	Public participation on Submission DPDs & Final SA report	08/09
		09/09
	Public participation on further Sites Allocations representations	10/09 – 11/09
<b>Examination</b>	12/09	
(Analysis of) representations on DPDs	01/10	

Document	Stages	Target Dates
	Pre-Examination Meeting	03/10
	Examination begins (Core Strategy)	06/10
	Inspectors Break	10/10
	Examination begins (Sites Specific Allocations)	12/10
	Examination (completed)	on-going
	Receipt of Inspectors binding report	
	<b>Notification of Adoption</b>	
	<b>Adoption</b>	
	<b>Monitoring and Review</b>	

## Appendix 2: Glossary

### Glossary

#### Affordable Housing

- 7.1** Housing subsidised in some way for people unable to rent or buy on the open housing market. PPS3: Housing defines affordable housing as follows: Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
- 7.2** – Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- 7.3** – Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.

#### Biodiversity

- 7.4** literally the 'variety of life' - the innumerable species of animals and plants on earth, and the wide range of urban and rural habitats where they live.

#### Blue Ribbon Network

- 7.5** A spatial policy covering London's waterways and water spaces and land alongside them.

### **Brownfield Site (see Previously Developed Land)**

### **Combined Heating and Power/Community Heating**

- 7.6** Combined Heat and Power (CHP) is the term used when electrical energy is made onsite and the waste heat from the engine is utilised for a heating application such as making hot water or space heating. A community heating scheme provides heat from a central source to more than one building, dwelling or customer as an alternative to providing individual heating systems to each dwelling. Schemes can vary in size from a few dwellings to city-wide networks, reduce fuel costs for tenants and cut carbon dioxide emissions.

### **Community Hub**

- 7.7** A single facility, bringing together various services to meet the day-to-day needs of the community at one central location, easily accessible by public transport

### **Community Open Space**

- 7.8** Community Open Space is protected from development so that it is available as open space for the community, but not with full public access.

### **Comparison Goods**

- 7.9** Items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc). Customers often compare items and prices between several stores before making a purchase.

### **Conservation Area**

- 7.10** An area declared by a local planning authority in accordance with the Town and Country Planning Act 1990 (as amended), as being of special architectural, historical or landscape interest, the character or appearance of which it is desirable to preserve or enhance.

### **Convenience Goods**

- 7.11** Everyday essential items, such as food and newspapers.

### **Core Strategy DPD**

# Appendices

- 7.12** The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

## **Cross Rail**

- 7.13** Crossrail is a project to build new railway connections under central London. The route of the first proposed line (Crossrail 1) runs east-west and would connect to existing main lines. The most optimistic construction timetable would see Crossrail 1 opened around 2015.

## **Density (Residential)**

- 7.14** As stated in PPS3: Housing: "Density is a measure of the number of dwellings which can be accommodated on a site or in an area". This document sets national indicative minimum densities for new residential development of 30 dwellings per hectare (dph) net. High-density development may be in the region of 200 –700 dph depending on housing type. Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

## **Designated Frontages**

- 7.15** Street blocks in which some or all of the premises are shops, where the Council wishes to retain retail shops at ground floor level, and prevent changes of use to cafes, offices and other uses.

## **Developer Contribution (see Legal Agreement)**

## **Development**

- 7.16** Defined and qualified by the Town and Country Planning Act 1990 (s.22) as the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of any material change in the use of any building or other land.

## **Development Plan Documents (DPDs)**

- 7.17** The Local Development Framework is partly comprised of Development Plan Documents, which in turn comprise the Core Strategy, Site Allocations, Proposals Map, Generic Development Control Policies and sometimes Area Action Plans.

### **District Park**

- 7.18** A park, located on average approx. 1.2 km from home, usually used for weekend and occasional visits on foot, cycle, car or public transport, containing playing fields, but with at least 30 acres for other pursuits (as in local parks) and some car parking.

### **Employment Site**

- 7.19** Sites defined by the Local Planning Authority for employment uses, e.g. light industrial, small scale office or appropriate mixed uses, that are compatible with their locations.

### **Energy Services Companies (ESCOs)**

- 7.20** ESCOs are companies that contract to provide locally generated and distributed heat and power to consumers rather than selling fuel or electricity. They are obvious potential partners for landlords for the development and/or operation of community heating systems.

### **Environment Agency's Flood Risk Maps/Zones**

- 7.21** Maps produced to show which areas of the country are most likely to be affected by flooding. The maps show three different zones covering the whole of England and referring to the probability of river and sea flooding, ignoring the presence of flood defences. The zones illustrate: the area that could be affected by flooding from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year (Zone 3, divided into: 3a: High probability; and 3b: Functional floodplain), areas that are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year (Zone 2: Medium probability), and all other areas (Zone 1: Low probability) (see PPS25: Development and Flood Risk for further information).

### **Estates Review**

- 7.22** A comprehensive review of Ealing's main housing estates, proposed to be carried out in 2007/8, against agreed assessment criteria in order to establish a five-year housing regeneration plan for the borough.

### **Examination**

- 7.23** Undertaken on the 'soundness' of the Submission Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

# Appendices

## Green Belt

- 7.24** A concept recognised in the Green Belt Act 1938, included as the Green Belt Ring in the Greater London Plan 1944, and given wider recognition in a government circular in 1955.

## Green Corridor

- 7.25** Near continuous areas of open space that link Green Belt, Metropolitan Open Land and Sites for Local Nature Conservation, which provide amenity, access, landscaping and conduits for plants and animals.

## Green Space

- 7.26** All of the public and privately owned open areas in the Borough. It includes parks, canal and river walks, playing fields, allotments, cemeteries, and private gardens large enough to make a visual contribution to area.

## Home Zone

- 7.27** A street or group of streets in a built-up area that are designed primarily to meet the interests of the local community, and particularly pedestrians and cyclists rather than motor vehicles, enabling the street to operate primarily as a space for social use.

## Legal Agreement

- 7.28** An additional feature of a privately-proposed development project which complements that project and assists in meeting the needs of the community, e.g. providing open space, public right of way or community facilities, affordable housing, housing infrastructure, bringing other sites into beneficial use, shared facilities, recreational uses, environmental or transport improvements, or conservation of buildings or places of special historic or architectural interest.

## Local Development Framework

- 7.29** Sets out, in the form of a 'portfolio' or 'folder', the documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

## Locally Listed Building

- 7.30** Whilst these buildings do not have the statutory protection of listed buildings, the buildings on the local list do have particular local importance, and thus the Council seeks to retain them.

### **Local Park**

- 7.31** A park of approx. 2 Ha and located, on average, less than 400m from home, for pedestrian visitors including nearby workers. Providing for court games, children's play for different age groups including play centres and adventure playgrounds, sitting out areas, including nature and landscape conservation, landscaped environment and disabled access; and playing fields if the park is large enough.

### **London Plan**

- 7.32** The plan is a spatial development strategy for the Greater London area, to deal with matters of strategic importance to the area, and replaced the previous strategic planning guidance for London known as RPG3. The plan was first published by the GLA in 2004 and has since been amended. Consultation on further alterations to the Plan has recently taken place.

### **Major Employment Location**

- 7.33** Areas where employment uses are concentrated, particularly industrial and ancillary uses.

### **Metropolitan Open Land**

- 7.34** A concept described in detail in the Greater London Development Plan 1976 and shown approximately on the Key Diagram for subsequent definition on Borough Plan Proposals Maps.

### **Mixed Use Development**

- 7.35** A development that combines a mix of uses either on a site or in individual buildings, such as flats or offices over shops. It can refer to a small site or individual building with a mix of uses within the same building, or to a variety of uses in an area such as a neighbourhood, a town centre or an urban village. For a development to be viable and beneficial for the community, it should be adequate to the scale of the site or development, taking into account its location and its relationship with the surrounding area.

### **Open Space**

# Appendices

- 7.36** Any open land that is used by the public or local community for outdoor recreation, whether publicly or privately owned and whether use is by permission, as of right, or de facto. See the Town and Country Planning Act 1971 Section 290 or 1990 Section 336. Open space means any land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground.

## Partnership for Ealing

- 7.37** A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

## Planning Policy Guidance note (PPG)

- 7.38** Statements of Government planning policy covering a range of issues. They are being replaced by Planning Policy Statements, which carry greater weight.

## Planning Policy Statement (PPS)

- 7.39** Statements of national policy and principles on aspects of the town planning framework. They apply to England only. They are legally binding and may be treated as material considerations in the determination of planning applications. They were introduced under the provisions of the Planning and Compulsory Purchase Act 2004 and are gradually replacing PPGs.

## Preferred Options

- 7.40** Part of the production stage for the preparation of DPDs, prior to submission for examination by the Planning Inspectorate. This stage involves a formal six week public consultation as required by Regulation 26.

## Previously Developed Land

- 7.41** Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'

## Proposals Map

- 7.42** An Ordnance Survey based map showing the location and extents of policies, site allocations and constraints in Development Plan Documents, updated as necessary to reflect any changes in such documents.

## Public Open Space

- 7.43** Parks and similar land for public use, whether provided by the Council or privately where access for the public is secured by virtue of legal constraints and formal arrangements.

#### **Public Transport Accessibility Levels (PTAL)**

- 7.44** A measure of the relative accessibility of buildings and uses by public transport. The higher the PTAL score, the better the accessibility.

#### **Renewable Energy/Renewables**

- 7.45** Energy generated from sources that are non-finite or can be replenished, e.g. solar power, wind energy, power generated from waste, biomass etc.

#### **Secured by Design**

- 7.46** Police initiative supporting the principles of "**designing out crime**" by use of effective crime prevention and security standards for a range of applications.

#### **Site Allocations DPD**

- 7.47** A DPD that sets out detailed proposals for the development of land in the area, with specific or mixed uses, locations and extents clearly shown.

#### **Site of Interest for Nature Conservation (SINC)**

- 7.48** Local landscape features, both in built-up and on open land, that are affected by development and will promote conservation and enhancement.

#### **Site of Metropolitan Importance for Nature Conservation (SMINC)**

- 7.49** Area identified by the GLA Ecology Unit as of metropolitan significance for nature conservation.

#### **Special Opportunity Sites**

- 7.50** Sites where existing urban fabric is deteriorating or outmoded, and a mix of uses are permitted in order to stimulate regeneration.

#### **Statutory Listed Building**

- 7.51** A building of special architectural or historic interest included on a statutory list. Permission is required for their demolition or alteration.

## Strategic Development

- 7.52** Any application for planning permission for development which the local planning authority consider falls within certain categories set out in The Town and Country Planning (Mayor of London) Order 2000 and therefore requires referral to the Mayor before determination. For example, development of more than 500 residential dwellings, or development (other than wholly residential development) with a total floorspace of more than 15,000 square metres.

## Supplementary Planning Guidance/Documents (SPG/SPD)

Included in the LDF and forming part of the planning framework for the area. SPDs may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a DPD.

## Sustainability Appraisal

- 7.53** The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

## Sustainable Communities

- 7.54** Communities which are economically and socially safe, vibrant, and thriving, whilst finding a balance with the surrounding environment.

## Sustainable Community Strategy

- 7.55** Local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Sustainable Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors.

## Sustainable Transport

- 7.56** Sustainable transport is used to describe all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

## Sustainable Urban Drainage Systems

- 7.57** A sequence of management practices and control structures designed to drain surface water in a sustainable way.

### Town Centre Hierarchy:

- 7.58** The hierarchy lists all the shopping centres within the Borough, and divides them up into categories depending on their particular characteristics, in particular their size. This hierarchy is then used to recognise the roles that each centre plays, and can thus guide development within the centre as well as guiding local capacity and need. However the Council recognises that this hierarchy is flexible, and centres will be monitored and their categorisation reviewed if appropriate:

- **Metropolitan Centre (Ealing)**  
Outstanding shopping centres found in outer London, typically having more than 100,000 sqm of retail floorspace and a high level of comparison shopping including a broad range of multiple retailers and several Department Stores. Most have developed complementary activities that draw people in outside peak shopping hours
- **Major Centre (Southall)**  
Important shopping and service centres, but are typically smaller in scale and closer together than those in the metropolitan category. They usually have at least 50,000 sqm of retail floorspace and some may have developed specialist roles. With sizeable local catchment areas, many of these centres have established cultural and entertainment facilities that will keep them alive in the evenings.
- **District Centre (Acton, Greenford and Hanwell)**  
Ranging in size from 10,000 – 50,000 sqm of retail floorspace these centres provide convenience and services for local customers with comparison shopping floorspace rarely exceeding 50% of the total. The majority of people that use them are on foot, although access by car and public transport needs to be provided for. Some have individual specialist functions due to their lower rent.
- **Neighbourhood Centre (Northolt and Perivale)**  
Provide a variety of convenience shops, a proportion of comparison shops, and a number of shops providing essential local services.

### Unitary Development Plan

- 7.59** Plans previously produced by each borough, which integrated strategic and local planning responsibilities, through policies and proposals for the development and use of land in their areas.

# Appendices

## West London Tram/Transit

- 7.60** A scheme proposed by Transport for London. It involves building a tram route running along the Uxbridge Road from Uxbridge to Shepherd's Bush. The tram would be given priority over other traffic along the length of its route.

## Zero/Low Carbon Development

- 7.61** A zero carbon development is one that achieves zero net carbon emissions from energy use on site, on an annual basis. A low carbon development is one that achieves a reduction in net carbon emissions of 50% or more from energy use on site, on an annual basis.

## Appendix 3: Bibliography

- 7.62** Many of the background documents listed below may be accessed in full via the links below or the [Local Development Framework](#) pages of the Ealing Council Planning Policy website (some documents you will need to access via the [Research Information](#) tab on the LDF page).

[Ealing's Adopted 2004 Plan for the Environment](#) (Unitary Development Plan or UDP), October 2004

[Supplementary Planning Guidance and Documents](#), October 2004 and March 2006

[Local Development Scheme \(LDS\) March 2005](#)

Updated Schedule of Projects, August 2007

[Statement of Community Involvement](#), June 2006

[Annual Monitoring Report 2004/05](#)

[Annual Monitoring Report 2005/06](#) (AMR)

AMR Appendices:

[Annex one - UDP Policies](#)

[Annex two - Housing Trajectory](#)

[Annex three - Town Centre Health Checks 2005](#)

[Annex four - S106 Agreements 2005/6](#)

[Annex five - Major Residential Development completed 2005/6 and its relationship to jobs and services](#)

[Issues and Options for Spatial Planning](#), February 2006

[Issues and Options Background Report](#), March 2006

[Shopping and Town Centres - LDF Background Report 2](#), September 2005  
[Industrial and Office Development - LDF Background Report 3](#), January 2006  
and [associated maps](#)  
[Housing Study](#), November 2005  
[Improving the Evidence Base for the Waste Development Plan Process in West London](#), November 2005  
Issues and Options Consultation 2006 : Representations And Responses

West London Retail Needs Study, June 2007

[Main Report - Executive summary and main report](#)  
[Appendix 1 - Plans and appendices](#) (includes retailer representation, population projections, floorspace schedules, retail capacity and expenditure figures, ethnic retailing background paper, leisure study)  
[Appendix 2 - Centre assessments](#) ('health checks')  
Appendix 3: [Centre audits](#), [Ealing town centre boundaries](#), [Retailer requirements](#)  
[Appendix 4 - In-centre survey results](#)  
[Appendix 5 - Household telephone survey results](#)

Community Premises (to follow)

Review of Sites of Importance for Nature Conservation in Ealing, August 2007

Open Space Strategy Progress Report, September 2007

[Sustainable Communities Strategy](#)

Cabinet Report on New Options for Spatial Planning, July 2006

Cabinet Report on Local Development Scheme Changes, February 2007

Cabinet Report on LDF Progress (saving UDP policies), March 2007

Cabinet Report on LDF Progress (corporate priorities), June 2007

PPS 1 Delivering Sustainable Development, ODPM, February 2005

PPS 12 and Companion Guide, ODPM, 2004

Town and Country Planning (Development Plans) (England) Regulations 2004

The Local Authorities (Functions and Responsibilities) (Amendment) (No.2) (England) Regulations 2005 (SI 929)

Sustainability Appraisal and Strategic Environmental Assessment Guidance, ODPM, 2005

The London Plan, February 2004, plus Early Alterations and Further Alterations

London Plan Technical Report 12 on parking

# Appendices

Draft West London Sub-Regional Development Framework, 2005