

PARK VIEW PLACE

**AN UPDATE ON OUR PROPOSALS FOR NEW HOMES,
DEDICATED PLAY SPACE AND A NEW GREEN SPACE
CONNECTING TO GROVE FARM PARK IN SUDBURY HILL**

**DECEMBER
2025**



Proposed public spaces as shown from the Greenford Road entrance

Thank you to everyone who joined our community consultation earlier this year. We are pleased to be submitting a planning application shortly for the delivery of over 850 much-needed new homes, community facilities and green space at Park View Place.

In recognition of the feedback received, we have taken time to refine our designs to accelerate the delivery of affordable homes and sensitively respond to the character of Greenford Road.

WHAT WE ARE PROPOSING

As a reminder, Park View Place will deliver:



Over 850 new homes to meet a range of needs, including 340 co-living homes aimed at young professionals, in addition to affordable homes rented at discounted market prices to those on lower incomes and private homes for sale at market rate.



40% of the site as public open space, with dedicated play areas and a central green route linking Greenford Road to Grove Farm Park.



New public spaces, including a community centre, dedicated play space, and café.

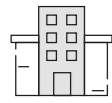


Sustainable and deliverable construction, working with a development partner to fast track affordable homes and reduce carbon emissions through the sustainable design.

From our two phases of public consultation, we understand that the delivery of affordable homes, sensitively responding to the character of the local area and providing dedicated play space is important to you.

Therefore, since sharing our plans with you earlier this year, we've been refining our proposals in response to your feedback and are in discussions with a housebuilder ahead of submitting a planning application.

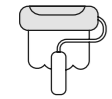
KEY UPDATES TO THE PARK VIEW PLACE MASTERPLAN:



Reducing the visual impact from Greenford Road and accelerating the delivery of affordable homes by decreasing the heights of Blocks F and G by three storeys and redistributing these homes to Block C, which has increased by one storey and Block D, which has increased by two storeys.



Bringing forward the community centre and enhancing the amenity and play space offer by integrating the new centre into the ground floor level of Block G.



Building a cohesive design that reflects the character of the surrounding area by refining the building materials, colours and form.



Creating a car-free and pedestrian friendly environment by removing the vehicle access road serving the centre of the site.

KEY

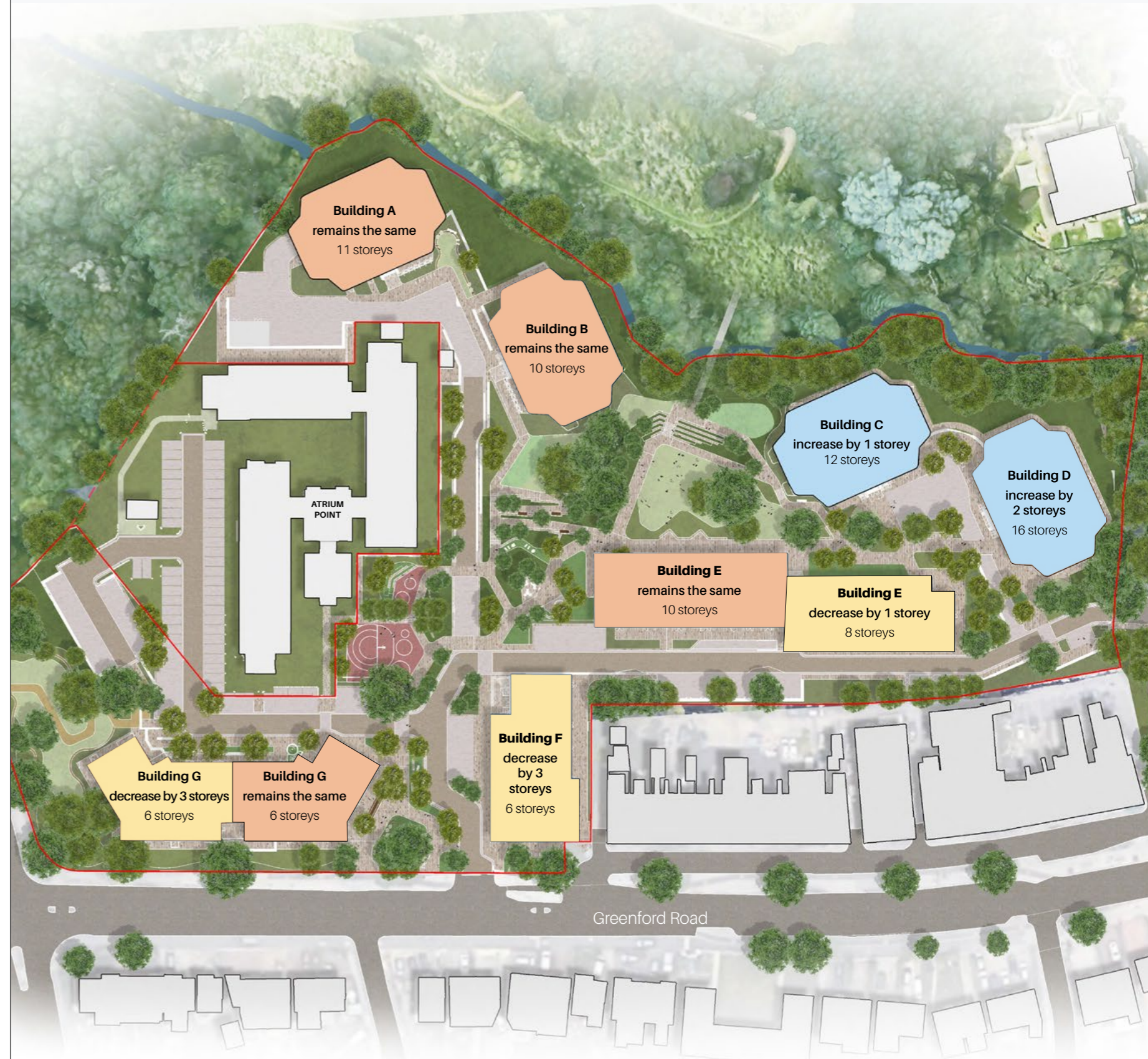
— Previous proposals



Updated proposals (December 2025) - proposed view from Greenford Road entrance. The redline shows the previously proposed building heights.

KEY

Orange box	remains the same
Blue box	increase storeys
Yellow box	decrease storeys



The proposed heights of each building in our plans

NEXT STEPS

Our intention is to submit a planning application to Ealing Council in early 2026. Should you have any further questions at this stage, please do not hesitate to get in touch.

TIMELINE

NOVEMBER 2024

Public consultation
Phase 1

APRIL 2025

Public consultation
Phase 2

EARLY 2026

Planning application
submitted to Ealing Council

DECEMBER 2025

Community update on
changes to the scheme

MID-2026

Application considered at Ealing's Planning Committee

GET IN TOUCH

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Scan here to
visit our website



Proposed public space to the West of the site, with the connection to Grove Farm shown