



Illustrative view of the new units

Welcome

Perivale Industrial Estate

Creating a best-in-class industrial estate and job opportunities for Ealing.

This exhibition provides information about our plans to transform SEGRO Park Perivale located at Horsenden Lane South, into a sustainable and modern industrial estate.

This is Phase 1 of a wider masterplan and will act as a guide for future redevelopment phases by establishing a cohesive design for the estate.

Today, you'll be able to



Learn more about SEGRO and our developing plans for **Phase 1 of the SEGRO Park Perivale site**, which comprises:

- New and improved industrial buildings
- Enhanced landscaping and greenery
- Updated yards design
- Improved pedestrian and cycle access



Speak to members of the team and ask any questions



Share your feedback

Project team

SEGRO

Landowner and Developer

 **Stantec**

Planning Consultant and Landscape Architect

 **MICHAEL SPARKS ASSOCIATES**

Architect

rappor

Transport Consultant

LCA

Community Engagement

SEGRO, a trusted local and national partner

About us

For over a century, SEGRO has been developing and managing warehouses and industrial spaces to support business growth across the UK and internationally.



Created thousands of new, diverse jobs across the UK.



Committed to becoming a net-zero organisation by 2030.



Championing societal and environmental good through our Responsible SEGRO Framework.



Invested in Ealing's long-term growth and success, with 25% of SEGRO's London ownership now within the borough.



1,400+ customers, across manufacturing, technology, retail, distribution and logistics. Household names include Amazon, Royal Mail, Vodaphone, Deliveroo, John Lewis and DHL.



Industry experts, with 9.6million sqm of floorspace under management, 62.5million sqm of projects under construction and 4.2million sqm of projects in the pipeline.



Committed, long-term partners for businesses and communities across London, with dedicated Community Investment Programmes.



Image of SEGRO Park Tottenham

About the sector

The industrial sector plays a crucial part in our daily lives and will continue to be a key driver for the UK's economic growth and productivity for years to come.



Contributes to a range of modern necessities – from deliveries to food in restaurants to building consumer products.



Worth £80 billion to the UK economy today and expected to rise to £109 billion by 2027.



Key to delivering long-term, sustainable, inclusive and resilient growth – as set out in Invest 2035, the UK's modern industrial strategy.



A major employer supporting at least 3.8 million people nationally, including over 300,000 in London.



Supports a range of businesses including pharmaceutical developments, R&D, film production, data storage and more.



London has released 24% space of its industrial floorspace in the last 20 years – despite a strong need for space.



Image of SEGRO Park Hayes

The SEGRO Park Perivale Estate

It is an established estate with a wide range of industrial and warehouse units spread across 13.8 hectares.

By proposing estate-wide improvements, we will create premises to attract a variety of businesses to the area, creating more jobs and opportunities for local residents.

About the site



SEGRO is invested in Ealing's continued growth and future success. This site is one of six operating estates in SEGRO's portfolio in Ealing.



The first phase of development comprises 4.2 hectares and is the subject of this planning application.



It has excellent transport links, with direct connections to central London and local amenities.



The existing facilities and layouts are outdated and no longer fit to support modern, sustainable business needs.



The estate has and continues to support a wide range of tenants including PAACK, Deluxe, Panalux, Metroline, Metropolitan Police, De Baere Limited and Galeta Bakery.



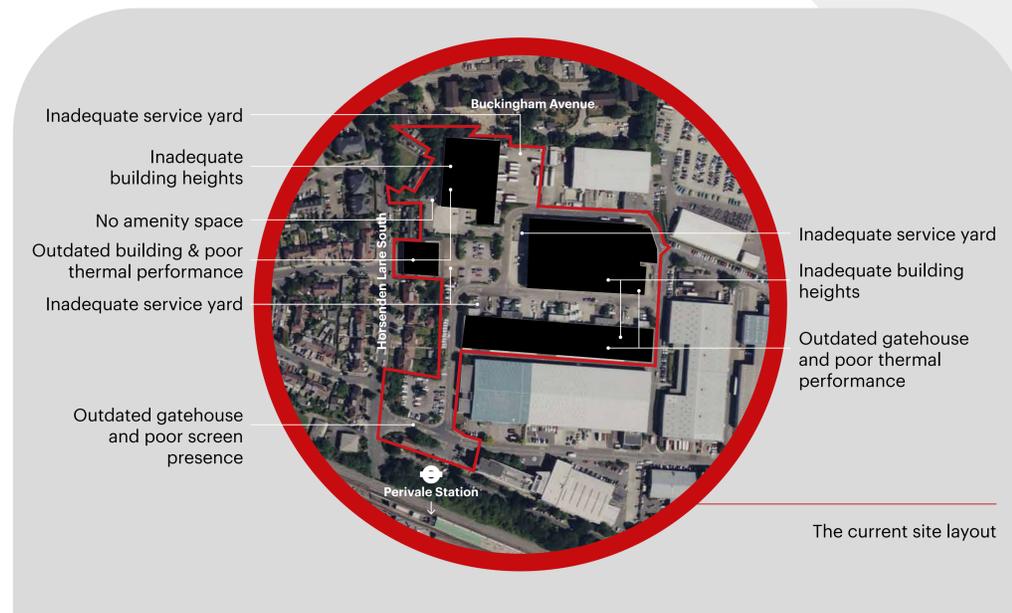
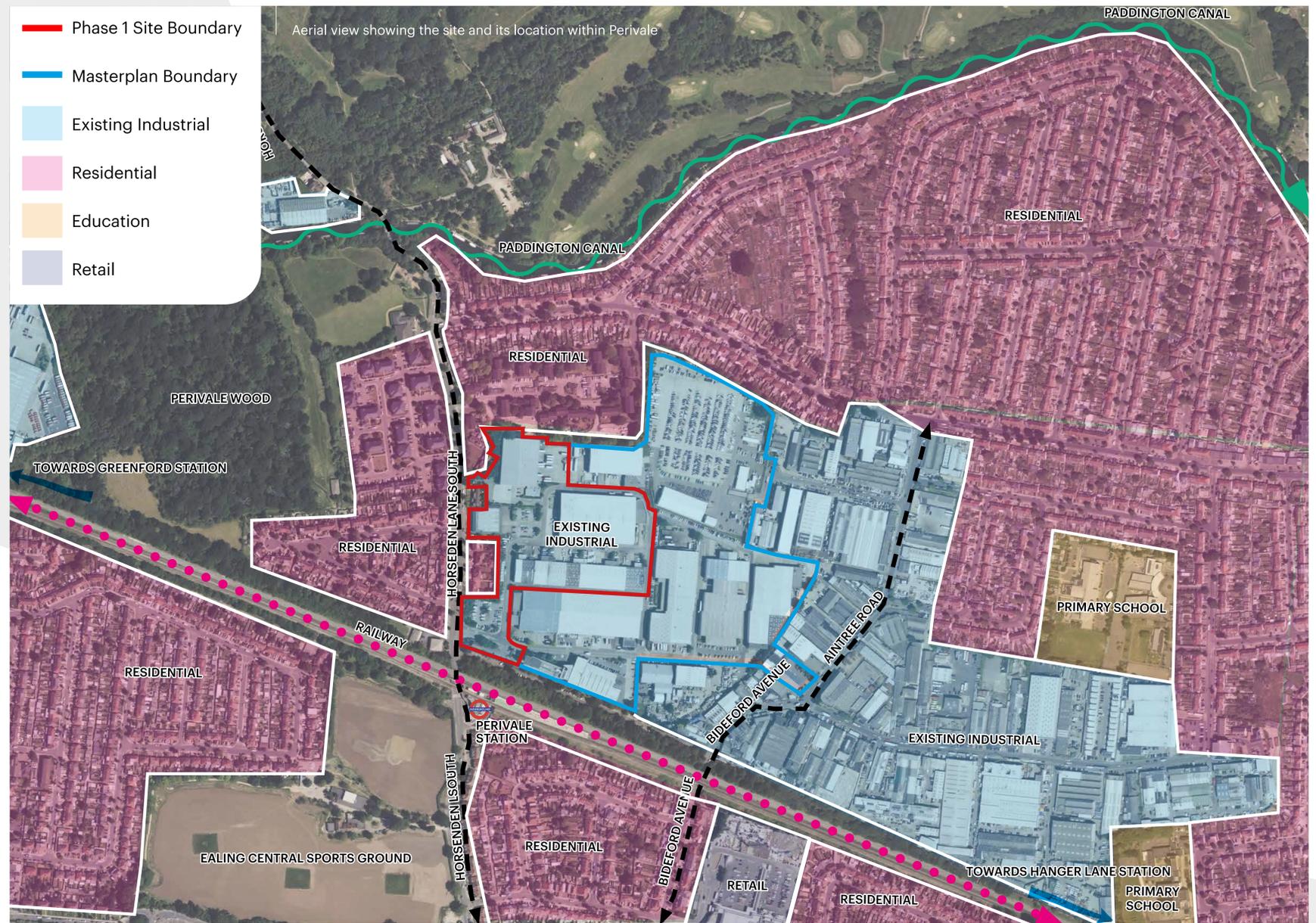
Units within the first phase are scheduled to be vacated by 2026, which presents a unique opportunity to revitalise, modernise and attract future tenants.



The site has been designated as a Strategic Industrial Location in both the London Plan (2021) and adopted Ealing Local Plan (2012), meaning it should be protected and continue to prioritise economic growth and industrial businesses in the area.



Our proposals seek to deliver a new best-in-class, modern industrial park that benefits from its strategic location whilst being sensitive to the local context.



Our proposals

Our vision at SEGRO is to create spaces that enable extraordinary things to happen.



The proposals for Phase 1 of SEGRO Park Perivale include



The creation of modern industrial spaces

- **Five new high-quality industrial spaces.**
- **Increased and improved workspace flexibility,** safe working conditions, and amenities.
- **Approximately 180 car parking spaces and 86 cycle parking spaces** to support future workers and visitors.
- **Vehicle loading docks** in line with industry standards.



An improved, high-quality design

- **Redesigned buildings,** with attractive, modern exteriors, and separated offices and warehouses to improve operating efficiencies.
- **Increased building heights** ranging from 10–12.5 metres to provide the necessary space for future tenants.
- **Sensitively designed to minimise impacts on our neighbours,** including setbacks ranging from 12–39 metres, acoustic boundary fencing, and improved landscaping to reduce noise impacts and provide additional privacy.

Indicative view of how the new units and car park could look



New, diverse employment space and jobs

- **17,864 sqm of employment space,** an uplift of 188 sqm compared to the current site.
- **Adaptable spaces** to suit a range of tenant uses and needs.
- **Dedicated training and upskilling programmes.**



A more sustainable, greener park

- **Target a minimum BREEAM rating of 'Excellent'** – surpassing the recognised industry standard.
- **Improved pedestrian and cycle access and routes** to promote active travel.
- **Use of green technology** in building design and low-embodied carbon materials to reduce on-site emissions.
- **Improved landscaping and biodiversity across the site.**



Improved management of the estate

- **Improved site signage, internal visibility, and layouts** to allow safer and more streamlined access.
- **Reconfigured service yards to reduce noise and light** impacts to our neighbours.
- **Green landscaping buffer** to provide additional privacy and improve outlook for residents.



Proposed site plan

Local growth and community benefits

We are investing in Ealing's continued growth and delivering a range of local community benefits through our proposal.

Community Investment Programme

Like our other major sites, we will set up a dedicated Community Investment Programme that allows us to collaborate with local partners to identify different educational, employment and environmental projects to support. This means our projects can help benefit those who actually live and work closest to us.

The programme includes



New skills and apprenticeship opportunities



Training and mentoring for young people



Environment, health and wellbeing initiatives



Community funded projects

Through our community initiatives, we have

- Inspired 5,700 young people about the world of work.
- Engaged 37 schools in local projects.
- Mentored 35 students
- Supported 296 people through employability training.
- Helped 103 unemployed people into further training or employment.
- Held 229 employee volunteering days.
- Delivered 16 environmental projects.
- Created 28 charity partnerships.
- Involved 32 customers and suppliers.



We want to support you!

Let us know of any local initiatives or projects that we might be able to support



An initiative delivered by SEGRO and Action West London

Sustainability

Our commitment to be a force for environmental and societal good is at the heart of everything we do.

Our proposal includes a range of sustainability initiatives



Promote eco-friendly travel

- **Clearer and safer walking and cycling routes** that promote active travel to and from the site.
- **Approximately 86 cycle parking spaces**, including electric bike charging facilities.
- **Approximately 37 EV charging facilities** for cars.
- **Provisions for cargo bikes for last mile deliveries.**



Deliver greener buildings

- **Achieve a minimum BREEAM rating of 'Excellent'** – surpassing the recognised industry standard.
- **Embed the latest green technology into the building design**, including photovoltaic panel roofs, air source heat pumps, and water-saving measures.
- **Use low embodied carbon materials, recycling resources** from the existing buildings where possible.
- **Incorporate sustainable drainage features** to manage stormwater flow.



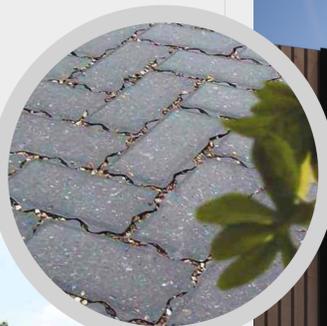
Deliver positive change across the UK

- **As a business, we have set a target to become net zero by 2030.**
- **One of our latest projects, SEGRO Park Tottenham, set a benchmark in sustainability**, delivering one of the capital's greenest industrial schemes.

Concept imagery of the proposed landscaping and pathways



Example of the permeable block paving to be used in the car park as part of the site drainage strategy



View of new units from the open green space



Landscaping

Our proposal includes improved landscaping and greenery to enhance the local environment.

Help us design the landscaping by choosing your preferred trees and plants for different areas across the site

Ecology-rich areas
We are proposing the use of native trees to enhance the natural habitat, support local wildlife, and biodiversity



Acer campestre



Alnus glutinosa



Sorbus aucuparia

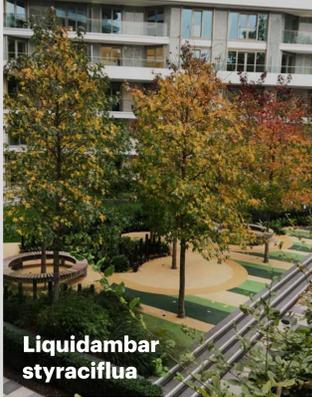
Amenity hubs and doorstep places
Ornamental and multi-stem trees designed to create a warm sense of welcome and help improve legibility around the site



Pyrus calleryana 'Chanticleer'



Betula utilis 'Jacomonitii'



Liquidambar styraciflua

Sustainable routes
Trees in various sizes are proposed to be located along key vehicle and pedestrian routes, within car parks, and the site frontage to provide shading and compliment the updated estate buildings



Tilia cordata 'Greenspire'



Amelanchier lamarckii



Acer rubrum

The proposed landscaping will

- **Improve the public realm with a new green buffer around the site**, with improved landscaping to Horsenden Lane South and spaces for workers and visitors to meet, socialise and relax.
- **Define and distinguish public and private spaces across to site** to help workers and visitors orient themselves.
- **Use carefully selected trees and native species** to provide shading, benefit local wildlife, reinforce privacy, improve neighbouring view outlooks and air quality, all while a promoting biodiversity net gain across the site.

Provide your feedback on what tree species you'd like provided!



Building heights and construction works

We will work with our community and the Council to ensure we manage the operations at the business park to the highest standards.



Proposed buildings will range between 10–12.5 metres

Building heights

- Building heights ranging between 10–12.5 metres are proposed to provide the necessary space to support future workers and promote safe working spaces.
- This will include setbacks ranging from 12–39 metres.
- Buildings have been re-oriented to reduce visual and noise impacts on our neighbours where possible.
- Relevant technical studies will also be included in the final planning application to detail the impacts and proposed mitigation measures:
 - Solar access studies indicate that the proposed daylight and sunlight levels are 100% BRE Compliant, with additional improvements to three adjacent properties.
 - Lighting impact studies will detail careful selection of light fixtures to avoid any light spill and ensure it is contained within site.



Construction

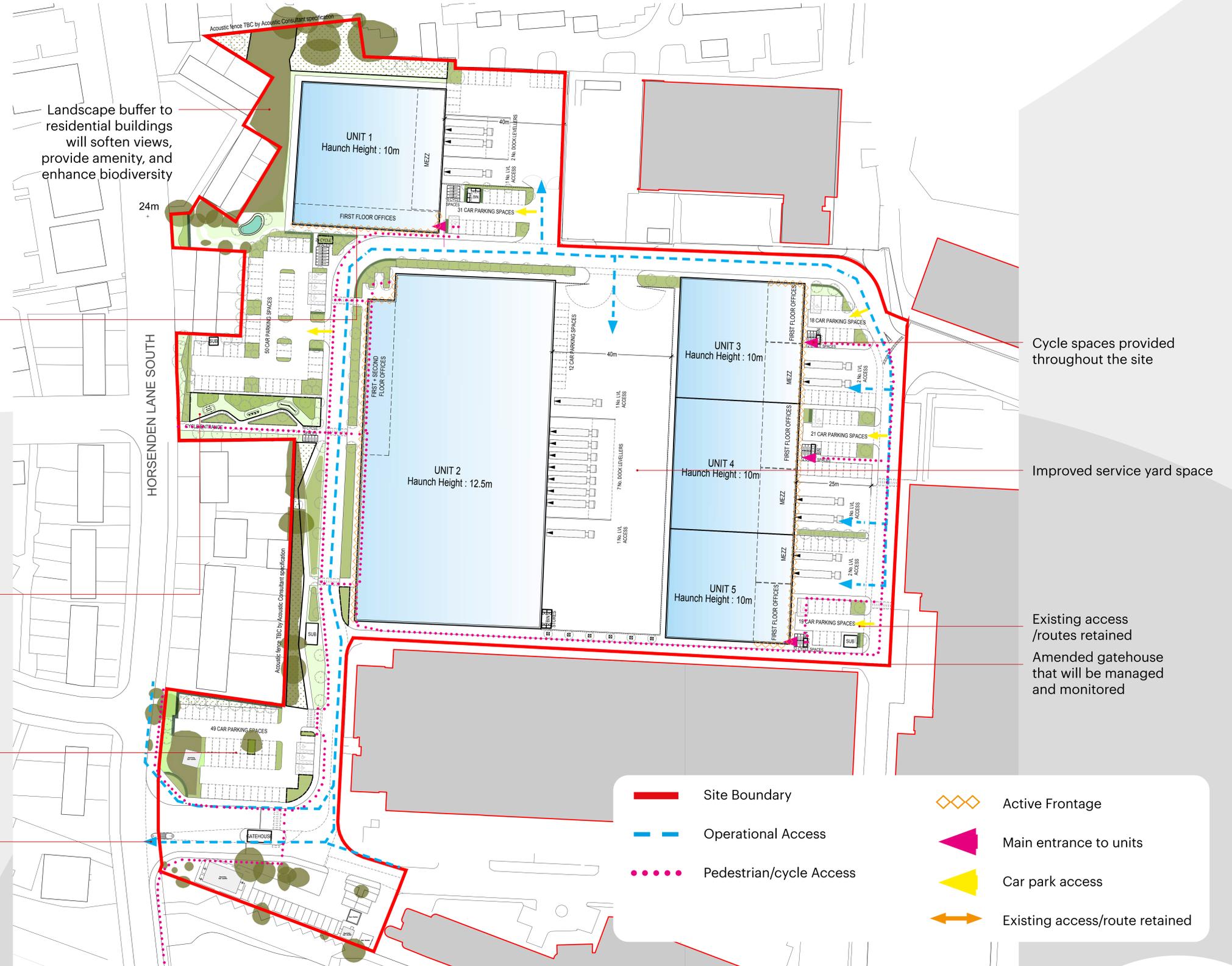
- We have a proven track record for delivery, progressing our schemes imminently after receiving planning approval. We manage all of our projects, ensuring they generate investment and more opportunities for our communities.
- As members of the Considerate Constructors Scheme (CCS), we ensure that all our partners and supply chain providers abide by the highest working standards for all our projects.
- Information on how we will manage construction works will be included in our planning application. We are however looking to:
 - Install monitoring equipment to check noise, dust and vibration levels, so the on-site team can address and resolve any issues quickly.
 - Provide advanced and regular notice to residents about upcoming operations and activities at the park.

Site layout and movements

Our proposal seeks to update the site layout to improve operational efficiencies and reduce impacts on our neighbours.

We have also undertaken a series of technical studies, which will be included in the final planning application.

- A Noise Assessment indicates the noise impact generated with the proposed site layout is less than the current layout with the building to shield the yard from the neighbouring residents.
- A Transport Assessment will detail servicing and deliveries, parking management and construction logistics. Initial findings indicate that if the site is occupied by a similar mix of tenants as at present, there will be very few additional trips. If a more intensive use occupies the site, there could be an increase in vehicle trips but it is not anticipated that these would have a significant impact on the local highway network.
- A Framework Travel Plan will also outline measures for promoting sustainable travel to and from the site.



Next steps

The proposed redevelopment of **SEGRO Park Perivale** will be delivered in a phased approach.



Illustrative view of the new units

Our Phase 1 proposals , which comprises 4.2 hectares and is the subject of this planning application, include



Redevelopment of existing industrial buildings to improve quality and meet the needs of modern tenants.



Improved pedestrian and cycle access.



Enhanced landscaping and greenery throughout the site, including improved landscaping to Horsenden Lane South and green open spaces for workers and visitors to enjoy.



Sensitively considering our neighbours with suitable orientation of the yards including a green buffer around the site.

Have your say

Scan the QR code to fill in the feedback form online or get in touch:

👉 segro.com/parkperivale-redevelopment

✉ spperivale@segro.com

☎ **0800 092 0485**



Project timeline

Indicative timeline only and subject to planning approval

February/March 2025

Public consultation with the local community on our plans

Spring 2025

Phase 1 planning application submitted to Ealing Council

Autumn 2025

Phase 1 Planning application is determined (target time)

Mid-2026

Phase 1 construction expected to begin

There will also be an opportunity to provide formal feedback on the proposal as part of the statutory consultation.

We are committed to ongoing consultation with our neighbours and the local community and will provide updates as the proposal progresses through the planning application process and any future construction works.