

Subject: Informal Gurnell GLA Update
Location: GLA Offices, The Queen's Walk, London SE1 2AA
Start: Tue 27/06/2017 15:30
End: Tue 27/06/2017 16:30
Recurrence: (none)
Meeting Status: Accepted
Organizer: [REDACTED]
Categories: M

Dear All,

[REDACTED] has requested we push the meeting back by half an hour, as she has been called to an urgent meeting with the Deputy Mayor. The meeting will now start at 15:30. Unfortunately it seems as though Juliemma McLoughlin is also unlikely to also be in attendance, however [REDACTED] has assured the meeting progress will be fed back.

Kind Regards,

[REDACTED]

Dear All,

Please find above invitation for a follow-up GLA/LBE/Be Gurnell Meeting, leading on from the last meeting which took place with [REDACTED] a couple of months ago.

[REDACTED] this is due to be a fairly informal meeting, where we hope you can provide advice moving forward towards a formal submission of application; I trust you will forward this to anyone you feel is key to attending your end, however understand Juliemma is very busy, so may not be able to make it.

Kind Regards,

[REDACTED]
Project Officer
Major Projects & Developments

☎ 020 8825 [REDACTED]
☎ 0773 [REDACTED]
✉ [REDACTED] [ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)
📍 1/SW/10 | Perceval House | 14-16 Uxbridge Rd | W5 2HL

Paul Robinson

From: [REDACTED] <[REDACTED]@ealing.gov.uk>
Sent: 21 November 2017 12:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Gurnell Leisure Centre

Thanks [REDACTED]

We will see you then.

[REDACTED]

[REDACTED]
Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825-[REDACTED] (Direct Dial)
Email: [REDACTED]@ealing.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 21 November 2017 12:42
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Gurnell Leisure Centre

Hi [REDACTED]

I'm happy for [REDACTED] to attend too. It will be quite snug, but I'm sure we can make it work!

Look forward to seeing you then.

[REDACTED]

[REDACTED] | Principal Strategic Planner | Development & Projects | Development, Enterprise & Environment
GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 7983 [REDACTED] | Fax: 020 7983 [REDACTED] | Email: [REDACTED]@london.gov.uk

From: [REDACTED] [mailto:[REDACTED]@ealing.gov.uk]
Sent: 21 November 2017 12:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@ealing.gov.uk>
Subject: Gurnell Leisure Centre

Hi [REDACTED]

I understand that you have been allocated the pre-app for Gurnell, and that the pre-app meeting has been arranged for tomorrow morning at City Hall.

My colleague [REDACTED] cc'd here is leading on this as the case officer, and I've been involved on the policy side given the MOL challenges. If acceptable to you and if space permits, we'd both be keen to attend.

If you can confirm if this is acceptable, that would be great.

Thanks

[REDACTED]

[REDACTED]
Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825-[REDACTED] (Direct Dial)
Email: [REDACTED] [ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)

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Paul Robinson

From: [REDACTED]
Sent: 21 November 2017 17:21
To: [REDACTED] bartonwillmore.co.uk'; [REDACTED]
Subject: D&P/4287 Gurnell Leisure Centre - pre-app meeting agenda
Attachments: 4287GC01 Pre meeting note.pdf

Dear all

Please find attached outline agenda for our pre-app meeting tomorrow at 10:00.

I will circulate paper copies at the meeting.

Kind regards

[REDACTED]

[REDACTED] | Principal Strategic Planner | Development & Projects | Development, Enterprise & Environment
GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 7983 [REDACTED] | Fax: 020 7983 [REDACTED] | Email: [REDACTED]london.gov.uk

Gurnell Leisure Centre, Ruislip Road East

meeting date: 22 November 2017

meeting time: 10:00

location: City Hall, Fourth Floor, Room 4.7W

The proposal

Redevelopment to provide a new leisure centre, 556 residential units and open space improvements.

The applicant

The applicant is **Be** and **Ealing Council**, and the architect is **3D REID**.

Background

On 20 October 2017 the GLA received a request for a formal pre-application meeting to discuss the above proposal for the above site. It is understood that the new leisure centre is proposed to be part-funded by Ealing Council, and part funded by enabling residential development. Based on the information submitted with the pre-application request, the following agenda has been devised.

Agenda

Introductions

Site and scheme presentation from the applicant team

General position of the Local Planning Authority

Strategic planning issues:

Principle of development

1. NPPF and London Plan policy on Green Belt/Metropolitan Open Land; characteristics of existing use; and, the principle of the proposed residential-enabled provision of an enhanced leisure centre on Metropolitan Open Land (MOL).

Metropolitan Open Land

2. Existing site characteristics of openness, and relationship with wider MOL context.
3. Characteristics of existing development relative to that proposed (in terms of footprint, height, layout and impact on local views).
4. Review of site selection exercise.
5. Review of case for enabling development.
6. Review of case for very special circumstances.

Housing

7. Housing products, affordable housing and scheme viability.
8. Balance of tenure and unit size mix (including provision of family housing).
9. Provision of wheelchair accessible homes.
10. Residential quality, density and children's play space provision.

Urban design

11. Layout, response to adjacent sites, mix and interaction of uses, and public realm.
12. Massing, scale and response to MOL context and local views.
13. Materials, appearance and internal quality.

Sustainable development

14. Climate change mitigation principles, including requirements for the energy strategy.
15. Climate change adaptation principles, including green infrastructure and sustainable urban drainage.

Transport update

16. The approach to the transport assessment, transport principles, public transport, car and cycle parking and access, travel plan and Mayoral Community Infrastructure Levy.

Timescales/programme for submission

Attendees

GLA group

- [REDACTED] [REDACTED] – Principal Strategic Planner, GLA (case officer)
- [REDACTED] – Senior Strategic Planner/Urban Design, GLA
- [REDACTED] [REDACTED] – Principal Planner, TfL

Applicant team

- Vinny Bhanderi – Managing Director, Be
- Paul Boulter – Director, Be
- Owen Woodward – Planning Manager, Be
- Keith Townsend – Executive Director, Ealing Council
- Jonathan Kirby – Assistant Director, Ealing Council
- Bob McCurry or [REDACTED] [REDACTED] – Barton Willmore
- Arthur Gelling – Landscape Architect, HED
- Richard Fairhead – Director, 3D Reid

Local Planning Authority

- [REDACTED] – Planning Officer, Ealing Council (case officer)
- [REDACTED] – Principal Policy Officer, Ealing Council

Paul Robinson

From: [REDACTED] <[REDACTED]@ealing.gov.uk>
Sent: 22 November 2017 17:11
To: [REDACTED] bartonwillmore.co.uk'
Cc: [REDACTED]
Subject: RE: D&P/4287 Gurnell Leisure Centre - workshop

Dear [REDACTED]

The 14th would be our preference.

Thanks

[REDACTED]

[REDACTED]
Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825-[REDACTED] (Direct Dial)
Email: [REDACTED] [ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 22 November 2017 15:42
To: [REDACTED] bartonwillmore.co.uk'; [REDACTED]
Cc: [REDACTED]
Subject: RE: D&P/4287 Gurnell Leisure Centre - workshop

Dear [REDACTED] [REDACTED]

Would one of the following dates and times suit your diaries for the above workshop?

11th December at 1.00pm
14th December at 2.00pm
15th December at 1.00pm

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 22 November 2017 15:06
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] bartonwillmore.co.uk'
<[REDACTED]@bartonwillmore.co.uk>; [REDACTED] <[REDACTED]@ealing.gov.uk>
Subject: FW: D&P/4287 Gurnell Leisure Centre - workshop

Hi [REDACTED]

Please could you find a slot for a 2 hour informal design workshop that [REDACTED] and I would attend. Please coordinate with [REDACTED] on the applicant side and [REDACTED] for the Council, as necessary.

Many thanks

██████████ | Principal Strategic Planner | Development & Projects | Development, Enterprise & Environment
GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 7983 ██████████ | Fax: 020 7983 ██████████ | Email: ██████████ [london.gov.uk](mailto:██████████@london.gov.uk)

From: ██████████ ██████████ [<mailto:██████████@bartonwillmore.co.uk>]
Sent: 22 November 2017 14:21
To: ██████████ ██████████ <██████████@london.gov.uk>
Subject: D&P/4287 Gurnell Leisure Centre - workshop

Hi ██████████

Many thanks for the pre-app meeting today. I know it was quite long, but it was very useful and covered much ground.

It is great news that there is the political will to make the scheme work.

It was agreed by all parties that a design workshop is the next necessary step.

As you will have seen from the meeting, our client is very keen to progress this as soon as possible.

Therefore I'd be grateful for you to provide some suitable dates that I can check with the team as soon as you are able to.

Many thanks,

Regards,

██████████ ██████████
Associate



DDI: 0207 446 ██████████
W: www.bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB

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WILLMORE**

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Paul Robinson

From: Juliemma McLoughlin
Sent: 29 March 2018 12:08
To: [REDACTED]
Subject: Fwd: Gurnell Leisure centre

Sent from my iPhone

Begin forwarded message:

From: Lucy Taylor <[REDACTED][ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)>
Date: 16 January 2018 at 17:57:48 GMT
To: Juliemma McLoughlin <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: Gurnell Leisure centre

Hi Juliemma
Any update on Gurnell?

Also I am preparing a short presentation for Thursday – any tips on how to approach meeting?
(Although [REDACTED] has not been well – so not sure how this will pan out.

My key messages will be:

[REDACTED]

[REDACTED]

[Redactions made to information not in scope of request]

3. Council-owned site development
-Gurnell Leisure Centre

[REDACTED]

[REDACTED]

[REDACTED]

Thanks – maybe speak tomorrow

Lucy Taylor
Acting Executive Director of Regeneration and Housing
Ealing Council
Perceval House
14-16 Uxbridge Road
Ealing

W5 2HL

[\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)

From: Juliemma McLoughlin [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 11 January 2018 09:15

To: Lucy Taylor <[\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)>

Subject: Re: Gurnell Leisure centre

It's in my diary. I will get an update for you today.
Juliemma

Sent from my iPhone

On 11 Jan 2018, at 09:01, Lucy Taylor
<[\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)<[mailto:\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)>> wrote:

Dear Juliemma

Happy New year- hope all is well

Just wondered if you had any update on Gurnell Leisure centre pre-app – I understand we are waiting for the formal response.

I am conscious that Cllr Julian Bell and I are meeting James Murray and Jules Pipe next Thurs so would be good to know the position by then.

Will you be in that meeting? I was planning to talk more widely about Housing numbers, employment land, major development opportunities, etc.

Kind regards

Lucy Taylor
Acting Executive Director of Regeneration and Housing
Ealing Council
Perceval House
14-16 Uxbridge Road
Ealing
W5 2HL

[\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)<[mailto:\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)>

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Paul Robinson

From: [REDACTED] <[REDACTED]@ealing.gov.uk>
Sent: 05 February 2018 11:37
To: [REDACTED]
Subject: RE: Gurnell [REDACTED] [Redactions made to information not in scope of request]

Hi [REDACTED]

Sorry I missed your message on Friday – I was out of the office. I am around today though, if you are free to have a chat.

Thanks

[REDACTED]

[REDACTED]
Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825-[REDACTED] (Direct Dial)
Email: [REDACTED]@ealing.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 02 February 2018 12:00
To: [REDACTED]
Subject: Gurnell [REDACTED] [Redactions made to information not in scope of request]

Hi [REDACTED]

We briefed the Deputy Mayor for planning on both of the above yesterday afternoon. Let me know when you have a bit of time for a call and I can relay the respective steers.

Kind regards

[REDACTED]

[REDACTED] | Principal Strategic Planner | Development & Projects | Development, Enterprise & Environment
GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 7983 [REDACTED] | Fax: 020 7983 [REDACTED] | Email: [REDACTED]@london.gov.uk

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Paul Robinson

From: [REDACTED] <[REDACTED]@ealing.gov.uk>
Sent: 08 February 2018 09:37
To: [REDACTED]
Subject: Re: Canceled: Gurnell Leisure Centre & enabling development - viability meeting

Thanks for the update [REDACTED]

[REDACTED]

> On 7 Feb 2018, at 19:21, [REDACTED] <[REDACTED]@london.gov.uk> wrote:
>
> Deferred to a later date, pending agreement on the design approach
>
> If you're not on the electoral register, you won't be able to vote in
> local authority elections this May. You must have registered to have
> your say. Find out more at
> <https://www.yourvotematters.co.uk/><<https://www.yourvotematters.co.uk/>>
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> <meeting.ics>

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Paul Robinson

From: Juliemma McLoughlin
Sent: 29 March 2018 12:09
To: [REDACTED]
Subject: Fwd: Gurnell Leisure Centre

Sent from my iPhone

Begin forwarded message:

From: Juliemma McLoughlin <[REDACTED][\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Date: 21 February 2018 at 10:55:00 GMT
To: [REDACTED][\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: FW: Gurnell Leisure Centre

Kind Regards,

Juliemma McLoughlin

Chief Planner

Development, Enterprise & Environment

City Hall, London
[REDACTED]
[REDACTED]

From: Lucy Taylor [[mailto:\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)]
Sent: 21 February 2018 10:53
To: Juliemma McLoughlin <[REDACTED][\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: RE: Gurnell Leisure Centre

Hi Juliemma – sorry I am in a Board meeting at 3.30pm. can we Spk at end of day – after 5pm?
Lucy

Sent from my Windows 10 phone

From: [Juliemma McLoughlin](#)
Sent: 21 February 2018 08:39
To: [Lucy Taylor](#)
Subject: Re: Gurnell Leisure Centre

I'll give you a call at 3.30 if that's ok. I'm back to back for most of the day.
Juliemma

Sent from my iPhone

On 20 Feb 2018, at 21:02, Lucy Taylor <[REDACTED][\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)<[mailto:\[REDACTED\]@ealing.gov.uk](mailto:[REDACTED]@ealing.gov.uk)>>>
wrote:

Hi Juliemma

Can we have a quick chat about Gurnell Leisure Centre development.

When is a good time to call?

Thanks

Lucy Taylor

Acting Executive Director of Regeneration and Housing

Ealing Council

Perceval House

14-16 Uxbridge Road

Ealing

W5 2HL

Tel: 0208 825 [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED] [ealing.gov.uk<mailto:\[REDACTED\]@ealing.gov.uk>](mailto:[REDACTED]@ealing.gov.uk)

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Paul Robinson

From: [REDACTED] <[REDACTED]@ealing.gov.uk>
Sent: 23 February 2018 16:16
To: [REDACTED]
Subject: RE: Gurnell Lesiure Centre

Thanks [REDACTED]

Kind regards
[REDACTED]

[REDACTED]
Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825-[REDACTED] (Direct Dial)
Email: [REDACTED]@ealing.gov.uk

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 23 February 2018 12:00
To: [REDACTED]
Subject: RE: Gurnell Lesiure Centre

Hi [REDACTED]

I want to issue our advice next week. I also believe that there would be value in having a further design review session.

Kind regards

[REDACTED]
[REDACTED] | Principal Strategic Planner | Development Management | Development, Enterprise & Environment

GREATER LONDON AUTHORITY | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 7983 [REDACTED] | Fax: 020 7983 [REDACTED] | Email: [REDACTED]@london.gov.uk

From: [REDACTED] [mailto:[REDACTED]@ealing.gov.uk]
Sent: 23 February 2018 10:25
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Gurnell Lesiure Centre

Hi [REDACTED]

I just wanted to touch base to find out when you think you might be in a position to be able to issue your written response on the pre-app for Gurnell Leisure Centre.

When we last spoke I think you mentioned that you were considering whether there might be value in having a second design review workshop/session. Is that still the intention?

Thanks

Principal Planning Officer
Strategic Planning Team
Regeneration and Planning Services,
Regeneration and Housing Directorate
London Borough of Ealing

Tel : 0208-825- (Direct Dial)

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