

1. PROPERTY DETAILS

Site Name & Address	North Ealing Station Car Park	
Borough	London Borough of Ealing	
Company	LUL Freehold	
Zone (TfL)	3	
Site Area (acres)	0.37	
Location and Site Plan		
Site Description	<p>The site is a car park serving North Ealing Station containing approximately 50 spaces. The car park is bounded to the North and West by the back gardens of residential properties from Boileau Road. To the east of the site are vegetated railway sidings and railway tracks. Directly to the South of the site is a two-storey electricity substation and beyond is North Ealing Station. The Car Park is accessed from Station road which runs part North Ealing Station.</p> <p>The site is located in North Ealing, a predominantly residential area with a small local centre with retail parades on Station Road and Boileau Road. Residential buildings in the area are between 2-4 storeys. North Ealing Station is Grade II listed.</p>	

Existing Use	Station Car Park
2. TOWN PLANNING	
Development Plan and supplementary documents	Adopted: London Plan (2016), Ealing Local Plan and associated documents (2013) Emerging: Draft London Plan (2017).
Site Allocation	No
Planning History	No available planning history.
Housing zone/OA	No
Heritage Designations	No (North Ealing Station building Grade II listed)
Flood Zone	Flood zone 1
Ecological Designations	Sidings adjacent to east of the site is designated as a Site of Importance to Nature Conservation.
PTAL	3
Tall buildings permitted	LB Ealing Development Management DPD Policy 7.7 defines tall buildings as those that are substantially taller than their neighbours and/or which significantly change the skyline.
Car and Cycle parking standards	LB Ealing Development Management DPD Policy 6.13: 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. Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.
LPA affordable housing target	LB Ealing Development Management Document Policy 3A: 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 Draft London Plan target = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice)
Other	A proportion of the car park may need to be used operationally to service the electricity substation. The site is located within Local or District-wide Park Deficiency areas. LB Ealing is an air quality management area.
Planning Policy Overview	LB Ealing Local Plan: Ealing Core Strategy policy 1.2 encourages housing delivery on a range of sites including small sites. Ealing Core Strategy Policy 2.1 encourages housing delivery in areas of high public transport accessibility. London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential Encourage housing delivery in accessible locations. Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and H2 small sites encourage the delivery of residential development on small sites in accessible locations.

Site overview- Opportunities/ Constraints	<p>Opportunities: The site is brownfield land adjacent with a high PTAL rating in an established residential area. The relatively electricity substation sets a precedent for development on the site.</p> <p>Constraints: Development must respect the amenity of neighbouring properties on Boileau Road in terms of overlooking and impacts on daylight and sunlight. There is need for the electricity substation to remain operational. There is a SINC to the East of the site. Development must conserve or enhance the grade II listed North Ealing Station.</p>
Planning Prospects	The site has development potential if constraints can be overcome. Proximity of properties on Boileau Road may limit development potential.