
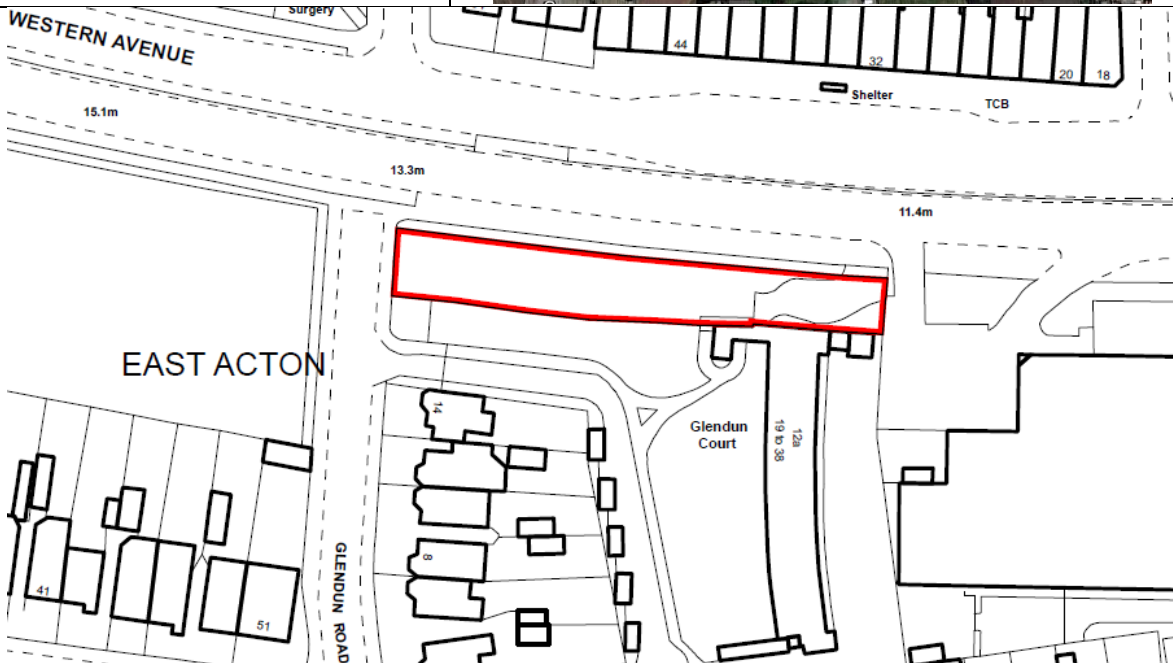


## 1. PROPERTY DETAILS

Site Name & Address	'Site 13' Land at Western Avenue, W3 7EF	
Unique Ref (PAR)	13636	
Borough	London Borough of Ealing.	
Company	TfL Freehold	
Zone (TfL)	2	
Site Area acres)	0.24	

Location and Site Plan	
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Site Description	<p>The site is a rectangular parcel of land adjacent to the A40, primarily comprising vegetated green space. The site also encompasses a small hardstanding area of land to the east of the site boundary. The hardstanding area leads to a pedestrian access point which directly adjoins a vehicular entrance to the nearby Homebase store.</p> <p>The site is located within an established residential and commercial area. The existing residential character of the local area ranges from two storey semi-detached housing in all directions and four storey flatted developments found directly to the south of the site including Glendun Court, with three storey development located opposite to the site across Western Avenue.</p>
Existing Use	Open Space

## 2. TOWN PLANNING

Development Plan and supplementary documents	<p><b>Adopted:</b> London Plan (2016), Ealing Local Plan and associated documents (2013)</p> <p><b>Emerging:</b> Draft London Plan (2017).</p>
Site Allocation	<p>The site is allocated as part of Development Site OIS4 within the adopted Ealing Development Sites DPD (2013). Site OIS4 comprises five parcels of land allocated for residential development as part of "enabling development necessary to deliver improvements to the Green Corridor". The site allocation identifies that this particular parcel may be considered of "insufficient size for residential development" and that</p>

	<i>“development should include a significant landscaped zone to Western Avenue”</i>
<b>Planning History</b>	The identified site has no available planning history.
<b>Housing Zone/OA</b>	No.
<b>Heritage Designations</b>	A small portion of the western boundary of the site is located within the East Acton Lane Archaeological Interest Area (see LB Ealing Development Management DPD Policy 7C).
<b>Flood Zone</b>	Flood Zone 1 (low probability of flooding).
<b>Ecological Designations</b>	Site is located within the Acton Green Corridor Policy Area (as per LB Ealing Core Strategy, 2012).
<b>PTAL</b>	2
<b>Tall buildings</b>	<b>Ealing Development Management DPD Policy 7.7 (H):</b> Tall buildings are defined as those that are substantially taller than their neighbours and/or which significantly change the skyline.
<b>Car and Cycle parking standards</b>	<b>LB Ealing Development Management DPD Policy 6.13:</b> Parking provision aligns with adopted London Plan parking standards but supports local deviation for disabled parking: 10% of total off-street parking to be marked as disabled with 1 space per 10 dwellings to be enlarged space with future potential for disabled space conversion.  <b>Draft London Plan Table 10.2:</b> Minimum cycle parking requirement for residential (C3) is 1 cycle space per studio, 1.5 spaces per 1-bedroom unit and 2 cycle spaces for all other dwellings.
<b>LPA affordable housing target</b>	<b>LB Ealing Development Management Document Policy 3A:</b> Affordable housing will be sought on developments providing 10+ homes on the basis of a 50% provision with a 60% social and 40% intermediate tenure split.  <b>Draft London Plan:</b> 50% AH on publicly owned land (30% social rent; 30% intermediate and 40% at the discretion of the local planning authority).
<b>Other</b>	Sections of the site are located within Local or District-wide Park Deficiency areas. The site is heavily vegetated but no trees on the site are subject to a Tree Protection Order. LB Ealing designated as Air Quality Management Area.
<b>Planning Policy Overview</b>	<b>LB Ealing Local Plan: Ealing Core Strategy policy 3.1</b> outlines the desire of the borough to develop over 3,000 homes in the A40 corridor (encompassing the site) by 2026. Ealing <b>Core Strategy Policy 5.3</b> discusses the desire to protect and enhance Green Corridor networks (including Acton Green Corridor).  <b>Draft LB Ealing Local Plan:</b> Policy 3 ‘Housing Supply’ outlines the demand of homes across the borough and the delivery mechanisms to help support the maximisation of residential development including development on small sites.  <b>London Plan:</b> Policies 3.3 ‘Increasing Housing Supply’ and 3.4 ‘Optimising Housing Potential’ promote the optimisation of housing delivery on suitable sites calculated using PTAL ratings and location. Policy 7.19 ‘Biodiversity and Access to Nature’ discusses the focus upon protecting and enhancing ecological networks and corridors including green corridors.  <b>Draft London Plan:</b> Policies H1 ‘Increasing Housing Supply’, Policy H2 ‘Small Sites’ and Policy D6 ‘Optimising Housing Density’ support the delivery and optimisation of residential development on small sites and other suitable land.
<b>Site overview- Opportunities/ Constraints</b>	<b>Opportunities:</b> The site is located within an established residential location, with recent permissions to the east and west highlighting the potential for optimising development densities in the immediate area.  <b>Constraints:</b> The site is narrow in shape and may only be suitable for a small number of residential dwellings. The site has a low PTAL rating which may require car parking provision. The site is included within a site allocation; however, the allocation states proposals should include a <i>“significant landscaped zone”</i> to contribute to Acton Green Corridor which would reduce the area of the potential development site. The site allocation also deems the parcel of land to be of insufficient size for residential development.
<b>Planning Prospects</b>	The site is likely to have limited potential for residential development; the narrow shape of site and further site allocation conditions regarding landscaping provision may restrict feasibility of development on the site.