

BY EMAIL

Development & Projects (PP18)
Greater London Authority
City Hall
The Queen's Walk
More London
London
SE1 2AA

23rd May 2017
24313/A3/TJ

Dear Sir / Madame,

REQUEST FOR PRE-PLANNING APPLICATION ADVICE – GURNELL LEISURE CENTRE, RUISLIP ROAD EAST, LONDON, W13 0AL

On behalf of our client, Be, who are working in partnership with the London Borough of Ealing, we have pleasure in submitting a request for pre-planning advice in relation to a forthcoming planning application for the redevelopment of the Gurnell Leisure Centre, Ruislip Road East, London, W13 0AL ('the Site').

Further background information and a high level summary of the proposed development is provided below.

Background

The Site is located on the north side of Ruislip Road East approximately 800m north of Castle Bar Park train station. The Site measures circa 6.6 ha and is currently occupied by Gurnell Leisure Centre and associated car parking. It is located within Metropolitan Open Land (MOL).

The leisure centre, which includes a 50m swimming pool, opened in 1981 and is in need of a significant level of repair. In March 2015 the London Borough of Ealing Cabinet made the decision to demolish the existing centre and replace it with a modern, energy efficient building that offers indoor and outdoor sport and leisure facilities to meet the needs of the local community.

Building on the successes of the current swim school and swimming club the proposal includes a new 50m swimming pool and seeks to create a first class facility for future generations. As well as the new swimming facilities, the regeneration will provide improved and enhanced outdoor landscaped facilities in the park, including a playground, skate park, BMX track, trim trail and distance marker routes.

The new facility will be enabled / funded through residential development on the Site, delivered by Be (formally Be:Here).

The Proposal

Accordingly, the proposal is for:

Demolition of the existing leisure centre and grade level car park and redevelopment for a new leisure centre and up to 556 residential dwellings, along with improvements to open space to the north of the Site in terms of sports, leisure and recreation opportunities.

EIA

For information, we have already screened out the need for a formal Environmental Impact Assessment with the borough (decision date 28.07.16).

Submission

Please find enclosed the following information:

- Pre-Planning Application Form;
- Red line site boundary drawing; and
- Preliminary Landscape Masterplan (working draft).

In addition, in advance of the meeting, we will issue further information to inform the pre-application meeting including the following:

- Background and planning case for development;
- Scheme evolution and design concept;
- Proposed development;
- Outline transport scoping report; and
- Outline energy and sustainability strategy.

We look forward to receiving confirmation of payment and we would appreciate it if a meeting could be scheduled for week commencing 19th June 2017, dairies permitting.

We look forward to hearing from you but should you require anything further please do not hesitate to contact me.

Yours faithfully,



TUDOR JONES

Associate

cc: Alison Crofton, Be
Bob McCurry, Barton Willmore



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Request for pre-planning application advice meeting

Please read the guidance notes first:

Fill in each section with the requested information.

Please ensure that the information provided in **Section 8** relates to the person and organisation that should be invoiced and includes the full address, contact details and the company registration number. The company registration number should only be left blank if the organisation is not registered with Companies House (including overseas).

Section 8 should be signed by an employee of the organisation, as it is confirmation of the declaration that the person/organisation has requested, and will pay for, the meeting(s). Ensuring that the signature is written by the applicant is for their protection against any potential deception, so we cannot accept third party signatures. **Failure to meet these requirements may result in a delay in setting a date for the meeting**

Requests can be sent via email to pre-applications@london.gov.uk or by post to Development & Projects, PP18, City Hall, The Queen's Walk, More London, London, SE1 2AA

Section 1: Type of meeting

Please tick the appropriate box to indicate which type of meeting you are requesting and the frequency – please see the guidance note for an explanation of each type of meeting



Initial meeting



Follow-up meeting

0

Number of meetings required

Section 2: Site details

Name of site: Gurnell Leisure Centre

Address of site: Ruislip Road East, London

Postcode: W13 0AL

Local Planning Authority: London Borough of Ealing

Site area in sqm/ha: 6.6 ha

Section 3: Development details

Likely categories for referral: unit numbers, height, MOL

Brief description of proposed development:

Demolition of existing leisure centre and grade level car park and redevelopment for a new leisure centre and up to 556 residential dwellings, along with improvements to open space to the north of the site in terms of sports, leisure and recreation opportunities.

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Section 4: Involvement of interested parties

Please tick this box if you do **not** want the relevant Local Planning Authority to be notified of, and potentially attend a pre-application meeting. ☐

If you would like a representative from the Local Planning Authority to potentially attend the pre-application meeting, please provide contact details below.

Contact name:

[REDACTED]

Email:

[REDACTED]

Section 5: Attached documents

Please tick the relevant boxes below to confirm what documents you are submitting (having regard to Section 9 below):

Initial meetings:

Essential

- ☒ Red line site boundary drawing
- ☒ Outline of proposed development
- ☒ Outline of key planning issues
- ☒ Indicative scheme concept/images

Desirable

- ☐ Energy assessment and strategy
- ☐ Outline draft transport scoping report
- ☐ Outline environmental impact assessment
- ☐ Outline sustainability statement
- ☐ Outline design statement
- ☐ Outline access statement
- ☐ Other - please specify below

Follow up meetings only: E

Topic:

Supporting documents submitted:

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Section 6: Contact details for agent

Company name: Barton Willmore

Address of agent including postcode:

7 Soho Square, London, W1D 3QB

Please specify to whom we can direct all future correspondence:

Contact name: Tudor Jones

Telephone number: 0

Email address: t

Section 7: Contact details for applicant

Name of applicant: Be

Address of applicant including postcode:

11-14 Grafton Street, London W1S 4EW

Contact name: Alison Crofton

Telephone number: 0

Email address: A

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Section 8: Details of company paying invoice

Company name: Be Here Ealing Limited

Company registration number: 09907837

Company registered address including post code:

Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY

Correspondence address (if different to company registered address):

11-14 Grafton Street, London W1S 4EW

Contact name: A

Telephone number:

Email address: a

I, the undersigned, confirm that I have requested a pre-planning application advice meeting for (site name) Gurnell Leisure Centre and that I will pay the full fee of £5,500 (£5,500 for an initial meeting, £1,100 for each follow-up [plus VAT at the standard rate]) on receipt of an invoice.

Signed:

Print name:

Company name: *Be:here Ealing Limited*

Date: *17/05/17*

Section 9: Submission process

Please ensure your submission includes:

- 1x signed copy of this form ensuring that a person from the company being invoiced has signed under section 8
- 1x copy of each document detailed in Section 5
- 2x CDs containing electronic versions of each document detailed in Section 5

Please post your submission to:

Development & Projects (PP18)
Greater London Authority
City Hall
The Queen's Walk
London, SE1 2AA

Or email:

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