



Final Report

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London Borough of Ealing Secondary School Site Search

October 2013



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For and on behalf of GVA Grimley Ltd

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1. Introduction

- 1.1 GVA was commissioned by Ealing Borough Council in November 2012 to undertake a site search project to identify and assess suitable sites for Secondary School use in order to help the Borough meet projected future schooling requirements.
- 1.2 The work on this report commenced in November with site visits in January. An initial draft was prepared in March and further draft in June. This final draft was published in October after a period of internal review.

Background

- 1.1 Current and projected demographic trends, including rising birth rates and increased in-migration levels, have resulted in a rapid increase in the projected demand for secondary school places in Ealing Borough.
- 1.2 To fulfil its statutory duties in the provision of sufficient secondary school places for its resident children and in order to meet rising demand for school places, the Council has identified the need to consider a range of options. This includes locating and securing new sites that are suitable to accommodate up to three new secondary schools from 2016/17 onwards.
- 1.3 The Council's demographic projections have identified that the greatest future increases in the child population and therefore need for school spaces are in the Ealing, Acton and Hanwell areas of the Borough. These locations therefore form the Council's preferred areas of search, however in order to ensure a comprehensive assessment of future site opportunities is undertaken, the Council has also considered locations and sites outside the preferential area in and outside of the Borough.
- 1.4 A report considering sites adequate for secondary schools was produced by Municipal Projects for the internal use of the Council in September 2012. This considered sites from a number of sources such as Ealing's SHLAA development sites, sites from the property strategy and former primary school site searches excluding sites incompatible with most policy designations. The report recommended that further research be conducted to identify a greater range of sites on employment land (and particularly on local industrial land), and in commercial/office and community/civic use, to provide a more comprehensive exploration of opportunities.

Purpose

- 1.5 The purpose of this Report takes its lead from the conclusions and recommendations of the Municipal Projects' report. The aim is therefore to identify sites on industrial, commercial and other employment land and on sites currently in community/civic uses in Council ownership and then to provide an assessment and recommendations to the Council in relation to the developability of those sites for secondary school use.
- 1.6 The agreed site search criteria included the consideration of sites that were capable of development, redevelopment or conversion for secondary school use, including as part of a mixed use development. The sites considered should be of a sufficient size, to either as a whole, or in part to appropriately accommodate a secondary school. This requires sites to be:
- Over 0.6 ha; and
 - Be compatible with planning policy designations, unless specified
 - Be vacant, redundant or disused.
- 1.7 Although the site search covers the whole of the Borough, the most desirable areas for the delivery of a secondary school are Ealing, Acton and Hanwell.
- 1.8 The site search and assessment was not required to include buildings/sites designated as Strategic Industrial Locations in the London Plan; nor was it revisit or re-assess sites that had already been considered as part of the earlier Municipal Projects secondary schools site search work.
- 1.9 This report sets out the process to identify and analyse potential sites and derives a long list of sites that are considered as developable for secondary school use by 2016/17 and in the period beyond that. This forms Phase 1 of the secondary school site identification commission. The long list is assessed against the agreed criteria together with recommendations for further consideration.
- 1.10 Following consultation in 2013 on a list of sites combining some of the sites selected as part of this research with long-listed sites from other site searches, phase two will further investigate the deliverability of the remaining long listed sites taking into consideration:
- Planning Issues/mitigation of conflicting uses;
 - Design and layout considerations;
 - Transport and accessibility considerations;
 - Availability of playing fields; and

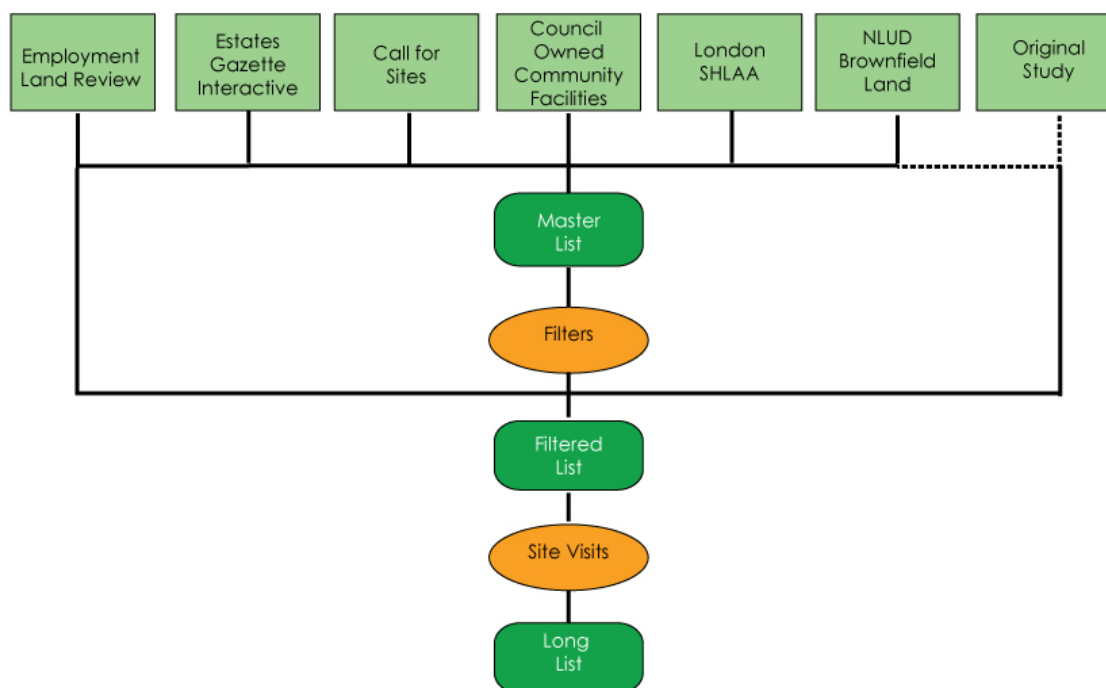
- [Site deliverability issues.](#)

- 1.11 A call for sites will also be issued at this stage, which may bring forward further sites for consideration.
- 1.12 The assessment will also flag up any potential environmental issues, rather than provide an in-depth analysis of deliverability on this basis.
- 1.13 This will be done having regards to the considerations identified in Municipal Project's report in relation to identifying sites suitable for secondary school use which are currently in industrial, employment, commercial or community uses and to any additional relevant points that may arise.
- 1.14 This process will produce a long list of deliverable sites and will make recommendations and provide guidance and case studies as to how these sites could be delivered in/on industrial/ employment/ offices/ commercial/ community/ civic sites, either through conversion of premises or new build. This will also have regard to policies in the Development Management DPD.

Methodology

- 1.15 The flowchart in Figure 1 below sets out all the steps taken as part of this report. As illustrated in Figure 1, seven site search sources were used to identify the master list of sites. These sites were then put through a series of filters and checks in order to establish an intermediate filtered list of sites. The dotted line illustrates those sites which were included in the master list of sites, but did not go through the initial filters.

Figure 1 – Flowchart of the steps taken in the site search process



Source: GVA 2012

- 1.16 The filtered list of sites included some of the sites from the Employment Land Review. These sites required further investigation through site visits whilst all sites from Municipal Project's former site search were excluded from the filtering process as they had already been reviewed.
- 1.17 After the site visits were completed a number of the sites were deemed unsuitable for further consideration for a variety of reasons including current use and site availability. The remaining sites are those which are comprised in the final long list of sites.
- 1.18 The remainder of this report sets out in greater detail each of the steps outlined in Figure 1 above in order to arrive at the long list of sites.

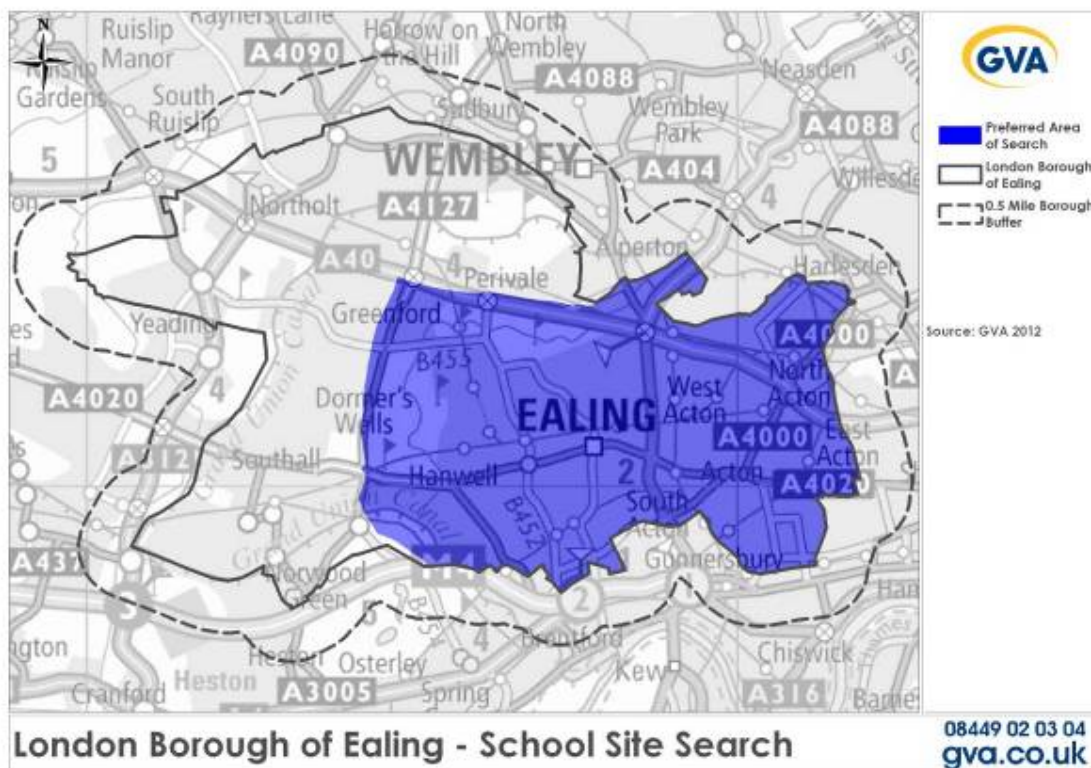
2. Site Identification Process

- 2.1 This section of the report sets out the process through which the master list of potential sites was identified.

Overarching Site Search Parameters

- 2.2 The Council's Development Strategy sets out the Borough's spatial plan for the location of new development in the Borough.
- 2.3 As set out in the project brief, the site search area covers the whole of the Borough and beyond, with a preferred area for the delivery of a secondary school in the East of the Borough around Ealing, Acton and Hanwell (see Figure 2). To extend the range of potential site opportunities and to reflect the nature of school needs arising, sites which were within half a mile of the Ealing Borough administrative boundary have also been included.

Figure 2 – Preferred Area of Search



Source: GVA and LB Ealing, 2013

- 2.4 The site identification process was focussed on but not exclusive to designated employment and industrial sites, offices and other commercial sites and civic and community sites in Council ownership.
- 2.5 The minimum site size requirement for a modern functioning secondary school is 0.6 hectares and this formed the basis for the site search. However, smaller sites below this threshold were included and assessed in order to ensure that opportunities for site amalgamation or clustering were taken into consideration.
- 2.6 In order to be considered suitable for the development of a secondary school, a site must currently be either vacant, redundant or under utilised and not have an extant planning permission for another use.

Site Exclusions

- 2.7 As set out in the brief, GVA were not to review any sites which are in community /civic use within the property strategy or sites designated as Strategic Industrial Land. Current school sites or those sites that had already been considered as part of Municipal Projects' secondary schools site search were not to be reviewed, although there is a potential need to use existing education sites in the future if required.

Source of Sites

- 2.8 GVA reviewed a number of sources in order to collate and identify suitable sites. Those sources are set out below:
- [London Borough of Ealing Employment Land Review](#);
 - [Estates Gazette Interactive](#);
 - [Call for Sites Process](#);
 - [National Land Use Database - Brownfield Land](#);
 - [London Strategic Housing Land Availability Assessment](#);
 - [Community Facilities in Council Ownership from property terrier](#); and
 - [Original School Site Study prepared by Municipal Projects](#).
- 2.9 The sources used reflect the most widespread and robust sources of potential sites available to GVA. They include datasets managed by local, regional and national governmental bodies as well as commercial datasets such as Estates Gazette Interactive. Finally with the inclusion of a call for sites GVA were able to identify any additional sites not picked up by these datasets.

Employment Land Review

- 2.10 The Ealing Borough Employment Land Review (September 2010) identified 34 wider employment zones across the Borough, each of which contains a large number of employment sites.
- 2.11 Of the 34 employment zones, the search process mostly included those areas which the ELR recommended as suitable for release or partial release. In addition a number of employment areas were also development sites that had previously been assessed within the Municipal Projects study and were therefore not included in this process.
- 2.12 Once the areas that were to remain in employment use and those that had already been reviewed were removed from further consideration, only seven Employment Land Review zones were considered suitable for inclusion on the master list.
- 2.13 It was agreed by GVA and the Council to visit each of these zones in order to identify suitable, vacant or under occupied sites within them.

Estates Gazette Interactive

- 2.14 Estates Gazette Interactive (EGi) is a property industry website that allows industrial and commercial land agents to register land and property for purchase, sale and rent onto an interactive database. The database is live and updated daily.
- 2.15 Using the size and location parameters set out above, the EGi database identified 12 potential sites, however most of these sites had previously been identified and assessed by Municipal Projects and were therefore excluded from this site search process.
- 2.16 Only three of the sites had not been previously identified, only one of which was located within Ealing Borough. The other two sites were located in Hillingdon Borough.

Call for Sites Process

- 2.17 GVA, through colleagues in their agency departments, released two calls for sites directly to Industrial Land Agents and to Office Agents operating in London.
- 2.18 The call for sites stipulated the areas of search and the size requirements as set out above. The results of the call for sites process resulted in a limited response, drawing out only one site of suitable size and in an appropriate location that had not previously been identified through another information source.
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Brownfield Land and London SHLAA sites

- 2.19 The National Land Use Database of Brownfield Land Sites (NLUD) and the London Strategic Housing Land Availability Assessment were reviewed and appropriate sites identified.
- 2.20 The NLUD is managed by the Homes and Communities Agency and is used to identify previously developed land which would be suitable for redevelopment particularly for industrial or commercial uses.
- 2.21 The London SHLAA was prepared by the Greater London Authority in 2009 and identifies brownfield sites with the potential for residential development. It includes both previously developed land and existing sites in alternative uses where there is a possibility for residential development through intensification or re-use.
- 2.22 SHLAA sites in Ealing borough had already been considered by Municipal Projects and therefore did not need to be reconsidered. Those sites that were identified are located in: LB Brent (13 sites); LB Hounslow (8 sites); LB Hammersmith and Fulham (3 sites); and LB Harrow (1 site).

Community Facilities

- 2.23 Ealing Borough Council provided current data on the location of community facilities. These were each reviewed for their suitability for inclusion in the master site list. The list included local community facilities such as community and health centres, play centres and meeting halls. In total, six sites were identified from this source.

Master List of Sites

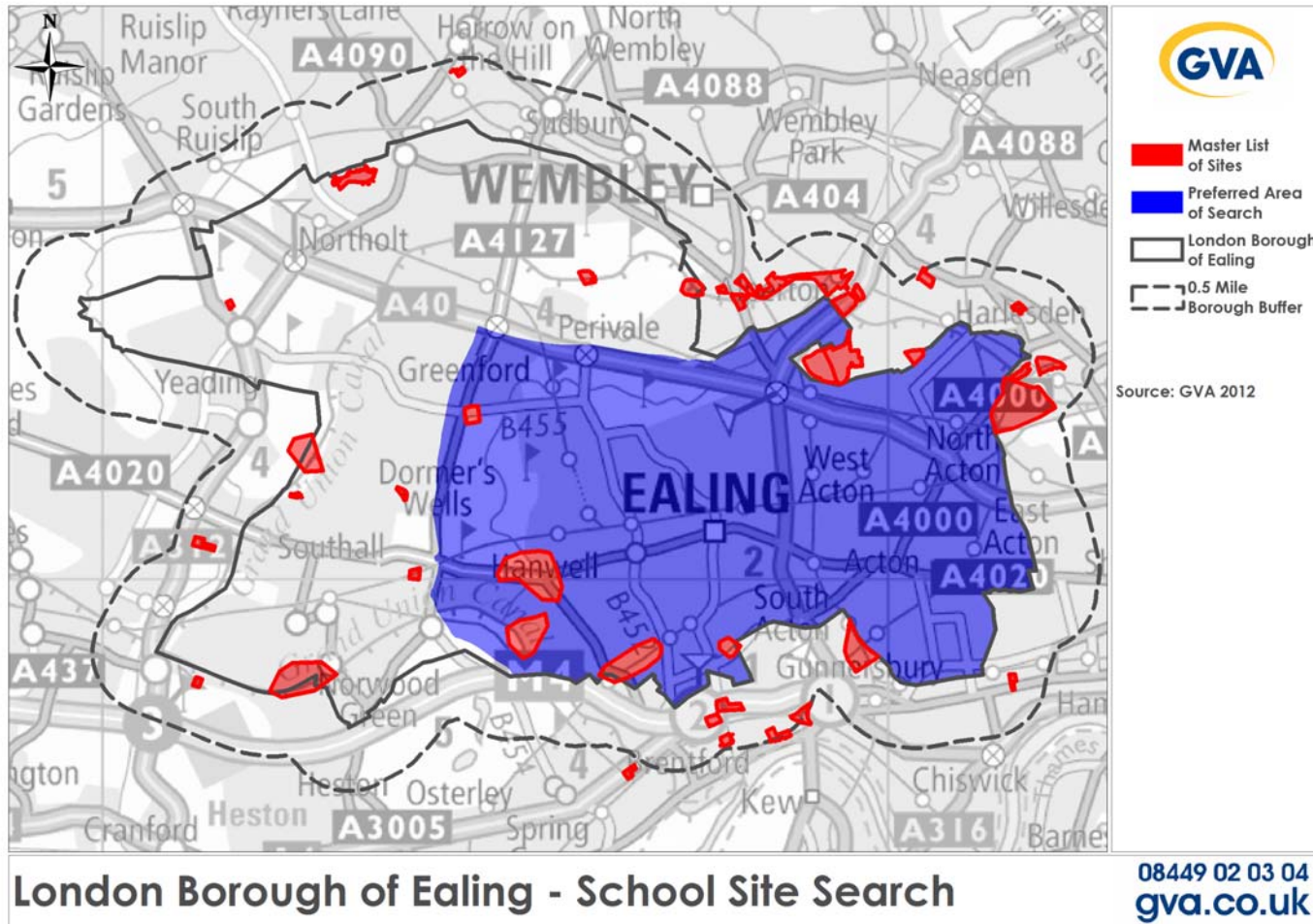
- 2.24 As outlined in Figure 3 the site search and identification process identified a total of 35 sites and an additional seven zones from the Employment Land Review of which seven sites and all seven of the employment zones were located in the Borough of Ealing. Figure 4 overleaf illustrated the location of the master list of sites. A list of these sites can also be found in Appendix 1.

Figure 3 – Source and Location Borough of Sites on the Master List

Source	Ealing	Brent	H &F	Harrow	Hillingdon	Hounslow	Total
SHLAA & NLUD	0	13	3	1	0	8	25
ELR	7	0	0	0	0	0	7
Community Facility	6	0	0	0	0	0	6
EGi	1	0	0	0	2	0	3
Call For Sites	0	0	0	0	0	1	1
Total	14	13	3	1	2	9	42

Source: GVA 2013

Figure 4 - Map of Master List Sites



Source: GVA, 2013

3. Assessment of Site Suitability

- 3.1 This section of the report outlines the site assessment process: it includes a review of the identification and assessment criteria and explains how the master site list was reduced firstly to an intermediate list of filtered sites and secondly to a long list of potential candidate school sites.
- 3.2 A three step process was undertaken. Firstly a desktop data gathering exercise was conducted for all of the sites on the master site list. Secondly, the master list was filtered against agreed criteria (see below) to ensure that only the most suitable sites were included in the filtered list of sites and were subsequently given further consideration. The final step was to review the previous processes as a double check mechanism to ensure site specific considerations and local knowledge were adequately considered, ruling out sites which were not vacant, redundant or disused
- 3.3 This final step included a sense check with other London Borough of Ealing Departments.

Site Assessment Criteria

- 3.4 The master site list sites were each considered against agreed assessment criteria. Detailed information on each site in the master list was gathered using desktop secondary sources. Information collated for each site included:
- **Policy Designations**
 - Strategic Industrial Land;
 - Locally Strategic Industrial Site;
 - Metropolitan Open Land;
 - Green Belt;
 - Sites of Importance to Nature Conservation;
 - Statutory Listed Building;
 - Other site specific planning policy designations;
 - Flood Zone.

-
- **Physical Characteristics**
 - Location within/outside the Preferred Area of Search;
 - Consideration of use;
 - Vacant, redundant or disused;
 - Civic/community uses on site;
 - Commercial uses on site;
 - Council ownership.
 - **Proximity to Other Uses**
 - Distance to existing playing fields;
 - Public Transport Accessibility Level (PTAL).
- 3.5 GIS was used to accurately measure site size and distances to/from other facilities such as playing fields, establish land uses or policy designations. Playing fields were designated as those included in the Council's own GIS database of sports grounds. Site and area specific planning policy designations were drawn from existing Development Plan Documents (London Plan, LB Ealing's emerging Development Plan).

Filtering Process

- 3.6 An agreed set of filtering criteria were applied to the master list of sites to identify only the most suitable sites for further consideration. These filters are set out in the remainder of this sub-section.
- 3.7 The criteria were not applied to the zones identified from the Employment Land Review. Because the Employment Land Review zones did not have a defined boundary but rather referred to a general area it would not have been robust to apply these criteria at this time. In theory some of the ELR sites could have been excluded on the basis that part of the site, which is not really under consideration, conflicted with the initial filters.

Initial Filters

Area

- 3.8 The size criteria was set at 0.55 Ha, which although smaller than the initial 0.6 Ha threshold prevented sites which had a borderline size being excluded particularly as there is a small chance that the site size calculated was subject to a margin of error.

Strategic Industrial Land

- 3.9 This is a designation set out in the London Plan to protect the most strategically important industrial sites and therefore employment opportunities in the city.
- 3.10 There are three SIL areas in Ealing: Park Royal, Great Western and Northolt, Greenford and Perivale.
- 3.11 Any sites identified within the SIL areas were automatically excluded from any further consideration as education uses are not consistent with the sites B Use Class employment use.

Green Belt

- 3.12 The Green Belt is a long standing national policy designation used to protect areas of London and the greater South East from inappropriate urban sprawl and unrestricted development. Green Belt land is identified in the London Plan and in individual Borough Local Plans and Core Strategies.
- 3.13 Any identified sites within Green Belt were automatically excluded from any further consideration, as any additional education need should ideally be fulfilled through the reuse of previously developed land.

Metropolitan Open Land

- 3.14 Metropolitan Open Land (MOL) is another London Plan designation which is used to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.
- 3.15 Whilst any sites within MOL were automatically excluded at the initial filter stage on policy grounds, or inclusion of MOL sites (where under-used) arising from further discussions may subsequently be required if insufficient suitable sites arise from this site search.

Open Space

- 3.16 There is also a requirement to protect other locally defined open space designations from development. These include Public Open Space, Community Open Space, Sites of Interest for Nature Conservation (SINC), Blue Ribbon Network, Heritage Land and Green Corridors.
- 3.17 Any identified sites with a majority of their area within these designations were automatically excluded from any further consideration, as any additional education need should ideally be fulfilled through the reuse of previously developed land.
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Flood Zone

- 3.18 Table 2 of the NPPF guidance notes terms Educational establishments as a 'more vulnerable' use within the NPPF. As such development of these sites should not be allowed in Flood Zone 3b and an exception test would be required for development in Flood Zone 3a as set out in Table 3 of the NPPF.
- 3.19 As no GIS layer could be provided specifically for Flood Zone 3b the broader Flood Zone 3 was applied. Any sites within Flood Zone 3 were excluded from further consideration, however if separation of Flood Zone 3a and 3b can be achieved then sites in 3a could be re-considered.

Application of Filters

- 3.20 The application of these initial filters resulted in a list of 18 sites being considered for further consideration. These filters were not applied to the seven Employment Land Review zones, which were also still under consideration.
- 3.21 These sites were located in Brent (8) Hounslow (8), Hillingdon and Harrow (1 each). The majority of these sites were initially identified through the review of the London SHLAA and Brownfield Land Database. None of the sites were located in Ealing.

Secondary Filters

- 3.22 As well as the initial filters a number of secondary filters and checks were applied to all or some of the sites. These are set out in the remainder of this section.

Policy Designations

- 3.23 Up to this point, only sites within Ealing had been assessed against Policy Designations. It was therefore prudent to review the local planning documents of the sites in the neighbouring Boroughs in order to understand the planning restrictions, if any, on these sites.
- 3.24 A review of those documents quickly illustrated that a number of the sites would be unsuitable or unlikely to come forward for education uses. These sites were excluded for a number of reasons including site specific policy designations for alternative uses or to retain the existing use, such as on existing employment sites.
- 3.25 After this review only seven sites outside the Borough were considered suitable for an educational establishment, although many of these would only be possible through mixed use development.
- 3.26 A full breakdown of the policy designation on filtered sites located outside the Borough is located in Appendix 2.

Sense Check

- 3.27 Policy Officers in the London Borough of Hounslow reviewed the sites in their Borough. This step resulted in the exclusion of the Kew Bridge Pumping Station which was already under development.

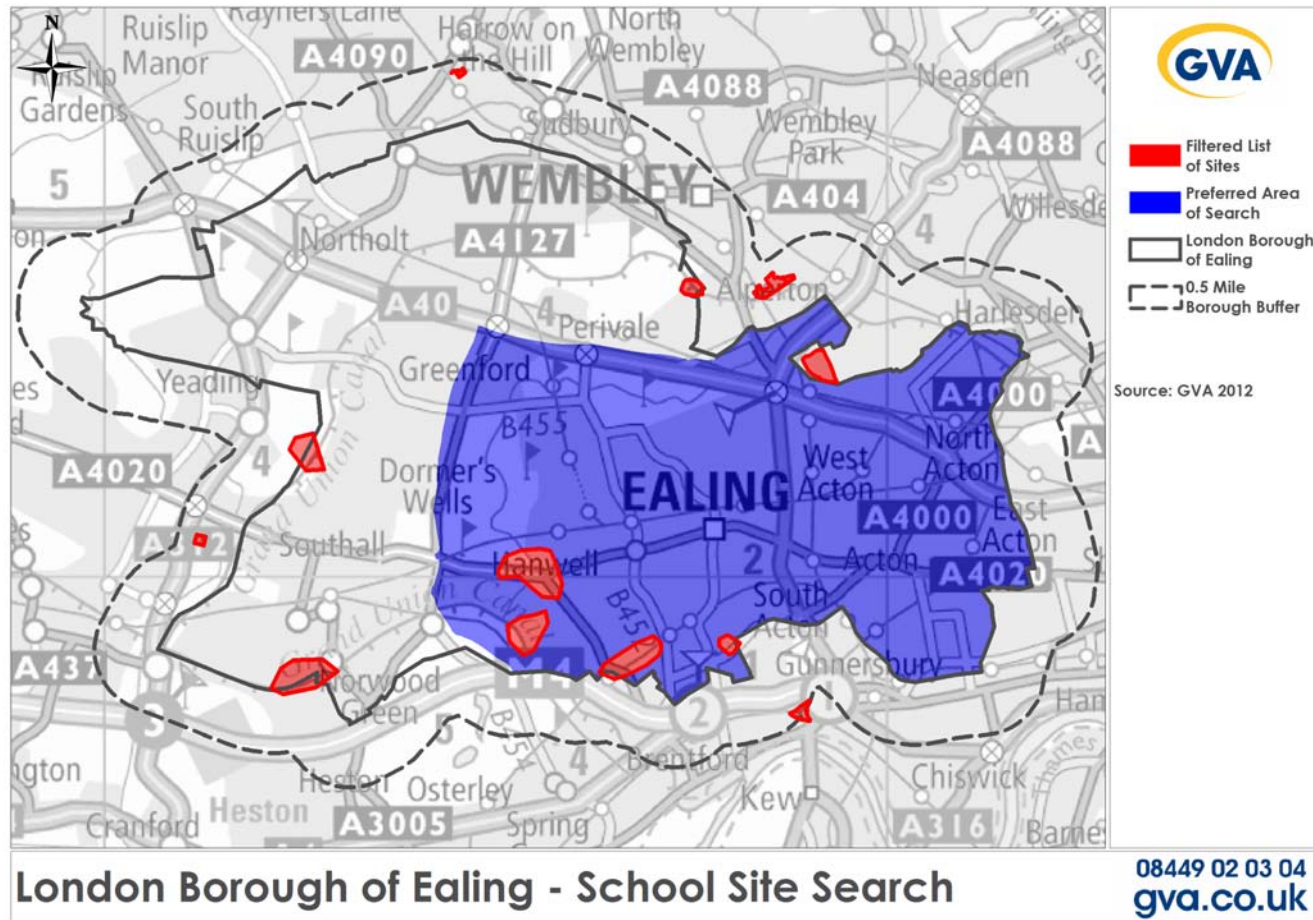
ELR Zones

- 3.28 Suitable zones from the Employment Land review were included so that specific sites within these zones could be identified.

Filtered List of Sites

- 3.29 As a result of the initial and secondary filters, a total of thirteen sites were carried forward to the long list. Figure 5 illustrates the location of the long list of sites.
- 3.30 All of the filtered list sites were visited on Friday 18th of January and Monday 28th of January 2013. The results of the site visits are given in detail in the following section.
- 3.31 The site visits allowed us to gather additional and more up to date information regarding the sites than possible through a desktop review. This information gathered included current and neighbouring use(s), vacancy rates and the quality of the local environment.

Figure 5 – Map of Filtered List of Sites-



Source: GVA, 2013

4. Filtered List of Sites

4.1 This section provides further information on those sites identified on the filtered list of sites. Each of the sites were considered for the following:

- Borough;
- Source;
- Current Use;
- Surrounding Uses;
- Physical Constraints;
- Access;
- Preferred Area of Search;
- Proximity of other schools; and
- Proximity of Sports Grounds.

4.2 This information is accompanied by a recommendation of whether the site should be considered for inclusion on the long list of sites.

4.3 Information on “proximity to open space” consists in a broad assessment of the distance to general open spaces, including to parkland, golf courses and playing fields. The distance to sports grounds is an accurate measurement to designated sports grounds in Ealing; this includes private sports grounds and school playing fields.

Abbey Industrial Estate

Site: Abbey Industrial Site
 Address: Woodside Avenue
 Location: Alperton Borough: Brent Source: NLUD Size: 5.5 Ha

Site Map



Site Photo



Current Use & Site Description: Low quality industrial site in a predominantly residential area. Some vacant units but not any suitable for re use for schools

Surrounding Uses: The site is adjacent to another industrial estate although in a largely residential area

Council Owned: No

Physical Constraints: The River Brent flows on the southern edge of the site

Road access: Adequate for current use and for school use although through a residential road

PTAL: 2

Preferred Area of Search: No

Proximity to other schools: Alperton Community School is close to the site

Proximity to open space: Although some school playing fields are nearby the nearest open space is around 800 metres away. Distance to Sports Grounds: 721 metres

Additional Information: Site in multiple occupation. The site would require comprehensive redevelopment of entire site which may not be possible in the timescale.

Recommendations: Remove from further consideration.

Justification : No part of the site is vacant, redundant or disused

Abbey Estate

Site: Abbey Estate
 Address: Mount Pleasant/Beresford Grove
 Location: Alperton Borough: Brent Source: NLUD Size: 0.8 Ha

Site Map



Site Photo



Current Use & Site Description: Low quality office and industrial site in a predominantly residential area. Some vacant units although the majority is fully in use.

Surrounding Uses: The site is adjacent to another industrial estate although in a largely residential area

Council Owned: No

Physical Constraints: The River Brent flows on the southern edge of the site

Road access: Access is directly of a busy road which is barely adequate for current use and may be poor if traffic volumes increase.

PTAL: 1b

Preferred Area of Search: No

Proximity to other schools: Alperton Community School is close to the site

Proximity to open space: Although some school playing fields are nearby the nearest open space is around 800 metres away. Distance to Sports Grounds: 707 metres

Additional Information: Site in multiple occupation. Would require comprehensive redevelopment of the entire site which may not be possible in the timescale.

Recommendations: Remove from further consideration.

Justification : No part of the site is vacant, redundant or disused

First Central

Site: First Central
 Address: Cumberland Avenue
 Location: Stonebridge Borough: Brent Source: NLUD Size:10.2 Ha

Site Map



Site Photo



Current Use & Site Description: Largely cleared former industrial area now with high quality new offices. The site is currently being marketed for other uses.

Surrounding Uses: There is a large area of vacant land to the east with residential area to the north

Council Owned: No

Physical Constraints: Some sloping on site and an ornamental lake which might have draining purposes.

Road access: adequate for current use and school use

PTAL: 3

Preferred Area of Search: No

Proximity to other schools: West Twyford Primary School is close to the site

Proximity to open space: The nearest open space is around 300m from the site.
 Distance to Sports Grounds: 263 metres

Additional Information: Site is being actively marketed by First Central 200 London for commercial use and is in a high profile and successful industrial location. The site is however large enough for a school and in parts is adjacent to residential areas.

Recommendations: Remove from further consideration.

Justification: The site is located in a successful industrial area and is likely to continue in that use.

Valleyfield Mount Park

Site: Valleyfield Mount Park
 Address: Mount Park Road
 Location: Harrow on the Hill Borough: Harrow Source: SHLAA Size: 0.8 Ha

Site Map



Site Photo



Current Use & Site Description: Back garden to high value residential dwelling in private housing estate.

Surrounding Uses: High value private residential area

Council Owned: No

Physical Constraints: None

Road access: Private road potentially with tolls, inadequate for school use. Potential site access from the south.

PTAL: 3

Preferred Area of Search: No

Proximity to other schools: No other schools nearby

Proximity to open space: The site is currently private open space although there is open space within 800 metres of the site. Distance to Sports Grounds: 796 metres

Additional Information: There is no current access to the site except through a private garden.

Recommendations: Remove from further consideration.

Justification: No part of the site is redundant as it is used as private gardens

Lionel Road South

Site: Lionel Road South

Address: Lionel Road South

Location: Brentford Borough - Hounslow Source: NLUD

Size: 3.1Ha

Site Map



Site Photo



Current Use & Site Description: Aggregate and recycling centre.

Surroundings Uses: The site is close to the raised level A4/M4 and office accommodation to the north. There are additional industrial areas to the east.

Council Owned: No

Physical Constraints: This is bounded by a railway line to the east and south.

Road access: Currently a one way system is in operation which is adequate for current use, but would need improvement if site is to be used for a school.

PTAL: 2

Preferred Area of Search: No

Proximity to other schools: No other schools nearby

Proximity to open space: The nearest open space is Gunnersbury Park which is approximately 200 metres from the site. Distance to Sports Grounds: 986 metres

Additional Information: Site is heavily in use and an application for a new community stadium for Brentford FC, who have recently purchased the site, has been made.

Recommendations: Remove from further consideration.

Justification: The site is in use and is subject to a planning application for a new football stadium

Land at Springfield Road

Site: Land at Springfield Road
 Address: Springfield Road
 Location: Townfield Borough - Hillingdon Source: EGi Size: 1.4 Ha

Site Map



Site Photo



Current Use & Site Description: Cleared commercial space in a predominantly industrial area. The site is currently being marketed as a development opportunity. The site is allocated as a preferred industrial location.

Surrounding Uses: Mix of industrial and retail uses to the north and east, with leisure uses (Cycling track and 5 a side football complex) to the west and south.

Council Owned: No

Physical Constraints: None

Road access: Adequate approach to the site but would need improved access on to the site

PTAL: 1b

Preferred Area of Search: No

Proximity to other schools: Guru Nanak Primary School and Guru Nanak Academy in close proximity.

Proximity to open space: The site is currently cleared space however there are other open spaces adjacent to the site. Distance to Sports Grounds: 2850 metres.

Additional Information: Site is small; however there are sporting facilities adjacent to the site, therefore there is potential opportunity to share facilities. Site is being marketed as 'freehold land' by Davis Brown, and is currently under offer.

Recommendations: Recommend for further consideration pending completion of offer.

Justification – The site is vacant and cleared. although currently under offer.

Adelaide Road

Zone: Adelaide Road
 Address: Adelaide Road, Southall
 Location: Southall Borough: Ealing Source: ELR Size: 0.6 Ha

Zone Map



Zone Photo



Current Use & Zone Description: Well-used, low quality industrial estates split across two separate sites.

Surrounding Uses: The area is largely residential.

Council Owned: No

Physical Constraints: The canal runs through the zone east to west.

Road access: Access is poor particularly to the southern section.

PTAL: 1b

Preferred Area of Search: No

Proximity to other schools: Wolf Fields, Clifton and Featherstone High School are in or are in close proximity to the zone.

Proximity to open space: There is open space adjacent to the south of the site.
 Distance to Sports Grounds: 560 metres

Additional Information: Zone is located in predominantly residential area. Adjacent to canal. The zone is in multiple ownership and would require whole-scale redevelopment. Some of the site is designated Blue Ribbon

Recommendations: Remove from further consideration.

Justification: Although there are pockets of vacant land it is not large enough for a school site.

Hanwell Town Centre Employment Zone

Zone: Hanwell Town Centre Employment Zone

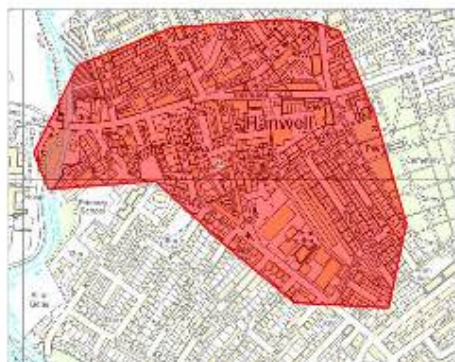
Address:

Location: Hanwell Borough - Ealing

Source: ELR

Size: 32.9 Ha

Zone Map



Zone Photo



Current Use & Zone Description: The zone is a town centre employment area

Surrounding Uses: The zone is a predominantly surrounded by residential uses

Council Owned: No

Physical Constraints: No suitable sites were found in this employment zone

Road access: Access is good although the town centre operates a one way system

PTAL: 3

Preferred Area of Search: Yes

Proximity to other schools: St Josephs and Oakland schools are located just outside the zone.

Proximity to open space: There is open space adjacent to the East and West of the site. Distance to Sports Grounds: 460 metres

Additional Information: No sites or buildings of a suitable size were identified.

Recommendations: Remove from further consideration.

Justification: No vacant sites of a suitable size were identified.

Cranleigh Gardens

Zone: Cranleigh Gardens
 Address: Kingsbridge Crescent/Cranleigh Gardens
 Location: Southall Borough: Ealing Source: ELR Size: 13.2 Ha

Zone Map



Zone Photo



Current Use & Zone Description: Low quality industrial zone with some non B class use, including a Place of Worship.

Surrounding Uses: The zone is in a largely residential area

Council Owned: No

Physical Constraints: Zone bounded by canal to the west

Road access: Adequate for current uses

PTAL: 2

Preferred Area of Search: No

Proximity to other schools: Lady Margaret Primary School and Durdans Park School are close to the zone.

Proximity to open space: There is some open space within the zone including school playing fields. Distance to Sports Grounds: 2200 metres

Additional Information: Would require consolidation of site under different land owners. Place of Worship is well used, and may need to be re-provided.

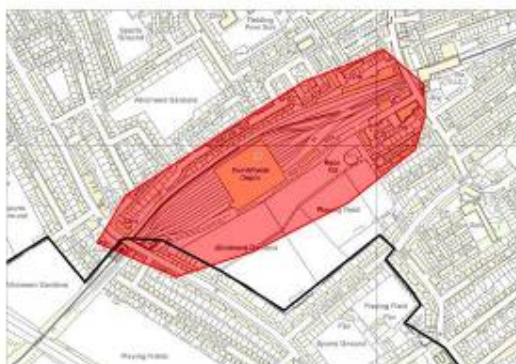
Recommendation: Remove from further consideration.

Justification: No vacant sites of a suitable size were identified.

Northfield Avenue

Zone: Northfield Avenue
 Address: Northfield Avenue
 Location: South Ealing Borough: Ealing Source: ELR Size: 21.3 Ha

Zone Map



Zone Photo



Current Use & Zone Description: Although the ELR refers to a wider zone the only section for release is at the north east of the site. That area currently comprises a mix of office and industrial and community uses. The zone is fully occupied.

Surrounding Uses: The zone is surrounded by largely residential and retail units.

Council Owned: No

Physical Constraints: The zone is split by an underground line.

Road access: Access is adequate for the zone current uses.

PTAL: 4

Preferred Area of Search: Yes

Proximity to other schools: King Fahad Academy close to the zone.

Proximity to open space: There is existing open space within the southern part of the zone. Distance to Sports Grounds: 130 metres

Additional Information: Some cleared land and car parks. Adjacent to train line. The zone is split by the railway line and either site is an irregular shape.

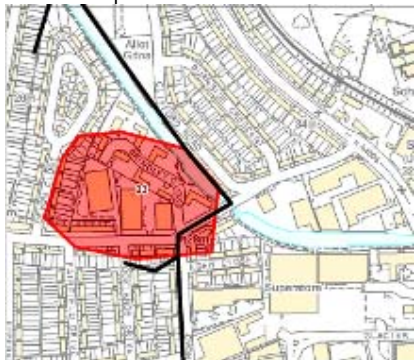
Recommendations: Remove from further consideration.

Justification: No vacant sites of a suitable size were identified.

Phoenix Trading Estate

Zone: Phoenix Trading Estate
 Address: Brindley Close
 Location: Perivale Borough: Ealing Source: ELR Size: 4.3 Ha

Zone Map



Zone Photo



Current Use & Site Description: Industrial site with some vacant units. Uses include a large archiving unit

Surrounding Uses: The zone is in a largely residential area, with industrial uses to the south east of the site

Council Owned: No

Physical Constraints: The canal runs to the north eastern boundary of the zone.

Road access: Adequate for current use and would be for a school use

PTAL: 3

Preferred Area of Search: No

Proximity to other schools: No other schools nearby

Proximity to open space: There is open space within 400 metres of the zone. Distance to Sports Grounds: 940 metres

Additional Information: Some of zone is used for secure document storage/archiving. Would require whole zone redevelopment if to be used as a school, however this may be possible given low occupancy levels.

Recommendations: Recommend for further consideration.

Justification: The site has high vacancy rates and may be suitable for redevelopment.

Waterside Trading Estate

Zone: Waterside Trading Estate

Address: Trumpers Way

Location: Elthorne Borough - Ealing

Source: ELR

Size: 3.5 Ha

Zone Map



Zone Photo



Current Use & Zone Description: Largely industrial zone, units vary in quality. Some vacant units. The focus of the potential is in the waterside trading estate.

Surrounding Uses: There is open space to the south of the zone with residential to the north

Council Owned: No

Physical Constraints: A water way runs through the zone, and there is a railway line to the west.

Road access: Adequate for current uses

PTAL: 0

Preferred Area of Search: Yes

Proximity to other schools: No other schools are nearby

Proximity to open space: There is open space adjacent to the zone. Distance to Sports Grounds: Immediately Adjacent

Additional Information: Units in multiple ownership. Some of the poorer quality stock has already gone to residential uses. There may be limited opportunity however the high occupancy rates may make redevelopment more difficult. Some of the site is designated Blue Ribbon

Recommendations: Remove from further consideration.

Justification: No vacant sites of a suitable size were identified.

The Paddocks

Zone: The Paddocks and adjoining land
 Address: Popes Lane
 Location: South Ealing Borough: Ealing Source: ELR Size: 4.0 Ha

Zone Map



Zone Photo



Current Use & Zone Description: Mix of uses including retail parade, pub and community facility

Surrounding Uses: The zone is adjacent to a graveyard and is in a largely residential area. Some high street retail to the north.

Council Owned: No

Physical Constraints: None

Road access: Adequate for the current use although directly on to a busy road

PTAL: 3

Preferred Area of Search: Yes

Proximity to other schools: No other schools are nearby.

Proximity to open space: The site is within 200 metres of Gunnersbury Park. Distance to Sports Grounds: 680 metres.

Additional Information: The zone is in multiple ownership and is located on a busy road. No parts of the zone are vacant or of a suitable size.

Recommendations: Remove from further consideration.

Justification: No vacant sites of a suitable size were identified.

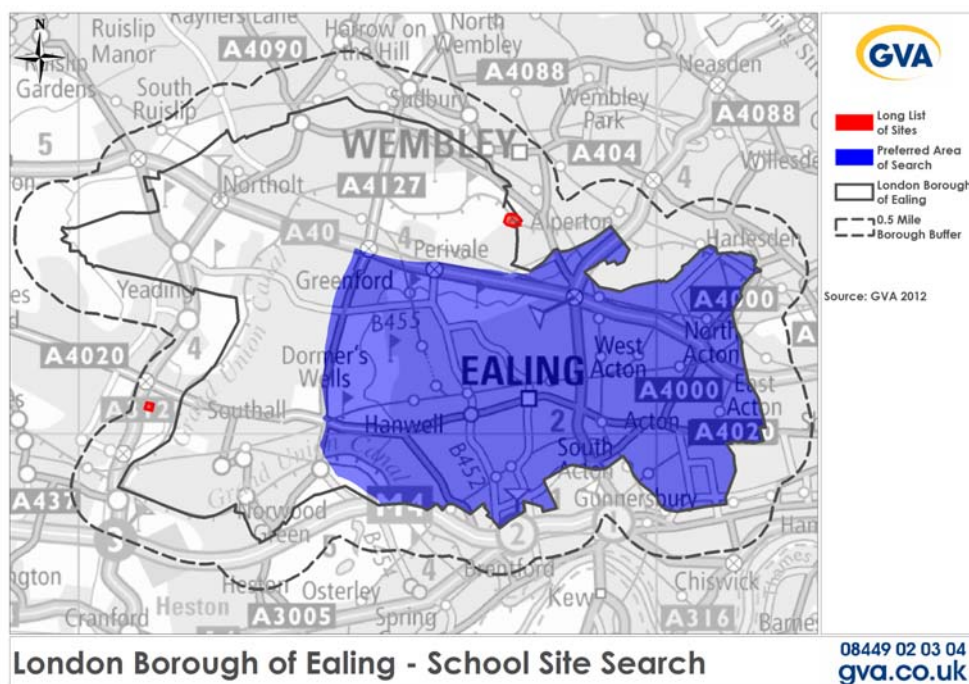
5. Long List

5.1 Following our site visits we recommend the following sites are included on the long list for further consideration:

- Land at Springfield Road (Hillingdon);
- Phoenix Trading Estate, Perivale.

5.2 A map of these sites is below

Figure 6 – Map of Long Listed Sites



Source: GVA 2013

5.3 Following consultation at the issues and options stage on a combined long list, phase 2 of the work will then review additional sites arising from consultation and further consider the long list of sites on more detailed criteria (e.g. deliverability within timeframe), to reduce the long list to a shortlist of sites.

Appendix 1 – List of All Sites Included in Master List

Site Name	Address	Borough	Source	Area (Ha)	Preferred Area of Search	SIL	LSIS	MOL	SINC	Green belt	Public Open Space	Community Open Space	Green Corridor	Blue Ribbon	Heritage Land	Policy Designations	Distance to Ealing Sports Grounds (metres)
Great West House	Great West Road, Isleworth	Hounslow	Call For Sites	1.2	No	Yes	No	No	No	No	No	No	No	No	No	SIL	1274
Perivale Community Centre	Horsendon Lane South	Ealing	Community Facility	2.4	No	No	No	Yes	Yes	No	Yes	No	No	Adjacent	No	Metropolitan Open Land	880
Northolt Park Play Centre	Kempton Avenue	Ealing	Community Facility	6.4	No	No	No	No	No	No	Yes	No	No	No	No	In use Community/ Childrens Facility and surrounds including park	1288
Lime Trees Play Centre	Thorndike Avenue	Ealing	Community Facility	0.6	No	No	No	No	Yes	Yes	Yes	No	No	No	No	Greenbelt	2443
Spikes Bridge Park Play Centre	Carlyle Avenue	Ealing	Community Facility	0.6	No	No	No	No	No	Yes	Yes	No	No	No	No	Greenbelt	2170
Dormers Wells Play Centre	Marconi Way	Ealing	Community Facility	1	No	No	No	No	No	No	Yes	No	No	No	No	In use Community / Childrens Facility and surrounds	1483
Abbey Industrial Estate	Woodside Avenue	Brent	SHLAA & NLUD	5.6	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	721
Harlesden Plaza	Crownhill Road	Brent	SHLAA & NLUD	1.2	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	2339
243 Ealing Road	243 Ealing Road	Brent	SHLAA & NLUD	2.2	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	950

Site Name	Address	Borough	Source	Area (Ha)	Preferred Area of Search	SIL	LSIS	MOL	SINC	Green belt	Public Open Space	Community Open Space	Green Corridor	Blue Ribbon	Heritage Land	Policy Designations	Distance to Ealing Sports Grounds (metres)
Abbey Estate	Mount Pleasant/ Beresford Avenue	Brent	SHLAA & NLUD	0.8	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	707
Our Ladies & Stonebridge Schools	Hillside	Brent	SHLAA & NLUD	2.3	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1289
First Central	Cumberland Avenue	Brent	SHLAA & NLUD	10.2	Adjacent	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	263
Valleyfield Mount Park	Mount Park Road	Harrow	SHLAA & NLUD	0.8	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	796
13 Hayes Road, UB2 5N	13 Hayes Road, UB2 5N	Hounslow	SHLAA & NLUD	0.9	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	2157
Brentford FC	Braemar Road	Hounslow	SHLAA & NLUD	1.6	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1590
Stamford Brook Garage	Chiswick High Road	Hounslow	SHLAA & NLUD	1	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1523
Kew Bridge Pumping Station	Kew Bridge Road	Hounslow	SHLAA & NLUD	2.7	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1337
Alfa Laval	Ealing Road	Hounslow	SHLAA & NLUD	1.8	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1482
Old Oak Common Sidings	Old Oak Commons Lane	Hammer Smith and Fulham	SHLAA & NLUD	33.4	Adjacent	Yes	No	No	No	No	No	No	No	No	No	SIL	1178

Site Name	Address	Borough	Source	Area (Ha)	Preferred Area of Search	SIL	LSIS	MOL	SINC	Green belt	Public Open Space	Community Open Space	Green Corridor	Blue Ribbon	Heritage Land	Policy Designations	Distance to Ealing Sports Grounds (metres)
Old Oak Commons Sidings North	Old Oak Commons	Hammer smith and Fulham	SHLAA & NLUD	2	Adjacent	Yes	No	No	No	No	No	No	No	No	No	SIL	1719
EMR Site	Hythe Road	Hammer smith and Fulham	SHLAA & NLUD	4.3	No	Yes	No	No	No	No	No	No	No	No	No	SIL	2040
Atlip Site	Ealing Road	Brent	SHLAA & NLUD	2.5	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	930
Carey's Site	Acton Lane	Brent	SHLAA & NLUD	2.5	Adjacent	Partially	No	No	No	No	No	No	No	No	No	SIL	1019
Twyford Tip	Abbey Road	Brent	SHLAA & NLUD	5	Adjacent	Yes	No	No	No	No	No	No	No	No	No	SIL	236
Northfields Industrial	Beresford Avenue	Brent	SHLAA & NLUD	9.5	No	Yes	No	No	No	No	No	No	No	No	No	SIL	376
D-Link House	Abbey Road	Brent	SHLAA & NLUD	1.4	No	Yes	No	No	No	No	No	No	No	No	No	SIL	518
Alperton House	Bridgewater Road	Brent	SHLAA & NLUD	0.8	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1027
Lionel Road South	Lionel Road South	Hounslow	SHLAA & NLUD	3.1	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	986
Action Works	Bollo Lane	Hounslow	SHLAA & NLUD	12.2	Adjacent	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	369
Lucozade House	Ealing Road	Hounslow	SHLAA & NLUD	3.3	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	1203
Former Guinness Brewery	Cumberland Avenue	Brent	SHLAA & NLUD	13.7	Adjacent	Yes	No	No	No	No	No	No	No	No	No	SIL	205
Dean Way, Southall	Dean Way, Southall	Ealing	EGi	1.5	No	Yes	No	No	No	No	No	No	No	No	No	Industrial	456

Site Name	Address	Borough	Source	Area (Ha)	Preferred Area of Search	SIL	LSIS	MOL	SINC	Green belt	Public Open Space	Community Open Space	Green Corridor	Blue Ribbon	Heritage Land	Policy Designations	Distance to Ealing Sports Grounds (metres)
Land at Springfield Rd	Land at Springfield Rd	Hillingdon	EGi	1.4	No	No	No	No	No	No	No	No	No	No	No	Unknown outside Ealing	2850
HDS Studios	Springfield Road, Hayes	Hillingdon	EGi	0.8	No	Yes	No	No	No	No	No	No	No	No	No	SIL	2696
Ruislip Rd East Playing fields	Ruislip Road East Playing fields	Ealing	Community Facility	3.6	Yes	No	No	Yes	Yes	No	No	No	No	No	No	Metropolitan Open Land and Archaeological Interest Area	0
ELR Site 2	Adelaide Road Southall	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	No	Partial	No	Yes	No	Employment	Unknown
ELR Site 14	Hanwell Town Centre	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Partial	Partial	No	Partial	No	Employment	Unknown
ELR Site 17	Kingsbridge Cres/Cranleigh Gds, Southall	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Partial	Partial	No	No	No	Employment	Unknown
ELR Site 20	Northfield Avenue, South Ealing	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Partial	Partial	Partial	No	No	Employment	Unknown
ELR Site 23	Phoenix Trading Estate, Perivale	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	No	No	No	Partial	No	Employment	Unknown
ELR Site 30	The Paddocks Popes Lane,	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	No	No	No	No	No	Employment	Unknown
ELR Site 32	Waterside Trading Centre	Ealing	ELR	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Partial	Partial	Partial	Yes	No	Employment	Unknown

Appendix 2 – Policy Designations of Filtered Sites outside Ealing

Site Name	Address	Borough	Source	Area (Ha)	Policy Designations	Distance to Playing fields (metres)
13 Hayes Road, UB2 5N	13 Hayes Road, UB2 5N	Hounslow	SHLAA & NLUD	0.9	SSA - 38 - locally important industrial site 'Serco'	2,157
243 Ealing Road	243 Ealing Road	Brent	SHLAA & NLUD	2.2	SSA A.3 Comprehensive mixed use development including residential, amenity space, B1 employment and A3 uses.	950
Abbey Estate	Mount Pleasant/Beresford Avenue	Brent	SHLAA & NLUD	0.8	SSA A.6 & A.7 - Mixed use including residential, amenity space and workspace for appropriate B1, D1 and A Class Uses	707
Abbey Industrial Estate	Woodside Avenue	Brent	SHLAA & NLUD	5.6	SSA A.5 - Mixed use residential led development and amenity/open space along the canal.	721
Action Works	Bollo Lane	Hounslow	SHLAA & NLUD	12.2	Industrial	369
Alfa Laval	Ealing Road	Hounslow	SHLAA & NLUD	1.8	Brentford Area Action Plan - M1 - mix of commercial, residential and leisure uses	1,482
Alperton House	Bridgewater Road	Brent	SHLAA & NLUD	0.8	SSA A.1 - Mixed use development including residential, food and drink and workspace (including a proportion of managed affordable workspace) and appropriate mooring points for canal boats.	1,027
Atlip Site	Ealing Road	Brent	SHLAA & NLUD	2.5	SSA A.4 - Mixed use including family housing, amenity space, employment and A3 uses	930
Brentford FC	Braemar Road	Hounslow	SHLAA & NLUD	1.6	Brentford Area Action Plan - Local open space and Arts, Culture, Entertainment and Leisure Facility. NB extant planning permission valid until March 2012 for residential development and open space	1,590
First Central	Cumberland Avenue	Brent	SHLAA & NLUD	10.2	SSA PR2. B1 office development and hotel site required to support employment growth objectives in Park Royal, in addition, enabling residential development is considered to bring forward appropriate transport improvements	263
Harlesden Plaza	Crownhill Road	Brent	SHLAA & NLUD	1.2	SSA 9. Mixed use development including supermarket, residential development, community space and public space.	2,339
Kew Bridge Pumping Station	Kew Bridge Road	Hounslow	SHLAA & NLUD	2.7	Brentford Area Action Plan - M4. mixed use plus conservation area	1,337

Site Name	Address	Borough	Source	Area (Ha)	Policy Designations	Distance to Playing fields (metres)
Land at Springfield Road	Land at Springfield Road	Hillingdon	EGi	1.4	Preferred Industrial Location	2,850
Lionel Road South	Lionel Road South	Hounslow	SHLAA & NLUD	3.1	No designation, although within the Brentford Area Action Plan Area	986
Lucozade House	Ealing Road	Hounslow	SHLAA & NLUD	3.3	Employment DPD - 43. locally important industrial site	1,203
Our Ladys & Stonebridge Schools	Hillside	Brent	SHLAA & NLUD	2.3	SSA 19. - Residential development limited to rear of the site only where it has limited impact on the setting of the Listed Building.	1,289
Valleyfield Mount Park	Mount Park Rd	Harrow	SHLAA & NLUD	0.8	None found	796