

# **DELIVERING LOCAL DEVELOPMENT 2009/10**

## **EALING COUNCIL'S SIXTH ANNUAL MONITORING REPORT**

**December 2010**

Planning Policy,  
Ealing Council,  
[www.ealing.gov.uk/planpol](http://www.ealing.gov.uk/planpol)



**This revised 2nd version of Ealing's 6<sup>th</sup> AMR covering the period 2009/109 was published on January 31st 2011 and includes the following amendments and corrections:**

- **the inclusion of monitoring data from PCDAs on p.49 relating to Safer Ealing;**
  - **the inclusion of BRES 2009 survey data on p.73 relating to the borough's employment structure;**
- **the inclusion of a more detailed commentary on pp.120-123 and topic chapters relating to the planning applications which helped secure S.106 funding for different types of end uses;**
  - **the inclusion of additional maps at pages 59-60, 66, 76, 80-81 and 98-99; and,**
  - **regards Planning for Waste on p.135, the publication of the submission DPD is September/October 2011 and not 2012.**

**This revised AMR was also resubmitted to the DCLG on January 31st 2011 and replaces an earlier iteration submitted on December 31<sup>st</sup> 2010.**

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## Performance Key

### Core Output Indicators (Department for Communities & Local Government)

See Figure 1. The indicators are also in Part 3, in topics 2 to 9. Relevant paragraphs are in a green text box.

### Local Development Scheme (LDS) Targets

See Table 19. The LDS is referred to in Part 4 of the AMR. In the final column the current plan making timetable is compared with the March 2010 LDS target dates for Ealing Council. Performance is highlighted using the RAG system - based on achievement/within one month of target (green), within six months of target (amber) or more than six months of target (red), respectively.

# 1. Introduction

## Context

Local authorities like Ealing, in London and elsewhere, have been required to have **Unitary Development Plans (UDPs)**, which contain policies and proposals for the development and use of land. Ealing Council's UDP was adopted in October 2004.

Around the time that this plan was finalised, the Planning and Compulsory Purchase Act 2004 introduced a new development plan system. Since then, the Council has been required to prepare development plan documents (and other documents) in a **Local Development Framework**. The UDP and supplementary planning guidance have been incorporated in the local development framework (LDF), but ultimately, the UDP will be superseded by development plan documents produced on the basis of the 2004 legislation.

The first document approved by Ealing Council in the context of the Planning and Compulsory Purchase Act was a project plan for preparing its Local Development Framework. The document, called a **Local Development Scheme**, was first approved in March 2005. Between April 2005 and the end of March 2010, there have been further LDF documents, including formal and informal updates of the local development scheme, a statement of community involvement, eight adopted supplementary planning documents, two additional draft supplementary planning documents and numerous iterations of the LDF Development (or Core) Strategy, Development Sites and Development Management policy documents, a series of background documents and LDF annual monitoring reports.

The Town and Country Planning (Local Development) (England) Regulations 2004 include, at regulation 48, the requirement for an **Annual Monitoring Report**. The AMR and the role of monitoring are highlighted in government policy on 'Delivering Sustainable Development' (PPS1 para 10), as follows -

“Under the Planning and Compulsory Purchase Act 2004, every local planning authority now has a responsibility for reporting, on an annual basis, the extent to which policies set out in local development plans are being achieved. Their role, therefore, is not restricted to plan making and development control, but involves facilitating and promoting the implementation of good quality development. They should therefore aim to provide a good quality service for managing the development of their area: making plans, dealing with development consents and assisting implementation, striving for continuous improvement with regard to matters such as openness, customer service and stakeholder satisfaction”.

The AMR must indicate whether planning policies and related targets have been met, and there is a specific requirement to show net additional dwellings (regulation 48(7)). The government's policy statement on Development Plans (PPS12) indicates that authorities should produce housing trajectories that demonstrate how policies will deliver housing provision in their area.

The Ealing AMR 'Delivering Local Development' is consistent with the statutory requirements. This is the sixth annual monitoring report (AMR) produced by Ealing Council.

### **Format and Coverage of the Annual Monitoring Report**

Following this introduction, the AMR contains a brief description of the borough and future prospects ('**This is Ealing**').

Then there are profiles of the various development topics, examining the performance of UDP policies and the development approved and completed over the year ('**Delivering Local Development 2008/09**').

This is followed by a list of the tasks identified in the LDS together with an indication of the Council's performance in achieving the LDS targets ('**Creating the Framework for Future Development**').

There is a concluding chapter on '**Issues and Actions for Future Planning**'.

This sixth AMR **covers the period from 1<sup>st</sup> April 2009 until 31<sup>st</sup> March 2010**. The regulations specify that it must be submitted to the Secretary of State no later than the end of December 2010.

Where appropriate, this report compares information with that published in earlier AMRs. As far as possible it continues with the style of the earlier AMRs to facilitate comparison. It contains data as indicated in the government's good practice guide on Local Development Framework Monitoring<sup>1</sup>, and the LDF Core Output Indicators Updates (October 2005<sup>2</sup> and 2008<sup>3</sup>). In addition, there is information on UDP policies to be saved beyond the original shelf life of the UDP (i.e. in Ealing, 12<sup>th</sup> October 2007).

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<sup>1</sup> Local Development Framework Monitoring: A Good Practice Guide, Office of the Deputy Prime Minister, London, March 2005.

<sup>2</sup> Local Development Framework Core Output Indicators, Office of the Deputy Prime Minister, London, October 2005.

<sup>3</sup> Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008, Department of Communities and Local Government, July 2008.



## Lessons Learnt from Previous Annual Monitoring Reports

Ealing's monitoring reports have been subject to **scrutiny** (alongside the reports prepared by other authorities) at successive seminars organised by London Councils and the Government Office each year.

Generally speaking, this document covers what is expected whilst doing so in a succinct and readable way. Relevant objectives are stated clearly in line with the 'objectives-policies-targets-indicators approach'. In cases where relevant data has not been collected, reasons for omissions are given as well as discussion of related material.

The frequency of policy usage is discussed in depth and conclusions are made. Explanation is given as to how data for Core Output Indicators are collected. Links to wider borough priorities are made. There is also an exploration of larger contextual issues which impact upon policy and monitoring that allows for policy analysis to be placed within its wider framework.

The **lessons** from the seminars have also enabled improvements to be made in reporting. Issues highlighted for the 2010 report were:

- To ensure the housing trajectory clearly states that net values are being used, clearly distinguishes any contribution made from small sites and reflects the proper timeline.
- To ensure that the 5-year land supply includes site areas and takes proper account of the annualised plan target.

**Figure 1**  
**Ealing 2009/10: Summary of Core Output Indicators (COI)**

This summary gives a quick indication of the borough's performance against the national COI.  
They are listed in more detail and in context in Chapter 3.

COI	Description	Ealing 2009/10	Score*	AMR page
<b>Business Development</b>				
BD1	Total amount of additional employment floorspace – by type	7,290 sqm (net)	<b>GREEN</b>	75
BD2	Employment floorspace on previously developed land – by type	100%	<b>GREEN</b>	75
BD3	Employment land available – by type	(i) 491 ha.	<b>AMBER</b>	75
BD4	Total amount of floorspace for 'town centre uses'	68%	<b>AMBER</b>	90
<b>Housing</b>				
H1	Plan period and housing targets	848 additional units p.a. 2007/08— 2016/17 (excluding non self contained and vacant units brought back into use)	<b>AMBER</b>	53 and 56 (Table 3)
H2(a)	Net additional dwellings – in previous years	4,348 (2004/05-2008/09)	<b>GREEN</b>	53 and 59 (Figure 6)
H2(b)	Net additional dwellings – for the reporting year	411 (represents 48% of borough housing supply target)	<b>AMBER</b>	53 and 57 (Table 4)
H2(c)	Net additional dwellings – in future years	3,804 (5 year period 2010/11- 2014/15)	<b>AMBER</b>	53, 59 (Figure 6) and 60-63 (Table 5)
H2(d)	Managed delivery target	See Housing trajectory (Figure 6) and Table 5	<b>GREEN</b>	59 (Figure 6) and 60-63 (Table 5)
H3	New and converted dwellings – on previously developed land	100%	<b>GREEN</b>	67

COI	Description	Ealing 2009/10	Score*	AMR page
H4	Net additional pitches (Gypsy and Traveller)	None	GREEN	67
H5	Gross affordable housing completions	202	GREEN	67
H6	Housing Quality – Building for Life Assessments	1	AMBER	68
<b>Environmental Quality</b>				
E1	E1: Planning permissions granted contrary to EA advice**	2	GREEN	32
E2	Change in areas of biodiversity importance	No change	GREEN	39
E3	Renewable energy generation	Not available	RED	34
<b>Minerals</b>				
M1	Production of primary land won aggregates	Zero	GREEN	29
M2	Production of secondary and recycled aggregates	Not available	RED	29
<b>Waste</b>				
W1	Capacity of new waste facilities by waste planning authority	Zero	GREEN	30
W2	Amount of Municipal waste arising & managed by management type***	Data available for household waste – 143,367.34 tonnes of which 19.2% recycled, 6.3% composted, 0.1 reused, 3% anaerobic digestion & 71.4% landfill.	AMBER	28

**KEY:**

\* Score:

RED	no data collected or poor results
AMBER	mixed or inconclusive results.
GREEN	up on last year / on target.

\*\* Contrary to Environment Agency advice on flooding and water quality grounds

\*\*\* Waste arising and managed by waste planning authority

## 2. This is Ealing

### Regional Context

Ealing is at the **centre of the West London sub-region**, within the London conurbation. The sub-region has a strong east/west axis and is well positioned in relation to Central London to the east and the Thames Valley to the west. The West London sub-region comprises the six boroughs of Ealing, Hammersmith & Fulham, Brent, Harrow, Hillingdon and Hounslow.

The strategic importance of West London is strongly influenced by its existence within the “**Western Wedge**”, the part of London that stretches from Paddington through Park Royal and Wembley to Heathrow. This area has been one of the most dynamic growth areas in the country.

**Growth** will continue. The Consolidated London Plan has identified that West London could accommodate 40,000 additional homes in West London by 2016 (4,000 p.a.) and 140,000 extra jobs by 2026 (7,000 p.a.)<sup>4</sup>. The West London sub-region also contains the “gateway” to the international world through Heathrow Airport. Heathrow exerts a significant influence on surrounding local economies throughout the “Western Wedge” and outside London. It is expected that West London will continue to derive benefit from the enormous business potential around Heathrow airport, while experiencing the environmental impacts.

The Draft Replacement London Plan<sup>5</sup>, which was published for consultation in October 2009, continues to expect growth for West London. Crossrail 1 is mentioned as a key infrastructure project which will accommodate that growth by linking East London to West London from Stratford through to Whitechapel, Paddington, Canary Wharf and Heathrow Airport.

The achievement of West London’s aspirations will require a co-ordinated approach between agencies and stakeholders at both the sub-regional and regional levels. The “Heathrow City” project is a good example. “Heathrow City”, led by the Southall Regeneration Partnership in conjunction with the London Development Agency, aims to encourage growth and entrepreneurship around Heathrow.

**The West London Alliance** is another example of a key partnership. This coordinates the activities of the six local authorities, and takes a collaborative approach to improving the economic, environmental and social well being of its communities. West London Alliance is linked to a broader West London Partnership, involving the local authorities, business, community organisations, health providers, and learning and skills agencies.

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<sup>4</sup> These figures are from the Consolidated London Plan (5.154). They now include Kensington and Chelsea and are therefore not comparable with figures for West London in the previous version of the London Plan.

<sup>5</sup> Draft Replacement London Plan (October 2009), accessible from <http://www.london.gov.uk/shaping-london/london-plan/docs/london-plan.pdf>

## The People

The **population** of Ealing increased between the 1991 Census and 2001 Census from 283,782 to 301,553, an increase of 17,771 residents. This increase of 6.3% was higher than the London average increase of 5.3%. There was growth in the population of working age people, (25-59), and school age (5-15), but the population aged over 65 declined, as did the very young, (0-4), and young adults (16-24). 2009 Mid Year Estimates from the ONS estimate Ealing's population at 316,600 in 2010.

Ealing's October 2009 Special Population Projections project an increase of 7975 young people aged 0 to 24 in the borough between 2009 and 2026 and of 23,062 adults aged 40 to 84. This reflects the ageing population, which will need to be catered for. Changes in the makeup of the population mean an increased demand for community facilities, which will serve the needs of these age groups. Although Ealing's October 2009 projections show, with a figure of 88,489, that there are 2792 young people aged 25 to 39 in addition to the GLA 2009 figures<sup>6</sup> this figure is set to decrease up to 2026. Ealing's **diversity** has increased since 1991. The latest GLA 2009 Round Ethnic Group Population Projections estimate that in 2009, 46.3% of residents belong to a Black, Asian and Minority Ethnic Group<sup>7</sup> compared to 33.8% in London and 7.9% nationally (as per the 2001 Census).

Demands for an inclusive and accessible environment are key issues for the borough.

According to data from the ONS<sup>8</sup> NOMIS website, 10.1% of Ealing residents were unemployed from April 2009 to March 2010 compared to 8.9% in London and 7.7 in London. This figure is up from 9.3% in the previous year. There are 144,200 economically active people in Ealing aged 16 and more. The latest data from the ONS annual business inquiry employee analysis shows that the two largest employment sectors within which Ealing residents work are Distribution, hotels & restaurants (28.7%) and Finance, IT, other business activities. These form part of the Services categories where 86% of Ealing's residents are employed.

## The Place

The London Borough of Ealing covers an area of around 55 sq.km in West London, and shares borders with Brent, Harrow, Hillingdon, Hounslow, and Hammersmith & Fulham. Ealing has five town centres, comprising a metropolitan centre, a major centre and three district town centres. It is well served by 3 underground lines and mainline train services. There are 109 parks and other open spaces in the borough, covering 863 hectares, which is about 16% of the borough. There are 93 designated nature conservation sites, located in the borough's parks, along rivers, canals and railway lines.

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<sup>6</sup> GLA Population Projections 2009 Round (revised), London Plan, Borough SYA.

Accessible from [<http://data.london.gov.uk/datastore/package/gla-population-projections-2009-round-revised-london-plan-borough-sya>]

<sup>7</sup> GLA Ethnic Group Projections 2009 Round, London Plan, Borough, accessible from [<http://data.london.gov.uk/datastore/package/gla-ethnic-group-projections-2009-round-london-plan-borough>]

<sup>8</sup> NOMIS, Ealing Economically Active Time Series, Accessible at [[https://www.nomisweb.co.uk/reports/lmp/la/2038431880/subreports/ea\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/2038431880/subreports/ea_time_series/report.aspx?)]

The name Ealing comes from the Saxon place-name **Gillingas**, and a settlement is recorded here in the twelfth century. As London developed, the area of Middlesex that makes up modern-day Ealing became predominantly market gardens, but in the 1850s (with the Great Western Railway making travel much faster) villages started to grow into towns, and now the towns are part of the metropolitan conurbation. Today, Ealing, and in particular Ealing town centre, is a **'transport hub'** for West London and has good access to central and East London. Below is a map of the borough showing the main centres.

The borough **comprises seven distinct areas** - Acton, Ealing, Greenford, Hanwell, Perivale, Northolt, and Southall. Each of these areas has diverse populations, but Southall is acknowledged as a centre of Asian goods, services and culture from the Indian sub-continent, with a regional and perhaps national catchment.

Crossrail 1 will serve major development and regeneration corridors including Southall which is identified as an opportunity area in the Draft Replacement London Plan. It is considered that there is great scope to enhance the local environment and complement its current strengths including its ethnic identity and its links with South Asia g introducing a more diverse retail offer and securing an uplift in housing capacity as well as improvements in social infrastructure.

## Looking Ahead

The latest population projections from the GLA suggest that the rate of population growth will continue to grow.<sup>9</sup> Table 1 below shows that the population of Ealing will increase from 300,948 in 2001 to 342,100 by 2026 and the projected number of households will increase by 22,500. However, there are clear discrepancies between the official population figures and our own more reliable administrative data. It should be noted that any underestimates of Ealing's population could mean that the council is not receiving the right amount of funding to support all borough residents and its ability to plan services, development and regeneration could be seriously jeopardised by poor knowledge of basic demographic information. As a consequence, Ealing's October 2009 Special Projections have been worked in partnership with the GLA. Ealing's Special Projections are based on council tax information gathered between 2001 and 2009 and also include revised actual and planned development data for the time period 2001 to 2031. These figures are substantially higher than the latest projections from the Greater London Authority. They estimate that in Ealing, the population will increase by at least 24,000 people between 2011 and 2026 and that 15,000 new households will be formed in the same time period. This represents a percentage increase of 6.89% and 10.53% respectively.

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<sup>9</sup> GLA Population Projections 2009 Round (revised), London Plan, Borough SYA, Accessible from [<http://data.london.gov.uk/datastore/package/gla-population-projections-2009-round-revised-london-plan-borough-sya>]

**Table 1: Population and Household Projections 2001-2026**

		2001	2006	2011	2016	2021	2026	Change 2001-26	% Change
	Population	308,400	312,400	323,100	331,000	337,600	347,000	38,600	11.1
Ealing	Households	119,400	122,500	127,500	132,500	137,000	142,500	23,100	16.2
	Population	308,400	310,300	319,500	327,800	335,100	342,000	33,600	9.8
GLA	Households	118,100	121,500	124,900	129,300	133,800	138,200	20,100	14.6

Sources:

1. Ealing October 2009 Special Projections,
2. GLA 2009 Round Demographic Projections for the London Plan (revised)

A number of sites have been identified for future development to meet the needs of the projected population and housing requirements. Over the period of the Plan for the Environment (2002-2017), these sites aimed to provide for an additional 8,500 households and 19,500 jobs. Current housing development sites, many of which are indicated in the Plan for the Environment, are included in the Housing Trajectory, as at December 2010. Please refer to Topic 5 (Housing) of the AMR for residential development quantum.

Figure 2 –Ealing in its setting



 <p>www.ealing.gov.uk</p>	<p>This map is based on Ordnance Survey material with permission of OS on behalf of the Controller of HMSO. Crown copyright. Unauthorised reproduction (in any form) is prohibited. All rights reserved. The OS mapping included within this web document is provided by OS under licence from OS in order to fulfil its public function to act as a public authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license OS mapping for their own use.</p>	<h3 style="text-align: center;">Ealing in its Setting</h3>	<p>By eGIS Team          Ealing Services Group          First date: December 2008          Scale: do not scale          file: Setting_de08</p>
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## 3. Delivering Local Development 2009/10

### Introduction

This chapter looks at information about **planning policies and development** in Ealing from 1<sup>st</sup> April 2009 until 31<sup>st</sup> March 2010. It takes each of the development topics in turn. They are ordered as set out in the UDP, i.e. Strategy, Environmental Resources & Waste, Green Space & Natural Environment, Urban Design, Housing, Business, Shopping & Town Centres, Community Facilities, Transport, Legal Agreements, and Monitoring.

These **'topic profiles'** identify the relevant policies and guidance, note any changes in the context of these policies at national and regional levels, specify any other contextual information, and provide key contextual indicators.

### Policies

The topic profiles then go on to consider **how the policies have 'performed' in the development control process**. The data is taken from **all applications considered at Planning Committee** (i.e. excluding delegated cases). This means that the most significant cases have been considered. The data is taken from the list of policies quoted in the officer report.

In addition, the policies used at **appeal** are examined. As in previous Annual Monitoring Reports (AMRs), the report identifies the number of times that different policies are used in planning appeals. If the inspector has agreed with the local authority, the policies are regarded as successful. The report also identifies the policies referred to in appeals upheld by the inspector. In these cases, the inspectors' letters were examined to see if inherent problems could be identified with any of the policies. Finally, the very few decisions on planning applications classified as 'departures' from the development plan are considered.

The policies in the UDP were adopted on 12<sup>th</sup> October 2004. The Planning and Compulsory Purchase Act 2004 indicates that these policies should be replaced by new LDF policies, and that the **UDP policies are 'saved'** for three years from the date of UDP adoption. The local planning authority's consideration of which policies to save or to dispense with after that date, was set out in previous AMRs, having regard

to government advice<sup>10</sup>. This monitoring data was used by the local planning authority in making recommendations to the Secretary of State about which policies should be retained, and which should be allowed to lapse. The Secretary of State's direction in response to these recommendations was received in September 2007. This is referred to in the topic sections below.

The overall effect of the Secretary of State's decision is that the UDP part one policies, comprising objectives for each UDP topic and for the monitoring process, (policies 1.1 – 1.9 and 1.11) are no longer saved. Nor is policy 5.1 on Housing Supply saved. These are effectively superseded by London Plan objectives and policies, as indicated in the topic sections, which follow.

**New Local Development Framework objectives**, based on the London Plan and on Ealing's Sustainable Community Strategy, were put forward in the New LDF Issues and Options published in September 2007, as follows –

#### **Local Development Framework Objectives**

1. Promoting exemplary design which gives proper respect to Ealing's heritage
2. Maximising the benefits of Ealing's green space for people and wildlife
3. Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources
4. Ensuring sufficient, high quality accommodation for all Ealing's residents
5. Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing
6. Placing Ealing at the heart of West London's cultural, sports and leisure activity
7. Designing out crime to make Ealing's environment safe, attractive and accessible for all
8. Encouraging a healthy and independent population in Ealing
9. Achieving and sustaining prosperity for communities and businesses across Ealing
10. Making Ealing a great place for young people and children to grow up

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<sup>10</sup> Department of Communities and Local Government: Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period, DCLG, London, August 2006.

The UDP objectives which were in place at the beginning of 2009/10 are set out in the topic sections, which follow. In future years, it is likely that the format will relate to emerging LDF proposals and their London Plan context.

### **Development and Performance Indicators**

This section indicates the **amounts and types of development approved and completed** in each topic in 2009/10. The information is particularly important in relation to Housing, where there are formal performance targets. Each topic profile also has other specific indicators of development performance. The government's **Core Output Indicators** (set out in summary form in chapter one above) are included in topics 2 to 9. The relevant paragraphs are in a green text box, with a footnote stating the particular indicator.

Finally, each topic profile has **observations and conclusions** on the information provided. These comments are brought together in a concluding section of the chapter.

### OVERALL OBJECTIVE

#### **1.1 To secure a good environment for all, through sustainable development, meeting the needs of the different sections of the community, the different areas of the borough, and the borough's role in wider planning issues, now and in the future.**

As indicated in the introduction to chapter 3, all but one of the UDP Strategy policies, although in place until October 2007, was not saved beyond that date. The exception is 1.10 on Legal Agreements, which is dealt with in detail in topic 10 below. The February 2008 consolidated London Plan provides the Mayor's overall objective - i.e. to accommodate all of London's growth within its boundaries without encroaching on green space. The overarching spatial policies in the plan include emphasis on the Mayor's Opportunity Areas (covering Park Royal and Southall) and Town Centres.

#### **UDP Strategy Policies (UDP Part 1)**

(Saved until October 2007)

- 1.1 Overall Objective
- 1.2 Environmental Resources & Waste
- 1.3 Green Space & Natural Environment
- 1.4 Urban Design
- 1.5 Housing
- 1.6 Business
- 1.7 Shopping and Town Centres
- 1.8 Community Facilities
- 1.9 Transport
- 1.10 Legal Agreements (saved beyond October 2007)
- 1.11 Monitoring

#### **Relevant UDP Sites & Areas**

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

#### **Relevant Supplementary Planning Guidance**

- SPG1 Sustainability Checklist
- SPG on Development Sites
- Draft SPD9 – Planning Obligations

#### **Relevant London Plan Policies:**

All policies in the Consolidated London Plan. Where these differ from the UDP, London Plan policies have precedence.

The final Consolidated London Plan was published in February 2008.

#### **Local Strategies & Priorities**

Sustainable Community Strategy 2006-16 (refreshed September 2007). This includes the local strategic partnership's vision statement for the borough –

*“In 2016, Ealing will be a successful borough at the heart of West London, where everyone has the opportunity to prosper and live fulfilling lives in communities that are safe, cohesive and engaged”.*

New Priorities for the LDF: Local Development Scheme statutorily adopted September 2007; New issues & options published for consultation in September 2007, including objectives to replace UDP Strategy policies (except 1.10). See Chapter 2 above.

The council signed Nottingham Declaration on Climate Change, and resolves to produce a Climate Change Strategy (May 2007).

During the 2009/10 the following **key changes in planning legislation** in England took effect:

- As part of the government's intention to streamline national planning policy guidance and statements, the government published **PPS4 -Planning for Sustainable Economic Growth** on December 29<sup>th</sup> 2009. This replaced parts or all of PPG 4, 5, 6, 7 and 13. It also published **PPS5 – Planning for the Historic Environment** on March 23<sup>rd</sup> 2010 which replaced PPG 15 and 16.
- The government also introduced a new streamlined householder **appeals** service for developments to existing dwellinghouses or within the curtilage of an existing dwellinghouse on April 6<sup>th</sup> 2009 and a new procedure to **extend the life of some planning permissions**, subject to meeting certain conditions, on October 1<sup>st</sup> 2009.

In London, the **Consolidated London Plan** is the strategic plan setting out an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years. It integrates the physical and geographic dimensions of the Mayor's other strategies, including broad locations for change and providing a framework for land use management and development, which is strongly linked to improvements in infrastructure, especially transport. It provides the London wide context within which individual boroughs must set their local planning policies. The plan takes the year 2025/26 as its formal end.

However, the Mayor of London published on October 12<sup>th</sup> 2009, the draft **Replacement London Plan** for widespread consultation that sets out how he intends to address planning issues in London. He intends the draft Replacement London Plan to be more focused than the current London Plan. It is much clearer, shorter and contains fewer policies, which are at a more strategic level. Each policy is now subdivided to show what it is aimed at and who it is for – with sections (where appropriate) on strategic, London-wide policy; policy to inform planning decisions (by London boroughs, or in the case of planning applications of strategic importance, the boroughs and the Mayor); and policy to help with the preparation of the boroughs' local development frameworks (LDFs). In particular, the Mayor gave a commitment to developing a more consensual working relationship with boroughs and other organisations and to concentrate on strategic issues and leave issues for local determination for the boroughs to agree. This approach was broadly welcomed by the council.

The consultation ended on January 12<sup>th</sup> 2010. During the next monitoring period, 2009-10, it will be subject to an Examination in Public during Summer/Autumn 2010 before eventual adoption in 2011 subject to the statutory processes.

Following a wide-ranging review of the content and policies within **Ealing's Local Development Framework (LDF)** in 2008/09, the council produced a revised **Local Development Scheme (LDS)**(published in March 2009). A further round of consultation took place in September-October 2009. The LDS was then further revised in March 2010 and a further round of LDF consultation is planned for during the next monitoring period. More information is provided in Chapter 4.

## Contextual Indicators

### 1. Deprivation

Ealing occupies a middle position in terms of average deprivation ranking in London, ranking 17th of the 33 boroughs. In national terms, Ealing is more deprived on the 2007 indices of deprivation than the 2004 indices, now ranking 75th of the 354 local authorities in England where 1st is the most deprived. In 2004, the borough ranked 94th. (Source: Rank of Average Rank, Indices of Deprivation, Communities and Local Government, 2004 and 2007).

### 2. Community Cohesion

Ealing's Resident's survey was published in December 2009. It is based 3015 face-to-face interviews, which were made with local residents between September and October 2009. The survey reveals that 89% of people think that the local area is a place where people from different backgrounds get on well together. This is the same figure as per the previous year. It also shows that 87% of residents consider that people from different backgrounds respect each other's ethnic differences in the local area, a figure which is up from 1% compared to last year's.

### 3. Personal Concerns

Crime, including anti-social behaviour was the number one concern for 29% of residents as per last year's resident's survey, and the presence litter and dirt in the street was the second highest concern for 20% of people. The level of the council tax was only the fourth highest concern for 16% of residents; it went down from being the third highest concern (for 25% of residents) in last year's survey. This year's third highest concern was traffic congestion (a source of worry for 19% of residents).

## UDP Policy Indicators

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council made recommendations to the Secretary of State about which policies could be dispensed with, and which should be retained.

As per the recommendations issued by the Secretary of State in September 2007, All UDP policies from Chapter One have lapsed in the context of the London Borough of Ealing delivering its Local Development Framework to the exception of policy 1.10 on Legal Agreements and Partnerships which was the only one saved and should have been the only one to be quoted in order to support planning decisions. However Strategic Policies from Chapter one which were cited in relation to planning decisions and planning appeals include policy 1.4 (design) in one instance, in relation to a dismissed appeal decision as well as policies 1.1 (overall aim) and policy 1.10 (Legal Agreements and Partnerships) in one instance in relation to allowed appeal case pp/2008/47/40 for a residential development at Manor Building Manor Road West Ealing W13 0J London.

Policy 5.1 (Housing Supply) from the Housing Chapter has also lapsed according to the recommendations of the Secretary of State. For this year's AMR, Housing policies from Chapter 5 and Urban Design Policies from Chapter 4 are used most in planning appeal decisions with 168 and 138 references respectively in the 140 cases considered by the Planning Committee. This is due to the high volume of residential planning applications. Transport Policies from Chapter 9 of the UDP were third with 47 instances and SPD 4 on residential extensions came fourth, having been used to support planning decisions 43 times. SPG13 on Garden Space was in fifth place, and was cited 25 times, whereas SPG 14 on Indoor living space came sixth, supporting planning decisions 22 times. Again, this is in keeping with the residential character of most the planning applications that were considered at planning committee.

## Development Indicators

The planning permissions adding to the development pipeline in 2009/10, and the actual development completed on sites in Ealing, are considered in the topic profiles set out below.

Finally, it is important to indicate progress in the implementation of the 92 **Development Sites listed in Table 10.21** of the UDP. In 2009/10, there were permissions given on 10 of these sites and these are shown in Table 2 below.

**Table 2: Progress in the Implementation of UDP Development Sites, 2009/10**

Neighbourhood	UDP Site	UDP Site Name	Planning Permission Reference	Planning Permission Address	Planning Permission Description
Acton	1	Government Buildings, Bromyard Avenue, Acton	P/2008/2643	Bromyard House, Bromyard Avenue, Acton, W3 7BE	Part conversion from offices to health uses and residential
	2	62 Horn Lane	P/2008/4102	62 Horn Lane, Acton, W3 6NP	Residential
Ealing	51	2-4 Uxbridge Rd and 131-149 Broadway	P/2007/5847	143-145 Broadway, West Ealing, W13 9BE	A2 retail and residential
	60	UGC Cinema, Uxbridge Road and land to rear/west side of Bond Street	PP/2009/1483	26-42 Bond Street, Ealing, W5 5AA	Hotel and new shop front to restaurant
	66	49-113 Uxbridge Road	P/2009/2012	77 Uxbridge Road, Ealing, W5 5ST	Hotel
Greenford	85	Broadway Car Park, 2 Oldfield Lane South, 177 and The Stall, Greenford Road, 2-16 and 22B The Broadway, Greenford	P/2009/0034	Former Granada Cinema, Town Centre Car Park and adjoining buildings, Greenford Road, The Broadway / Ruislip Road and Oldfield Lane South, Greenford	A1/2/3 retail and car parking

Neighbourhood	UDP Site	UDP Site Name	Planning Permission Reference	Planning Permission Address	Planning Permission Description
	92	311-319 Ruislip Road East, 412-424 Greenford Road and Progress House Greenford	P/2009/1685	412 Greenford Road, Greenford, UB6 9AH	D1 non-residential institutions for use as a cultural community centre
<b>Hanwell</b>	69	Hanwell Community Centre, Westcott Crescent	P/2009/0269 P/2009/0245	Hanwell Community Centre, Westcott Crescent, Hanwell, W7 1PD	Alterations and repairs to external appearance of Listed Building
<b>Southall</b>	38	Southall West	P/2009/3906	Southbridge Way, Southall, UB2 4AX	Replacement warehouse buildings
	43	British Gas Site	P/2008/3981	Southall Gas Works, Southall, UB1 1QZ	Residential, leisure, retail, hotel, conferencing, community, health, education, office, sports and energy centre

## Observations and Conclusions

This report covers the sixth year since the Ealing UDP was adopted, and the fifth full year of the new planning system. The broad indications are that the UDP policies provided a comprehensive basis for planning decisions, and there was sufficient interest expressed in the UDP development sites, for their designation to be regarded as successful.

However, most of the strategic policies referred to in this section were not saved beyond October 2007. The role of these policies is effectively undertaken by London Plan policies, and in due course, these will be supplemented by new LDF core strategy policies, to provide a clear spatial vision for the borough.

Following a wide-ranging review of the content and policies within Ealing's LDF a new local development scheme (LDS) was approved in March 2009 and a round of consultation took place in September-October 2009. The LDS was then further revised in March 2010 and a further round of LDF consultation is planned for 2009/10. More information is provided in Chapter 4.



## Topic Two Environmental Resources and Waste

### OVERALL OBJECTIVE

**1.2 To secure a pattern and form of land use consistent with the efficient use of land, water and energy which safeguards air quality, minimises waste and forms the basis for sustainable local communities in Ealing.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan, and the emerging LDF. In this regard objective 6 of the consolidated London Plan is relevant which seeks 'To make London a more attractive, well-designed and green city. Objective 3 of the emerging replacement London Plan is also relevant – 'Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources'.

### UDP Environmental Resources and Waste Policies

- 2.1 Environmental & Other Sustainability Impacts
- 2.2 Regeneration of Special Opportunity Sites
- 2.3 Land - Mineral development
- 2.4 Land - Mineral Aggregates Distribution
- 2.5 Water - Drainage, Flood Prevention and Environment
- 2.6 Air Pollution and Quality
- 2.7 Contaminated Land
- 2.8 Hazardous Substances
- 2.9 Energy (part saved – largely superseded by LP policies)
- 2.10 Waste Minimisation and Management
- 2.11 Waste Environmental Impacts

### Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas

### Relevant London Plan Policies

- 2A.1 Sustainability Criteria
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment

- 4A.5 Provision of heating and cooling networks
- 4A.6 Decentralised Energy: Heating, Cooling and Power
- 4A.7 Renewable Energy
- 4A.9 Adaptation to climate change
- 4A.10 Overheating
- 4A.12 Flooding
- 4A.13 Flood risk management
- 4A.14 Sustainable drainage
- 4A.16 Water supplies and resources
- 4A.17 Water quality
- 4A.19 Improving air quality
- 4A.21 Waste strategies policy and targets
- 4A.22 Spatial policies for waste management
- 4A.23 Criteria for the selection of sites for waste management and disposal
- 4A.24 Existing provision – capacity, intensification, re-use and protection
- 4A.25 Borough level apportionment of municipal and commercial/industrial waste to be managed
- 4A.26 Numbers and types of recycling and waste treatment facilities
- 4A.27 Broad locations suitable for recycling and waste treatment facilities
- 4A.28 Construction, excavation and demolition waste

- 4A.29 Hazardous waste
- 4A.30 Better use of aggregates
- 4A.31 Spatial policies to support the better use of aggregates
- 4A.32 Land won aggregates
- 4A.33 Bringing contaminated land into beneficial use
- 4A.34 Dealing with hazardous substances

#### **Relevant Supplementary Guidance**

- SPG1 Sustainability Checklist
- SPG2 Water, Drainage, Flood Risk and Development
- SPG3 Air Quality & Pollution (Draft)
- SPG4 Refuse and Recycling Facilities

SPG12 Greening Your Home

#### **Local Strategies & Priorities**

- Sustainable Community Strategy
- Ealing's Air Quality Strategy and Management Plan
- Ealing Contaminated Land Strategy
- Ealing's Climate Change Strategy (2008)
- Ealing's Waste Collection Strategy (2003)
- Ealing Strategic Flood Risk Assessment
- West London Waste Development Plan Document – Issues and Options paper, Sustainability Appraisal, and supporting Evidence Base report

### **Context 2009-2010**

The Department for Communities & Local Government published: An updated version of PPS 25 'Development and Flood Risk' (March 2010), Planning Policy Statement 25: Development and Flood Risk – Practice Guide (Dec 2009), Consultation paper on a new Planning Policy Statement: Planning for a Low Carbon Future in a Changing Climate (March 2010), and Sustainable New Homes – The Road to Zero Carbon: Consultation on the Zero Carbon Homes (Dec 2009).

In October 2009 the new Mayor published a new consultation draft on the replacement London Plan. Tackling Climate Change is identified as a key priority area. Chapter 5 in particular comprises policies for climate change mitigation, adaptation, waste, aggregates and contaminated land.

In West London, Ealing (alongside Brent, Harrow, Hillingdon, Hounslow and Richmond) are continuing progress in the preparation of the West London joint development plan document on Planning for Waste. Work on a draft Preferred Sites and Policies document is underway.

Over the year the Council has also commenced work on the development of its evidence base for energy matters, in line with the requirements of PPS1a. This work establishes the rationale and viability of carbon emission saving targets and examines measures to promote sustainable design and construction<sup>11</sup>. In February 2010, the Council also commenced work on a Heat Mapping Study<sup>12</sup> for the borough, with the intention to assist in identifying opportunities for decentralised energy within the borough. The study is the first phase of the Decentralised Energy Master Planning (DEMaP) exercise which is a collaboration between Ealing Council, the Greater London Authority (GLA) and London Development Agency (LDA).

<sup>11</sup> 'Towards Zero Carbon Development in Ealing' finalised in September 2010

<sup>12</sup> The study was finalised in May 2010

### 1. Water Quality

There are currently two watercourses in the Borough which are designated under the chemical General Quality Assessment (GQA). These are the reach of the River Brent from Wembley Brook to Costons Brook, and the Cowley Reach of the Grand Union Canal (GUC). There has been a reduction in the GQA network over the last few years as there is a move towards monitoring under the Water Framework Directive.

There are two watercourses which were previously designated. These were the Paddington Arm of the GUC, and the reach of the River Brent from Costons Brook to Wyke Stream. The Paddington Arm of the GUC showed poor chemical water quality since 1990, predominantly achieving a grade E. The River Brent from Costons Brook to Wyke Stream showed an improvement in chemical water quality over time, from a grade E (poor quality) in 1993 to a grade C (fairly good quality) in 2000. However, the quality declined again to a grade D (fair quality) from 2003 onwards. This reach is affected by the poor water quality upstream in the River Brent, and urban diffuse pollution.

New chemical GQA calculations have been introduced under which biological oxygen demand has been removed as one of the parameters. This means the calculations are now based on ammonia and dissolved oxygen levels to grade each river reach.

Under this new GQA methodology the designated reach of the River Brent from Wembley Brook to Costons Brook has fluctuated over time. There was improvement between 1994 and 2001, when the chemical water quality rose from a grade D (fair quality) to a grade B (good quality). However, since then there has been a decline in water quality to a grade C between 2001 and 2008, and grade D in 2009. Furthermore, using the old methodology there was a decline in quality over the last few years - this is due to high BOD levels, which are no longer used in the calculation.

Using the new GQA methodology based on ammonia and dissolved oxygen levels, the biological quality of the water of the Cowley Reach of the GUC from Iron Bridge to the River Brent has shown great variation. During the mid-1990s the biological water quality was good (grade B). There was a progressive decline between 1999 and 2002, culminating in the reach achieving a grade E, which demonstrates poor quality. 2003 saw an improvement to fairly good quality (grade C), but it fell again to a grade E in 2004. Between 2005 and 2006 the quality improved to a grade C, and in 2007 and 2008 the quality received a grade A, representing very good quality. However, 2009 saw another decline to grade B (good quality). Using the old methodology this stretch of the GUC demonstrated fair water quality (grade D) historically. This was followed by a decline in 2002 and 2004 to poor (grade E), and then an improvement to fair (grade C) in 2005 and 2006. This is due to high BOD levels that are not reflected in the new calculation

(Source: Environment Agency).

## 2. Air Quality

There are various indicators available for air quality. The most useful measures 'the number of days when air pollution is moderate or high'.

Whilst the Council currently monitors air quality from various points in the borough, this data has only been consistently collected from a small number of sites in the borough over the past 5 to 6 years, which is critical if any sort of comparison is to be made overtime. For this purpose the most reliable site in terms of reporting is the Acton Town Hall site. This monitors a range of pollutants including PM10, Nitrogen Dioxide and Ozone. Data collected from this site for this monitoring period indicates that air quality has continued to improve (6 days), compared with the previous years (9 days – 2008/09, 27 days – 2007/08).

## 3. Waste Recycling

Total municipal waste for the 2009/10 period was 143,367.34 tonnes (a reduction from the 2008/09 figures). A breakdown of how this waste is managed is provided below. Municipal waste effectively comprises household waste with a small amount of commercial waste managed by the authority.

### **Core Output Indicator W2: Amount of municipal waste arising and managed by management type.**

Total municipal waste for the 2009/10 period was 143,367.34 tonnes. In terms of how this waste is managed this is broken down as follows:

Recycled	27,526.40	(19.2%)
Composted	9,044.58	(6.3%)
Reused	134.48	(0.1%)
Anaerobic Digestion	4,269.29	(3.0%)
Landfill	102,392.60	(71.4%)

In terms of how this waste is managed, Ealing has achieved a steady increase in recycling levels (19.2% - 27,526.40 compared with 18% for the previous year). The percentage of municipal waste reused (0.1% - 134.48 tonnes) has also see a modest increase during 2009/10 when compared with the previous year.

Ealing alongside five other West London Boroughs are currently in the process of preparing a Joint Waste Development Plan Document. A key output of this work will be the identification and safeguarding of sufficient sites to accommodate waste management facilities. The development of such facilities will help contribute towards achieving the boroughs targets in terms of recycling and landfill diversion. Work on a draft Preferred Sites and Policies document is underway.

#### 4. Aggregates

**Core Output Indicator M1: Production of primary land won aggregates** - The production of primary land won aggregates is zero. There are no current workings within the borough.

**Core Output Indicator M2: Production of secondary/recycled aggregates** - Data on secondary/recycled aggregates is unavailable at present. There are currently 3 aggregate distribution sites within the borough, but it is unclear whether these operations include the refinement of secondary/recycled aggregates. It is noted that approximately 90% of construction and demolition waste in London is already reused/recycled.

#### UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 2 policies were quoted in **planning committee decisions** was relatively frequent, although not as high as some chapters such as chapter 4 (782) and 9 (391). In total there were 327 occurrences where chapter 2 policies were referenced (each reference to policy is only counted once for each case).

This could reflect the emphasis now being placed on sustainability and climate change issues. It is also noted that the frequency of use of different policies in chapter two also varies quite significantly. This could be explained by the fact that some chapter 2 policies are only relevant to certain types of applications – for example policies 2.4 and 2.8 on mineral development and hazardous substances (with no noted occurrences). Those policies referenced more frequently, were often those which dealt with site constraints such as contaminated land (2.7 - 48) and flooding (2.5 - 41), although even these do not apply in all areas. Policies such as 2.1 'Environment and Other Sustainability Impacts' (52), 2.6 'Air Pollution and Quality' (48), 2.9 'Energy' (45) and 2.10 'Waste Minimisation and Management' (85) have a wider application, explaining their more frequent use. With regard to policy 2.9, this policy is now largely superseded by London Plan policies, including in particular policy 4A.7, and it is anticipated that its usage will now tail off.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this period only one case (P/2008/3494) was recorded where a policy in chapter 2 was referenced (in this instance policy 2.10). Similarly in the case of appeals upheld only one case (P/2008/1855) was recorded in which policies in Chapter 2 were referenced (in this instance policy 2.10). Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself. The Inspector did however note shortcomings with the application of Supplementary Planning Document 4 'Refuse and Recycling' to flatted type residential developments.

Only one application (P/2009/3008) was advertised as a departure during the year, which was refused. This application for 2 Bollo Lane, involved a mixed-use scheme comprising B1a office space and residential (56 units), on an area designated as a Major Employment Location. The residential component was contrary to its Major Employment Land status, and accordingly for this reason was advertised as a departure. Whilst policies in chapter 2 were relevant to the determination of the application, these did not impinge on whether the applications should be treated as a departure or not.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State upheld the Council's recommendations that all of the Environmental Resources and Waste policies should be retained.

## Development Indicators

In considering the **completions and permissions** data for chapter 2, change in floorspace for waste and mineral facilities have been monitored. An analysis of all B2, B8 & Sui Generis completions/permissions have been undertaken to identify where such changes have occurred.

**Core Output Indicator W1: The capacity of new waste management facilities by type.** Provision in 2009/10 – Zero in respect of installations completed during the year

As noted above the capacity of new waste management facilities was zero in respect of new installations completed during the year. Similarly no extensions to existing facilities were noted during the year either. In respect of the above no records were recorded in terms of permissions either.

Work is also continuing on the preparation of a joint Waste Development Plan with five other West London Waste Authority boroughs.

Similarly, no changes were recorded in respect of mineral facilities.

As per last year, no **S.106 funding** was secured for 'Environmental Resources and Waste'. The Council are currently investigating the scope to employ an automated renewable energy monitoring system which would be funded through S106 contributions.

## Other Performance Indicators

### 1. Review of Sustainable Development Checklist

Policy 2.1 'Environmental and Other Sustainability Impacts' encourages applicants of major developments to complete the Sustainability Checklist. It is noted that whilst a number of developers have completed the checklist, often as part of Energy/Sustainability Statements, its use has tailed off over recent years, largely being superseded by the more up to date requirements of the Mayor's Sustainable Design and Construction SPG, or the Code for Sustainable Homes/BREEAM pre-assessments. Accordingly, given its ad hoc usage, an analysis of completed checklists is not considered to be representative of the overall sustainability of new developments in the borough. Based on the findings of the energy evidence base, all new major residential developments will be expected to achieve as a minimum Code Level 4 of the Code for Sustainable Homes and BREEAM 'Very Good' and submit pre-assessments. The pre-assessments will be considered to be a new indicator in future monitoring reports.

## 2. Progress in respect of the development of the borough's six special opportunity sites.

This indicator monitors the six sites<sup>13</sup> referred to in policy 2.2 'Regeneration of Special Opportunity Sites'.

The planning status of each of these sites is set out below:

- Southall Gasworks – Following the withdrawal of the initial application for the redevelopment of the site, a revised application was submitted in October 2008. The revised application (ref. P/2008/3981) was for a mixed-use development comprising – 'Residential (3,750 units) and leisure, retail (20,000 sq. m.), hotel, conferencing, community, health, education, office (3,500 sq. m.), sports and energy centre. Planning Committee rejected this application in November 2009. This decision was called in by the Mayor of London and overturned in March 2010 on condition that only 2,500 units could be built before South Road Bridge is widened<sup>14</sup>. A separate application (P/2009/0780) for a Combined Heat and Intelligent Power System at the existing Southall Pressure Reduction Station at the southern end of the site was also submitted in November 2008. This application was also refused (August 09) and an appeal lodged<sup>15</sup>.
- Atlas Road – An application for the redevelopment of the northern end of the site to provide a single storey building comprising 28 units for B1, B2 and B8 uses, was approved on appeal. Works are yet to commence on site. No further applications have been submitted.
- Glade Lane – The future use of this site is being reviewed as part of the emerging Local Development Framework. A 'Framework for Southall' explores the development opportunities for a number of key sites in Southall including this one. Various options are considered for this site as part of a wider area, including the reconfiguration of Major Employment Location (MEL) and Metropolitan Open Land (MOL) land. These changes will be explored further through the emerging LDF documents.
- Grand Union Village – Presently under construction and now nearing completion. Work on the final phase, phase 12 is now underway.
- Southern Gateway/Gypsy Corner – Redevelopment in progress. The role of the Southern Gateway site and its development potential have been considered further in the context of the Park Royal Opportunity Area Planning Framework. A position statement for the Southern Gateway site was also produced. Permission was also granted during the year (March 2010) for the development of student accommodation (718 bedrooms) and retail / financial and professional / food and drink / hot food take-away (286 sq. m. A1/A2/A3/A5), at the northern end of the site.

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<sup>13</sup> The six special opportunity sites defined above are those identified in the adopted 2004 UDP. As part of the emerging LDF it is proposed that this designation be removed from three of the sites – Southall Gas Works, Grand Union Village and Atlas Road. The boundaries for Greenford Green and Southern Gateway are also proposed to be extended.

<sup>14</sup> Since the monitoring period has ended no works have commenced awaiting the completion of the legal agreement.

<sup>15</sup> This appeal was dismissed in July 2010, outside of the monitoring period.

- Greenford Station & land to the north – No applications have been submitted for the redevelopment of this site during the year, although various pre-application inquiries have been made. Work has commenced on a development brief covering this site and land to the north (former GSK site).

### 3. Drainage and Flood Risk

**Core Output Indicator E1: The number of planning applications granted which are contrary to the advice of the Environment Agency on flooding and water quality grounds.** – two (P/2009/0992 & P/2008/3008), although a condition was attached to both applications requiring an FRA to be submitted and approved prior to commencement of works on site.

During the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 the Environment Agency lodged objections to 9 applications in the borough on flood risk grounds.

Of these, two applications (P/2008/4047 & P/2008/0403) were determined in the previous monitoring period. One application was withdrawn (P/2008/2749). A further application (ref P/2009/0780) was refused, with this decision being upheld at appeal. An appeal was lodged in respect of application ref. P/2008/2653 (Hanwell Locks – 121 units), on non-determination grounds. The Council was minded to refuse this application had the appeal not been lodged. This appeal was subsequently dismissed<sup>16</sup>. The Environment Agency objected to the lack of an FRA in respect of two applications ref. P/2009/0992 & P/2008/3008. For both applications conditions were attached requiring an FRA to be submitted and approved in writing by the LPA prior to the commencement of works on site. In respect of an eighth application (P/2009/1418), whilst the Environment Agency initially objected to the development on the basis that the submitted Flood Risk Assessment did not comply with the requirements laid down in PPG25, particularly in regard to how the proposed development fits into the previously agreed drainage strategy for the whole industrial estate, the applicant has subsequently submitted further detail to the satisfaction of the Environment Agency. Thereupon the Agency's objection was removed.

It is noted too that no objections by the Environment Agency were lodged on water quality grounds during the same period.

The Council have undertaken and completed a Level 1 Strategic Flood Risk Assessment (March 2008). As shown in Figure 3 below, the borough has some land within flood zones 2 and 3. Flood zone 2 represents the 1 in 1000 year probability of flooding, and flood zone 3 represents the 1 in 100 year probability of flooding.

Approximately 5% of land (285 hectares) in Ealing is within flood zone 2 – within this 84% is fluvial (river) flood risk and 16% is tidal. Approximately 4% of the land (207 hectares) in Ealing is in flood zone 3 – within this 80% is fluvial and 20% is tidal flood risk. The area of land within flood zones 2 and 3 extends through the centre of the borough around the River Brent. Other areas include the south-east corner of the borough, which is at risk of tidal flooding from the Thames. In Ealing borough, there are just under 3,000 properties at risk of flooding from river and tidal sources. This equates to 2 per cent of all properties in the Borough, the majority of which are residential. Of those at risk, 9 per cent are in areas with a significant likelihood of flooding.

<sup>16</sup> A revised application for this site was submitted in July 2010, and subsequently approved in October of this year.



**Figure 3 – Flood Risk in Ealing**



The majority of properties at risk are in areas with a low likelihood of flooding. In terms of future development, those sites currently being considered as part of the Development Sites DPD, will be the subject of a sequential test.

National Indicator 189 also measures the Council's progress against agreed actions in the 'Catchment Flood Management Plan' (CFMP). The CFMP comprises various action plans, of which only the Brent Policy Unit Action Plan is relevant to Ealing. Working closely with the Environment Agency during the monitoring period the Council has identified and agreed actions for the second year of reporting (2009/10 period), and has successfully progressed all seven of its agreed actions. Actions for the third year of reporting will be agreed shortly.

#### 4. Renewable energy generation

##### **Core Output Indicator E3: Renewable energy capacity by installed capacity and type.**

The renewable energy capacity installed by type for this period is unknown.

This indicator monitors progress against part 2 of policy 2.9 'Energy', which since February 2008 has been superseded by Policy 4A.7 'Renewable Energy' of the London Plan. The London Plan policy seeks a higher requirement of 20% carbon emission savings from on-site renewable installations. This 20% requirement is carried forward into Policy 5.7 of the Replacement London Plan, although less explicitly. All major applications are expected to comply with policy 2.9/4A.7, and applicants are asked to submit an energy statement to demonstrate how the proposal will satisfy policy.

A considerable number of energy statements have been submitted during this period that has been forwarded to the Planning Policy Team for observations. It should be noted however that this is an incomplete picture as not all energy statements/details have been referred to the team for verification/monitoring. Moreover, in a number of cases compliance with policy has been secured through the use of conditions requesting the submission of details. Unlike for full planning applications conditions/details are not currently monitored, adding to the uncertainty surrounding this data. Furthermore, it is probable that a number of installations will have been completed without the need for planning consent, and accordingly there is no easy way to monitor this. This is likely to increase with the changes (October 2008) to the regulations on permitted development.

A total number of 50 energy statements were submitted within the period from April 2009 to March 2010 of which 25 were submitted as part of the original applications, and the remaining 25 to satisfy outstanding conditions set in the approval stage. These include, amongst others, applications for 77 Uxbridge Road, Acton Bus Depot, Bromyard Avenue, 1-6 Orbit House, Former Salisbury Depot, Former Featherstone Primary School, and 1-35 Cambridge Yard.

Over the monitoring period the general direction of energy policies has also shifted. Policy 2.9 of the UDP and 4A.7 of the London Plan focus specifically on the need for on-site renewables, and set specific percentage requirements in this regard. Whilst there is clearly a sound basis for such policies, it is noted that the use of renewables should only be considered after all other energy saving methods/techniques have been employed. The energy hierarchy seeks to ensure that applicants maximise in the first instance energy efficiency measures and then consider the use of on-site renewables.

Both policies 2.9 and 4A.7 emphasise the latter, and are weaker in respect of setting targets/requirements for energy efficiency and in delivering energy efficiently.

Accordingly, applicants in demonstrating compliance with policy have tended to focus on renewables, and in some instances this has been at the expense of employing measures which are higher up the hierarchy. Whilst the policy framework does not yet exist to redress this imbalance in emphasis in line with the energy hierarchy, informally the Council have tended to adopt a more flexible approach in the application of policy 4A.7, emphasising the need to achieve overall CO2 emission savings, without prescribing the actual methods to achieve this. Core output indicator E3 is therefore not necessarily representative of the success of energy policies. These issues in themselves highlight the need to review policy. In this regard it is proposed that the emerging energy policy(ies) of the LDF adopt and emphasise more strongly the principles of the energy hierarchy. The emerging policies of the Replacement London Plan have already attempted to redress this balance. Policy 5.2 of the Replacement London Plan establishes overall carbon emission saving targets. Subject to the adherence of the general principles in Energy Hierarchy, the policies are now less prescriptive in terms of the measures employed to deliver these overall savings.

In recognition of these difficulties in monitoring this indicator, changes have and are being put in place. In April 2008 the new 'One App' application forms were introduced which will include a question relating to on-site renewables and their estimated capacity. Moreover, the Council are also currently investigating the scope to employ an automated renewable energy monitoring system, similar to that currently being piloted in Merton ('Emergence' Energy Data-Gauge). This system would allow us to measure, in real time, the actual output of renewable and low carbon installations in the borough, and in doing so confirm compliance with planning conditions. Accordingly, it should therefore be easier to more accurately report back on this indicator in the following monitoring year.

## Observations and Conclusions

Ealing performs relatively well in respect of environmental issues such as air quality and the recycling of waste. However, there is scope for improvement. Consideration is underway on how various indicators can be better monitored – particularly on the production of secondary / recycled aggregates, and the sustainability performance of developments. The Council are already exploring the potential to employ automated renewable energy monitoring systems.

As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions, perhaps representative of the diverse coverage of this topic area. The monitoring of completions data indicates that there were no new mineral facilities completed during the year or an increase in the capacity of waste installations. Monitoring the installation of renewable energy secured as part of the planning process has been difficult, although it is acknowledged that this is likely to improve given the new monitoring procedures that are being put in place. Moreover it is recognised that capacity is likely to increase as existing approvals reach completion.

In respect of S106 contributions, no funding was secured during the year for environmental resources and waste, but the introduction of a draft supplementary planning document on legal agreements and planning obligations should assist performance in future years.

## Topic Three Green Space and Natural Environment

### OVERALL OBJECTIVE

- 1.3 To maintain the system of Major Open Areas linked by Green Corridors, to protect green space in Ealing, to preserve and enhance biodiversity and nature conservation, to provide new outdoor recreation opportunities in areas of need and to improve open space wherever possible.**

It should be noted that the above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard objective 1 of the London Plan is relevant which seeks 'To accommodate London's growth within its boundaries without encroaching on open space.' Objective 2 of the emerging LDF is also relevant – Maximising the benefits of Ealing's green space for people and wildlife.

### UDP Green Space and Natural Environment Policies

- 3.1 Major Open Areas (MOAs) - Metropolitan Open Land and Green Belts
- 3.2 Green Corridors and the Waterway Network
- 3.3 Heritage Land
- 3.4 Public and Community Open Space
- 3.5 Land for Sports, Children's Play and Informal Recreation
- 3.6 Allotments
- 3.7 Burial Land
- 3.8 Biodiversity and Nature Conservation
- 3.9 Wildlife Protection

### Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.2 Green Belt and Metropolitan Open Land
- 10.3 Green Corridors
- 10.4 Heritage Land
- 10.5 Public Open Space
- 10.6 Community Open Space
- 10.7 Nature Conservation Sites and Management Areas
- 10.21 Development Sites

### Relevant London Plan Policies

- 3D.9 Green Belt
- 3D.10 Metropolitan Open Land
- 3D.11 Open space provision in DPDs
- 3D.12 Open space strategies
- 3D.13 Children and Young People's Play and informal recreation strategies
- 3D.14 Biodiversity and nature conservation
- 3D.19 Burial Space
- 4A.17 Water Quality

### Relevant Supplementary Guidance

- SPG1 Sustainability Checklist
- SPG9 Trees and Development
- SPG22 A40 Acton: Green Corridor
- SPG on Development Sites

### New Supplementary Planning Documents

- SPD6 Twyford Avenue Community Open Space

### Local Strategies and Priorities

- Sustainable Community Strategy
- Parks and Open Space Strategy

## Context 2009-2010

Figure 4 shows green and open spaces in Ealing including green belt, Metropolitan Open Land (MOL), green corridors, public and community open space, heritage sites and strategic outdoor sports sites. Figure 5 shows the nature conservation areas in the Borough. There is a total of 506.24 hectares of Nature Conservation sites in the Borough. The existing sites are due to be reviewed during the next monitoring period and it is likely that this figure will increase significantly as a result of this review<sup>17</sup>.

The Greater London Authority jointly with Natural England published 'London's Foundations' in March 2009 advising boroughs on how to meet the requirements of PPS 9 on protecting and enhancing geodiversity. The Mayor jointly with CABI Space also published for consultation in September 2008 'Open Space Strategies – Updated Best Practice Guidance'.

## Contextual Indicators

### 1. Percentage of residents satisfied with the borough's provision of parks, playgrounds and open space.

The Ealing Residents Survey 2009 surveyed residents' satisfaction with Council services including Parks and open space. In this regard 74% of respondents and 77% of users were satisfied/very satisfied with this service area. This represents a slight reduction in the figure from the corresponding 2008 survey where 75% of respondents and 78% of service users responded positively on this matter. It is noted too that satisfaction with this service area is also relatively high when compared with other service areas in the Council (Source: Ealing Residents Survey 2009).

### 2. Quality of Green Space in the borough (Green Flag Awards)<sup>18</sup>

In 2009 the Council were awarded Green Flag status for 2 parks (Brent River Park and Northala Fields). This is the third Green Flag Award for Northala<sup>19</sup>, and the first for the Brent River Park. Green Flag status was also sought for 6 further parks (Walpole, Acton, Southall, Ravenor, Acton Cemetery and Southall).

<sup>17</sup> At the of writing it is noted that the area of Nature Conservation sites will more than double to 1077.43 hectares

<sup>18</sup> Old DCLG Core Output Indicator 4c

<sup>19</sup> At the time of writing it is noted that Northala has also been successful for a fourth round (2010/11), although this is outside of this monitoring period.

The independent Green Flag Award is presented annually to parks that have reached this national standard. To win, a park has to be well managed, have good environmental practices and be well used and thought of by the public. The Council has set a target of retaining the award for the existing successful parks and achieving this standard for one additional park each year.

In March 2009 the Council were also awarded funding (£400,000) through the Mayor of London's Priority Parks Competition for the Brent River Park.

## UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 3 policies were quoted in **planning committee decisions** (150 incidents of chapter 3 policies being referenced – with references to each policy only being counted once in each case) was relatively infrequent, particularly when compared with other Policy areas such as Chapter 4 (782) and Chapter 9 (391). It is also noted that the frequency of use of different policies in chapter three also varies quite significantly. Policies which are relevant to site designations covering significant areas of the borough, such as Metropolitan Open Land, Green Corridors, Public & Community Open Space and nature conservation sites were quoted most frequently. These references also reflect the pressure for development on green spaces.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this period policies 3.1, 3.2, 3.5, 3.6, 3.8 & 3.9 were quoted in appeals that were dismissed. On the other hand, there were no appeals upheld in which policies in chapter 3 were referenced and this suggests that these policies are fulfilling their core objectives.

Of the applications advertised as **departures** from the development plan during the year, there were none that were contrary to open space policies.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. The Secretary of State replied, in September 2007, agreeing with the Council's recommendations that all of the Green Space policies should be retained.

## UDP Development Indicators

There was one completed application during the year that resulted in a loss of open space. The total loss of open space amounted to 1,300 m<sup>2</sup>. The proposal consisted of the construction of a new Primary School (P/2007/3165) at Norwood Hall, Southall and was contrary to open space policies, as this involved built development on Metropolitan Open Land (MOL). Whilst it was recognised that the proposal did constitute inappropriate development on MOL, in terms of the interpretation of PPG 2 and London Plan policy, the benefits arising from the proposal were considered to outweigh the harm, e.g. enabling renovation of listed building, enhancing community access to open space, the development of a new faith school in an area of considerable need. Moreover the actual impact on the openness of the site was minimised through the siting and design of the proposed buildings.

There were no completed applications that resulted in an increase in open space.

There were no applications approved during the year which if implemented would result in a loss of open space.

£1.273m of total contributions from **S.106 sealed agreements** was made towards the provision of green spaces and nature conservation. This figure represents 16% of all contributions. Planning gains were secured through 14 out of the 22 planning applications.

The most important contributions were secured through the Dickens Yard development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210): £1,040,000 was committed by the developer towards the improvement of local parks and public open space to offset the shortfall of amenity space within the site, for the provision of allotments to meet demand from occupiers of the development, and the provision of tree planting in the vicinity to compensate for the loss of trees along Longfield Avenue.

Other major contributions were made by the following developments (those contributions were also considered to come under separate headings and the sums quoted in this paragraph may not reflect the sum of the monies agreed in the agreement):

- £54, 000 was allocated towards the provision of open space (incorporating playspace) in the vicinity of the site in relation to the mixed-use health, offices and residential development at Bromyard, Bromyard Avenue, W3 7BE, as part of planning application P/2008/2643.
- £ 56,000 was secured towards the maintenance and enhancement of local parks including Churchfield Recreation Ground and Brent River Park as part of the residential development at 101A Osterley Park View Road, Hanwell (P/2008/2677).
- £ 23,000 will contribute to improvements to Southall Park, including play equipment, as secured through P/2007/4578PEL
- £ 22, 500 was ringfenced for Parks & Open Spaces in the vicinity of the hotel development at the Town House, The Broadway, Ealing, as part of planning application P/2009/2012.
- £ 16,000 was attributed towards the enhancement of the open space at Springfield Gardens as part of the negotiations of planning gains for the residential development at 62 Horn Lane, W3 6NP (planning application P/2008/4102)

Section 106 contributions have been secured for Green Space and Nature Conservation projects in 2008/09. These have included environmental and landscape improvements to local parks, the provision of play equipment, improvement works to allotments etc. It should be noted that whilst a large amount of money (£1.273m equivalent to 16% of all contributions) has been secured for such projects, only £ 593.649 was directly secured, and can be attributed to the application of policies in chapter 3. Policy 3.4 partly triggered money to be allocated to the improvement of open spaces in areas of local deficiency, while Policy 3.5 helped secure play areas for children on open spaces and Policy 3.6 directed money for the improvement of allotments. £31,600 was partly secured for children's play facilities on open space through policies 8.2 and 8.6 of Chapter 8 of the UDP.

The remaining £647.849 whilst benefiting from policies in chapter 3 and 8, was actually triggered by the policies in chapter 5, notably policy 5.5 (and SPG 13 and draft SPD), which establish amenity/garden space standards for new residential development, and seek contributions (which are reinvested back into local parks) to off-set any deficiency in provision against these standards.

## Other Performance Indicators

### 1. Loss of Designated Open Space

As shown in the 'Development' section above, there was a loss of 1,300m<sup>2</sup> of designated open space through the **completion** of development, in 2008/09. The proposal consisted of the construction of a new Primary School (P/2007/3165) at Norwood Hall, Southall and was contrary to open space policies, as this involved built development on Metropolitan Open Land (MOL). Whilst it was recognised that the proposal did constitute inappropriate development on MOL, in terms of the interpretation of PPG 2 and London Plan policy, the benefits arising from the proposal were considered to outweigh the harm, e.g. enabling renovation of listed building, enhancing community access to open space, the development of a new faith school in an area of considerable need. Moreover the actual impact on the openness of the site was minimised through the siting and design of the proposed buildings.

With regard to **approvals** there were no applications approved during the year which if implemented would result in a loss of open space.

### 2. Change in areas of biodiversity importance

#### Core Output Indicator E2: Change in areas of biodiversity importance: No Change

This indicator monitors **losses or additions to biodiversity habitat**, including: "Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance". In Ealing these include sites of metropolitan and local importance for nature conservation.

The policy for Sites of Metropolitan and Local Importance for Nature Conservation (3.8) resists new built development on these sites. As envisaged, there has therefore been no direct loss to built development of land defined and protected for its biodiversity value. Whilst it is fairly straightforward to monitor change in this way, i.e. in terms of the direct loss of land to built development, measuring change in the quality of existing biodiversity value is much more difficult.

It may however be possible to monitor change to the population of individual species or to the quality of the management of habitats. Priority Species and Habitats are listed in the Council's Biodiversity Action Plan. Change can be monitored as part of a review of the action plan. In this regard the Council is not aware of significant changes at present, although are planning to review and update the Biodiversity Action Plan in early 2011.

Significant changes are also expected soon to the area of land in the borough that is defined and protected for its nature conservation value. This arises following a review of nature conservation sites undertaken jointly with the GLA, which is currently being taken forward through the LDF process. The review recommends changes to the boundaries of approximately 44 sites (mostly to increase site area). A considerable number of new sites (33) have



also been identified. There is a total of 506.24 hectares of Nature Conservation sites in the Borough but this is expected to increase significantly following the review. Progress on this will be monitored in future AMR's<sup>20</sup>.

### 3. Progress on Open Space Projects

Chapter 3 of the UDP identifies a wide range of open space projects and proposals on the schedules and map sheets in volume 2 of the UDP. Progress has been made on the following:

- Greenford – Northolt Countryside Park: The park was opened to the public in Spring 2008, with the main landscaping works now complete. Additional ancillary buildings were completed in 2009/10.
- District Park status for Acton Park: this is currently a Local Park, and upgrading it would address the District Park deficiency in this part of the borough, consistent with policy 3.4. It is proposed to achieve this by establishing direct links with the Park Club to the east, through the planning process. Limited progress has been made to date however this is likely to be advanced once the Green Space Strategy is published in 2011.
- New bridges at Spikes Bridge and King George's Playing Field, to create links with adjoining open space in Hillingdon: S106 monies (50k) have been secured from the Grand Union Village development to fund the works. These works have yet to be implemented.
- Community Open Space (Wildberry Nature Reserve): works in respect of the establishment of the nature reserve and the construction of a community building on the site have been completed. No further works are expected in the foreseeable future.
- Community Open Space (Twyford Avenue Sports Ground): access arrangements to this site for the community have improved markedly. In particular, the license arrangements for Twyford High School have been extended.

It is worth noting that a number of additional Open Space projects will be progressed as part of the Local Development Framework (LDF) and following the publication of the Green Space Strategy in 2011. The following is a list of some of the projects that are being promoted through the LDF:

- Land in Northolt South: management for agriculture, landscape interest and mounted manor site
- Northolt and Greenford Countryside Park: development of a unified parkland area and visitor park at Northala Park
- Rectory Field: development of play facilities and five-a-side football

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<sup>20</sup> At the of writing it is noted that the area of Nature Conservation sites will more than double to 1077.43 hectares

- Ealing Common: management for informal recreation, amenity nature conservation and occasional public events

Additional work will also be carried out in terms of improving access to sites of biodiversity importance and identifying areas of tranquillity in the borough.

It is also worth noting that additional new public open space is to be provided as part of the Southern Gateway and Southall Gasworks development proposals. These provisions and improvement works are likely to have significant positive impacts on the neighbouring communities and neighbourhoods.

## Observations and Conclusions

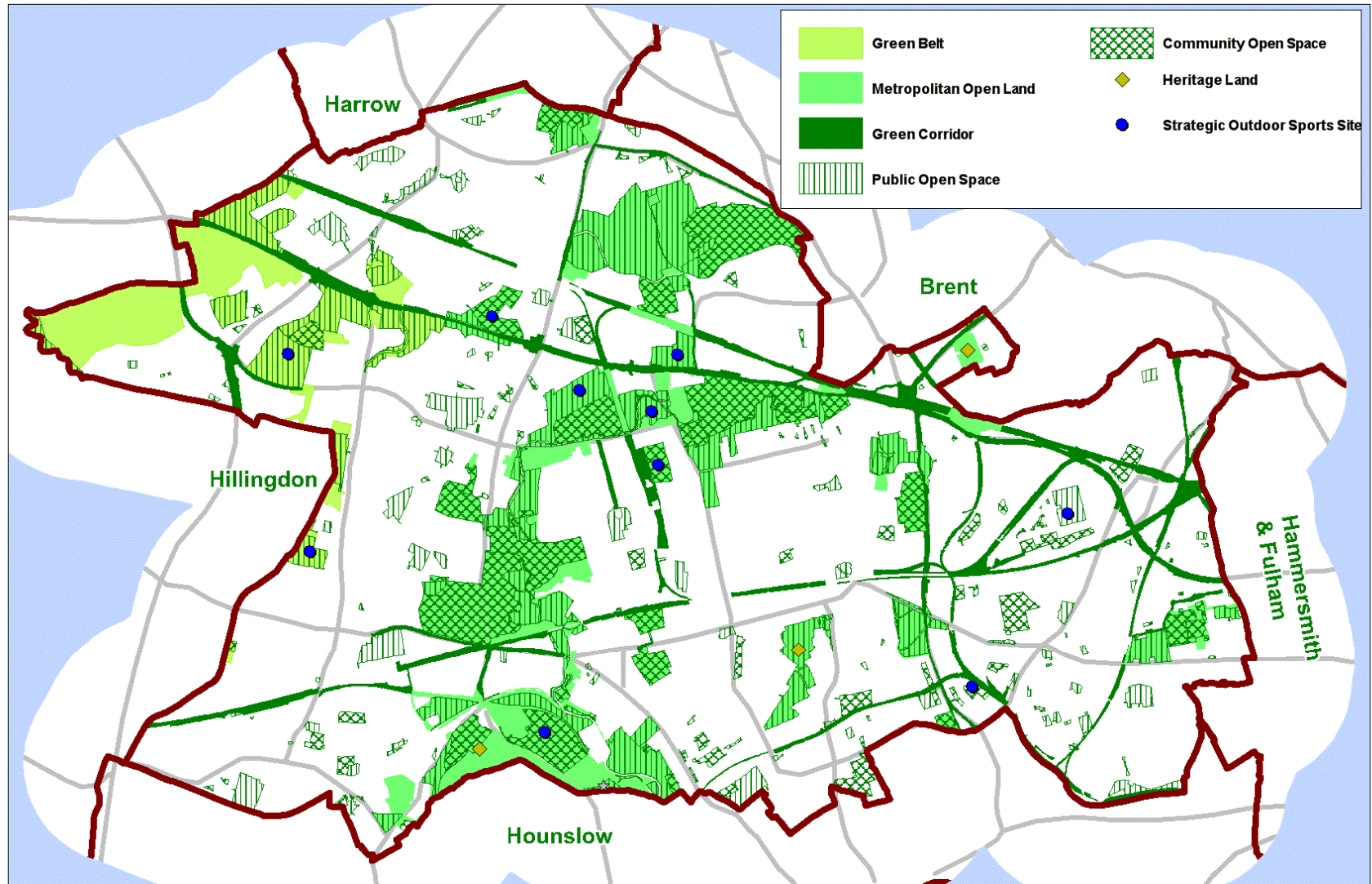
Two parks (Brent River Park and Northala) have Green Flag status, and local people value the quality of Ealing's parks and open spaces.

The UDP policies for green space are essential in protecting open space in Ealing. The fact that these policies have been used highlights the pressure to develop on open space in the borough. In terms of completions it is noted that there has been a slight net loss of open space in Ealing during the year. However as previously outlined, whilst it was recognised that the proposal did constitute inappropriate development on MOL, in terms of the interpretation of PPG 2 and London Plan policy, the benefits arising from the proposal were considered to outweigh the harm, e.g. enabling renovation of listed building, enhancing community access to open space, the development of a new faith school in an area of considerable need. Moreover the actual impact on the openness of the site was minimised through the siting and design of the proposed buildings.

In respect of permissions there were no applications permitted which involved development on designated open space.

Finally, further progress has been made on UDP open space projects in 2009/10, while a significant number of new projects will be progressed through the LDF and following publication of the Green Space Strategy in 2011.

Figure 4 – Green and Open Spaces in Ealing

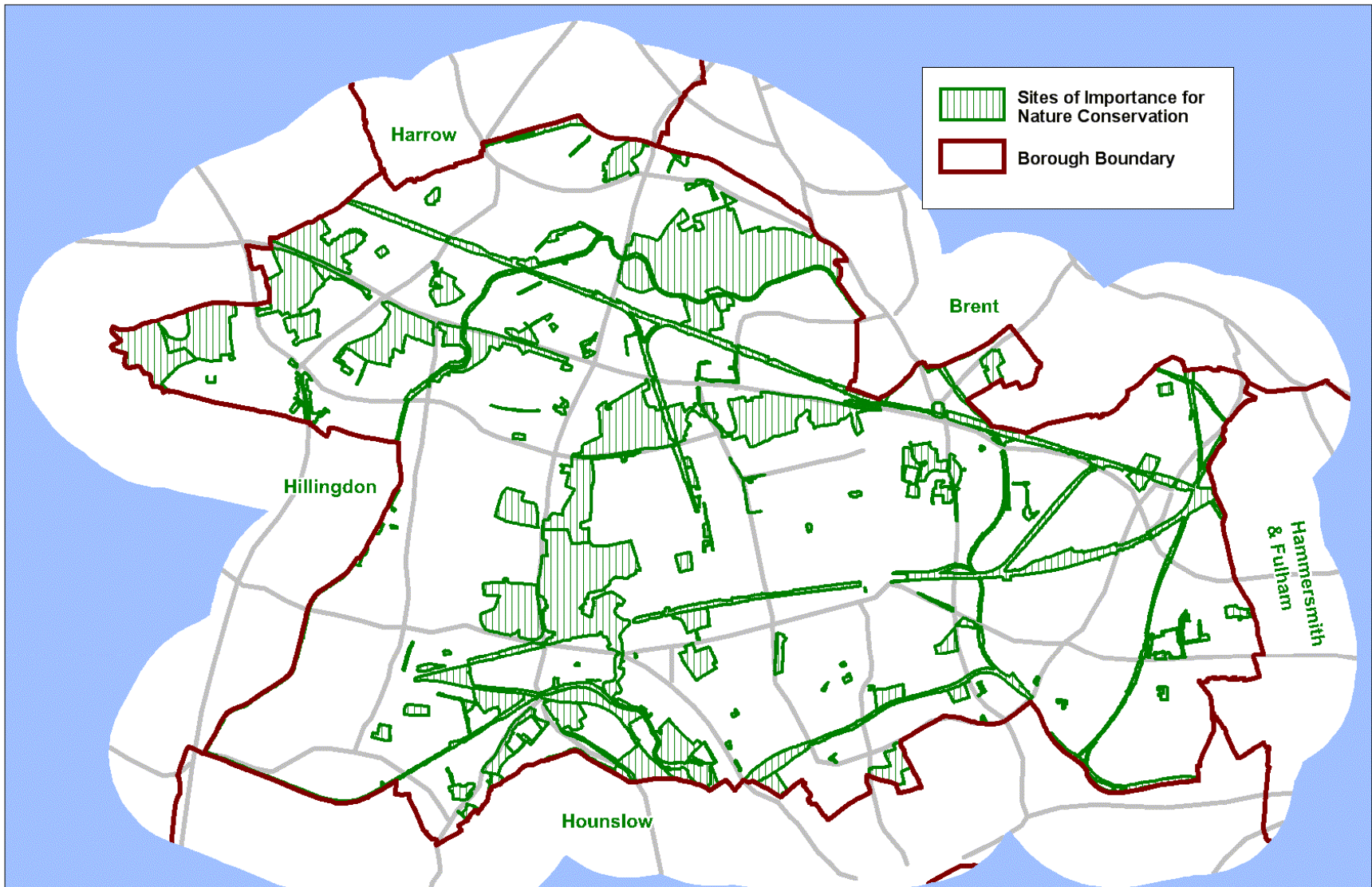


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Green and Open Spaces



Figure 5: Sites of Nature Conservation Value



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### Sites of Nature Conservation Value



## Topic Four Urban Design

### OVERALL OBJECTIVE

- 1.4 To promote good urban design through planning, so that buildings and spaces are attractive, accessible, safe and consistent with the principles of sustainable development, and that there is proper protection of the borough, particularly areas and buildings that are of historic and architectural value.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objectives 1 and 7 are most relevant – ‘Promoting exemplary design which gives proper respect to Ealing’s Heritage’ and ‘designing out crime to make Ealing’s environment safe, attractive and accessible for all’. Objective 4 of the emerging London Plan is also relevant which seeks to ensure that London is ‘A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while making the most of London’s built heritage...’. The spatial vision of the emerging Development Strategy also seeks to ‘care for the borough’s historic character, ensure excellence in urban design and design out crime to make Ealing’s environment safe, attractive and accessible for all’.

### UDP Urban Design Policies

- 4.1 Design of Development
- 4.2 Mixed Use
- 4.3 Inclusive Design - Access for All
- 4.4 Community Safety
- 4.5 Landscaping, Tree Protection and Planting
- 4.6 Statutory Listed Buildings
- 4.7 Locally Listed Buildings, Buildings with Façade Value and Incidental features
- 4.8 Conservation Areas
- 4.9 Ancient Monuments and Archaeological Interest Areas
- 4.10 Commercial Frontages and Advertising Signs
- 4.11 Noise and Vibration
- 4.12 Light Pollution
- 4.13 Mobile Telephone Masts and Apparatus
- 4.14 Television Satellite Dishes. Radio Masts and other Apparatus

### Relevant UDP Sites & Areas

- 10.8 Viewpoints and Landmarks

- 10.9 Statutory Listed Buildings and Ancient Monuments
- 10.10 Locally Listed Buildings
- 10.11 Buildings of façade or group value
- 10.12 Conservation Areas
- 10.13 Archaeological Interest Areas

### Relevant London Plan Policies

- 3B.3 Mixed use development
- 3D.15 Trees and woodland
- 4A.11 Living roofs and walls
- 4A.20 Reducing noise and enhancing soundscapes
- 4B.1 Design principles for a compact city
- 4B.2 Promoting world class architecture and design
- 4B.3 Enhancing the quality of the public realm
- 4B.4 London’s buildings: retrofitting
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, security and fire prevention and protection
- 4B.7 London’s resilience and emergency planning



- 4B.8 Respect local context and communities
- 4B.9 Tall buildings – location
- 4B.10 Large-scale buildings – design and impact
- 4B.11 London’s built heritage
- 4B.12 Heritage Conservation
- 4B.13 Historic conservation-led regeneration
- 4B.14 World heritage sites
- 4B.15 Archaeology
- 4B.16 London’s view management framework
- 4B.17 View management plans
- 4B.18 Assessing development impact on designated views

**Relevant Supplementary Planning Guidance**

- SPG1 Sustainability Checklist
- SPG5 Urban Design Statements
- SPG6 Plot Ratios
- SPG7 Accessible Ealing

- SPG8 Safer Ealing
- SPG10 Noise & Vibration
- SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall

**Supplementary Planning Documents**

- SPD4 Residential Extensions
- Draft SPD 10 Conservation Areas and Listed Buildings

**Local Strategies and Priorities**

- Sustainable Community Strategy (2008)
- Uxbridge Road Public Realm Strategy
- Streetscape Design Guides (2005)
- Ealing Town Centre Shopmobility project
- New priorities* – maximise protection of conservation areas; design to support crime prevention.

**Context 2009-2010**

Following the publication of the Conservation Area Character Appraisals and Management Plans for Acton Park, Acton Town Centre, Grange & White Ledges, Montpelier Park and Mount Park in April 2009, all 29 Conservation Areas in Ealing have now been the subject of review. These were based closely on English Heritage Guidance and leave Ealing one of the best prepared borough’s in London.

The preservation or enhancement of conservation areas has been a key area of work, not only through the research, production and consultation on the Appraisals and Management Plans, but due to changes in the General Permitted Development Order (GPDO) in October 2008. The GDPO lays out the rights of development that people have over their property that does not require planning permission.

Some of the changes in October 2008 affected sustainability issues such as drainage and the control of water run-off from front gardens given over to hard standing. Other changes removed some protection from development within conservation areas. The Council started a review of the impact of these changes and whether they justify additional protection for our conservation areas with Article 4(2) Direction. The more recent Management Plans also identify those aspects of the built heritage potentially at risk as a result of changes introduced to the GPDO in 2008, and identify where Article 4 Directions may be appropriate. Any such changes, including the introduction of Article 4 Directions will be the subject of formal consultation.

The Department for Communities & Local Government published Planning Policy Statement 5: 'Planning for the Historic Environment' & Practice Guide during the monitoring year (March 2010). This replaces Planning Policy Guidance 15: 'Planning and the Historic Environment'.

Urban Design was a key consideration for many major applications during this period. The Council's Development Team Approach (DTA) weekly meetings continue to allow cross-disciplinary discussion, including heritage and urban design, at the pre-application stage, with a view to improving the quality and impact of major schemes on the borough's existing character and economic prosperity.

During the year work has also commenced on an update of SPG7 'Accessible Ealing'. The current SPG was adopted in 2004, and is now in need of review following various policy and legislative changes over the last 6 years. Working closely with the Access Committee work is underway on revising key policy documents including the revised Lifetime Home Standards (July 2010), Disability Discrimination Act (2005), British Standard 8300 (2009). The new Supplementary Planning Document will also provide further guidance to applicants on the preparation of Access Statements.

## Contextual Indicators

### Accessibility of Local Authority buildings

In 2005/6, only 3% of the council's public buildings were defined as 'accessible to the public'. Following a review the council undertook a programme of adaptations and delivered a performance of 52% under BVI156 as at March 31<sup>st</sup> 2008.

Further works completed in 2009/10 have meant that 70% of the Council's public buildings are now accessible in terms of the Disabilities Discrimination Act (DDA) and this increase to 75% by March 2011 based on planned works in accordance with the council's capital programme. The council is planning a further programme of access improvements by March 2012 which should increase this figure to 80%<sup>21</sup>.

## UDP Policy Indicators

Continuing the trend of the past four years, UDP policies relating to urban design remain the most frequently quoted policies in **planning committee decisions** and appeals. In total there were 782 occurrences where chapter 4 policies were referenced (each reference to policy is only counted once for each case). It is also noted that the frequency of use of policies in chapter four also varies quite significantly. This could be explained by the fact that some chapter four policies are only relevant to certain application types – for example 4.13 Mobile Telephone Masts (1) – or for particular areas/buildings, e.g. 4.6 Statutory Listed Buildings (21). Those policies referenced more frequently are more generic in application, in terms of application type and area –

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<sup>21</sup> Subject to the approval of capital programme bids and council budget. A decision will be taken in March 2011.

for example policies 4.1 'Design of Development' (147), and 4.3 'Inclusive Design – Access for all'. With regard to policies dealing with heritage assets, i.e. 4.6, 4.7, 4.8 & 4.9, it was noted that their usage has surprisingly tailed off this year.

Urban Design issues were considered crucial in 147 out of 149 cases decided at Planning Committee and 65 referred to conservation areas, 23 to locally listed buildings and 21 to statutorily listed buildings. These issues are also key to many **appeals**. The percentage of appeals being dismissed by Inspectors within conservation areas is high, but a significant number of appeals are withdrawn once full conservation & urban design statements are exchanged.

Policies 4.1 'Design of Development and 4.8 'Conservation Areas', are the two most quoted policies at appeal. Of the 46 appeals that were allowed by Inspectors, design policy 4.1 was mentioned on 31 occasions and conservation areas policy 4.8, on 8 occasions, showing these to be the main policies relating to these appeals. Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself

The 91 appeals dismissed by the Inspectors displayed a similar trend, with 65 quoting design policy 4.1 as an important factor in the case, and 23 referring to 4.8 - Conservation Areas. Where policies have been quoted in appeals which have been dismissed, these can be taken as indicating success.

These figures are also an indication of the Council's resolve to resist poor design across the borough and protect the character of Conservation Areas.

In the 2005/6 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Urban Design policies should be retained. The Secretary of State replied, in September 2007, agreeing with the Council's recommendations.

## Development Indicators

In an analysis of sealed S106 agreements for the year 2009/10, £76.030 has been allocated to improvements of the urban environment and come under the urban design heading. This represents 1% of all contributions.

Another consequent contribution to the improvement of the urban environment has been the attribution of £24.000 for public realm improvements, to include tree planting in relation to a residential development at the back of Pickering House as part of planning application P/2009/0860.

Another major contribution was from the TESCO development in Greenford P/2009/1418, which secured £25.000 towards environmental improvements by means of street trees and planting, half of which were considered to come under the Urban Design heading.



### 1. Safer Ealing

The Police Crime Prevention Design Advisers (PCDAs) continue to have a good working relationship with the Planning Department and are scheduled to give a training talk to them early next year about Crime Prevention through Environmental Design.

In 2009/10 approximately 500 Planning applications were been referred to the PCDAs for comment. Whilst their position has been under discussion and there have been re-organisations they are hopeful that they will be able to maintain a similar level of contribution to the planning process and they continue to be represented at the weekly Development Team Approach meetings. Their involvement also ensures a link with the Counter Terrorist Security Advisers who also offer specialist advice when appropriate. The major schemes that have benefited from their advice include Green Man Estate; South Acton Phase 2.2 & 2.3; Dickens Yard, Acton Bus Garage

DCLG Circular 01/2006, Guidance on Changes to the Development Control System, Paragraph 87 states: PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in 'Safer Places - the Planning System and Crime Prevention (ODPM/Home Office, 2003).

After a sluggish start we are beginning to see crime prevention featuring in more Design and Access statements and more architects being referred to the crime prevention design advisers for advice where crime prevention has not been mentioned.

### 2. Accessible Ealing

In the year 2009/2010, the Access Officer made a total of 713 written observations. The most frequently raised issues were Lifetime Homes Policy, disabled people's parking requirements, lateral transfer in the bathroom and communal staircases. Access Statements were provided with most of the applications.

Over the year from April 2009 to March 2010, Development Services received advice on 713 planning applications as follows:

- 7 cases were subject to Legal Agreements, 11 awaiting legal agreements, 16 Deemed Consents and 19 Granted.
- 422 cases were approved with conditions covering access matters (i.e. to ensure compliance with access requirements).
- 152 were refused, 58 withdrawn, 3 minded to refuse, 7 refused and enforcement.

- 14 were still pending as of the 31<sup>st</sup> March 2010.
- 58 applications were withdrawn

The cases related to all types of development, although the majority were housing led schemes including:

- 148 units were approved with Legal agreements.
- 1,728 units satisfied Lifetime Homes Standards.
- 56 units satisfy Wheelchair Housing Standards.
- 139 units however failed to satisfy the Lifetime Homes or Wheelchair Housing Standards
- A total of 13 applications comprised 10 or more residential units, establishing a requirement to provide 56 Wheelchair Housing Standard units.

Notable developments for access matters during the year included the Green Man Lane Estate redevelopment comprising 714 residential units.

There were 35 new shop front schemes in Acton and Southall.

### **3. Conservation and Design Advice**

Weekly meetings are held by cross disciplinary teams to discuss applications which are considered to have significant impact either on heritage, urban design, commerce or the provision of amenities across the borough. Weekly surgeries are also held for Urban Design and Conservation advice on cases that do not trigger the requirement for formal comments, but which the planning case officers would like to discuss anyway.

Applications outside conservation areas, but in some way impacting on heritage issues, receive informal advice and suggestions. All listed building consents receive formal expert comment, as do all applications involving locally listed buildings.

Between April 2009 and March 2010, the local planning authority dealt with a total of 71 conservation area consents, listed building consents and applications for the demolition of listed buildings. This compared to 67 applications during 2008/09, 94 during 2007/08, 93 during 2006/07 and 52 in 2005/06.

## Observations and Conclusions

Throughout 2009/10, urban design inputs to pre-application advice have continued to show real benefits in early advice to developers. As in previous years, considerable input into the design of planning applications has been made by a number of design specialists, on conservation, urban design, access, and crime prevention. Urban design policies remain the most frequently quoted policies in the UDP. They also stand up well in planning appeals, and have not been challenged by Inspectors.

## Topic Five Housing

**UDP Strategy Policy 1.5: To increase the quantity of housing in accordance with the agreed strategic minimum target of 9,750 new dwelling units by 2017, ensure its satisfactory quality, and improve choice to meet needs for all residents. Priority will be given to reusing empty property, converting existing buildings, and making best use of previously developed land.**

This policy was not 'saved' as part of the DCLG Direction 2007 (with effect from October 2007) along with UDP Policy 5.1 Housing Supply which was superseded by the London Plan Table 3A.2 Density Matrix. All other policies in the Housing Chapter of the UDP were 'saved'.

### UDP Housing Policies

- 5.2 Affordable Housing
- 5.3 Lifetime Homes and Wheelchair Housing
- 5.4 Range of Dwelling Sizes and Types
- 5.5 Residential Design
- 5.6 Small Dwellings and Flats
- 5.7 Special Housing
- 5.8 Accommodation for Travellers
- 5.9 Extensions and Alterations to Private Houses and Gardens

### Relevant Consolidated London Plan Policies

- 3A.1 Increasing London's Supply of Housing
- 3A.2 Borough Housing Targets  
(Table 3A.1 Housing Provision)
- 3A.3 Maximising the Potential of Sites  
(Table 3A.2 Density Matrix)
- 3A.5 Housing Choice
- 3A.6 Quality of New Housing Provision
- 3A.8-11 Affordable Housing Targets and Thresholds
- 3A.13 Specialist Needs and Specialist Housing
- 3A.14 London's Travellers and Gypsies
- 3A.15,16 Loss of Housing and Hostels

### Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

### Relevant Supplementary Planning Guidance/Documents

- SPG4 Refuse and Recycling Facilities
- SPG6 Plot Ratios
- SPG8 Safer Ealing
- SPG12 Greening your Home
- SPG13 Garden Space
- SPG14 Indoor Living Space
- SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall
- SPD1 Affordable Housing
- SPD4 Residential Extensions
- SPD8 Crossovers and Parking in Front Gardens

### Relevant strategies for Housing

- Sustainable Community Strategy 2006-2016
- Ealing Housing Strategy 2010
- Housing Strategy for Older People 2007-2010

## 5.1 Core Output Indicators

### 5.1.1 Housing Core Output Indicators

The Core Output Indicators<sup>22</sup> covered in this Housing chapter are:

- H1: Plan period and housing targets
- H2(a): Net additional dwellings - in previous years
- H2(b): Net additional dwellings - for the reporting year
- H2(c): Net additional dwellings - in future years
- H2(d): Managed delivery target
- H3: New and converted dwellings - on previously developed land
- H4: Net additional pitches (Gypsy and Traveller)
- H5: Gross affordable housing completions
- H6: Housing Quality - Building for Life Assessments

### 5.1.2 Plan period and housing targets

**Core Output Indicator H1: Plan period and housing targets:** 848. See Table 3 and Figure 6

**Core Output Indicator H2(a): Net additional dwellings - in previous years:** 4,348. See Figure 6.

**Core Output Indicator H2(b): Net additional dwellings - for the reporting year:** 411. See Table 4.

**Core Output Indicator H2(c): Net additional dwellings - in future years:** 3,804. See Figure 6.

**Core Output Indicator H2(d): Managed delivery target:** See Figure 6.

#### Background and SHLAA process

Ealing Council has worked with the Greater London Authority (GLA) on the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study (HCS) (October 2009). The SHLAA considered a full range of potential sources of housing land. Approximately 400 sites were identified in the Borough as part of this process. Given its London context, the majority of sites identified fall on previously developed land. Each of the sites identified has been subjected to a rigorous process of suitability testing. The testing has assessed policy and physical constraints

<sup>22</sup> DCLG (2008) Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008. July. Available from <http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2> and Regulation 48(7)7 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

of each site, which would affect the suitability of bringing forward residential development in that location. This process has reduced the number of 'suitable' sites with potential to deliver housing during the Plan Period.

The SHLAA process enabled a capacity figure to be assigned to each potential site using information from planning application histories and Development Plan allocations, or where these do not exist, making a judgement on sites' context with regard to Public Transport Accessibility Levels (PTALs) and the London Plan residential density matrix. This constrained assessment has informed the site-by-site potential capacity figures agreed with the GLA and the generation of the RLP housing targets (see 'Targets' below).

A distinction was made between 'Large' and 'Small' sites. 'Large' sites were those generally above the size threshold of 0.25 ha with approval (i.e. planning permission), allocations (i.e. planned for) and/or potential (i.e. for residential use). Projections for other sites coming forward for housing, which do not fulfil the criteria for 'Large Sites' were made using information on sites less than 0.25 ha ('Small Sites'), previous rates of delivery, levels of vacant homes brought back into use and non-self contained (hostel, nursing and student) accommodation. The annual rate has been calculated to take into account recent trends, extrapolate and pro rata data, and allow for factors such as the current economic situation. This allows projections not just for Large Sites, but for Small Sites, Vacants returning to use and Non-Self Contained units.

Paragraph 59 of Planning Policy Statement (PPS) 3 Housing suggests that "Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends". The DCLG's Practice Guidance on SHLAAs (July 2007, 50) also recognises that "there may be genuine local circumstances where [such] a windfall allowance is justified". The London SHLAA goes further in acknowledging that "In the unique circumstances of London many boroughs are nevertheless likely... to have to draw on evidence of the contribution of windfalls" (para. 8.2) and that "In the unique circumstances of London these sources of housing supply have historically been important in addressing housing need" (para. 3.50). This is further justified in paragraph 1.1.11 of the GLA's Housing SPG EIP Draft (August 2010).

### Housing Supply Targets

Paragraph 53 of PPS3 states that Local Planning Authorities (LPAs) should take account of "the level of housing provision set out in the Regional Spatial Strategy. In circumstances where Regional Spatial Strategies are in development, or subject to review, Local Planning Authorities should also have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy", which includes the London Plan. However, the Secretary of State for Communities and Local Government announced on the 6<sup>th</sup> July 2010 that Regional Strategies (outside of London) will be revoked under section 79(6) of the Local Democracy, Economic Development and Construction Act 2009, as proposed in the Coalition Agreement. In London the London Plan will continue to provide the planning framework for London Boroughs. As part of a wider process of decentralisation in London, Government is reviewing how powers and discretion can be shifted downwards to the Mayor and Assembly, to London Boroughs and to local neighbourhoods. This will include reviewing the scope for devolving power from the Greater London Authority to the

Boroughs and below. While Government considers that requirements relating to the London Plan (e.g. requiring targets to be set), no longer apply, if the Mayor chooses to propose targets on particular matters, this will be a matter for him and London partners to consider.

The revocation of Regional Strategies was challenged in the High Court by developer Cala Homes, and the decision on 10<sup>th</sup> November 2010 concluded that Section 79 powers could not be used to revoke all Regional Strategies in their entirety. In any case, the Government is introducing new legislation through the emerging Localism Bill<sup>23</sup> within which s.89 proposes abolition of Regional Strategies. The Council will monitor the progress of this Bill as well as the emerging Replacement London Plan policies with implications for housing.

The Consolidated London Plan (CLP – with Alterations since 2004) (February 2008, GLA) includes the current Borough Housing Targets for 2007-17 which supersede those in Ealing's UDP. These targets remain in position until 2011 and the publication of an updated Replacement London Plan (RLP). The CLP stipulates additional homes targets for Ealing with a 10-year target (2007/8-2016/17) of 9,150, equating to an annual target of 915 per year. The Consolidated London Plan is currently being reviewed, however, and will be informed, in part, by the London SHLAA (considered above). The London Plan (Consultation Draft Replacement Plan) (2011-2021) (RLP) was published in October 2009. Table 3.1 of the RLP stipulates additional homes targets for Ealing with an annual target of 890 per year, equating to a 10-year target (2011-2021) of 8,900 which roughly equates to 13,350 over the Plan Period. These Housing Supply Targets are summarised in Table 3 below.

### Housing Completions Targets

In accordance with the Housing Supply Targets, the 2009/10 targets for housing completions were 848 which is calculated by subtracting projections for Vacant units returning to use and Non-self contained properties (67) from the CLP supply target of 915. From 2011/12 onwards, in line with the RLP and SHLAA figures, the targets for housing completions is 890 as this figure does not include Vacants and Non-self contained capacity.

### Actual Housing Completions and Permissions

In 2009/10, a net increase of 411 residential units were completed in Ealing, thus achieving 48% of its housing target for the period, despite the increasingly challenging conditions facing the house-building industry and this is shown at Table 4 and Figure 6. Substantial new housing was delivered at:

- South Acton Estate (129 net units);
- Northolt House, Haydock Avenue (42 net units);
- Kirchen Road, West Ealing (24 net units);
- Acton Lane (14 and 12 net units); and
- Castlebar Park (13 net units).

<sup>23</sup> <http://services.parliament.uk/bills/2010-11/localism.html>

**Table 3: Housing Supply Targets**

(NB: Part taken from Table B, Background Paper 2: Housing (October 2010))

**Bold = original figures.** Non-bold = extrapolated figures.

	Document	Annual Target	10-Year Target (2011-2021)	15-Year Target (2011-2026)
(a)	<b>Consolidated London Plan Table 3A.1</b>	<b>915</b>	<b>9,150</b> (2007/8-2016/17)	13,725
(b)	<b>SHLAA Large Sites Table 4.3 / 4.12</b>	673	<b>6,739</b>	10,095
(c)	<b>SHLAA Small Sites Table 4.6 / 4.12</b>	217	<b>2,170</b>	3,255
(d)	<b>Replacement London Plan Table 3.1 = (b) + (c)</b>	<b>890</b>	<b>8,900</b>	13,350
(e)	<b>SHLAA Non-Self Contained Capacity Table 4.9 / 4.12</b>	0	<b>0</b>	0
(f)	<b>SHLAA Vacants Returning to Use Table 4.9 / 4.12</b>	47	<b>470</b>	705
(g)	<b>SHLAA Total Capacity Table 4.12</b>	938	<b>9,379</b>	14,070
(h)	<b>Development Strategy Spatial Vision 1.1</b>	933	9,333	<b>14,000</b>

In 2009/10, 1,949 units (1,651 net) were granted planning permission (some pending legal agreements) in Ealing, a decrease on last year (2,074 net) and this is shown at table 4 and Figure 7. The majority of the units (1,328 net units or 68%) were in proposed developments of 10 or more units. Substantial new housing was permitted at:

- Dicken's Yard, Ealing Broadway (695 net units);
- Featherstone Primary School, Southall (146 net units);
- Acton Bus Depot (85 net units);
- Phase 5, Bromyard House, Bromyard Avenue (67 net units);
- Acton Central Industrial Estate, Rosemont Road (45 net units);
- Manor Road, West Ealing (38 net units);
- Manor House School, Hanwell (36 net units);



- Eastcote Lane North, Northolt (36 net units);
- High Street, Southall (22 net units); and
- 62 Horn Lane, Acton (21 net units).

No financial contributions have been secured this year for affordable housing projects through S106 agreements. However, 27% of net residential units which have secured planning permission have been for affordable units.

**Table 4: Housing Completions and Permissions 2009-2010**

	Residential Units (Net)	Residential Units Completed (Gross)			Affordable Units	
		New Build	Conversion/ Change of Use	Total	No.	% (of Net)
<b>Completions</b>	411	270	230	<b>500</b>	202	49%
<b>Permissions*</b>	1,651	790	1,159	<b>1,949</b>	522	32%

Source: Ealing Development Monitoring Database - \*Includes permissions pending legal agreements

#### Supply of Housing Land

Paragraph 53 of PPS3 states that “Local Planning Authorities [LPAs] should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption”. Paragraph 54 goes on to state that LPAs should identify specific **deliverable** sites for a **5-year** supply of housing which is:

- Available;
- Suitable; and
- Achievable.

Paragraph 55 states that LPAs should also identify further specific, **developable** sites for a **10-year** housing supply and, where possible, a **15-year** supply, or broad locations for future growth. Paragraph 58 suggests that sites with planning permission should not be included within the housing supply unless it can be demonstrated that they are developable and likely to contribute to housing delivery at the point envisaged. This is supported by the GLA’s Housing SPG EiP Draft (August 2010)<sup>24</sup>.

#### Housing Trajectory

<sup>24</sup> See also: PINS (March 2010) Advice Produced by Communities and Local Government Demonstrating a 5 Year Supply of Deliverable Sites. Available from [planninginspectorate.gov.uk](http://planninginspectorate.gov.uk) ; PAS/POS (July 2008) Strategic Housing Land Availability Assessment and Development Plan Document Preparation.

How LPAs can deliver housing should be illustrated in a housing trajectory for the Plan Period as required by PPS3, PPS12 Local Spatial Planning (DCLG June 2008) and the related LDF Monitoring: A Good Practice Guide (Table 4.4, ODPM March 2005).

The housing trajectory charts Ealing's progress towards meeting the housing supply target in the London Plan (both current and proposed) over the Plan Period and is shown at Figure 8. The housing completions figures for years up to and including 2009/10 are actual, and then from 2010/11 are projected, based on data of those currently under construction, those with planning permission, those identified in the UDP and in the emerging Development Sites: Initial Proposals DPD (predominantly via the SHLAA process, see above). Sites with potential for residential development together with the development corridors are shown in Figure 9. Those sites contributing to the immediate 5-year supply of housing land are detailed in Table 5. All sites contributing towards further phases of supply are indicated in broad locations in Figures 10, 11 and 12. The housing trajectory includes sites less than 0.25ha which have planning permission for 10 units or more to ensure consistency with the GLA's development monitoring and AMR procedures.

The Council is confident that development will be brought forward on these sites. The position will continue to be monitored through the AMR process. If the monitoring process reveals that actual supply is subsequently forecast to be significantly lower than planned, the Council will respond with appropriate actions, such as:

- Site-by-site assessment of supply/viability problems and opportunities for support to assist with site planning, designation, assembly and delivery;
- Comparison of performance in neighbouring West London authorities to determine if problems are sub-regional and require a strategic response;
- Opportunities to bring forward supply from sites identified later in the housing trajectory, particularly those with Council / public sector ownership or financial backing;
- Opportunities to increase supply from smaller, less complicated sites; and
- Review of the assumptions contained within the SHMA, SHLAA and housing supplies.

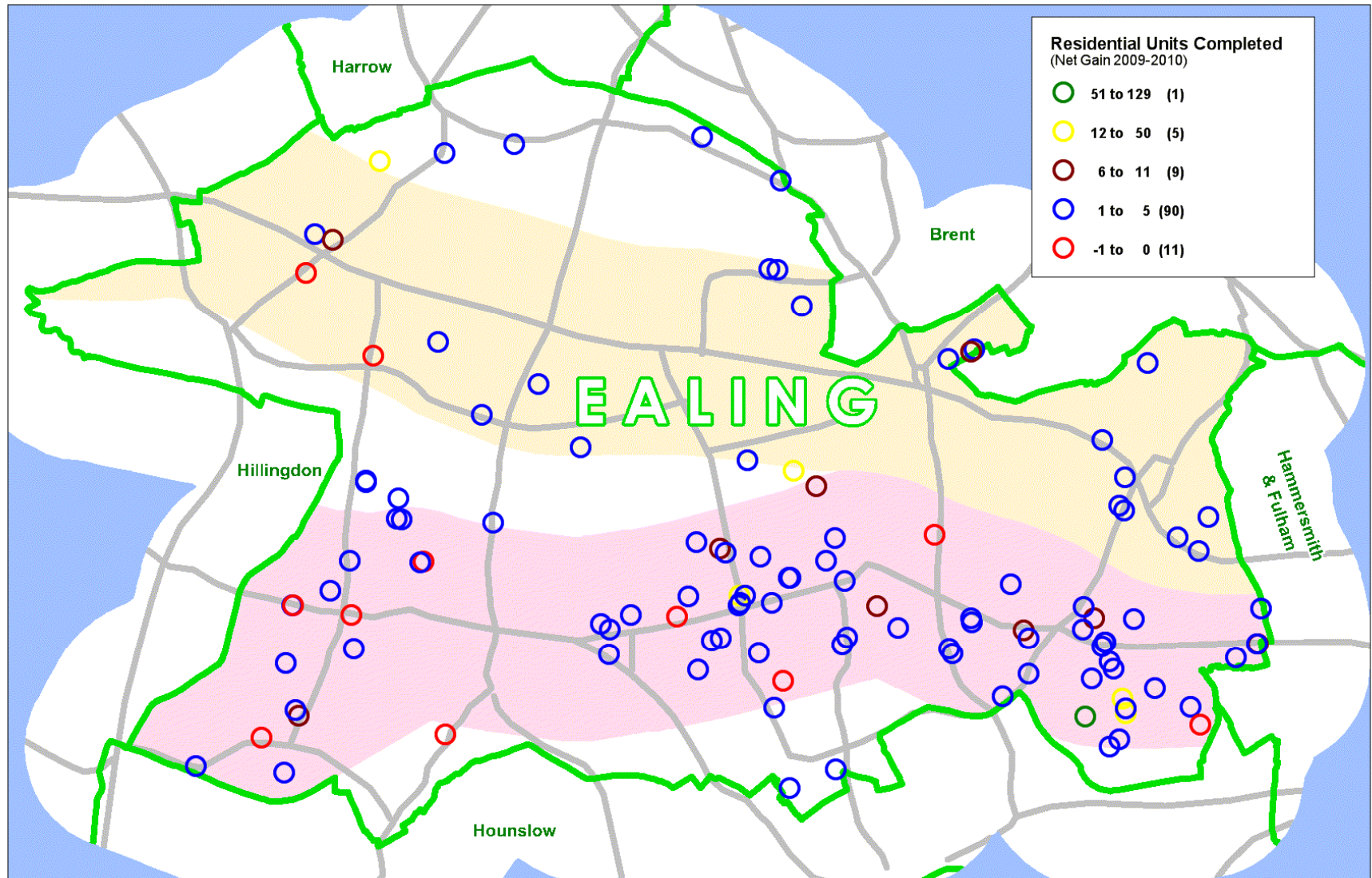
The implications for the housing industry in the current economic climate are clear in years 08/09 and 09/10 which show a sharp downfall in actual housing completions. The Office for National Statistics (ONS) reported that Gross Domestic Product (GDP) for Quarter 2 of 2010 was 1.2% and for Quarter 3 was 0.8%<sup>25</sup>. Within this, construction output rose 9.5% in Quarter 2 and 4% in Quarter 3. The Office for Budget Responsibility (OBR) forecasts GDP to rise by 1.2% for the whole of 2010, followed by 2.3% in 2011 rising to 2.9% in 2013<sup>26</sup>.

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<sup>25</sup> ONS 26<sup>th</sup> October 2010 <http://www.statistics.gov.uk/cci/nugget.asp?id=192>

<sup>26</sup> OBR Budget Forecast June 2010 <http://budgetresponsibility.independent.gov.uk/publications.html>

Figure 6 – Residential units completed between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010



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**No. of Residential Units Completed between April 1st 2009 & March 31st 2010**





Figure 7 – Residential units granted permission between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010

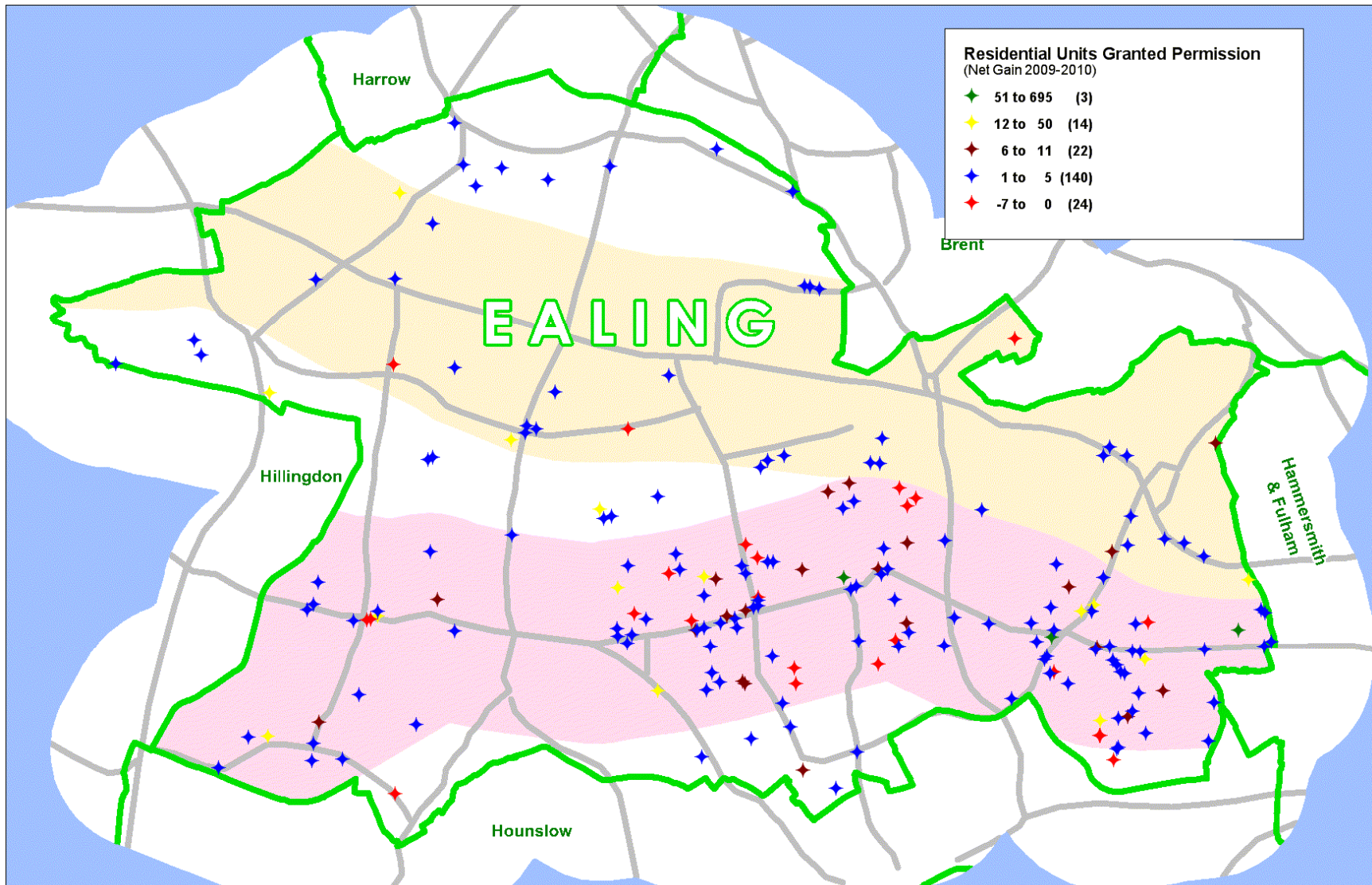
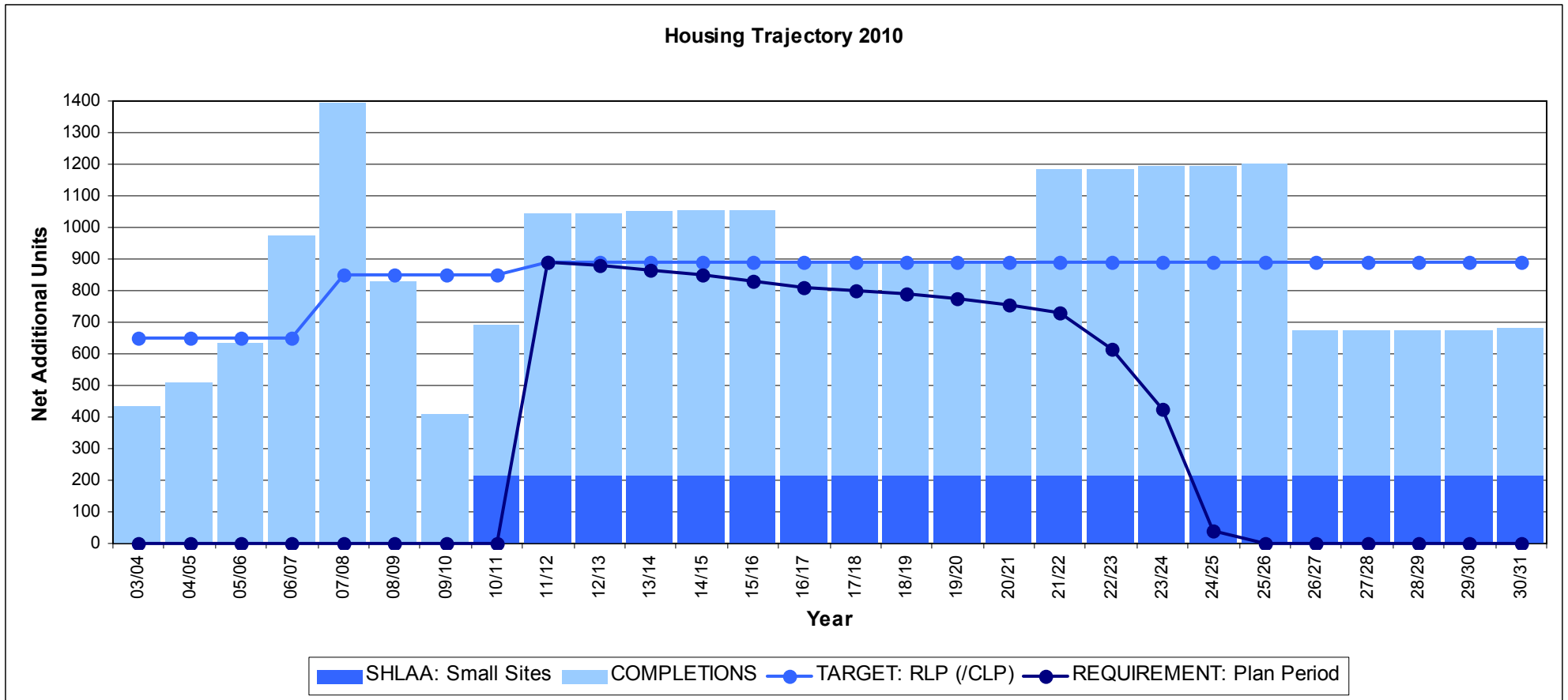


Figure 8: Housing Trajectory 2010



**Table 5: 5-year Supply of Housing Land**

Planning Permissions = include those pending Legal Agreements

*Italics* = indicate site has additional potential capacity which is forecast to be built outside the 5-year period

Neighbourhood	Site	Status and Reference(s)		Area (ha)	Net Capacity 2010/11 – 2014/15
Acton	South Acton Housing Estate	Housing Regeneration	N/A	26.5	228
		Planning Permission (for part of delivery)	P/2004/5577 P/2007/2310 P/2008/4713		
		Development Sites DPD (Initial Proposals)	ACT01		
	Oaks Shopping Centre	Unitary Development Plan	Site 7	1.1	48
		Regeneration Framework	Acton		
		Development Sites DPD (Initial Proposals)	ACT02		
	Acton Town Hall Complex	UDP (part of site)	Site 12	1.4	48
		Regeneration Framework	Acton		
		Development Sites DPD (Initial Proposals)	ACT04		
	Acton Bus/Tram Depot	Regeneration Framework	Acton	0.4	68
		Planning Permission	PP/2009/1648		
		Development Sites DPD (Initial Proposals)	ACT05		
	Colonial Drive / 2 Bollo Lane	Planning Permission (part of site)	P/2005/3585	1.0	38
		Development Sites DPD (Initial Proposals)	ACT06		
	41-159 Bromyard Avenue	Planning Permission	P/2007/1071	1.2	224
Bromyard House	Planning Permission	P/2008/2643 P/2009/4376	2.7	76	
62 Horn Lane	Planning Permission	P/2008/4102		21	
1 East Acton Lane	Planning Permission	PP/2007/4277		13	
Acton Central Industrial Estate	Planning Permission	P/2009/2975		36	

**Table 5: 5-year Supply of Housing Land (continued)**

Planning Permissions = include those pending Legal Agreements

*Italics* = indicate site has additional potential capacity which is forecast to be built outside the 5-year period

Neighbourhood	Site	Status and Reference(s)		Area (ha)	Net Capacity 2010/11 – 2014/15
Ealing	Green Man Lane Housing Estate	Housing Regeneration	N/A	4.9	193
		Planning Permission	P/2010/0418 P/2010/0419		
		Development Sites DPD (Initial Proposals)	EAL01		
	Copley Close Housing Estate	Housing Regeneration	N/A	7.6	146
		Development Sites DPD (Initial Proposals)	EAL02		
	Dean Gardens Housing Estate	Housing Regeneration	N/A	1.6	64
		Development Sites DPD (Initial Proposals)	EAL03		
	Dickens Yard	Unitary Development Plan	Site 58	1.8	160
		Regeneration Framework	Ealing		
		Planning Permission	P/2008/0156		
		Development Sites DPD (Initial Proposals)	EAL04		
	Westel House and Craven House	Unitary Development Plan	Site 65b	0.9	28
		Regeneration Framework	Ealing		
		Planning Permission	P/2007/0256 P/2007/5150		
		Development Sites DPD (Initial Proposals)	EAL14		
	171-175 Uxbridge Road	Regeneration Framework	Ealing	0.1	14
Planning Permission		P/2006/3688			
Development Sites DPD (Initial Proposals)		EAL24			
50-54 Broadway	Planning Permission	P/2007/1649		12	
Creffield Lodge	Planning Permission	P/2006/4648		11	
Manor Building	Planning Permission	PP/2008/4740		38	
Greenford	Allen Court Housing Estate	Housing Regeneration	N/A	1.1	8
		Development Sites DPD (Initial Proposals)	GRE01		
	The White Hart PH	Planning Permission	P/2008/1576		11
	5,7 Otter Road and 180 Windmill Lane	Planning Permission	P/2008/1477		13

**Table 5: 5-year Supply of Housing Land (continued)**

Planning Permissions = include those pending Legal Agreements

*Italics* = indicate site has additional potential capacity which is forecast to be built outside the 5-year period

Neighbourhood	Site	Status and Reference(s)		Area (ha)	Net Capacity 2010/11 – 2014/15
Hanwell	Cambridge Yard	Unitary Development Plan	Site 68		108
		Planning Permission	P/2006/4025		
		Development Sites DPD (Initial Proposals)	HAN01		
	Hanwell Locks	Planning Permission	P/2008/2653 P/2010/2539	1.0	61
		Development Sites DPD (Initial Proposals)	HAN02		
	Manor House School	Planning Permission	P/2008/4509		36
	Car Park	Planning Permission	P/2009/4174		12
128-144 Boston Road	Planning Permission	P/2009/1461		12	
Northolt	Rectory Park Housing Estate	Housing Regeneration	N/A	4.5	210
		Development Sites DPD (Initial Proposals)	NOR01		
	Former Mandeville School	Planning Permission	P/2007/5238	0.2	40
		Development Sites DPD (Initial Proposals)	NOR02		
	Phase 12, Grand Union Village	Planning Permission	P/2007/2375 PP/2010/1583	0.5	66
	631-637 Whitton Avenue West	Planning Permission	P/2006/0695		22
	Britannia Close	Planning Permission	P/2009/3722		15
Eastcote Lane North	Planning Permission	PP/2009/3809		36	
Park Royal	Southern Gateway	Regeneration Framework	Park Royal	9.9	400
		Development Sites DPD (Initial Proposals)	PAR01		



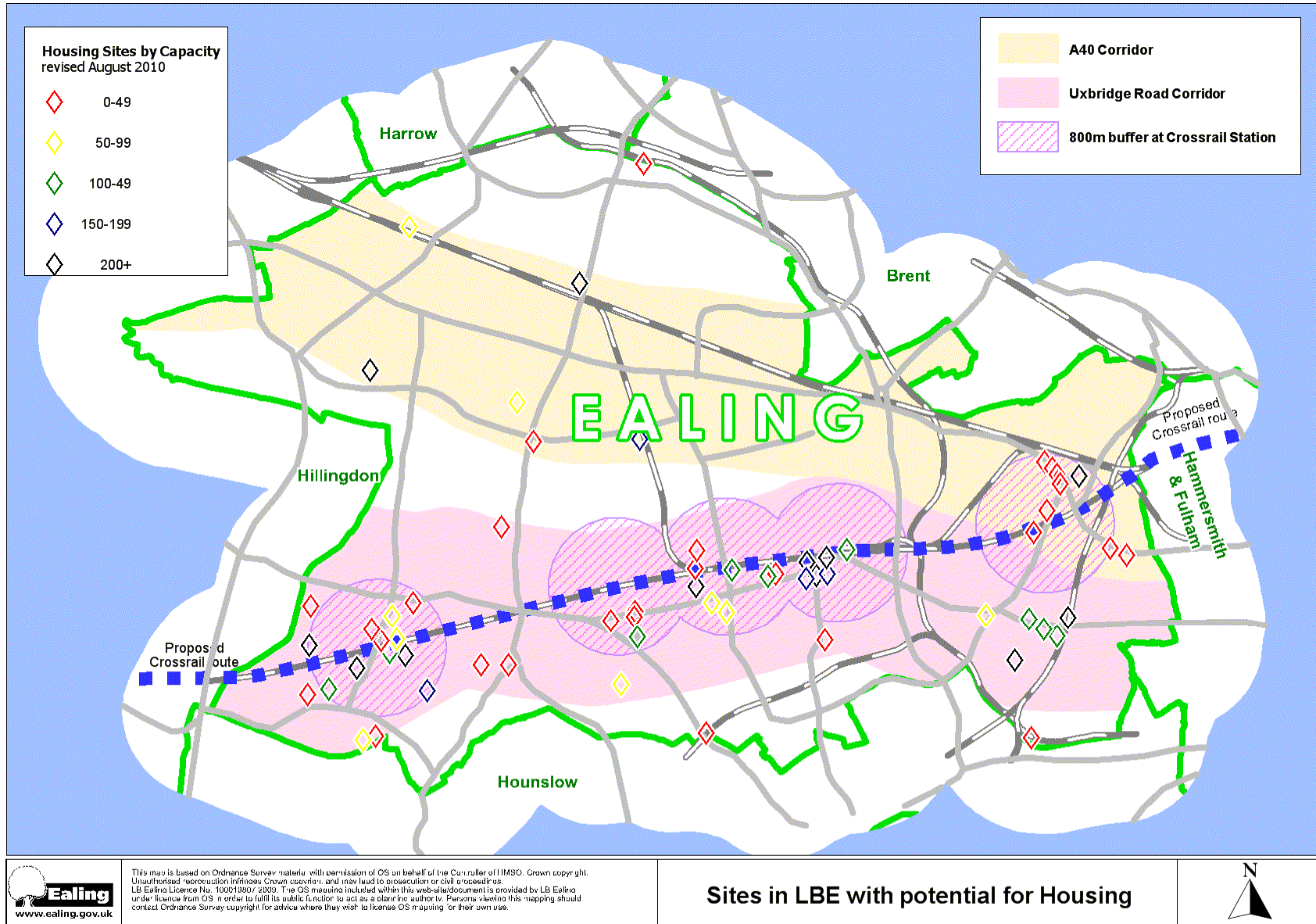
**Table 5: 5-year Supply of Housing Land (continued)**

Planning Permissions = include those pending Legal Agreements

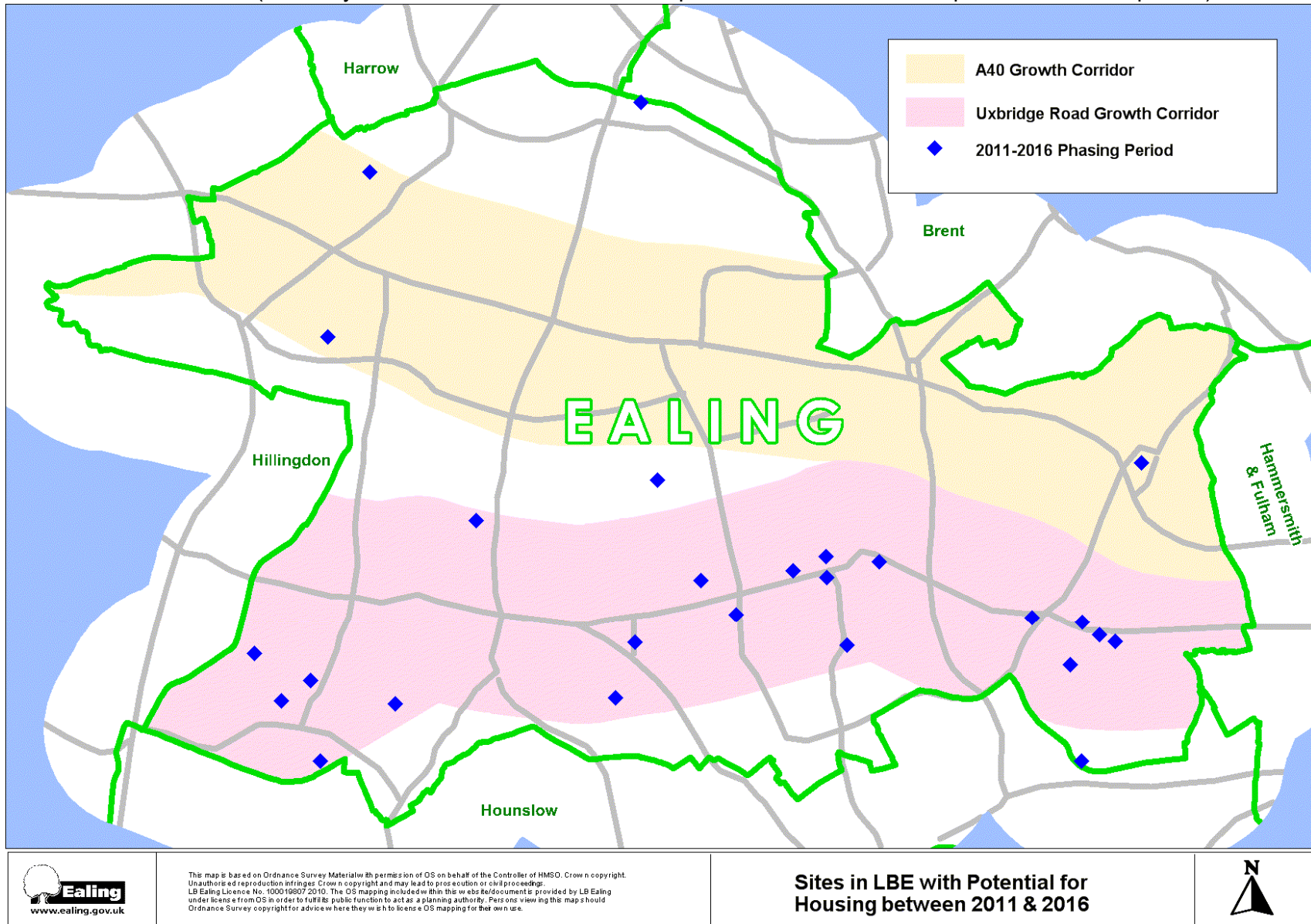
*Italics* = indicate site has additional potential capacity which is forecast to be built outside the 5-year period

Neighbourhood	Site	Status and Reference(s)		Area (ha)	Net Capacity 2010/11 – 2014/15
Southall	Havelock Housing Estate	Unitary Development Plan	Site 28	18.1	154
		Housing Regeneration	N/A		
		Development Sites DPD (Initial Proposals)	SOU01		
	Golf Links Housing Estate	Unitary Development Plan	Site 27	4.5	18
		Housing Regeneration	N/A		
		Planning Permission (for part of delivery)	P/2010/3879		
		Development Sites DPD (Initial Proposals)	SOU02		
	Southall Gas Works	Unitary Development Plan	43	37.2	576
		Planning Permission	P/2008/3981		
		Development Sites DPD (Initial Proposals)	SOU03		
	Suterwalla (Phoenix House)	Unitary Development Plan	Site 38	8.3	120
		Regeneration Framework	Southall		
		Planning Permission (for part of delivery)	P/2005/4387		
		Development Sites DPD (Initial Proposals)	SOU07		
	Former Featherstone Road Primary School	Planning Permission	P/2009/3160	0.9	116
		Development Sites DPD (Initial Proposals)	SOU08		
	Salisbury Depot	Unitary Development Plan	Site 23	0.8	68
Planning Permission		P/2010/1567			
Development Sites DPD (Initial Proposals)		SOU09			
The White Hart / Victory Public House	Planning Permission	P/2007/0388	0.3	46	
1-63 High Street	Planning Permission	P/2007/4578	1.6	22	
75 High Street / 2-8 North Road	Unitary Development Plan	Site 32		12	
	Planning Application	P/2009/3255			
104 Western Road	Planning Permission	P/2008/1250		13	
13-15 Osterley Park Road	Planning Permission	P/2008/0736		12	
33 High Street	Planning Permission	P/2007/4578		22	

**Figure 9: Sites in Ealing with potential for housing and the development corridors**

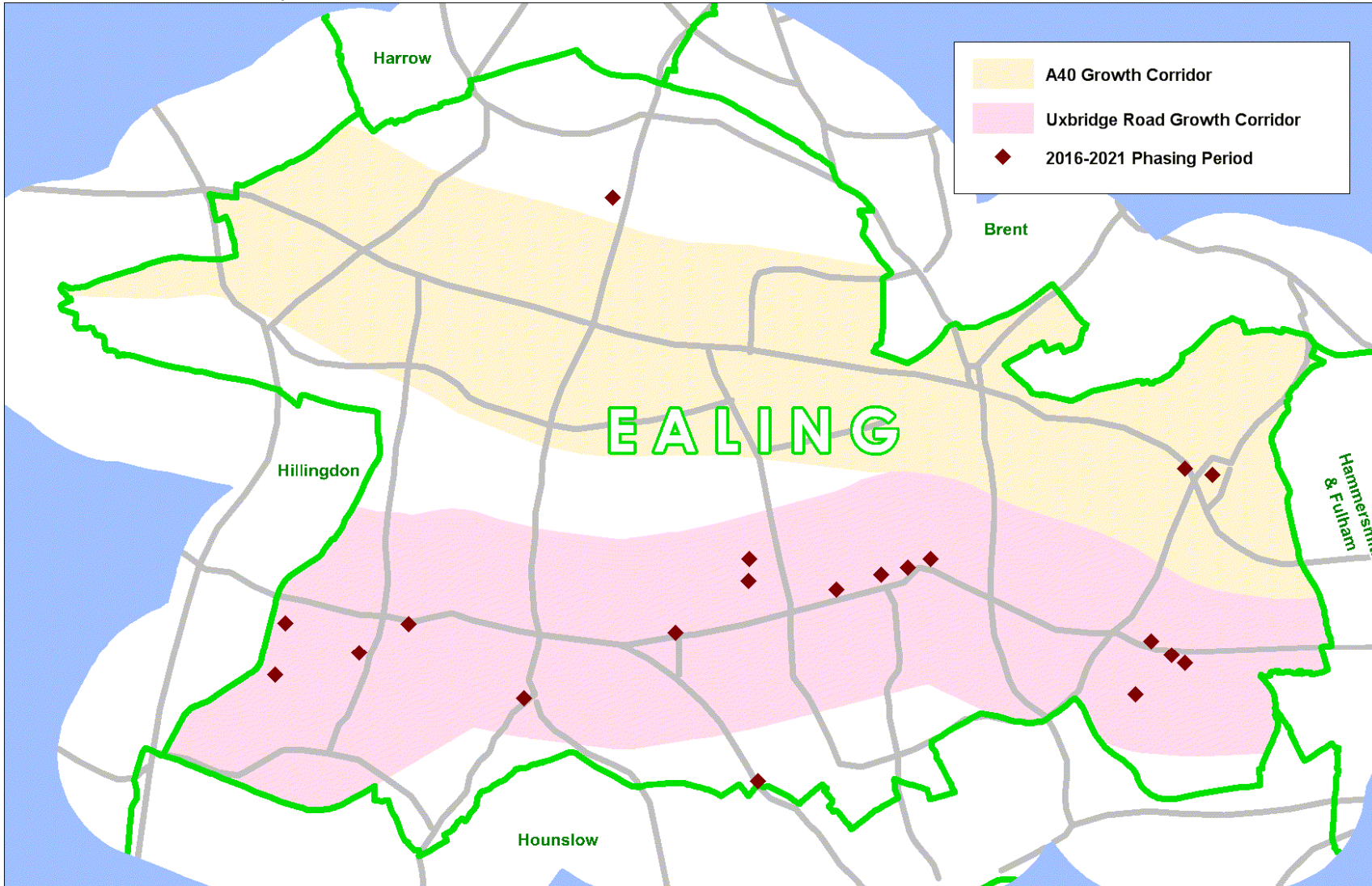


**Figure 10: Sites with potential for housing by phasing period 2011-2016**  
 (NB: Only the main sites within the Development Sites DPD Initial Proposals have been plotted)





**Figure 11: Sites with potential for housing by phasing period 2016-2021**  
 (NB: Only the main sites within the Development Sites DPD Initial Proposals have been plotted)

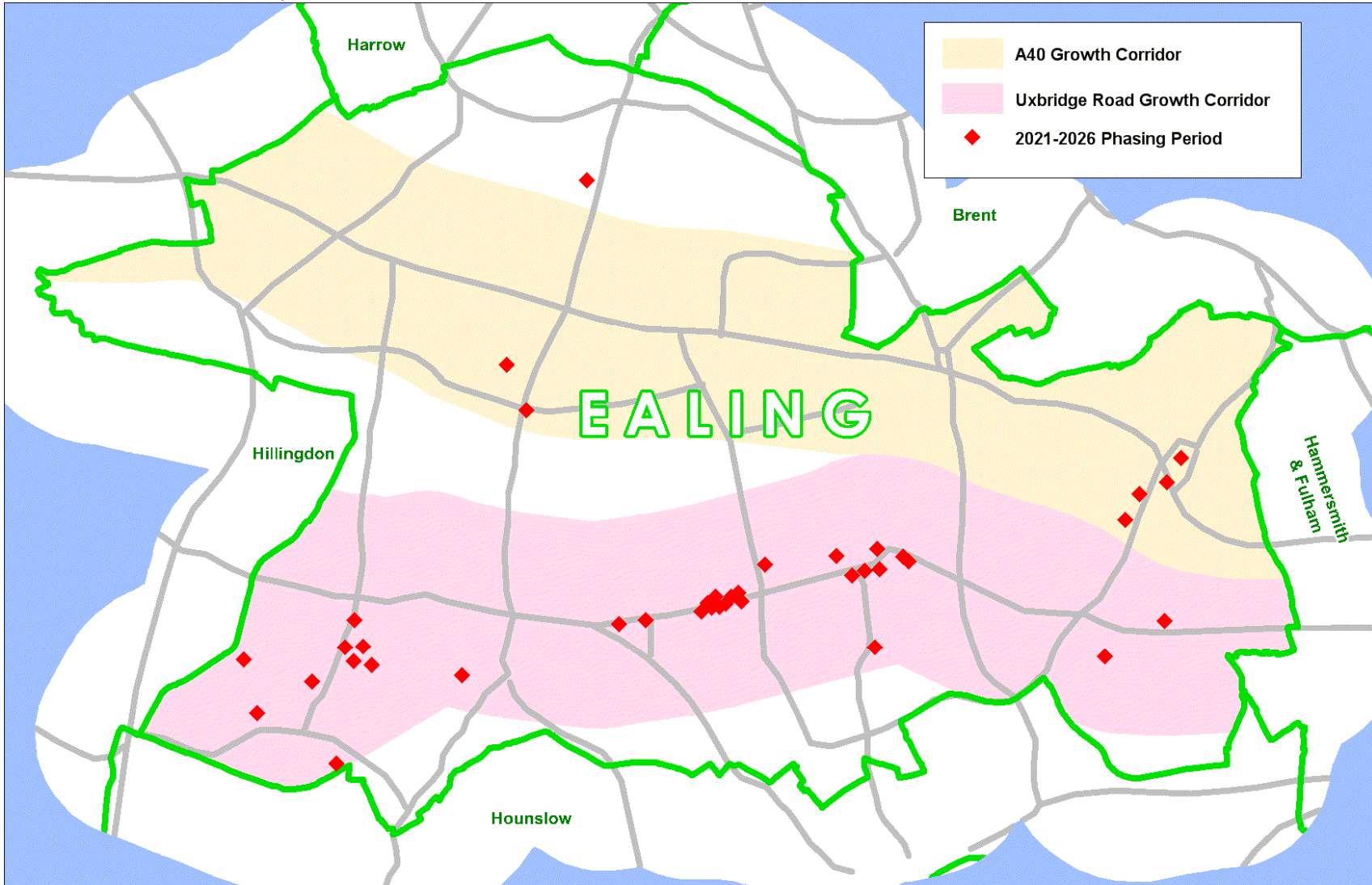


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**Sites in LBE with Potential for Housing between 2016 & 2021**



**Figure 12: Sites with potential for housing by phasing period 2021-2026**  
 (NB: Only the main sites within the Development Sites DPD Initial Proposals have been plotted)



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**Sites in LBE with Potential for Housing between 2021 & 2026**





### 5.1.3 New and converted dwellings on previously developed land

**Core Output Indicator H3: New and converted dwellings - on previously developed land = 100%**

The number of houses built on previously developed land ('Brownfield sites') has been reported, until 2007/08, as a national Best Value Performance Indicator (BV106). The target, set locally, is 100% for Ealing and this was achieved, i.e. 100% for 2009/10.

### 5.1.4 Net additional Gypsy and Traveller pitches

**Core Output Indicator H4: Net additional pitches (Gypsy and Traveller) = 0**

The needs of gypsies and travellers in Ealing and London are being considered. Policy 1.2 (I) of the Development Strategy DPD Final Proposals (September 2010) proposes "To protect the existing gypsies and travellers' site at Bashley Road, Park Royal and to consider provision for an additional site in due course subject to the feasibility of identifying a site appropriate to that use and to the availability of funding". 0 additional pitches were provided in 2009/10. 24 are currently provided.

### 5.1.5 Gross affordable housing completions

**Core Output Indicator H5: Gross affordable housing completions = 202**

There were no completed private schemes with an affordable element. There were 4 affordable housing development schemes providing a total of 202 affordable dwellings of which 126 (62%) were Socially Rented Units and 76 (38%) were Intermediate Units (According to London Development Database records). This is summarised in Table 6 below.

**Table 6: Affordable Housing Completions 2009/10**

Site	Socially Rented Units	Intermediate Units	Total Affordable Units
Northolt House	37	5	42
28-35 Kirchen Road	8	16	24
South Acton Estate	74	55	129
341-343 Uxbridge Road	7	0	7
<b>Total</b>	<b>126 (62%)</b>	<b>76 (38%)</b>	<b>202 (100%)</b>

The 202 affordable homes completed in Ealing in 2009/10 represents 49% of the total homes completed in 2009/10 (see Table 5.2), just below the target of 50% but higher than what was achieved last year (35%). Annual delivery rates of affordable housing are summarised in Table 7.

**Table 7: Affordable Housing Completions 2003/04 – 2009/10**

Year	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
No. Of Affordable Units	308	131	161	492	477	325	202

### 5.1.6 Building for Life

**Core Output Indicator H6: Housing Quality - Building for Life Assessments = 1**

Building for Life (BfL) has become a monitoring tool for assessing the quality of housing projects. 2 officers within the Council’s Urban Design and Conservation Team received training during 2008/09 from the Commission for Architecture and the Built Environment (CABE). Funding was only available for 1 of these officers to complete the training and receive accreditation in December 2009. In the monitoring year, 1 BfL assessment was made of a scheme (Acton Bus Depot) at planning application stage by the Council’s accredited officer. Further BfL assessments have been made in the 2010/11 monitoring year which will be reported on in the next AMR. Ealing has also been a contributor to Urban Design London.

## 5.2 Contextual Indicators

### 5.2.1 Housing Market Assessment

The Ealing Strategic Housing Market and Needs Assessment (SHMA) was published in September 2009 (LBE/DCA) and provides the most up-to-date overview of housing need and demand with its data remaining valid until 2014. The SHMA indicates a level of self-containment within the Borough’s housing market with a link between household movements and commuting patterns to the neighbouring Boroughs of Hillingdon and Hounslow. The SHMA indicates that 90% of all housing requirements in the Borough will be met through turnover of the existing stock.

However, section 1.9.5 of the SHMA indicates that there is a significant shortfall of affordable housing in the Borough which outstrips targets and projections for all new housing.

Furthermore, the SHMA indicates that current housing stock under-provides for larger units (3 and 4 bedrooms) whilst there will be a continued demand for smaller units (1 and 2 bedrooms) during the Plan Period. This reflects demand as well as identified concerns of overcrowding and need for people with supported needs (disabilities and long-term illness) and demand from a significant predicted increase in people aged 65+ living in the Borough.

A sub-regional West London SHMA (emerging) is currently being produced and is expected to be published for stakeholder consultation in late 2010 for completion in Spring 2011. A SHMA for Greater London was also published in April 2009.

## **5.3 UDP Housing Indicators**

### **5.3.1 Planning application decisions**

The UDP Housing policies are amongst the most frequently quoted policies in decisions on planning applications or appeals. Of the 149 planning applications that were considered by Committee, there were 303 references to UDP Housing policies. An analysis of the policies shows that 29% of references were to Residential Design or Density Standards (Policies 5.5 and 5.1) and 21% to Lifetime Homes policy (Policy 5.3). Reference to supplementary guidance on affordable homes, indoor living space and garden space was made in 136 cases.

### **5.3.2 Appeal decisions**

A survey of appeal decisions revealed that housing policies were the most frequently quoted policies. In the 91 cases that were dismissed there were 94 references to housing policies. In the 46 allowed cases, there were 40 references to housing policy. At appeal, Policies 5.5 and 5.9 on design and householder extensions/alterations were by far the most frequently quoted housing policies (representing 87% of references at both dismissed and allowed appeals). In some cases where the appeal was allowed, greater flexibility was encouraged, whether in density standards, amenity space, or as regards payment-in-lieu of on-site affordable housing, although justified in each case by the particular circumstances.

### **5.3.3 S.106 Agreements**

Although 15 out of the 21 applications through which planning contributions were secured contained a residential element, none of the sums secured were so in respect to the provision of affordable housing.



## 5.4 Observations and Conclusions

- 5.4.1 Housing policies have been used consistently in planning and appeal decisions.
- 5.4.2 Development targets were either met or almost met. 100% of new housing completions were built on previously developed land in line with the target. There was a net increase of 411 residential units completed which was significantly lower than the previous year and represents 48% of the Borough's housing supply target (848).
- 5.4.3 The housing pipeline is healthy with a net gain of 1,651 units granted planning permission, although this was lower than last year. The proportion of affordable housing was higher than last year at 27% of permissions.
- 5.4.4 The housing trajectory indicates that more than is required to meet the annual housing provision target over the Plan Period is provided for, but the impact of the economic recession will significantly reduce the amount of new housing built in the short term.
- 5.4.5 The number of affordable housing units completed during the year – 202 – was lower than last year.

### OVERALL OBJECTIVE

**1.6 To promote balanced economic development, with an emphasis on employment serving community regeneration areas, encouraging a high quality, modern, attractive working environment and local enterprise. New development will also be expected to be consistent with the principles of continuous environmental improvement.**

All the policies in the Business chapter of the UDP have been 'saved' (with effect from October 2007). The Mayor's objectives as set out in the consolidated London Plan include making London a more prosperous city with strong and diverse long term economic growth, accommodating much of the growth of jobs in the main Opportunity Areas, providing opportunities to stimulate the supply of suitable floorspace, including mixed uses, in the right locations, and releasing employment land which is no longer needed.

### UDP Business Policies

- 6.1 Supply of Land and Property for Business Use
- 6.2 Proposals for Office Development
- 6.3 Alternative Development of Office Buildings
- 6.4 Industry and Warehousing in Major Employment Locations
- 6.5 Ancillary Development in Major Employment Locations
- 6.6 Workspace for Artistic and Cultural Activities
- 6.7 Hotel Development

### Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.14 Major Employment Locations
- 10.15 Employment Sites
- 10.21 Development Sites

### Relevant London Plan Policies

- 3B.1 Developing London's Economy
- 3B.2 Office Demand and Supply
- 3B.3 Mixed Use Development
- 3B.4 Industrial Locations

3B.5 Supporting Innovation

3B.8 Creative industries

3B.9 Tourism Industry

3B.10 Environment Industries

5E.1 Strategic Priorities for W. London

5E.2 Opportunity Areas in W. London

### Supplementary Planning Guidance

SPG6 Plot Ratio

SPG on Development Sites

### Relevant Local Strategies

Sustainable Community Strategy

Neighbourhood Renewal Strategy

Economic Regeneration Strategy

## Context 2009-2010

The Department for Communities and Local Government published the final version of *PPS4: Planning for Sustainable Economic Development* in December 2009. This brought together the previously separate policy strands on employment uses and town centres, including the previous consultation drafts of *PPS 4: Planning for Prosperous Economies* and *PPS 6: Planning for Town Centres*.

The Mayor the consultation draft of the *Replacement London Plan* in December 2009, which sets out London's central approach to planning issues,. Among other things, this document established opportunity areas for development including some large mixed-use developments, such as at Southall Gasworks, which will incorporate an element of employment uses. It also proposes a new structure for Major Employment Locations (PILs and SILs) that will provide guidance as to the mix of office and industrial uses that may be expected at each location.

The monitoring period saw the publication of a number of key documents in the production of Ealing's Local Development Framework. Principal among these in relation to business uses is the Development Strategy Initial Options which sets out the council's future vision for the development of the borough.

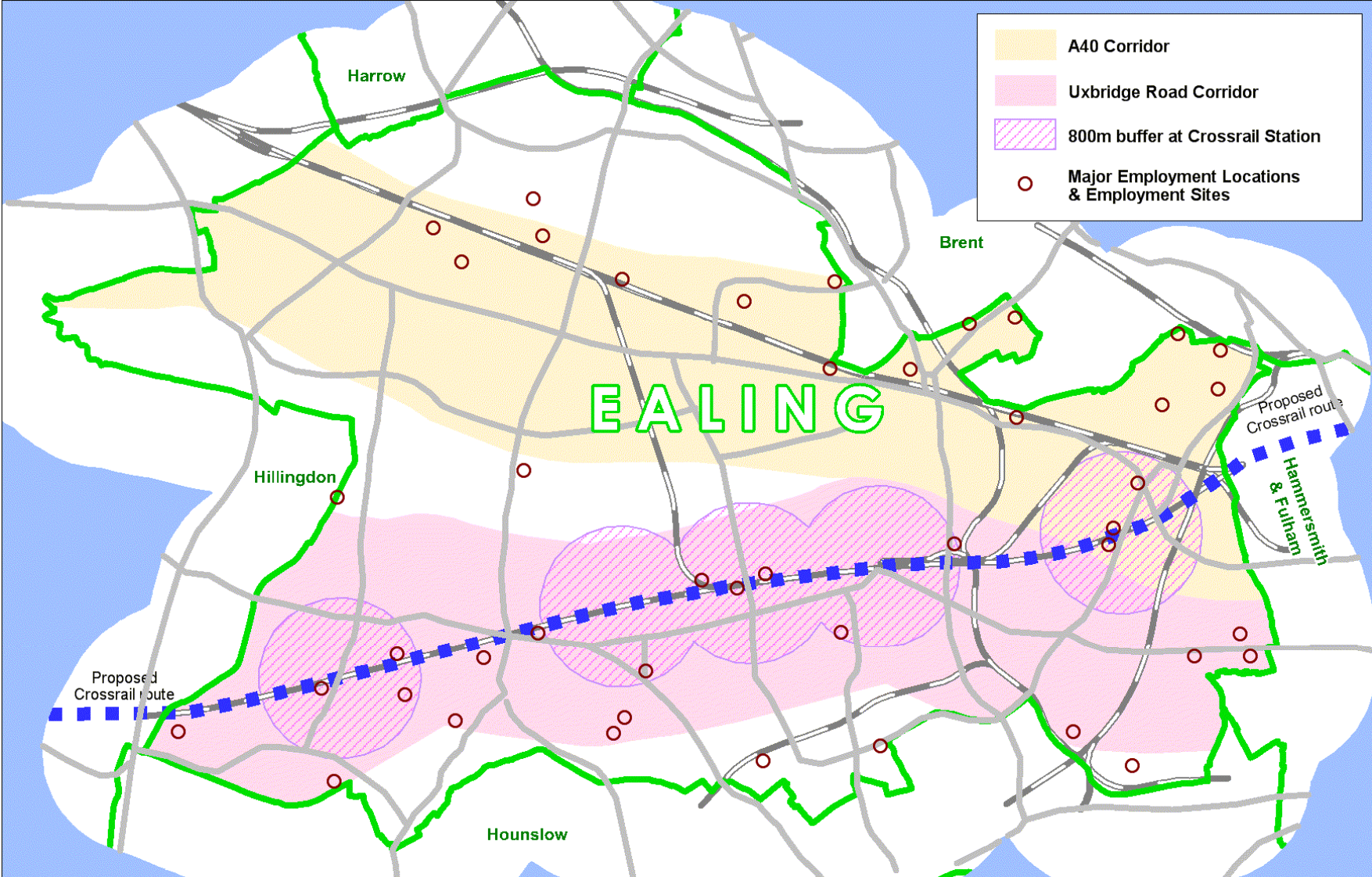
Sites in Ealing with the potential for employment uses are shown at Figure 13. Ealing's employment land review ('Industrial and Office Development') was published four years ago in 2006 as a background document to the LDF, fulfilling requirements to produce a portfolio of employment sites and providing a commentary on current policy to release employment land no longer required for business use. An Ealing Economic Development Strategy was also published in May 2006. Since then changes have taken place in the policy context, particularly the publication of PPS 3. The text of the draft Replacement London Plan confirmed the conclusion that scope for further release of employment land is limited.

The employment land review indicated as a benchmark that 40 ha of industrial land could be released to non-employment uses in West London between 2001 and 2016 i.e. 2.7 ha p.a. This figure was published in the West London Sub Regional Development Framework in May 2006, and was based on an earlier 2004 report. This sub-regional figure however has now been updated, in the Mayor of London's SPG 'Industrial Capacity' (March 2008), where a revised industrial land release benchmark of 52 ha for West London between 2006-26 is now indicated. At 2.6 ha p.a. this is very similar to the previous anticipated rate of loss. The update was based on Borough Employment Projections to 2026 (Source: GLA Economics, October 2006).

The employment land review demonstrated that 22.4 ha of former industrial land in Ealing alone had been lost or granted permission for non-employment use since 2001.

Ealing's ELR is scheduled to be updated next year so that updated information on the availability and distribution of employment land in the Borough will be available in the 2010-2011 reporting period.

**Figure 13: Sites in Ealing with potential for Employment Uses**



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**Sites in LBE with potential for Employment uses**



## Contextual Indicators

### 1. Employment Structure

The employment structure in Ealing is changing. Manufacturing has declined, 10,200 jobs in 2008, compared to 10,900 in 2007 and more significantly 12,500 in 2001; distribution fell slightly, after a peak in 2006, to 32,200 (35,200 jobs in 2006, and 34,800 in 2007). Numbers employed in business and financial services have fluctuated, 26,900 in 2008, down from 28,900 in 2007. Total employment, at 112,200 jobs, has also declined.

Source: Nomis

In 2009, there were 104,000 total employees in Ealing of which 18,000 work in the public sector. When compared to 2008, this is a decline of 10,000 employees (or -8.5%), the fourth largest fall of the London boroughs over the period 2008/09 and well above the London wide average of -4.5%. The proportion of public sector employees stands at 17% which is lower than the London wide average of 18.7%.

Source: ONS Business Register Employment Survey (BRES), 2009

### 2. Unemployment

Unemployment in March 2010 (number of claimants) put the unemployment rate in Ealing at 6.2% as a proportion of residents of working age population, a considerable increase from March 2008 (3.3%),. 9,435 people were claiming JSA as of March 2010, a significant increase from 8,062 for the previous monitoring date (March 2009). The percentage of young (18-24) unemployed has moderately reduced from 23.4% in March 2009 to 22.7% in March 2010 (as a proportion of all JSA claimants). In terms of long-term unemployment, 14% of those receiving JSA have been claiming for over 12 months, a sharp rise over 7% the previous year but a return to the 14.6% in 2008.

Higher rates of unemployment were recorded in the borough's Community Regeneration Areas. Southall Green experienced the highest rate at 11.4%. In Norwood Green the unemployment rate was 10.6%, and Northolt West End also had a higher than average rate at 10.1% (percentage is a proportion of those economically active)

Source: Office for National Statistics (Jobcentre Plus administrative systems) & GLA estimates

### 3. Labour Market Activity

The employment rate, the number of people in employment expressed as a percentage of all people of working age, was 73.1% in 2009-10, an improvement from the figure for the previous year – 71.1%.

Source: Nomis

## UDP Policy Indicators

A survey of **planning decisions** made by Committee in 2009/10 revealed that business policies were used relatively infrequently, relative to policy usage in other chapter areas. Of the 149 committee cases business policies were only referenced 57 times, less frequent than for any other chapter area except 10 and significantly less when compared with other policy areas such as chapter 4 (782) and chapter 9 (391). Policy 6.1 on retaining employment land was most frequently used, with 30 references, and Office policy 6.4 had 10 references.



If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this monitoring period there were 5 instances where policies in chapter 6 were relied on out of 91 dismissed cases. On the other hand, there was 1 appeal upheld (out of 46) in which policies in chapter 6 were quoted. This finding, however, did not question the validity or wording of the policy, but differed in its interpretation from that of the officer, this case was further complicated by the existence of a previous permission on the site for a slightly different form of development.

No relevant **departures** from business policy were notified over the year.

The pressure to develop on employment land has continued. Apart from Phoenix House referred to above the demolition of an existing factory and the redevelopment comprising two blocks of 65 flats and six live/work units was completed on an employment site at Lea Road in Southall. Outside of Employment areas however there have been a number of applications for major office, including the redevelopment of NEC House to provide 17,153 sq. m. of office space.

### Development Indicators

Table 8 and Figure 15 shows that 19,486 sq.m. of **new employment floorspace** was completed in 2009-10. This has mainly comprised a number of smaller developments, although there were some notably larger schemes including the construction of 59 industrial/warehouse units on the USC site, Scotts Road (14,108 Sq.m). All this development took place on previously developed land. In contrast with previous years, there was a net gain in overall land floor space devoted to employment uses, reflecting, largely, the Borough's strength in warehousing and transport.

As noted above completions have resulted in a net increase of 7,290 sq. m. of employment floorspace. Figures in terms of site area however are much more difficult to quantify accurately and are therefore not provided here. Conversion factors have been used elsewhere, e.g. a 50% density figure could be assumed, and however this has serious shortcomings as many developments will be multi-storey. Further work however is proposed to rectify this situation in future monitoring years. It should also be noted that this figure does not distinguish between the locations of this change in employment floorspace. For example whilst the change in B2 and B8 floorspace will largely be focused in area already designated as employment land (i.e. MEL & Employment Site in Ealing), a considerable proportion of change in B1 floor area has occurred on sites outside of the designated employment land, for example in town centres.

<b>Table 8: Amount of Floorspace Developed 2009-10 in sqm</b>				
Use	B1	B2	B8	Total
Gross (Internal)	9,690	4,825	4,970	19,486
Net	-1,016	4,556	3,750	7,290
Previously Developed Land	100%	100%	100%	100%
Source: Ealing Development Monitoring Database.				
Notes: Floorspace figures converted to Gross Internal using a factor of -0.9625.				
Employment Type: B1 - Light Industrial, Office, R&DI; B2 – General Industrial; B8 – Storage and Distribution.				

Table 9 and Figure 14 indicates indicative **changes in employment based on permissions** granted during the year. A factor is employed to convert floorspace into jobs. Planning permissions granted during the year would create a net gain of 7,290 sq m of employment floorspace, mainly in office/light industrial, which would result in a net loss of 356 jobs. This is a modest improvement from the position reported in 2008/09, when a net increase in employment floorspace *and* jobs was permitted.

<b>Table 9: Indicative Changes in Employment, 2009/10</b>				
Use	B1	B2	B8	Total
Sq.m/worker*	17.9	31.8	40.1	N/A
Additional Floorspace Permitted (sq.m)	-3,734	-6,332	2,085	-7,981
No. of Jobs	-209	-199	52	-356

Source: Ealing Development Monitoring Database.  
\* 'The Use of Business Space', SERPLAN/Roger Tym & Ptnrs 1997

**Core Output Indicator BD1: Total Amount of Additional Employment Floorspace – By Type:** 7,290 net sqm. See Table 8 above.

**Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – 100%** (See Table 8 above)

The 2006 Employment Land Review recorded 491 ha of designated employment land in the borough. This exactly correlates with the amount of land designated as both Major Employment Locations (445ha) and Employment Sites (46ha) within the 2004 adopted UDP. Like in previous years whilst it is noted that a number of developments have been completed during the year for non-employment uses on designated employment land, the sites/areas will remain designated as either MEL or ES. Changes to the designation can only happen through the formal LDF review process. Accordingly the amount of **designated** employment land in the borough will remain at 491 ha until the new LDF documents are adopted, despite any change to a non-employment use on a site<sup>27</sup>. Quantifying the amount of employment land (in terms of site area) outside of the designated employment land is perhaps even more difficult to measure, as is measuring any change. In many instances this is complicated by the fact that these employment uses often form part of mixed-use developments, and are multi storey.

**Core Output Indicator BD3: Employment Land Available By Type:**

**i) sites allocated for employment uses in Development Plan Documents – 491ha of employment Land (breakdown by use class not available)**

**ii) sites for which planning permission has been granted for employment uses, but not included in i). – unknown**

**Total (ha) - Unknown**

<sup>27</sup> A number of changes have been proposed as part of the LDF consultation that took place in September 2010. These encompassed revisions to the designations and boundaries of the following sites; Atlas Road, Glade Lane, Middlesex Business Centre, Rockware Avenue, and Southern Gateway.

Figure 14: B1, B2 & B8 floor-space granted permission between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010

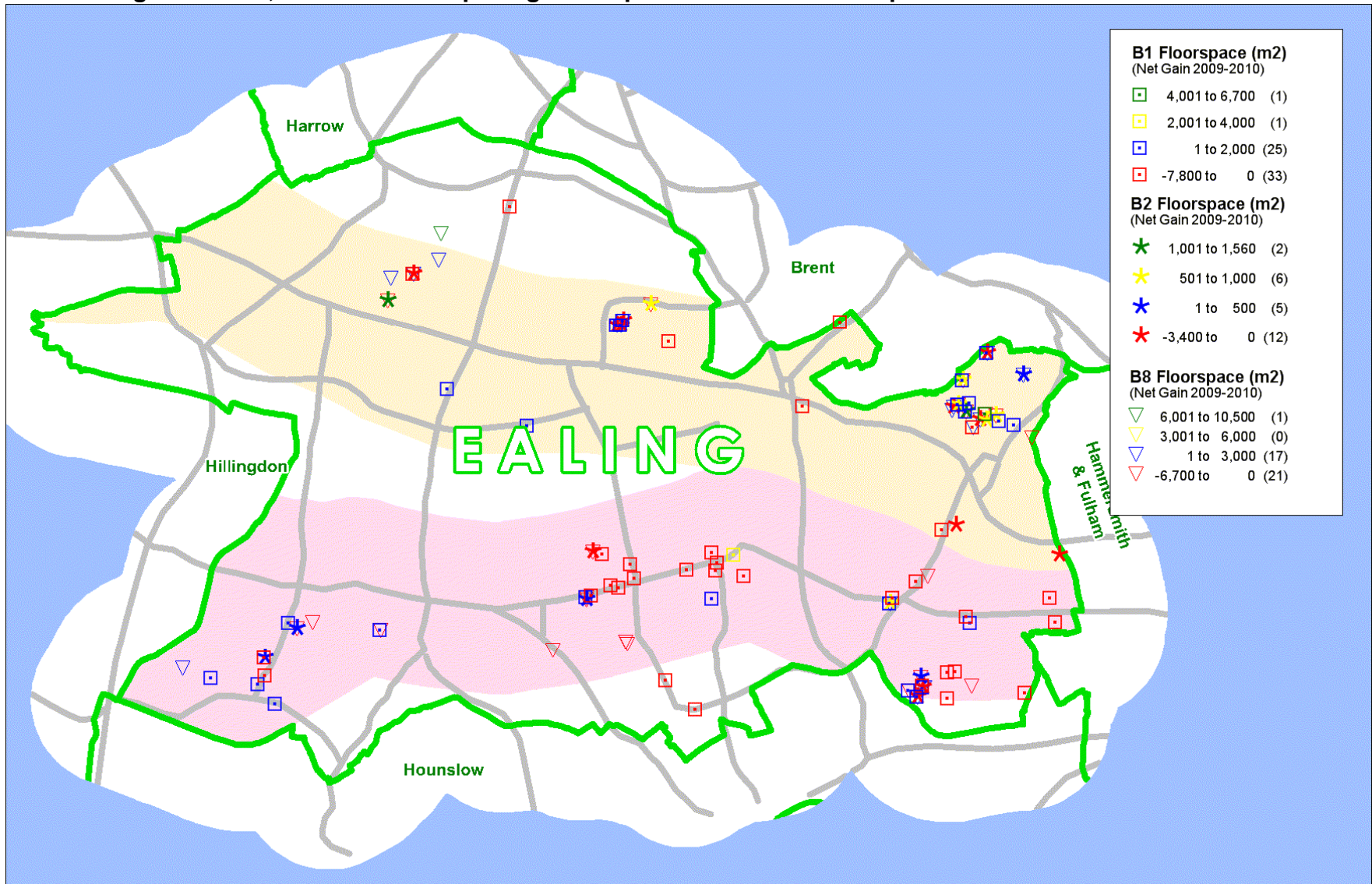




Figure 15: B1, B1A, B1C, B2 & B8 floor-space developed between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010



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B1, B1A, B1C, B2 & B8 Floorspace developed between April 1st 2009 & March 31st 2010



For this monitoring period £229,601 of **S.106 funding** was allocated under the Business and Employment heading in Chapter 10 to resource training and employment initiatives. This represents 2.9% of all contributions. Planning applications for the mixed use residential and retail Dickens Yard development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210) were the ones through which the most monies were allocated: £200,000 was committed by the developer towards employment and training provision and to operate an apprentice scheme, the details of which shall be agreed with the Council.

Furthermore, £ 57,000 were allocated to be spent on employment and community purposes in the vicinity of a residential conversion scheme at Bromyard House, Bromyard Avenue, Acton W3 7BE, as part of planning application P/2008/2643. Half of that money was attributed to the business heading in our analysis. Furthermore, £1001 pounds were allocated to a cycle training project in relation to a hotel redevelopment at 77 Uxbridge Road, W5 5ST as part of planning application P/2009/2012.

### Vacant Premises and Land

The latest survey (March-May 2005) of Major Employment Locations and Employment Sites indicated that there were 175,108 m<sup>2</sup> of industrial and warehousing premises vacant. This represents 7.9% of total stock. While there has been an increase in vacant land since 2002 (165,607 m<sup>2</sup> vacant) the amount is not considered excessive. Only 19.1 ha of vacant land, comprising 13 sites, were available for industrial development, over half of which was subject to planning permission. Figures from West London Business (May 2005) indicated that 29,229 m<sup>2</sup> of office space were on the market in Ealing. This represented about 5.8% of total stock.

### Observations and Conclusions

As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. No relevant departures from policy were noted. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. Accordingly it is critical that business policies are retained for development control purposes, whilst working on new spatial policies as part of the emerging LDF. UDP policies have now been saved and will be operational until replaced by new LDF policies.

Unemployment has increased quite significantly during the monitoring year, although this is in line with national economic trends, and the employment structure has continued to change.

Despite the fact that 19,486 sq. m. of new employment floorspace was completed during the year, giving a net gain of 7,290 sq. m. of employment floorspace, the type of uses developed is estimated to have resulted in the net loss of 356 jobs.

In respect of S106 contributions, £229,601 of funding was secured during the year under the heading of business and has been allocated to training and employment initiatives.

### OVERALL OBJECTIVE

**1.7 To encourage convenient shops and services throughout the borough, by recognising the distinctive functions of metropolitan, major, district, neighbourhood and local centres, and the importance of a good environment for the mixture of shopping, business and community activities needed to sustain these centres.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP although in place until October 2007, was not saved beyond that date. It is effectively replaced by objectives/policies in the London Plan and the emerging LDF. The February 2008 consolidated London Plan confirms the Mayor's endorsement of a competitive retail sector and a partnership approach to finding appropriate and sustainable development sites. The draft Replacement London Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services. The Mayor's overall objective is to accommodate all of London's growth within its boundaries without encroaching on green space. It also confirms the strategic network of town centres across London. Emerging Ealing LDF policies include a commitment to regenerate and provide further retail floorspace and support other appropriate town centre uses in accordance with the scale and function of the centres.

### UDP Shopping and Town Centres Policies

- 7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites
- 7.2 New Shopping Development and the Sequential Approach
- 7.3 Designated Shopping Frontages
- 7.4 Non-Designated Shopping Frontages
- 7.5 Basic Shopping Needs
- 7.6 Eating, Drinking and Entertainment
- 7.7 Other Shopping Centre Uses
- 7.8 Markets and Street Trading

### Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.16 Designated Shopping Frontages
- 10.21 Development Sites

### Relevant London Plan Policies

- 2A.8 Town Centres
- 3D.1 Supporting town centres
- 3D.2 Town centre development

- 3D.3 Maintaining and improving retail facilities
- 3D.4 Development and promotion of arts and culture

### Supplementary Planning Guidance

- SPG 18 Places for Eating, Drinking and Entertainment
- SPG on Town Centres
- SPG on Development Sites

### Background Reports

- Shopping and Town Centres
- Revitalising the Retail Heart of Greenford (Nov 2006)
- West London Retail Needs Study (Jan 2007)
- The Retail Needs Study Update was commissioned during this period

### Local Strategies and Priorities

- Sustainable Community Strategy.
- Spatial Development Framework for Ealing Metropolitan Town Centre.
- Ealing Strategic Centre Development Framework Community Infrastructure Plan (Jan 2008).
- Framework for Southall (Feb 2008)
- Town centre studies for Acton and Hanwell

### National Guidance

Planning Policy Statement (PPS) 4 ***Planning for Sustainable Economic Growth*** was published in December 2009. It replaces previous guidance from PPG4 and PPS6 'Planning for Town Centres'. The Planning Statement requires evidence-based policies that take into account both quantitative and qualitative need for development when planning for town centres and awards further weight to need in deprived areas. The emphasis is on the delivery of sustainable economic growth through the regeneration of town centres that are recognised as key places for the community to thrive. It confirms floorspace need identified should be directed to town centres first. It also recognises the importance of competition and choice and provides guidance on the determination of planning permissions for town centre uses. The PPS requires local planning authorities to allocate sites to meet retail needs for at least 5 years. Furthermore, it confirms that boroughs should also carry out regular health checks on their town centres.<sup>28</sup>

PPS4 is supported by the CLG's ***Practice Guidance on Need, Impact and the Sequential Approach*** published in December 2009. It recommends diversity in the provision of services and shops in town centres and the need for an increased mix and competition in terms of the retail offer to meet the community's requirements.

### London Plan

The ***London Plan Consolidated version*** (Feb 2008) is the adopted London Plan. It confirms the Mayor's endorsement of a competitive and growing retail sector across town centres and a partnership approach to finding appropriate and sustainable development sites. The ***Draft Replacement London Plan*** was published in October 2009 and was consulted upon until January 2010. The Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services (2.15) It supports a partnership approach in the evaluation of the town centre's retail capacity and in the delivery of a solid policy framework preventing the loss of retail floorspace and services and supporting the supply of additional comparison retailing in metropolitan and major centre as well as convenience floorspace in district and neighbourhood local centres (4.7, 4.8). It confirms the The Mayor will seek contributions from major retail developments to support the provision of independent retail units (4.9). In under-served market areas, capacity for new shops should be secured as part of urban regeneration projects. The London Plan confirms the strategic network of town centres across London, with Ealing identified as a Metropolitan centre and Southall as a Major centre within the hierarchy of centres.

### Other GLA Guidance and reports

The GLA's ***Sub-Regional Development Framework (SRDF) for West London*** was published in May 2006. It provides guidance on implementation of the London Plan policies at a sub-regional level. It recommends that boroughs undertake local retail needs assessments, to determine both quantitative

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<sup>28</sup>Relevant 'health check' indicators are listed Annex D of PPS4.

and qualitative needs at centre level. This information will help in identifying sites where such growth could be accommodated, taking into account the strengthening and regeneration of existing centres and addressing deficiencies in the town centre network.

The GLA's report ***Retail in London*** was published in October 2006. It examines the growth of the retail sector, its contribution to employment, changes in retailing, the rise in Internet trading and the importance of leisure in retail development. The role of retail regeneration is also noted.

A report on ***London-wide Health Checks***<sup>29</sup> was produced by the GLA in January 2007. The report was part of an ongoing series of strategic London-wide health checks undertaken by the Greater London Authority (GLA) with support from the London boroughs. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of strategic health check indicators and illustrates how these have changed over time. This confirms the relationship between the town centres in the London-wide retail network and highlights the need to accommodate the forecast demand for retail and leisure requirements. The report reiterates that for Ealing Metropolitan Centre to work effectively, West Ealing and Central Ealing must function as one large centre. This is consistent with the findings of the more recent Master-planning/Development Framework referred to below.

The ***2009 London Town Centre Health Check*** (Dec 2009) has informed preparation of the draft replacement London Plan and also contributes to the evidence base for local development plan policies, development proposals and implementation of town centre and local strategies in accordance with national planning policy statements PPS6 and PPS4. To provide continuity where possible with previous London town centre health checks, the indicators for the 2009 study were categorised under the following sub-headings:

- Scale and Function
- Capacity
- Financial Performance
- Accessibility
- Town Centre Initiatives
- Accidents and Security
- Environment

Under each of the above categories, the GLA accessed a wide variety of datasets on town centres, which have been used to evaluate the performance of centres, supplemented by local knowledge from boroughs. In Ealing, information each of the borough's town centres was researched in Summer 2009 and data provided in relation to the above categories.<sup>30</sup>

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<sup>29</sup> GLA London-wide Town Centre Health Checks 2006 analysis (Jan 2007) [http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006\\_fullreport.pdf](http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006_fullreport.pdf)

<sup>30</sup> The 2009 London Town Centre Health Check (including Annex 4 which contains a summary of selected key health check indicators) can be viewed at: <http://static.london.gov.uk/mayor/planning/docs/towncentrehealthcheck2009.pdf>



The GLA 2009 report findings re-confirm for Ealing that in the 2006 GLA London-wide health check, the evidence suggested that Ealing Metropolitan centre appeared to function as two distinct centres: Ealing Broadway and West Ealing, and the policy guidance was that it is critical that the centre develops as an integrated entity for it to be considered as a Metropolitan centre. The 2009 report however confirms:

*“In the intervening years, the borough has taken firm steps towards better integrating the two centres with an evolving ‘office quarter’ between the two retail quarters at Ealing Broadway (with its strengthening comparison goods retail and cultural offer) and West Ealing (with a strong convenience and secondary retailing function). It remains important however that integration between the two centres that comprise ‘Ealing’ should continue to be strengthened to underpin its Metropolitan status.”<sup>31</sup>*

No comments were made in the report in relation to the designations (within the UDP/London-wide hierarchy) for any of the borough’s other town centres.

The report confirms that the GLA will continue to work with boroughs where possible to find proactive ways of identifying capacity to accommodate new retail, leisure and other development within town centres or on the edges of town centres where development can be well integrated with the existing centre.

The Mayor’s ***Economic Development Strategy for London***, was consulted upon between October 2009 - January 2010.<sup>32</sup> The strategy sets out the Mayor’s vision for the Capital in respect to London’s economy. The Strategy recognises the strategic role played by London’s network of town centre as community and economic hubs, which provide key locations for retail. It encourages the continued designation of Business Improvement Districts (BIDs) and encourages the promotion of Strategic Outer London Development Centres playing an economic role at the regional level. It also recognises the role of regeneration across London.

### **Ealing’s West London Retail Needs Study (2006) and Retail Needs Study Update (2010)**

Ealing Council commissioned a ***Retail Needs Study*** (RNS) in November 2006 to look at potential capacity for new retail floorspace in the borough’s main town centres. The scope of the study also included ethnic retailing and an assessment of and the need for leisure provision. The main outcome of the report was the need for additional retail floorspace and an effective town centre strategy in Ealing town centre to retain its competitiveness and status as a Metropolitan Centre within west London and beyond.

The floorspace capacity forecasts indicate that the Borough of Ealing could support between 10,642-31,945 square metres net convenience goods (food retailing) floorspace by 2021.<sup>33</sup> A capacity of up to 35,329 sqm net additional comparison goods (non-food) floorspace is identified in the same period.<sup>34</sup>

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<sup>31</sup> The 2009 London Town Centre Health Check (Dec 2009) s.4.1, p69 Town centre classifications (role and function)

<sup>32</sup> This strategy was subsequently published in May 2010.

<sup>33</sup> The range takes into account all known commitments (existing permissions) and is based on a potential £4,000 and £12,000 per sqm net sales density.

<sup>34</sup> The figure takes into account all known commitments (existing permissions) and is based on a £5,500 per sqm net sales density grown by 2% per annum.

The report highlights that the capacity forecasts should not be taken as a restriction to new development and nor do they provide the final 'answer'. Circumstances change as new schemes come forward and as such, the figures are subject to change. Market share and capacity may continue to fall in some centres and capacity may rise if new proposals come forward. Capacity forecasts and market share changes should therefore be viewed both as a threat to the health of town centres and as an opportunity to enhance/regenerate town centres and maintain/uplift a centre's position in the retail hierarchy.

The leisure assessment examined a range of commercial facilities including cinemas, bingo clubs, bowling, bars, clubs, restaurants and health and fitness clubs. Notwithstanding the commitment for a 16-screen cinema in Ealing town centre, the study concludes that there is an identified gap in overall commercial leisure provision in the central and western part of the Ealing borough. Ealing is noted as being a popular destination for pubs/clubs.

The retail study informed the Council's initial LDF work as well as the master-planning work for Ealing, Acton, Greenford and Southall town centres.

In order to ensure an up-to-date evidence base for the LDF, a **Retail Needs Study Update** was commissioned in September 2009. As well as updating the floorspace need figures from the original study, the brief includes requirements to assess the impact of the recession and the opening of nearby Westfield shopping centre (in the London Borough of Hammersmith and Fulham) on Ealing's town centres. The retail study update findings are informing the Council's emerging LDF work, including the Development Strategy 2026, the Development Management and sites allocation documents.

### **Ealing's Emerging LDF Policies**

The initial proposals of Ealing's LDF **Development Strategy 2026** were consulted upon in 2009. Policies included a commitment to regenerate and provide further retail floorspace in Ealing, Acton and Southall.<sup>35</sup>

The Development Strategy 2026 introduces the potential for a town centre boundary change to Southall to help consolidate the retail functions of the town centre and to help facilitate appropriate development. There is also potential to consider promoting/sub-dividing neighbourhood centres in the hierarchy of centres in the borough. Positive action also needs to be taken to counter polarisation between successful large town centres and declining neighbourhood centres.

Production of the Council's Infrastructure Delivery Plan (IDP) commenced within this monitoring period. The aim of the IDP is to ensure the sustainable delivery of the growth targets and policies contained in the Development Strategy 2026 through the provision of appropriate infrastructure in the right places at the right time. Initial findings show many of the existing facilities are appropriately located within town centres and this should continue where town centres will deliver future population growth through new residential developments. Delivery of future infrastructure requirements is suggested through direct provision, s106 contributions to expand or provide existing facilities, and the co-location of activities.

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<sup>35</sup> Emerging LDF policies (consulted upon in Sept-Dec 2010) promote the vitality and viability of the borough's town centres in accordance with their positions within the retail hierarchy. Specific policies seek to promote appropriate amounts of retail floorspace, consolidate designated shopping frontages and/or to reconfigure town centre boundaries (to consolidate the retail core of centres) and encourage modal shift (means of travel) to reduce congestion.

## Ealing Master plans

**Master plans** have been undertaken to provide strategic vision and development frameworks for the borough's town centres. The frameworks are intended to guide development and ensure our town centres develop into distinctive and successful places. The research has included consultation with local businesses, residents, landowners and developers. The progress of projects for each town centre in this monitoring year is outlined below:

**Ealing** – The Spatial Development Framework for Ealing was commissioned to help inform development in the centres over the next 10-15 years. In the light of increasing competition from nearby centres, the suggested strategies and actions to strengthen its role and improve its relative performance include: strengthening the retail cores; defining and reinforcing the distinctive character of the different parts of the town centre; introducing a mix of uses to serve residents, workers and visitors; managing transport movement and improving facilities for non-car modes of travel; improving the quality of public spaces; enhancing the quality of townscape and historic character; and, introducing high quality and sustainable buildings which meet the needs of modern occupiers. The report's recommendations are grouped into themes including movement, built form, public realm and open space, community infrastructure and development sites, which include suggested uses. The document will help inform on-going LDF work.

From the recommendations highlighted in Ealing's Spatial Development Framework and public consultation undertaken in Summer 2008, the programme of projects was established for Central Ealing, the aims being to improve the vitality of the town centre to make it a better place to live, work, visit and shop. Progress this year has seen the streetscape scheme in Bond Street almost completed. Following consultation, hanging baskets were provided and 20% of the guardrail was removed as part of street de-cluttering. One shop front was completed as part of the shop front grant scheme, which awarded up to £10,000 to 21 businesses for physical improvements. The scheme targeted 11 businesses in a block on Bond Street as a priority. An additional £4,000 was made available to other businesses, and the area also benefited from a visual merchandising scheme. A Business improvement District funded by a levy on member shops was successfully established to promote the interest of businesses in the town centre, to organize events such as markets and fairs and act as a mediator with the council.

Planning permission was granted in November 2009 for the redevelopment of Dickens Yard for a mixed retail, residential, commercial, community and leisure development.<sup>36</sup> Work has commenced on this development. This development should increase the scale and quality of the comparison goods offer in the town centre, retain more of Ealing's catchment spend, and relieve overtrading.

The planning application for the Arcadia site, also for a large mixed-use scheme, was called in by the Secretary of State who, after a public inquiry, refused planning permission in July 2009.<sup>37</sup> There have been no subsequent applications on this site.

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<sup>36</sup> This will provide 698 residential units, 9,040sqm retail floorspace (Use Class A1/A3), including 5346sqm of net comparison floorspace, 139sqm of offices (Use Class B1), a 920sqm health spa (Use Class D2) and 325 sqm for community use (Use Class D1).

<sup>37</sup> The scheme proposed 17,279 sqm of retail shops (Use Class A1), 1,363 sqm of cafes/restaurants (A3), 490 sqm of offices (B1(a)), 1,861 sqm of leisure facilities (D2) and 567 residential units.



In West Ealing, public realm improvements including new seating, planters and re-paving were planned for Melbourne Avenue square and the library forecourt.<sup>38</sup> Shop front improvements were undertaken, CCTV installed and Dean Gardens entrance improvements completed. West Ealing Businesses (WEB) a Trader's Association was set up before the current monitoring period but links with local businesses have been strengthened as the Council have continued to work closely with them on projects throughout 2009/10.

A Community Infrastructure Plan (published Jan 2008) forms part of the Spatial Development Framework for Ealing. This sought to assess current provision and future requirements for community infrastructure facilities and services, including health, education, open space, social, arts and cultural facilities. The report concludes that many of the existing facilities are appropriately located within town centres and this should continue where town centres will deliver future population growth through new residential developments. Delivery of future community infrastructure requirements is suggested through direct provision, s.106 contributions to expand existing facilities (or provide new), and co-location opportunities.<sup>39</sup>

**Southall** – The Framework for Southall (Feb 2008) seeks to help guide development within this existing centre of excellence for ethnic retailing. Its diverse community is recognised. The Framework intends to help facilitate the provision of new and improved housing, more and better open spaces and improvements to pedestrian facilities and public spaces. Key sites and areas for development have been identified across the town, including a mixed-use development at Southall Gas Works site to complement the existing town centre activities. Planning permission for the redevelopment of the Southall Gasworks site was granted by the Mayor of London in October 2009. The proposal includes 20,050 sq m of retail floorspace, including a 5850 sq m supermarket, additional A3, A4 and A5 units along the canal and large retail units. The development would retain catchment retail spending currently 'leaking' to neighbouring town centres. Whilst it will provide more comparison and convenience floorspace than advocated by the WLRNS, the retail component seeks to complement rather than compete against the existing specialist Asian retail offer, and would be integrated with the existing town centre through strong pedestrian links.

A further study was commissioned in November 2008 for the Manor House, Southall (a Council asset, Grade II listed building and designated Building at Risk). A Conservation management plan was produced and a 5-year work programme to guide future uses and ongoing management of this building. Progress of this work will be reported in the next AMR.

Other projects implemented within this monitoring period include streetscape works which are ongoing along the High street, the Broadway and the top part of South Road (new granite paving, street furniture upgrade), and raised pedestrian crossing points funded by TFL at a number of strategic junctions. These works have helped to promote safety, accessibility and traffic calming in the town centre.

£310,000 was also directed to the shop front improvement scheme which will benefit 26 shops. Two blocks on the Broadway and on the Green were selected as priority for their impact on the retail environment; works on shop fronts started in March 2010. A visual merchandising scheme took place for retailers to improve their shop windows, and customer care training workshops were held for retailers in October 2009.

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<sup>38</sup> These works were largely completed in Nov 2010.

<sup>39</sup> The Council's Infrastructure Delivery Plan is currently being drafted and will set out in more detail the borough's infrastructure needs and opportunities (as an LDF background document to support the Development Strategy 2026)

Following the undertaking of a “Conservation Management Plan” in May 2009, £560, 000 was identified by the Council in June 2010 for the renovation of Southall Manor House. The Grade II listed 16<sup>th</sup> century Elizabethan House is on English Heritage’s buildings at risk register. It is presently occupied by the Southall Chamber of Commerce and Community organisations. Improvements to Southall Town Hall are also planned and will be reported in the next AMR.

**Greenford** – A multi-million pound investment has been made to revitalise the heart of Greenford to create a shopper and business-friendly centre. Many of the recommended projects in the 2006 study have been implemented (including pavement and junction improvements, provision of stop and shop bays, shop front grants, lighting and new benches).

A ***Review of the Good for Greenford Programme*** (2010) was undertaken by New Horizon in February 2010, based on both a physical and phone survey. The “Good for Greenford” works were completed in December 2009. £5 million was invested in a range of improvements including re-paving of the town centre in York Stone, £76,000 investment in a shop front improvement scheme for 10 units, and 23 businesses taking advantage of a Visual Merchandising scheme.

The Shop and Stop parking scheme was introduced and the council is negotiating free parking as part of the redevelopment of Tesco to serve these areas where S&S has not been provided. Raised pedestrian crossings were created at various points to facilitate access to the town centre from the other side of the Broadway. Graffiti has been dramatically reduced throughout the town centre. Promotional activities such as the Christmas market and the loyalty-parking scheme are ongoing. £1 million has been allocated to the regeneration of Greenford Hall to modernise and bring this important public building up to modern standards.

A resolution has been passed to grant planning permission for the redevelopment of the Tesco store with 1300 sqm net of comparison and 2400 sqm convenience floorspace. Five new small retail units and an increase in car parking spaces once the development is completed. The scheme should provide the footfall that underpins Greenford’s stability as a competitive District centre, to serve the day to day needs of its catchment population.

**Acton** – (including Park Royal). Recommendations from the study identify the need to improve retailing, the public realm, nighttime economy and transport. In 2008 Acton was allocated £2 million investment to help achieve these improvements over three years. The delivery of projects includes high quality paving laid on several pedestrian routes to match the town square (completed August 2009) and new pedestrian crossings were installed (October 2009) to help improve connectivity between the High Street, the Mount, King Street, Horn Lane and Churchfield Road and streetscape improvements were carried out around Acton Central Station in November 2009, including repaving, new street furniture and improvements to pedestrian safety and the public realm. Projects completed in Spring 2010 include repaving of Woodlands Avenue, the provision of new street furniture and of a CCTV camera to improve accessibility to Woodlands Park and improve public safety. £500,000 was allocated to a Shopfront Improvement Scheme in Acton. Shops most in need of improvement were identified and given the opportunity to apply for a grant. £40,000 was also opened to all shops in the area for minor improvements.

Acton also benefited from part of a grant of £ 200,000 as part of the English Heritage Partnership Scheme for the improvement of conservation areas at risk, such as Acton town centre. The money will be used for works on the shop fronts and at first floor level of two Victorian blocks of buildings located nearby Acton Town Square<sup>40</sup>.

Following the publication of the **Community Facilities in Acton** report, public consultation was held in June 2009 and has been ongoing to discuss the provision of new community facilities on the Acton Town Hall site. Suggestions for the use of the site include new leisure and community space and the provision of new residential and/or retail floorspace.

**Hanwell** - From the findings of the business and resident's surveys undertaken in Spring 2008, and further public consultation in Summer 2008, the Regeneration Programme and Priorities for Hanwell were established. Over £1 million was allocated for a town centre regeneration programme in Hanwell to March 2011. The objective has been to improve the public realm and support businesses to provide a good shopping experience for its residents. Many improvements have been carried out in the monitoring period including new paving, loading bays and park and shop bays, the installation of new street furniture (cycle racks and new bins), and the de-cluttering of redundant street furniture. Hanwell's clock tower's mechanism and surface has been restored and pavement up-lighting has been installed (completed Sept 2009). Following consultation, new festive lights have been installed on lamp columns along Uxbridge Road.

Over 27 businesses are due to benefit from the Council's shop front improvement grant scheme with one shop front already completed. 30 businesses benefited from visual merchandising coaching and obtained certificates in October 2009 and May 2010. Ealing council facilitated the formation of the Hanwell Association of Traders, which organized a "clean Hanwell day" and a Christmas event next to the clock tower.

Whilst outside of the town centre boundary, the forecourt of Our Lady and St Joseph's Church and the gardens of St Mellitus Church both benefited from landscape improvements, reopening in May and October 2009 respectively.

**Northolt and Perivale** have also been allocated £250K and £295K respectively to provide shopping centre improvements such as CCTV, lighting and other environmental improvements. In the monitoring period 2008/09 Northolt benefited from improved parking facilities. In Perivale CCTV has been implemented in an attempt to improve safety and in 2009/10 the Bilton Road shopping area has benefited from repaving. Alley-gating has also been introduced in 2010/11. In Medway Parade, loading bays and bus stop improvements have been implemented.

The master plans and town centre studies are background documents for the LDF and can be viewed at:  
[http://www.ealing.gov.uk/services/regeneration/town\\_centre\\_and\\_area/](http://www.ealing.gov.uk/services/regeneration/town_centre_and_area/)

Progress will be monitored and the data will contribute to any future town centre 'Health Checks' produced.

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<sup>40</sup> at 217-231 High Street.

Finally, the implementation of Crossrail will include improvements to stations along the Uxbridge Road in Acton, Ealing, West Ealing, Hanwell and Southall and will bring opportunities for increased investment and ease of access to, from and between these town centres. Specific phasing of station improvements/upgrades will be reported as they are known, in the next AMR.

## Contextual Indicators

### 1. Travel to and satisfaction with Town Centres

Ealing's 2009 *Annual Residents Survey* was carried out in September- October 2009 and published in December 2009.<sup>41</sup> The report includes statistics relevant to the attitude of residents towards their town centres. Residents were asked which town centre they visited most often.

Among all residents, Ealing town centre, (which includes West Ealing and Ealing Broadway), is the centre with the highest proportion of local visitors (56%), a 2% rise compared to the previous year's survey. With 7 and 8% of visits respectively, Acton and Southall have seen a 2% and 1% rise as town centre destinations. Although the proportion of respondents saying they visited other town centres halved from 16 to 8%, the number who did not visit any of Ealing's town centres in the last year rose dramatically from 0 to 9%. This may be attributed to changes in shopping habits including the rise in internet trading and visits to competing centres such as Westfield.

Sustainable means of travel to town centres increased, with 31% of respondents travelling by bus and 22% by foot (a 5% and 1% rise respectively compared to the previous year). Car and van trips fell by 6% although they still represented 41% of all trips. 96% of interviewees found it easy to get to the town centre using their usual mode of transport.

As in previous surveys, residents were asked how satisfied they were with the various services in the town centre they visited most often. The results given by those who stated they visited a town centre are summarised in the table below. It shows that overall satisfaction with the services provided by and the environment within town centres is on the rise, particularly regarding the facilities for pedestrians and the availability of parking spaces. The satisfaction of respondents with the range of food shops is however slightly declining and there hasn't been any notable improvement in the general attitude to the provision of libraries and range of high street shops. This should be addressed following implementation of the Dickens Yard scheme referenced above.

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<sup>41</sup> The report summarises findings from 3015 face-to-face interviews amongst local residents aged 18+.

**Table 10: Satisfaction with facilities in town centres (all respondents)**

Facility	% satisfied	% change 2008/09 - 2009/10
Banks/Building Societies	90	+5
Facilities for Pedestrians	87	+8
Services	83	+3
Parks and Open Spaces	80	+2
General Upkeep of Town Centre	79	+4
Range of Food shops	76	-1
Attractiveness	73	+2
Provision of Libraries	73	0
Range of High Street Shops	72	0
Availability of Car Parking	61	+6

## **2. Vitality and Viability – Town Centre Health Checks**

The current role of town centres should be tested through regular town centre ‘health checks’. This was undertaken for Ealing’s five main town centres as part of the wider West London Retail Needs Study in 2006, based on the indicators set out in PPS6 (which was valid at the time), and were reported in the 2006/07 AMR. The consultation and survey work carried out in the Council’s master planning and regeneration work in 2008/09 has revealed more recent attitudinal and quantitative data. During 2009/10, as part of work to both inform a replacement London Plan and the emerging Ealing LDF, new detailed town centre ‘health checks’ were undertaken.

The West London Retail Needs Study concluded that most of the centres retain a high representation of independent retailers, and Ealing also had a good representation of national multiples, although this has decreased with rising vacancies. Shoppers still want all the centres to have a higher representation of multiples and larger stores. An increase in ethnic food retailing and other services, as well as successful regular and specialist markets are required in all centres. Southall’s significant role as a centre for Asian retailing is maintained. A good range of community, leisure and other facilities and services is still evident in Ealing and Greenford town centres in particular. Hanwell still has an absence of key services, such as banking.

Poor environmental quality and community safety have been noted in each centre. These issues played a part in prompting the town centre studies commissioned by the Council in 2006/07 and their recommendations seek to address these concerns.

Further findings from the GLA Town centre Health Checks 2009, to which data from Ealing's own survey research and studies contributed are reported in the 'Context 2009-10' section above, under the sub heading ' Other GLA Guidance and reports'.

## UDP Policy Indicators

An analysis of the use of policies in **committee decisions on planning applications** shows the frequency with which the policies were used. Of the 149 planning applications that were considered by Committee in this monitoring period, Policy 7.1 was used most frequently (as per previous year) and there were 23 references. This policy seeks to protect the established shopping hierarchy of centres in the borough. Policy 7.2, which covers new shopping development and the sequential approach, was cited on 6 occasions (9 less than last year). Policy 7.6 was again cited frequently with 12 references, reflecting the continued demand for growth in A3 uses within town centres. Policy 7.3, which reflects the need to resist loss of retail floorspace in designated frontages, was cited on 12 occasions (an increase of 3 since last year).

Planning applications relating to town centre commercial uses are often granted subject to a number of conditions that ensure the proposed development proceeds in accordance with the policies. Four conditions were used frequently, i.e. restricting hours of operation, the use of music or amplified sound, the range of uses allowed on the premises, and requiring that shop window displays be maintained. These conditions are used to protect the living conditions of nearby residents, to maintain the retail character of shopping facades, and to ensure that premises are compatible with the surrounding area.

The number of **appeals** relating to shopping and town centre (UDP Chapter 7) policies has decreased by 6 (from 12) since 2008/09. Of the 6 appeals in the current monitoring period, only one was allowed and five were dismissed, a notable increase in success since the 7 allowed and 5 dismissed in 2008/09. The allowed appeal related to application P/2008/2673 at The Mall in Ealing, which proposed additional basement accommodation to be used in association with the existing nightclub. The Inspector considered that the proposal would not be contrary to Policy 7.6 as any increase in the number of patrons (potentially giving rise to harmful effects such as additional noise and disturbance) would in any case be prevented by the licence.

Of the five dismissed retail-related cases this year, one related to an appeal against a restriction of hours at an existing takeaway<sup>42</sup>, (the inspector cited Policy 7.6 and confirmed the condition was reasonable and necessary); one upheld an enforcement notice for unauthorised change of use from ancillary A3 storage to D2 use<sup>43</sup> and one upheld an enforcement notice where the impact of servicing and deliveries from the proposed retail use was considered to cause harm to local residents<sup>44</sup>. Whilst an appeal relating from change of use from C3 (residential) to A1/A2 (retail) use was dismissed<sup>45</sup>, the inspector

<sup>42</sup> P/2009/0993 172 South Ealing Road W5

<sup>43</sup> 3 Broadway Buildings Boston Rd W7

<sup>44</sup> 1A South Ealing Rd W5

<sup>45</sup> 83 Western Rd Southall UB2

considered no harm would in fact be caused in terms of retail Policy 7.2, but dismissed the appeal on other grounds. The appeal decision relating to a new shop front and infill extension at a pub in Southall<sup>46</sup> was a split decision. Whilst the shop front was dismissed on design grounds, the inspector considered the proposal did not in fact conflict with UDP Policy 7.4.

Only one of the six appeal decisions this year made reference to Policy 7.1 (shopping hierarchy). Policy 7.6 (Eating, Drinking and Entertainment) was mentioned in three of them and Policy 7.7 (Other Shopping Centre Uses) cited twice. Two cases were in non-designated frontages in shopping centres, and hence referred to Policy 7.4. This seeks to resist change of use if there would be more than 3 non-retail units in a row.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Shopping and Town Centres policies should be retained with the exception of policy 7.1. This policy restrains retail development in Ealing Town Centre. On the basis of the evidence arising from the Retail Needs Survey (and the subsequent update in 2010) this restraint is no longer justified, and the policy is therefore contrary to the Council's priority for town centre regeneration. However, in September 2007, the Secretary of State directed that all Shopping policies be retained until replaced through LDF procedures.

## Development Indicators

The government's Core Output Indicator BD4 requires figures to be provided for **the total amount of completed retail, office and leisure floorspace** in the borough, as well as the **amount and percentage of that which was within town centres**. Table 11 below provides these figures. Whilst this table accurately represents completions, it is important to note that the net gain in these types of floorspace are much lower (and/or are negative amounts) once completions of changes of use (i.e. floorspace losses) from the same range of use classes are also taken into account.

The figures show that despite an extension to the retail floorspace within the Ealing Broadway shopping centre of 1394sqm (P/2008/3831), the sqm A1 retail floorspace completions have declined for the second year running. The office completions have however increased dramatically (from a 9,000 sqm loss in 2008-09), largely due to a significant B1 office development of 8,114sqm, also in Ealing town centre.<sup>47</sup>

Completed retail floorspace within town centres represents a slight increase of +4% from last year to 48%, although this is still much lower than the 89% achieved in 2007/08. The office completions within town centres have risen dramatically to 78% from a negative figure (i.e. net loss of office floorspace in town centres) in 2008-09. The overall % of floorspace completions of these uses within town centres has risen from 60% (in 2008-09) to 68% in this monitoring year.

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<sup>46</sup> 37-39 King Street Southall UB2

<sup>47</sup> 79-89 Uxbridge Rd Ealing W5

<b>Table 11: Core Output Indicator BD4: Total amount of floorspace for town centre uses, 2009/10</b>			
<b>Development 2009/10</b>	<b>Sqm total completed internal floorspace</b>	<b>Sqm floorspace in town centre</b>	<b>% floorspace in town centre</b>
<b>Retail (A1)</b>	1,823	882	48%
<b>Office (B1 (a) and A2)</b>	10,259 <sup>48</sup>	7569 <sup>49</sup>	74%
<b>Leisure (D2)</b>	359	0	0%
<b>Total Internal Floorspace</b>	12,441	8451	68%

Table 12 and Figure 16 below relates to **completions of all Class A (A1-A5) permissions in the borough**. It shows that there were a total of 56 completions relating to Class A uses within this monitoring period (-16 from 2008-09). Of these, 26 represent gains to Use Class A floorspace and 30 represent losses to other Use Classes (e.g. A1 to C3) or changes of use within Use Class A (e.g. A1 to A3). Overall there was a net loss of 79sqm of Class A1-A5 floorspace in the borough which compares with a net gain of 2760m<sup>2</sup> in 2007-08 and a net loss of 2312m<sup>2</sup> in 2008-09. There was a net gain of only 410m<sup>2</sup> of Class A1 retail floorspace in the borough, compared with 2333sqm in the last monitoring year.

<sup>48</sup> Represents 10,068sqm B1(a) and 191sqm A2 completions

<sup>49</sup> Represents +8,029sqm B1(a) and -460sqm A2 completions within town centres.



<b>Table 12: Completed Class A developments and net change in floorspace, 2009/10</b>			
Use Class	No. of completed developments Class A		Net gain/loss in floorspace (Sqm)
	Gain	Loss	
A1	11	7	410
A2	2	6	-966
A3	6	4	96
A4	0	0	0
A5	7	3	381
<b>Total</b>	<b>26</b>	<b>30</b>	
<b>Total</b>	<b>56</b>		<b>-79</b>

Table 13 and Figure 17 below relates to **approved developments relating to Class A (A1-A5) uses in the borough**. It shows that a total of 127 such developments were granted approval in 2009-10. These could be extensions or changes of use to or from these uses. This represents +33 permissions to those approved (94) in 2008. Less than half the A1 floorspace (6227sqm) was approved this year compared to 13,369sqm in 2008-09. If all were implemented, these **approvals** would result in an estimated net gain of 6750sqm Class A1-A5 floorspace (compared to a net gain of 10,482m<sup>2</sup> in 2008/09, and a net loss of 2168 m<sup>2</sup> in 2007/08 and 113m<sup>2</sup> in 06-07).

Figure 16: A1, A2, A3 & A5 floor-space developed between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010





Figure 17: A1, A2, A3 & A5 floor-space granted permission between April 1<sup>st</sup> 2009 and March 31<sup>st</sup> 2010

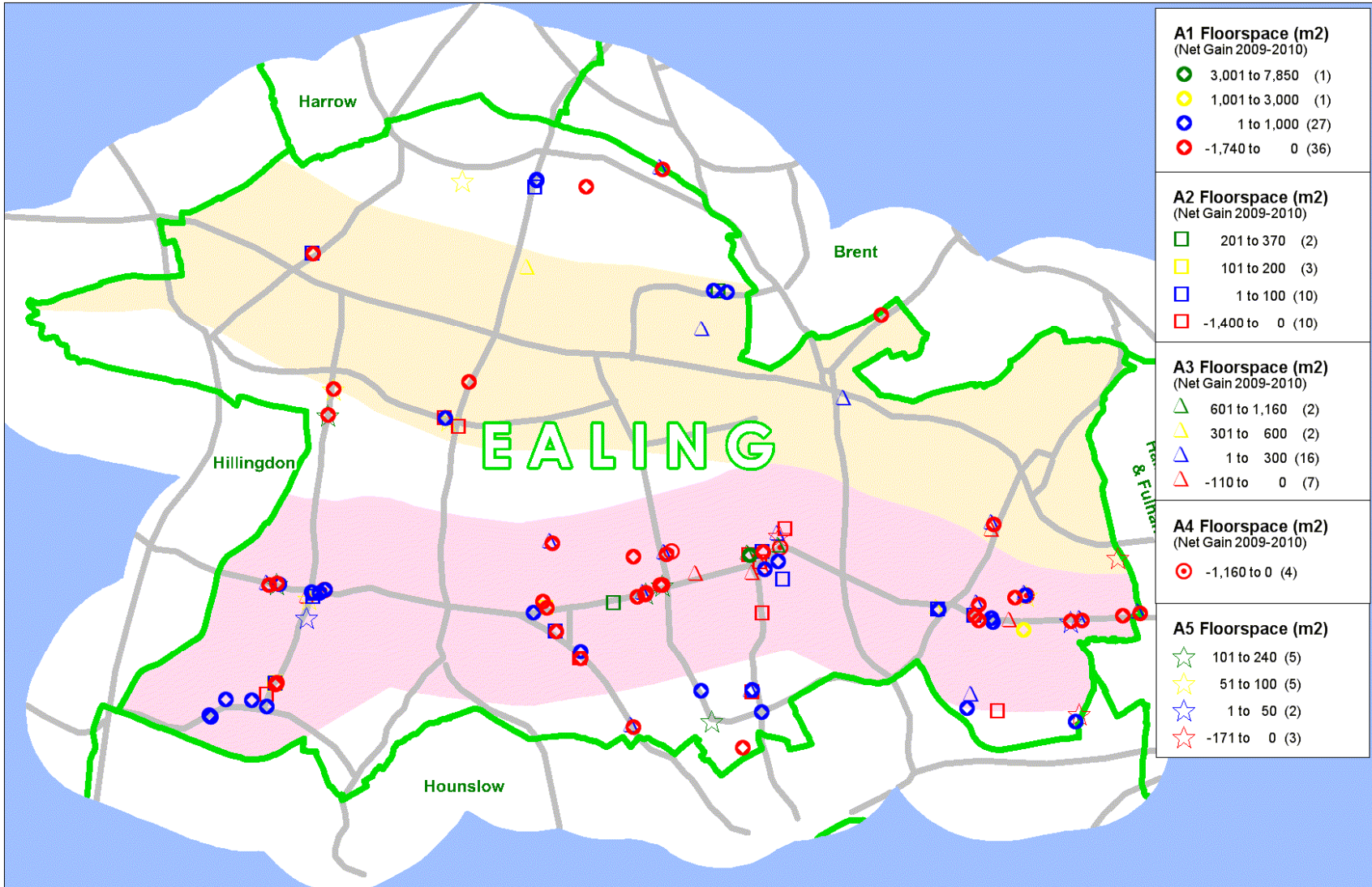


Table 13: 2009-10 Approved Class A developments and net change in floorspace.		
Class	No.of approved applications	Net gain/loss in floorspace (Sqm)
A1	67	6227
A2	26	-1108
A3	30	3952
A4	4	-2321
A5	0	0
<b>Total</b>	<b>127</b>	<b>6750</b>

£2.024m of total contributions from **S.106 sealed agreements** were allocated for the improvement of town centres in 2009/10. This figure represents 25.3% of all contributions. This is an unusually high figure and the highest in terms of percentage since 2004/5. This is explained by the fact that the money was secured through two developments only, one of which id the mixed use retail and housing Dickens Yard development in Ealing Broadway.

£23,880 was secured through planning application P/2009/2012 for a Hotel development at 77 Uxbridge Road on Ealing Broadway for public realm improvements in Ealing Broadway Centre (this money could also have been allocated under the Design heading however it was judged that this was not the main aim of this contribution). This amount was secured thanks to policies 4.1 Design of Development and 4.3 Access for all of which specify the quality expected in terms of the design of developments.

A further £2m were allocated towards social and community, and sports and leisure provision within the Town Centre and towards the implementation of public realm improvements through the various planning applications related to the Dickens Yard mixed use development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210). £500.000 of that money was secured through policy 8.2 *Major Development and Community Facilities*

of the UDP and Policy 5.5 *Residential Design* that require development to cater for the additional needs that they create for the community in terms of facilities and amenities. Policies 7.2 *New Shopping Development and the Sequential Approach*, which considers the integration of retail developments and Chapter 4 policies 4.1 (Design of Development) and 4.3 (*inclusive Design*) triggered the allocation of another £1.5 m.

## Other Performance Indicators

### 1. Vacancies

Data on vacancy rates in each of the borough's town centres was collected by officers in Spring-Summer 2009 as part of the town centre 'Health Check' surveys undertaken for the 2009 GLA London wide Health check. All retail units within the UDP defined town centre boundaries were surveyed. The 2009 figures below are based on surveys at that time; the data source and findings are therefore same as that used in the 2008-9 AMR. As with previous years, the figures represent vacancies in terms of % number of retail units, rather than of overall retail floorspace in the centres.

Vacant Units	2004	2005	2006	2007	2008 <sup>50</sup>	2009 <sup>51</sup>
Ealing	5%	4%	5%	10% <sup>52</sup>	16%	16%
Southall	4%	2%	5%	NDA	9%	9%
Acton	11%	9%	8%	9%	15%	15%
Greenford	4%	5%	5%	NDA	5%	5%
Hanwell	13%	22%	10%	11% <sup>53</sup>	21%	21%

<sup>50</sup> The 2008 data includes information from GOAD and from local surveys.

<sup>51</sup> Source: As above

<sup>52</sup> 2007-08 GOAD data provides vacancy rates of 11% for Ealing Broadway and 9% for West Ealing. The figures have been combined here to enable comparison with previous years' vacancy figures for the combined area of Ealing Metropolitan centre.

<sup>53</sup> Source: Hanwell town centre survey undertaken in preparation for public inquiry.

In 2008/9 the high % vacancy figure for Ealing was attributed to various different stores within the same ownership in the Ealing Broadway Shopping Centre closing simultaneously. It is anticipated that when the Dickens Yard development in Ealing town centre comes forward, this will include appropriate retail floorspace to meet modern retailer requirements, and as such will attract additional (and/or returning) retailers.

It is envisaged that as part of the work to monitor the effectiveness of the borough's regeneration spending on town centres, retail checks, including vacancy surveys, will be carried out more regularly and these will continue to be reported in future AMRs.

## **2. Business Improvement District**

Over the five years 2006-11, Ealing Broadway Business Improvement District (BID), established in March 2006, expects to raise and invest £1.8m million in the town centre. This is through a levy on local businesses, and voluntary contributions from developers and landowners. This funding is used to generate retail spend and operational cost savings through cross business sector engagement. The BID aims to provide all current and potential customers with a variety of information on what is on offer in the Ealing Broadway BID area and run promotions and events to encourage initial and repeat visits to our businesses.

During 2008/09, Ealing BID delivered the Ice Rink which saw 16,000 visitors to Ealing, delivered the Ealing Businesses Action against Crime and Business Watch initiatives, where the sharing of local intelligence is the driving factor behind its success. The Shop Local website was launched in 2008/09, which provided a platform to communicate with customers and supporters, as a marketing campaign to encourage residents to use their local businesses and facilities. The current monitoring period has seen growth and success of the safety initiatives and the Shop Local scheme. Ealing BiD have secured free recycling for businesses and continue to help provide a cleaner (e.g. graffiti removal), safer (funding a Police officer and town centre rangers) and vibrant town centre (e.g. organising entertainment and special/seasonal events such as the Polish festival.)<sup>54</sup>

The GLA 2009 London Town Centre Health Check (Dec 2009)<sup>55</sup> confirms that Ealing has one of only 16 active BiDs in London's town centres, and one of only four in the London Metropolitan centres. 2010/11 will see the continued operation of the BiD and progress of projects will be reported on in future AMRs.

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<sup>54</sup> In October 2010 Ealing BID was successful at securing a further mandate from the local businesses. They will strive to ensure businesses continue to receive the services they have requested and have been benefiting from.

<sup>55</sup> p57, <http://static.london.gov.uk/mayor/planning/docs/towncentrehealthcheck2009.pdf>

### **3. Managing the Evening/Night-Time Economy**

#### **Community Safety Issues**

The Borough Intelligence Unit, Ealing (Metropolitan Police Service) data covering this AMR period show that hotspot locations for violent crime are evident in key town centre locations<sup>56</sup>. Violent crime in Ealing has increased by 5.3% between 2008/09 and 2009/10. Crime hotspots in Southall Town centre are prominent around the Broadway/High Street Area and at the junction of South Road. The key hotspot location within Ealing Broadway is along the Broadway/Haven Green and surrounding Ealing Broadway station. This may be explained in part by the prevalence of public houses within this area and its proximity to the main transport hub for people coming to and from the borough. Increased activity in Acton is notable along the High Street and around the junction of Steyne Road, it continues along adjoining roads. Violent incidents are generally higher in the evening hours and are often linked to the night time economy.

There has been some concern over the last 18 months that some areas of the borough not covered by CDZs were experiencing displacement of problem drinkers from areas of the borough that were subject to these additional powers. This issue was first highlighted in a report to Regulatory Committee in June 2008.

The local police teams and the LBE funded PCSO's have fed back to the Community Safety Team that drinkers on the borough have 'grown smart' to the CDZ's in place and merely move out of the existing zones and congregate in areas where they know the police cannot confiscate their alcohol or fine and arrest them.

In addition, four of our neighbouring boroughs (Brent, Hillingdon, Harrow, Hammersmith and Fulham) have now adopted borough-wide CDZs. Feedback from local police teams confirms that local drinkers they are often from neighbouring boroughs but make the trip to Ealing where they know they can drink in areas that are not covered by CDZs.<sup>57</sup>

#### **Statement of Licensing Policy**

In January 2011, the Council adopted its third Licensing Statement (first adopted Jan 2005) under the provision of the licensing Act 2003. The Statement is designed to be more relevant to the problems faced in specific local areas in the borough and to promote a positive pattern of licensing. Considerations from the licensing committee can act as material considerations in determining planning applications. There are 900 licensed premises in Ealing, including 159 pubs and bars, 8 night clubs, 44 private social clubs, 164 restaurants and cafes, 92 late night hot food takeaways, 399 off-sales licenses

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<sup>56</sup> Reed E, Alcohol and Violence, LBE, 28 July 2010

<sup>57</sup> In order to better manage uncivil behaviour correlated to drinking activity, and to prevent the opportunistic relocation of offenders outside of Controlled Drinking Zones, it was decided in June 2010 (after the current monitoring period) to extend the coverage of the CDZs to the whole of the borough.



and 9 hotels. Whilst a comparison of all of this licensing premises data with previous AMR periods is not possible, it is hoped comparative data will be available in subsequent years to enable trends to be monitored.

Whilst Ealing and Acton both benefit from a vibrant night time economy, more suburban town centres like Northolt, Greenford and Perivale are generally much quieter.

The vision for Ealing is to move away from a type of night time economy which revolves around the drinking habits of young people to one which is more inclusive of all segments of the community, in safe, economically successful and attractive town centres. The preference is for more seated premises where food and drink are consumed by table services such as restaurants and cafes, where families feel more welcome. The Statement regulates the retail sale of alcohol and its supply in drinking establishments and sets out management standards to prevent crime and disorder, to promote public safety, prevent public nuisance and protect children from harm. Conditions can be attached to licensing applications to that end.

Ealing as a Licensing Authority takes the position that restricting and reducing the availability of alcohol has the potential to reduce occurrences in key crime types. It adopts policies to mitigate the cumulative impact experienced from the accumulation of licensed premises in certain areas. Acton has a higher concentration of licensed premises than the borough average, correlated with higher than average crime levels which tie in with the night time economy. A report submitted to Regulatory Committee in April 2009 recommended that Acton Town Centre be adopted as a Special Policy Area (SPA) relating to cumulative impact within the council's licensing statement. The Licensing Committee endorsed this in July 2009 and following public consultation (Autumn 2009), Acton was approved as a SPA. This came into force in January 2010. It creates a presumption against the grant of new licenses or of variations on existing licenses to premises in the area.

### **Upcoming Policy on Sex Establishments**

The Policing and Crime Act 2009 has introduced provisions to re-classify venues where lap dancing, pole dancing etc are performed as sex establishments as per April 2010. A decision will have to be made by Members on the adoption of a new provision subject to consultation on a Draft policy for sex establishments in the course of the next financial year.

### **Statement of Licensing Policy for Gambling**

Ealing as a licensing authority revised its Statement of Licensing Policy for Gambling in January 2010 including a "no casino" policy covering the period 2011-2014. There were 78 betting shops, 11 adult gaming centres and three bingo halls in the borough in the monitoring period 2009/10. Any increase/decrease over the next monitoring period will be reported upon in future AMRs.

## **Other new initiatives and strategies to help manage the impacts of the night-time economy**

2008-2009 saw the implementation of dispersal zones, 50 council funded Police Community Support Officers (PCSOs) deployed in hotspot areas across the borough, including a presence in town centre areas in evening hours, a taxi-marshalling scheme and an alcohol harm reduction policy ('Drink Sense' campaign) implemented in partnership by the police and Council regulatory services. In response to borough-wide priorities, as well as the increase in policing, there were also over 100 networked CCTV cameras operational across the town centres in an attempt to reduce levels of crime.

Other initiatives introduced or in place in 2009/10 also involve joint working with other partners and include:

**Targeted Enforcement Strategy** - A top ten premises are identified, informed through intelligence reports of crime and disorder and public nuisance. Officers tackle those licensees causing the most serious breaches of licences or those repeatedly causing grounds for complaints. The top four identified premises have had their complaints reduced, or are no longer a problem.

**Targeted Trade Sector Visits** - Off licences were inspected and given a letter of advice for which they were required to sign for on receipt. The letter reminded them of their obligation to comply with their conditions, such as to observe closing times, not to sell to underage children, or to those intoxicated. The inspections are targeted to specific trade sectors or a problem area. In 2009 there was a problem with identified off licences selling after time. Businesses in close vicinity had been placed at a competitive disadvantage and were driven to stay open longer. Test purchases followed and 4 prosecutions are currently pending.

**Work with the Community Safety Team** - attending bi-monthly high visibility inspections of pubs, off licences, beauty parlours (MSTs) and fireworks vendors.

**Preventing Crime and disorder** – working with the police to ensure this mandatory licensing objective is met.

**Safety** – joint visits with Health and Safety officers where there is a public safety problem in relation to pubs and firework retailers.

**Noise** – use information provided by the noise team who undertake 'party patrols' in the night-time economy. They report on noise, late night refreshment cafes, and illegal suppliers of alcohol.

**Children - Protecting children from harm** – e.g. to ensure that licensed premises do not sell age-restricted goods in breach of their licence. This year we have been enforcing the ban on shopkeepers who are prevented (by a condition in their licence) from promoting cheap, strong beer and cider. We have assisted the police licensing officers by producing a guidance letter on what we regard as cheap alcohol which would potentially be attractive to children and street drinkers.

Progress of these initiatives to help manage the impacts of the night-time economy will be reported in future AMRs.

## Observations and Conclusions

The UDP shopping and town centres policies have been implemented through planning decisions as well as the commissioning of work on a number of town centre studies. The studies in Ealing, Acton, Hanwell and Southall were published in 2007/08 and form background documents for the LDF. Progress continues to be monitored and the data will contribute to any town centre 'Health Checks' which accompany future AMRs.

Another indication of the success of the town centre policies is the level of satisfaction expressed by local residents. Results of resident's surveys confirm that investment has had a positive impact on satisfaction levels. An increase in the range of high street shops and food shops will improve satisfaction levels further and this is likely to be achieved in Ealing through the major town centre schemes. Continuation of the regeneration efforts will ensure the town centres continue to serve their local communities and maintain their relative positions within the local and regional retail hierarchies. Residents' surveys will be repeated in future years and will monitor improvement in satisfaction levels; the results will also help to monitor the effectiveness of the regeneration spending.

Whilst the sqm A1 retail floorspace borough completions have declined for the second year running, the office completions have increased dramatically (from a 9,000 sqm loss in 2008-09), largely due to a significant B1 office development of 8,114sqm in Ealing town centre. It is anticipated that when the Dickens Yard development in Ealing town centre comes forward, this will include appropriate new retail floorspace to meet modern retailer requirements, and as such will attract additional (and/or returning) retailers.

The authority undertook further town centre management and regeneration initiatives in 2009/10. Its work on the management of the evening economy continues, and ensures the retention of a balance of uses in the town centres, benefiting all sections of the community.

Finally, Crossrail will bring opportunities for increased investment and ease of access to, from and between these town centres, and help to maintain and increase their vitality and viability.

## Topic Eight Community Facilities

### OVERALL OBJECTIVE

- 1.8 To encourage the provision of community facilities to meet the wide-ranging needs of people living, working, studying in and visiting the borough, and to ensure that these facilities are located where they reduce the need to travel and enhance town centres.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objectives 6, 8 and 10 are most relevant – ‘Placing Ealing at the heart of West London’s cultural, sports and leisure activity’, ‘Encouraging a healthy and independent population in Ealing’, and ‘Making Ealing a great place for young people and children to grow up’.

### UDP Community Facilities Policies

- 8.1 Existing Community Facilities
- 8.2 Major Developments and Community Facilities
- 8.3 Redundant Community Facilities
- 8.4 Large Scale Community Facility Development
- 8.5 Meeting Places and Places of Worship
- 8.6 Facilities for Young Children
- 8.7 Education Facilities
- 8.8 Health Care Facilities

### Relevant UDP Sites & Areas

- 10.17 Built Sports Facilities with Community Access
- 10.21 Development Sites

### Relevant London Plan Policies

- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3A.19 The voluntary and community sector
- 3A.20 Health objectives
- 3A.21 Locations for health care
- 3A.22 Medical excellence

- 3A.24 Education facilities
- 3A.25 Higher and further education
- 3A.28 Social and economic impact assessments
- 3A.26 Community strategies
- 3A.29 Supporting neighbourhood plans

### Relevant Supplementary Planning Guidance

- SPG7 Accessible Ealing
- SPG17 Baby Care Facilities
- SPD2 Community Facilities
- Draft SPD9 Legal agreements, planning obligations and planning gain

### Local Strategies and Priorities

- Sustainable Community Strategy (2008)
- Ealing Children and Young People’s Plan 2006 - 2009
- Ealing’s health inequalities strategy 2005 – 2010
- Ealing Quality of Life for older people and carers 2006/16
- Ealing Cultural Strategy 2007/12 (2007)
- Ealing Property Strategy (2006)
- Ealing Council Draft Property Report October 2006 Revised
- New priorities:* new high school in the north of the borough; improved use of Council property assets; ensure proper social infrastructure available for major developments.

## Context 2009-2010

Government policy continues to place an ever stronger emphasis on the need to ensure that social infrastructure is delivered alongside planned housing growth, in order to ensure that communities have all the necessary elements to be sustainable.

The Planning Bill, published in 2007/08, introduced provisions for changes to planning obligations, and a new community infrastructure levy. On August 2008 the Department for Communities and Local Government published the new 'Community Infrastructure Levy' (CIL). Part 11 of the Planning Act 2008, which received Royal Assent on 26 November 2008, contains provisions enabling Regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. The council plans to bring forward revised proposals in due course once new regulations are issued, the council has determined its response to CIL, and following the publication of its Infrastructure Delivery Plan<sup>58</sup>.

The preparation of an Infrastructure Delivery Plan (IDP) is a key element of Ealing Council's statutory Local Development Framework (LDF). The IDP will support Ealing's Development Strategy 2026 as part of its evidence base. The IDP's role is to identify all items of infrastructure needed to ensure the delivery of the growth targets and policy contained in the Development Strategy 2026. This will ensure that an appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development up to 2026. In this context infrastructure includes social infrastructure (including health, education, arts & culture, community & social facilities), physical infrastructure (transport, utilities, waste and flooding) and green infrastructure (parks, open space and sports grounds). The Council published a background paper on the IDP in September 2009, with work on a first draft of the IDP itself commencing during the year (due to be published in September 2010). A report on progress together with any revisions to these plans will be provided in future Annual Monitoring Reports.

At the local level, work will commence shortly on refreshing Ealing's Cultural Strategy, and developing an implementation plan. The approved Cultural Strategy and Action Plan were published in October 2007. A new Library Strategy is also due to be published in May 2011.

Under the Building Schools for the Future (BSF) programme significant works were due to be carried out at 17 of Ealing's secondary schools from 2010-15, and a new school was to be provided in Greenford<sup>59</sup>.

Figure 18 below shows some key community facilities in the borough including schools, hospitals, GP surgeries, libraries and sports and leisure centres.

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<sup>58</sup> The first draft of the Infrastructure Delivery Plan was published in September 2010 alongside the Final Proposals for the Development Strategy.

<sup>59</sup> The announcement of the 5<sup>th</sup> July 2010 to end BSF nationally has curtailed the Council's immediate plans for capital investment in its secondary schools. Following a period of review the Department for Education has confirmed that the two 'sample' school projects; The Cardinal Wiseman School and Dormers Wells High School will now be funded along with an extension to the West London Academy.

### 1. Population Growth

Ealing's population increased by 6.3% between 1991 and 2001. The biggest increases were seen in the 5-15, 25-44 and 45-59 age groups.

Ealing's October 2009 Special Population Projections project an increase of 7,975 young people aged 0 to 24 in the borough between 2009 and 2026 and of 23,062 adults aged 40 to 84. Changes in the makeup of the population mean an increased demand for community facilities, which will serve the needs of the relevant age groups.

Further work on demography has been undertaken as part of Ealing's emerging LDF (see Background Paper 1- Demography).

### 2. Community Facilities

In 2008/09, it was reported that Ealing had 13 public libraries and 1 specialist library, 23 neighbourhood halls/community centres, 3 assembly halls, 14 day-care/skills centres and 18 sports centres/facilities. There were also 5 Young Adults centres, 1 museum and 84 GP surgeries, health centres and pharmacies (Source: Ealing Draft Property Report, Oct 2006, revised).

Ealing had 91 state-run schools and nurseries. This included 13 Children's Centres, plus additional nursery units in 59 primary schools. There were 65 primary, 12 high schools and 1 City Academy. In addition there were 6 special schools that cater for pupils with learning difficulties. Figure 10 displays some of this information in spatial terms.

Further details regarding the location of community facilities, including health centres, community centres, schools etc will be contained in the Infrastructure Delivery Plan, and the Council's revised Property Strategy.

### 3. Ealing Residents Survey

Ealing's Resident's survey was published in December 2009. It was based on 3,015 face-to-face interviews with local residents undertaken between September and October 2009.

In terms of the provision of community facilities, the areas of greatest concern for Ealing residents were the lack of facilities for young people, cited by 10% of the residents, the standards of education/ schools, cited by 6% of the residents, and the lack of recreational facilities mentioned by 5% of the residents. These concerns ranked respectively 9<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup> and 19<sup>th</sup>.



Crime, including anti-social behaviour, was the number one concern for 29% of residents as per last year's survey (2008), and the presence of litter and dirt in the street was the second highest concern for 20% of people.

An analysis of the resident's views of local services in Ealing reveal that residents are becoming increasingly dissatisfied with the state of playgrounds (the 2009 satisfaction rate is 45% as compared with 49% last year), leisure and sports facilities (the satisfaction rate is down to 42% as compared with 47% last year), some of the local NHS services (the 2009 satisfaction rate is 39% as compared with 45% last year), primary education facilities, (the 2009 satisfaction rate is 30% as compared with 33% in 2008), Arts & Cultural Facilities (down to a satisfaction rate of 29% compared to 32% last year), and secondary education (down to a satisfaction rate of 24% compared to 29% last year), amongst others. The Council's Infrastructure Delivery Plan will provide an improved evidence base for our community facilities, identifying gaps in provision and opportunities for improved management.

### UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter eight policies were quoted in **planning committee decisions** (85 incidents of chapter eight policies being referenced – with references to each policy only being counted once in each case) was relatively infrequent, particularly when compared with other policy areas such as Chapter 4 (782) and Chapter 9 (391). It is also noted that the frequency of use of different policies in chapter eight also varies quite significantly.

Policy 8.1 – 'Existing Community Facilities' (23 occurrences, down from 24 in 2008/09), Policy 8.7 – 'Education Facilities' (15 occurrences, up from 14) and Policy 8.8 – 'Health Care Facilities' (10 occurrences, down from 12) are the most frequently used policies.

Policy 8.4 ('Large Scale Community facility Development'), 8.3 ('Redundant Community Facilities') and 8.2 ('Major Developments and Community Facilities'), were used less frequently.

No cases were recorded where chapter 8 policies were quoted in **appeals** upheld. There were no **departures** advertised for applications that cited a departure from any Chapter 8 (Community Facilities) policies.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State agreed Council recommendations and directed that all Community Facilities policies be retained.

### Development Indicators

There were 30 **completions** that included completed redevelopments, changes of use or conversions to D1/D2. The total net gain in external floorspace for D1 and D2 is 7,292 m<sup>2</sup>. Government now requires the net change to be presented as internal floorspace (estimating that the difference between gross external area and internal gross floorspace is between 2.5 and 5%). These figures (calculated by reducing the gross figure by 3.75%) are set out in Table

15 below, alongside the 2004/05, 2005/06, 2006/07, 2007/08 and 2008/09 figures for comparison. It shows that less community floorspace was completed this year compared to the two previous years.

**Table 15 –  
Completed Class D Floorspace, LBE, 2004/05 - 2009/10**

Year	D1 m <sup>2</sup>	D2 m <sup>2</sup>	Total m <sup>2</sup>
2004/05	4779	1240	6019
2005/06	3285	126	3411
2006/07	10141	6099	16240
2007/08	10245	227	10472
2008/09	10341	1470	11811
2009/10	7477	-440	7037

In terms of approvals granted, there was an estimated net gain of 12,020 sq. m. of D1 floorspace (compared with 18,649 in 2008/09 and 2,377 in 2007/08). There was a net gain of 2,732 sq. m. in D2 floorspace (compared with a 14,782 sq. m. in 2008/09 and a gain of 3,242 sq. m. in 2007/08). Overall, there was a net gain of 14,752 sq. m. of floorspace provided all the proposals go ahead. Note these figures have been adjusted to reflect approximate gross internal floorspace. This is a decrease on the 2008/09 figures.

Major completions include the development of a new two-form entry primary and nursery school at Norwood Hall, Southall (P/2007/3165). This development involved the demolition and removal of various temporary type structures and the development of a new school building, on land presently designated as Metropolitan Open Land. Whilst it is recognised that the proposal did constitute inappropriate development on MOL, in terms of the interpretation of PPG 2 and London Plan policy, the benefits arising from the proposal were considered to outweigh the harm, e.g. enabling renovation of listed building, enhancing community access to open space, the development of a new faith school in an area of considerable need. Moreover the actual impact on the openness of the site has been minimised through the siting and design of the proposed buildings. The new development resulted in a net gain of 4,419 sq. m.

A new clinic and library was also completed at Jubilee Gardens in Southall (P/2007/3682), replacing the existing clinic building. This development involved a net gain of 1,645 sq. m.

With regard to D2 uses, whilst there was an overall net gain in D2 floorspace completed during the year, there were some notable net losses. In particular an application (P/2007/0023) at Montpelier Primary School sought to consolidate existing buildings on the site, involving the demolition of various temporary classroom structures and the construction of an extension to the east side of the school. The resulting works have given rise to a total loss of 1,412 sq. m. of floorspace.

## Section 106 - Legal Agreements

£2.438m of total contributions from sealed agreements was made towards the provision of community facilities. This figure represents 30.5% of all contributions. Planning gains were secured through 9 out of the 22 planning applications. Unsurprisingly, the most significant contribution was made through the planning applications which relate to the Dickens Yard Development ((i) P/2008/0156 (ii) P/2008/0157 (iii) P/2008/0158 (iv) & P/2008/1210): £1.971.000 went towards the improvement of healthcare provision in the local area; the provision of a shop mobility scheme, the improvement of local education provision for school age and pre-school children and social and community, sports and leisure provision within the Town Centre.

Other contribution include:

- £118.556 towards Play facilities and education provision from a residential development at Acton Central Industrial Estate, Rosemont Road, Acton, W3
- £124.000 towards the enhancement of Hanwell Community Centre and local healthcare from a residential development at Golden Manor in Hanwell (P/2008/2677).
- £98,213 towards local Education Provision and community purposes to be defined as part of the planning application for residential P/2008/2643 for Phase 3 of Bromyard House (Phase 5) at Bromyard Avenue in Acton W3.
- £90,000 towards local education provision and play equipment in Southall Park through the mixed-use retail and residential development at 33 High Street, Southall, UB1.

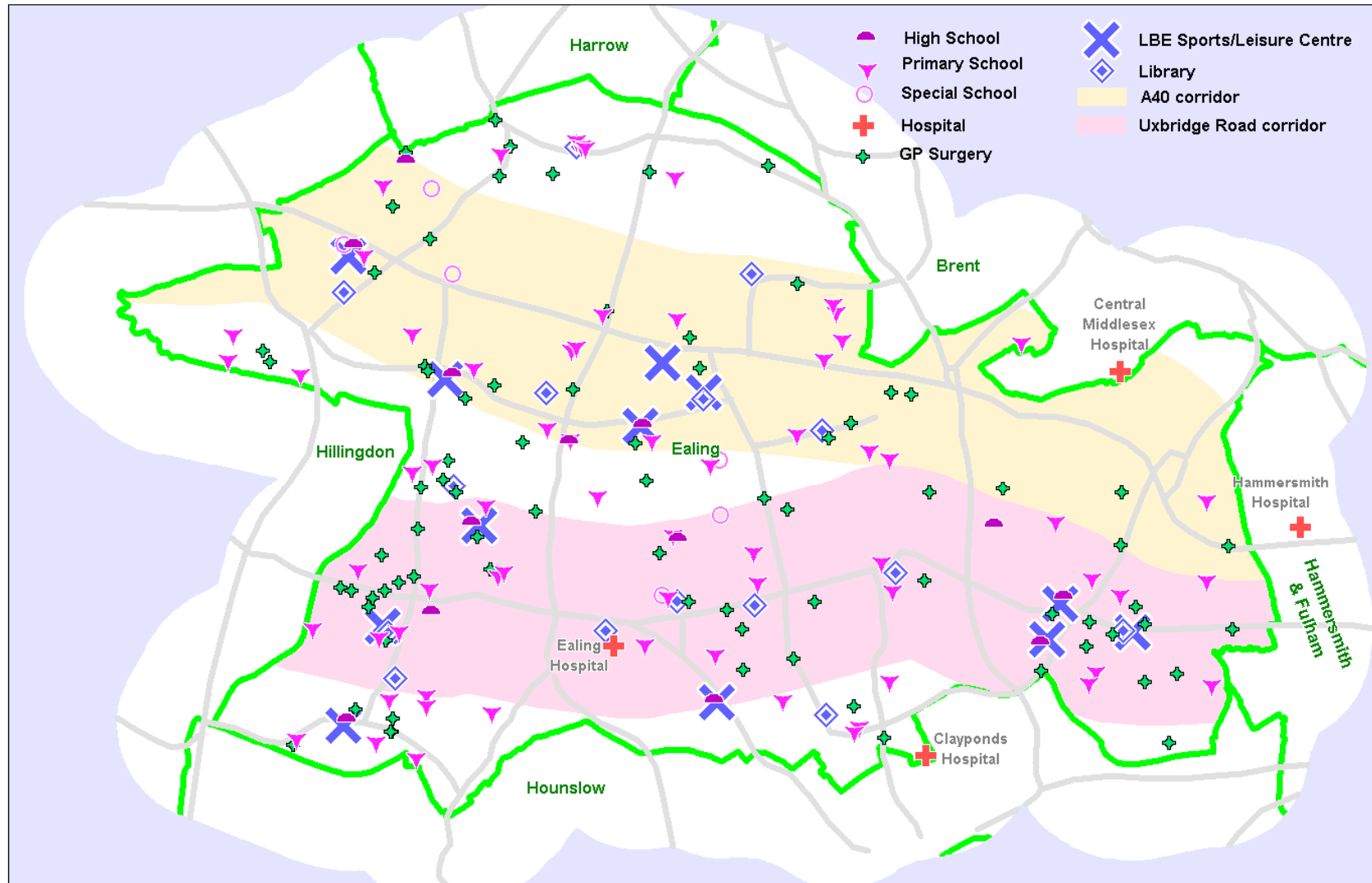
The sum of £2.438.177, representing 30.5 % of all S.106 contributions were secured for the provision of amenities and facilities for the community in 2009/10. £1.030.900 were secured through Policy 5.5 of the Housing Chapter which sets out that residential development should where appropriate contribute to educational and other community provision, particularly where poorer residential communities are concerned. Outdoor play facilities for children were secured through Policy 3.5 (Land for Sports, Children's Play and Informal Recreation) to the amount of £6,250 and an additional £13,877 was secured through Policy 8.6 (Facilities for Young Children). £1,030,900 can be related to policy 8.2 Major Developments and Community Facilities which sets out that "for all major residential or business proposals the Council "may negotiate with developers to establish a legal agreement to meet the increased demand of community needs". Policy 8.7 Education Facilities contributed to secure an amount of £356.274 around the provision of training courses and education in the borough.

## Observations and Conclusions

Community facilities policies were not quoted frequently in decisions made at Planning Committee in 2009/10, and a community facility policy was not quoted in appeals determined over the year. However, where used, the UDP policies are valuable in development management.

Developer contributions to community facilities were made in 9 sealed legal agreements and amounted to £2.348m contributing to 29.4% of the total funding allocation.

Figure 18 – Community Facilities in Ealing



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Community Facilities in Ealing

By: eGIS Team  
 Business Services Group  
 Plot date: March 2008  
 Scale: do not scale  
 web: Community Infrastructure

**OVERALL OBJECTIVE**

**1.8 To provide sustainable access from homes to jobs, shops and services, and from business to business, by integrating land use and transport planning, restraining car traffic, promoting improved public transport and facilities for pedestrians and cyclists, and making freight distribution more sustainable. In addition, the Council will have regard to the impacts of international air travel from Heathrow Airport, in respect of surface access, business and employment, environmental impacts and sustainability in general.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objective 5 is relevant – ‘Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing’. This objective was published with the New Issues and Options in September 2007.

**UDP Transport Policies**

- 9.1 Development, Access and Parking
- 9.2 Stations and Public Transport Interchanges
- 9.3 Major Transport Projects
- 9.4 Buses
- 9.5 Walking and Streetscape
- 9.6 Cycling
- 9.7 Accessible Transport
- 9.8 Low Car Housing and City Car Clubs
- 9.9 Highways and Traffic Management
- 9.10 Freight
- 9.11 Public Car Parks and Private (non-residential) Parking Areas

**Relevant UDP Sites and Areas**

- 10.1 Strategic Sites and Areas
- 10.3 Green Corridors
- 10.18 Zones for Parking Standards
- 10.19 Transport Projects
- 10.20 Road Hierarchy plus Footpaths and Cycle Routes

**Relevant Supplementary Planning Guidance / Documents**

- SPG20 Transport Assessments
- SPG21 Green Travel Plans
- SPG22 A40 Acton Green Corridor
- SPD3 Low car housing in CPZs
- SPD7 Car Clubs
- SPD8 Crossovers and Parking in Front Gardens

**Relevant London Plan Policies**

- 3C.1 Integrating transport and development
- 3C.2 Matching development to transport capacity
- 3C.3 Sustainable transport in London
- 3C.9 Increasing the capacity, quality & integration of public transport to meet London's needs
- 3C.12 New cross-London links within an enhanced London National Rail network
- 3C.13 Improved underground and DLR services
- 3C.14 Enhanced bus priority, tram and bus transit schemes
- 3C.16 Road scheme proposals

- 3C.17 Tackling congestion and reducing traffic
- 3C.18 Allocation of street space
- 3C.19 Local transport and public realm enhancements
- 3C.20 Improving conditions for buses
- 3C.21 Improving conditions for walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking strategy
- 3C.24 Parking in town centres
- 3C.25 Freight strategy
- 3C.26 Strategic rail freight interchanges

### **Government**

The government gave the go ahead to the CrossRail project in 2007/8.

### **The Mayor's Transport Strategy**

This forms the basis of bids for funding to implement the strategy in Ealing.

In 2007/8, the Mayor agreed to not proceed with the West London Tram project, in response to opposition from Ealing Council and local residents, and from neighbouring local authorities.

### **Local Strategies and Priorities**

Ealing's Local Implementation Plan  
Borough Spending Plan (for Transport)

*Priorities* – opposition to the West London Tram; removal of limitations on car parking in development; plan for more cycle routes and direct support cycling packages; promote school travel plans; promote shopmobility in Ealing Broadway; promote increases in the provision of car clubs; promote increases in public transport capacity; and, ensure proper transport infrastructure available for major developments.

## **Context 2009-2010**

The Mayor's Transport Strategy (MTS) sets out a programme to improve reliability and enhance capacity to meet growing needs, and to improve transport infrastructure. A revised Draft MTS was consulted on between 12 October 2009 and 12 January 2010 in parallel with the London Plan and the Economic Development Strategy. These three policy documents are expected to be adopted by summer 2010. Following public consultation, Ealing Council submitted its Local Implementation Plan (LIP) as required by the Mayor's strategy and this was approved in November 2007.

For the 2009/10 period, the Council was allocated £5,430,000 in LIP funding for schemes which included amongst other things principle road renewal, local safety schemes, congestion relief measures, enhancement of the London Cycle Network+ and bus priority schemes.

The Council has continued to support the major strategic transport project - the Crossrail project that will dramatically improve accessibility for many local residents. Some of the proposed stations in the borough will experience an increase in services with direct frequent links to Heathrow, the West End, The City and Canary Wharf – the major employment areas in London.

It is likely that Crossrail will therefore lead to an increase in the number of major developments across the proposed route and these will need to be carefully assessed. It could also provide a boost to Ealing becoming a major tourist base because of its quick and easy access to Heathrow and the West End. The government confirmed Crossrail would go ahead on July 23<sup>rd</sup> 2008.



## Contextual Indicators

### 1. Modes of Travel

Modes of travel used by Ealing residents to visit their nearest town centre 31% Bus; 41% Car/Van; 22% on Foot 2% by Bicycle; and, 3% by Train (Source Ealing's Residents Survey, Topline Report, December 2009). This shows an encouraging 6 percentage point decrease in car travel compared to the previous AMR report 26% Bus; 47% Car/Van; 21% on Foot 2% by Bicycle; and, 3% by Train (Source Ealing's Residents Survey, Topline Report, December 2009).NB: the previous AMR data Source "Ealing's Residents Survey, Topline Report, November 2008"

### 2. Accidents Rates

37 out of every 100,000 residents were in transport accidents where someone died or was seriously injured. This is a slight increase from 2008/09 but is still lower than, 2007/08 and 2006/07, when the figures were 35, 43, and 44 respectively. (Source: Accsmap).

## UDP Policy Indicators

Policies on Parking (9.1), Cycling (9.6), Traffic Management (9.9) Walking and Streetscape (9.5) and Accessible Transport (9.7) together with Low Car Housing (9.8), were, respectively, the most used in **planning decisions**, including conditions and legal agreements during 2009/10. Transport policies were in the top two most frequently used topics, with the Urban Design policies.

In planning **appeals**, the parking policy (9.1) was quoted in 25 cases of which 12 were allowed and 13 were dismissed. The relevant figures in 2008/9 were 30, 16 and 14 respectively, in 2007/8 24, 8 and 16 respectively and in 2006/7 it was 25, 7 and 18 respectively. Where the policy was referenced the number of appeals has increased slightly and this will be investigated further to see if there are any underlining causes. However, there is strong evidence that the policy remains robust.

The traffic management policy (9.9) was quoted in 11 cases (up from 10 in 2008/09 & 6 in 2007/08). In these cases, 5 were allowed and 6 were dismissed compared to 3 and 7 respectively in 2008/09. The low car housing policy (9.8) was quoted in 6 cases 5 of which were allowed compared to 3 cases in 2007/08 of which only 1 was dismissed. In short, more appeals were dismissed than allowed. In those cases where appeals were allowed, Inspectors did not criticise the policies in their own right.

## Development Indicators

### 1. Parking Provision

There were no major development completions or permissions granted in which the parking provision exceeded the maximum provision stated in the UDP during 2009/10.

## **2. Public Transport Access to Residential Development**

The major residential developments completed in Ealing in 2007/08 yielded 411 units (net). None of these were more than 30 minutes public transport time away from a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres.

## **3. Car Club parking bays provided**

One on-street bay has been secured through Section 106 agreements. Car clubs are experiencing a large growth and it is anticipated that many more bays will be implemented over the next few years.

## **4. S106 Agreements**

In 2009/10, there were contributions for transport in 7 of the 22 sealed legal planning agreements. This raised £1.941m for transport, accounting for 24.3% of total contributions gained from planning obligations compared to 32% in 2008/09. Again, unsurprisingly, the most significant contribution was made through planning applications which relates to Dickens Yard Development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210) and accounts for 91% of the contributions. This includes:

- A contribution of £1,200,000 by the developer towards wider transport network improvements and towards transport interchange facilities at Haven Green;
- A contribution of £50,000 by the developer for provision of traffic calming and reshaping the road geometry and parking layout for Longfield Avenue;
- A contribution of £125,000 by the developer for provision of junction improvements at the junctions of Longfield Avenue with Uxbridge Road and Longfield Avenue with Gordon Road;
- A contribution of £30,000 by the developer for provision of junction improvements at the junctions of Longfield Road with Gordon Road and Longfield Road with Castlebar Road;
- A contribution of £100,000 by the developer for provision of Uxbridge Road improvements, including potential reconfiguration of Springbridge Road/Uxbridge Road junction and pedestrian crossing and pedestrian link facilities, and relocation of bus stops;
- A contribution of £100,000 by the developer to travel demand management in the Town Centre aimed to contain the impact of development on the road network;
- A contribution of £50,000 by the developer towards implementation of public parking messaging for the Town Centre;
- A contribution of £25,000 by the developer towards review of adjoining Controlled Parking Zones and any resulting changes required to orders, hours and signage;
- A contribution of £5,000 by the developer towards travel plan monitoring;
- A contribution of £180,000 by the developer towards provision of a shop mobility scheme or the implementation by the developer of a shop mobility scheme, details to be agreed with the Council;

Other contributions from other developments towards transport provision include:

- £60K is linked to The Town House Development, Ealing Broadway for Road Safety Measures in the vicinity of the development (including loading restrictions) and for the provision of disabled parking spaces in Ealing town centre;
- £25,000 from the Tesco.com development in Greenford towards improvement of the local highway and cycle network; and,
- £20,000 towards off-site highway improvements to School Passage and the A4020 to improve usability for cyclists in relation to the development at 33 High Street Southall

The policies that intervened in securing S 106 contributions for transport improvements are numerous and only £695.348 of that money can be directly related to policies in Chapter 9 "Transport" of the UDP. These policies relate to optimizing the accessibility of developments and to the contribution they can make to parking, cycling, bus and pedestrian facilities as well as car clubs as a mean for housing developments to generate low traffic. The allocation of £45.000 is owed to policy 4.3 *Inclusive Design, Access for All* which also stresses that "development should be accessible to all" in relation to transport and the public realm. £592.500 was raised through Policy 7.2 *New Shopping development and the Sequential Approach* that requires shopping developments to manage the traffic impacts they generate. UDP policy 8.2 *Major Developments and Community Facilities* states that the Council may negotiate with developers to establish a legal agreement to meet the increased demand of community needs, and includes the generation of traffic and noise as a social impact which would need offsetting. £608.505 is considered to have been secured through the trigger provided by that policy.

## Observations and Conclusions

The year 2009/10 saw further work on a number of key projects. Negotiations on outline designs for Crossrail stations in the borough continued. Also, pre- application discussions were held on a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing.

The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process.

Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy, and the policies of the local authority. The administration is committed to sustainable transport but has indicated that it would allow additional car parking in development schemes where this can be justified.

The UDP transport policies were in the top two most frequently used policies in planning decisions in 2009/10 and they were used successfully at appeal.

**OVERALL OBJECTIVE****Legal Agreements and Partnerships**

- 1.10 To use legal agreements with developers to assist the best use of land and a properly planned environment as a means of ensuring that the wider planning implications of development schemes are taken into account, and where necessary to enter into partnerships with other agencies to promote appropriate development.**

The above policy/objective taken from Chapter 1 of the UDP is the only policy in the chapter to be saved beyond October 2007. It will remain in place as a statutory development plan policy until it is superseded by an alternative policy in a development plan document in the LDF. This means that the draft supplementary planning document on legal agreements, can be progressed to adoption.

**UDP Legal Agreements Policy**

1.10 As above

Schedule procedures- March 25 2010 – Guidance

DCLG- New Policy Document for Planning Obligations: Consultation 03/25/2010

**Relevant London Plan Policies**

6A.4 Priorities in planning obligations

6A.5 Planning obligations

**Relevant Supplementary Planning Guidance / Documents**

SPG 20 Sustainable transport: transport assessments

SPG 21 Sustainable transport: green travel plans

SPD 1 Affordable housing

SPD 2 Community facilities

SPD 3 Low car housing in controlled parking zones

SPD 7 Car clubs

Statement of Community Involvement for Town Planning

Draft SPD9 Legal agreements, planning obligations and planning gain

**Draft Replacement London Plan Policies**

8.2 Planning Obligations and the Community Infrastructure Levy

8.3 Community Infrastructure Levy

6.5 Funding Crossrail and Strategically Important Transport Infrastructure

4.9 Small Shops

**Government Guidance**

DCLG- Community Infrastructure Levy Guidance- Charge setting & charging

The issue of planning gains, and the role of legal agreements under s106 of the Town and Country Planning Act 1990 (superseded by s12 of the Planning and Compulsory Purchase Act 2004) has been under review.

Part 11 of the Planning Act 2008, which received Royal Assent on 26 November 2008, contains provisions enabling Regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. It contained more detail on the relevant provisions previously included in the Planning Bill published in November 2007. A new document was required in view of the introduction of the CIL. The Department for Communities and Local Government published a guidance document titled “The Community Infrastructure Levy Guidance- Charge Setting and Charging Schedule Procedures” on March 25 2010 along with a “New policy document for planning obligations: Consultation” on March 29. In its final form, the document will replace circular 5/05 on planning obligations and form an annex to the new Development Management Planning Policy Statement on which the Government launched a consultation on 21 December 2009.

The CIL regulations came into force on April 6 2010, shortly following the closure of this financial year.

At the regional level, the consultation Draft Replacement Plan that was published in October 2009 and open for consultation until January 2010 is now going through an Examination In Public. The Draft Replacement London Plan introduces new policies of relevance to S 106 agreements and the introduction of the upcoming Community Infrastructure Levy.

*Policy 8.2 Planning Infrastructure and the Community Infrastructure Levy* sets out the Mayor’s priorities for developing a framework for the negotiation of planning obligations through the Development Plan Documents of Local Authorities’. These will need to address strategic priorities that include affordable housing, supporting the funding of Crossrail and other transport improvements, as well as local priorities. Other considerations of importance will be tackling climate change, learning and skills, health facilities and services, childcare provision and the provision of small shops.

*Policy 8.3 Community Infrastructure Levy* explains the principle of the CIL and sets out that the Mayor will set a framework for the application of the CIL in London to ensure that the costs of providing infrastructure will be funded by those with an interest in developing land.

*Policy 6.5 Funding Crossrail and Other Strategically Important Local Infrastructure* sets out that developments which contribute to the transport needs that crossrail will address will be required to contribute towards its funding through planning obligations and the CIL. The Mayor will issue a Supplementary Planning Document to set out advice regarding the principles that will underpin contributions. This is of particular relevance to Ealing where 5 Crossrail Stations will be developed.

Both emerging national and regional policy updates will have an impact on the London Borough of Ealing’s framework for the negotiation of legal agreements and the allocation of monies from legal obligations.

## Contextual Indicators

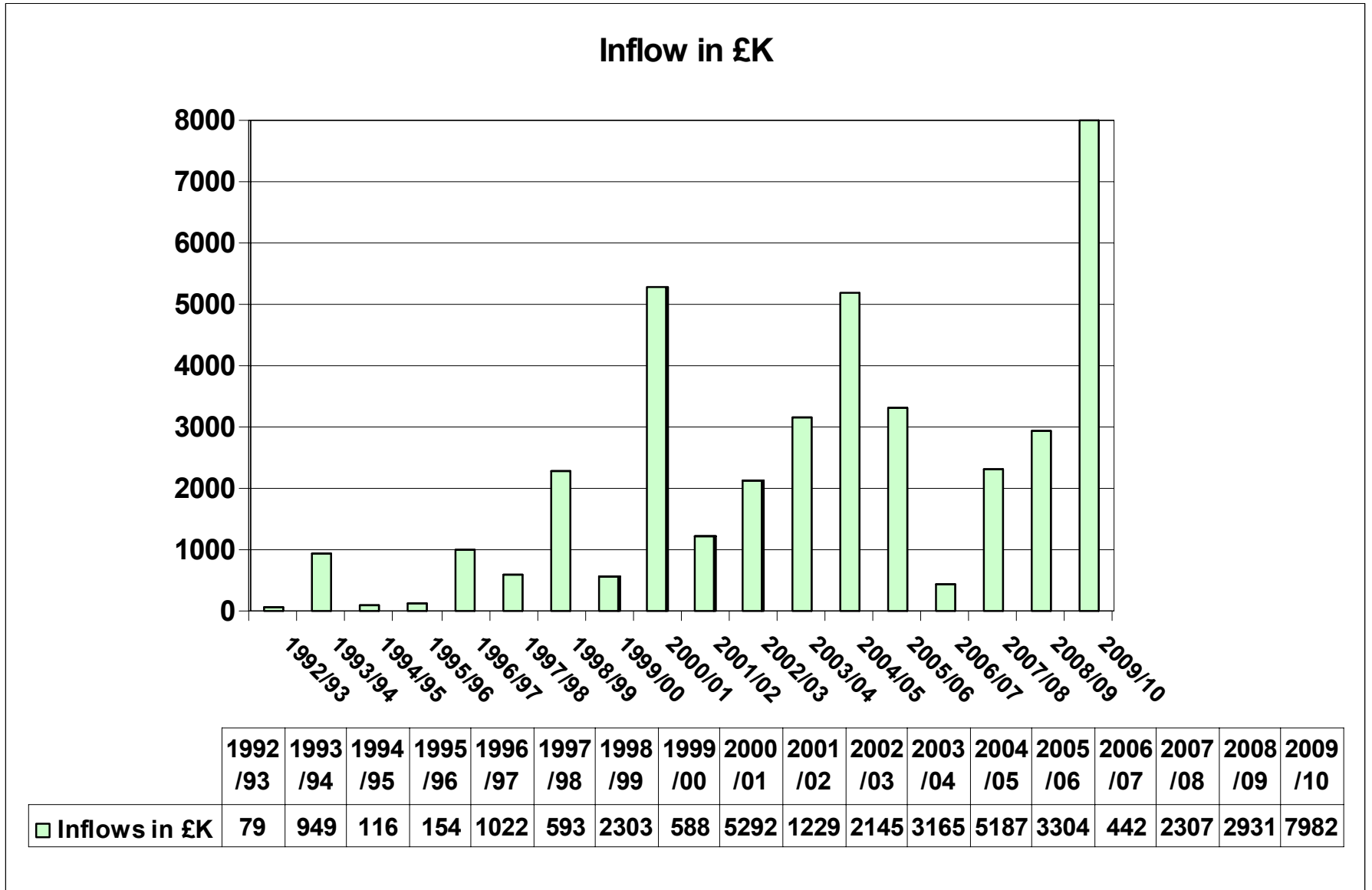
As Table 16 and Figure 19 below shows data on S106 agreements and funding has been collected since 1991/92. There have been significant annual differences over the past 17 years. The average yearly contribution between 1991/92 and 2009/10 have been £1859.17K. Contributions range between £79k (1992/93) and £7982.1K (2009/10). This year's figure of 7982.1K is the highest figure for sealed section 106 contributions since the Council started monitoring those. This is due to the large amount of monies secured through the various Planning Applications which supported planning gain negotiations for the Dickens Yard Development, a large mixed use development which will be built in Ealing Broadway Town Centre.

**Table 16:  
S106 Inflows 1991-2010**

Financial Year	Inflows in £K
1991/92	3519.1
1992/93	79.0
1993/94	949.2
1994/95	116.0
1995/96	153.7
1996/97	1021.5
1997/98	592.8
1998/99	2302.6
1999/00	587.8
2000/01	5291.5
2001/02	1228.8
2002/03	2144.7
2003/04	3165.3
2004/05	5187.3
2005/06	3304.3
2006/07	442.1
2007/08	2307.4
2008/09	2931.1
2009/10	7982.1
Average	1859.17



Figure 19: S 106 inflows 1991-2010



### 1. UDP Policy

The legal agreements policy (1.10) along with other policies in the Strategy Chapter of the UDP is dealt with in the Strategy section of this report (above) and is the sole policy in that chapter of the UDP that needed to be retained beyond the 'saved period' for Ealing's UDP policies.

The UDP policies were carefully considered in previous AMRs. Council then made recommendations to the Secretary of State. In September 2007, the Secretary of State agreed the recommendation and directed that policy 1.10 be retained. The policy maintains its robustness. There were eighteen legal agreements sealed in 2008/9 including one variation.

In July 2007, the council considered a number of actions to get more value out of S106 agreements, give more clarity to both developers and the community regarding S106 contributions and made improvements to the systems and processes to ensure S106 monies are used to their full potential.

One of the actions proposed in this report included publication of a draft supplementary planning document on legal agreements, planning obligations and planning gain. This was issued for public consultation in September 2007 and provides:

- Specific guidance on the types of facilities and other improvements the council will seek in connection with development proposals;
- The inclusion of formulae and thresholds for calculating the type and scale of obligations that will be sought in connection with developments; and,
- Lists the strategic and area priorities that may be negotiated for inclusion in a legal agreement.

This document has the legal status of a 'material consideration' that the local planning authority is entitled to take into account in making decisions.

The council plans to bring forward revised proposals in due course once new regulations on the Community Infrastructure Levy (CIL) are issued<sup>60</sup>, also taking relevant guidance from the Department for Communities and the Local Government and the Mayor of London into account once they have been published. The Council has been working on an Infrastructure delivery Plan whose Draft version was approved by Cabinet in September 2010. The Infrastructure Delivery Plan is an evolving document which sets out the borough's needs in terms of social, environmental and transport infrastructure in Ealing over the life of the Plan, based on an assessment of existing provision and deficiencies across various areas. The evidence it provides will be used to underpin Ealing's future planning obligation requirements which will be set in the final version of the still draft version of SPD9 Legal agreements, planning obligations and planning gain.

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<sup>60</sup> At the time of writing, the new CIL regulations came into force on April 6, 2010.

## **2. Community Involvement in Planning Agreements**

There has been widespread local interest in s106 agreements and how they should operate in Ealing. This has focussed around the preparation of the Community Facilities SPD (adopted in March 2006) and the Statement of Community Involvement (prepared over the year 2005/6). The result has been a new protocol with Ealing Community Network (an umbrella organisation for the voluntary sector in the borough) to facilitate early and continuing involvement in the deliberations around developers' contributions to the community infrastructure. The project has been recognised as an example of good practice in web-based community involvement and partnership.

Following the recommendation made by Ealing's previous Annual Monitoring Report (2008/2009), a review of the SCI was commissioned and Planning Consultants have reviewed Ealing's Statement of Community involvement against PPS12 requirements in June 2010.

## **3. S106 Contributions**

S106 funding is allocated according to the nature of the proposed development and the impact it is anticipated to have. It is monitored in this report in relation to the UDP topics.

A distinction is made between S106 agreements on the basis of the stage they have reached. 'Minded to Grant' (MTG) agreements are the initial stage and are usually subject to further negotiations between the council and the investor. When this negotiation has been finalised the agreements are said to be 'sealed'. The information on S106 legal agreements in this report refers to 'sealed agreements'.

These coincide with the grant of planning permission. Where monies were secured for community facilities for a residential development, it was considered that policies in Chapter 8 (Community Facilities) and Chapter 5 (Housing) played an equal part. Where funding was secured from a residential development for play facilities in open spaces, it was considered that policies in Chapter 3 (Green Spaces and the Natural Environment), Chapter 5 (Housing) and Chapter 8 (Community facilities) all played a part as well. Where contributions were allocated for the improvement of open spaces from a development located in an area of deficiency, it was considered that Policies in Chapter 3 (Green Spaces and the Natural Environment) and Chapter 5 (Housing) were both a trigger.

Table 17 shows the type of projects that S 106 monies have been allocated across the different topic areas, in relation to their end use to fund certain types of projects. Monies were split across topical areas where it was considered to mitigate the impact of the development in more than one aspect.

**Table 17: S106 Agreements 2009-10 - Inflow by Topic Area**

<b>Legal Agreements (S106) in 2009/2010 – SEALED</b>	<b>Total</b>	<b>2. Environmental Resources</b>	<b>3. Green Spaces &amp; Nature Cons.</b>	<b>4. Urban Design</b>	<b>5. Housing</b>	<b>6. Business</b>	<b>7. Shopping &amp; Town Centres</b>	<b>8. Community Facilities</b>	<b>9. Transport</b>
<b>Cash Funding Expected (in total &amp; in categories) ►</b>									
<b>▼ Site (Ward and Type of Development)</b>									
<b>ACTON</b>									
1) 153-155 High Street, Acton W3 (SOUTH ACTON) (Residential)			8770						
2) 37 Rothschild Rd W4 (SOUTHFIELD) (Residential)			6000						
3) 1 East Acton Lane W3 (EAST ACTON) (Residential)			4000						
4) 62 Horn Lane, Acton W3 6NP (ACTON CENTRAL)			16000						
5) Bromyard House (Phase 5) Bromyard Avenue, Acton W3 (EAST ACTON) (Health Facility and Residential)			54000			28500		98213	
6) 273/281 The Vale, W3 (EAST ACTON) (Residential)								4295	
7) Acton Central Industrial Estate, Rosemont Road, Acton, W3 (ACTON CENTRAL) (Residential)			15254	1830				118556	1907
<b>EALING</b>									
8) 56/60 Northfield Rd, W13 (NORTHFIELD) (Residential)			10000						
9) Pickering House (land rear of) 271 Windmill Road W5 (NORTHFIELD) (Residential)				24000				13000	
10) The Town House, Broadway W5 (EALING BROADWAY) (Pub/Residential)			22500						60000
11) 77 Uxbridge Road, Ealing W5 (EALING BROADWAY) (Hotel)			1568			1101	23880		23446
12) 46 Manor Road W13 (CLEVELAND) Residential				18000				10000	
13) 26 – 42 Bond Street, Ealing, W5 (EALING BROADWAY) (Hotel)									35000
14) 9 Montpelier Ave W5 2XP (EALING BROADWAY) (Residential Conversion)								1000	1000
15) 143/145 the Broadway W13 (WALPOLE) (Residential/Offices)				1000				8113	

Legal Agreements (S106) in 2009/2010 – SEALED	Total	2. Environmental Resources	3. Green Spaces & Nature Cons.	4. Urban Design	5. Housing	6. Business	7. Shopping & Town Centres	8. Community Facilities	9. Transport
Cash Funding Expected (in total & in categories) ►									
▼ Site (Ward and Type of Development)									
16) 20 Elmcroft Close W5 (EALING BROADWAY) (Residential)			2000	2000					
17) Dickens Yard, Ealing W5 (EALING BROADWAY) (Mixed Use)			1040000			200000	2000000	1971000	1775000
<b>GREENFORD</b>									
18) Tesco Dot Com, 40 Auriol Drive Greenford, UB6 (GREENFORD GREEN) (Retail)				25000					25000
19) 5-7 Otter Road, Greenford (GREENFORD BROADWAY)				2100					
<b>NORTHOLT - None</b>									
<b>HANWELL</b>									
20) Golden Manor, Hanwell, London W7 (HOBBAYNE) (Residential)			56000					124000	
<b>SOUTHALL</b>									
21) 33 High Street, Southall, UB1 (DORMERS WELLS) (Retail / Residential)			23000	2100				90000	20000
22) 154 The Broadway, Southall, UB1 (SOUTHALL BROADWAY) (Residential/ Restaurant)			14000						
<b>Number of cases</b>	<b>22</b>	<b>0</b>	<b>14</b>	<b>9</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>7</b>
<b>Total</b>	<b>7982133</b>	<b>0</b>	<b>1273092</b>	<b>76030</b>	<b>0</b>	<b>229601</b>	<b>2023880</b>	<b>2438177</b>	<b>1941353</b>

**Table 18: Proportions of S106 funding agreed, by topic area, 2004/05 – 2009/10**

Topics	2. Environmental Resources	3. Green Spaces & Nature Cons.	4. Urban Design	5. Housing	6. Business	7. Shopping & Town Centres	8. Community Facilities	9. Transport
<b>2004/5</b>	0.0%	13.6%	4.2%	0.0%	2.2%	17.1%	31.7%	31.3%
<b>2005/6</b>	2.7%	24.7%	0.6%	0.0%	0.0%	0.0%	62.3%	9.7%
<b>2006/7</b>	0.0%	25.0%	18.7%	0.0%	0.0%	0.6%	37.6%	18.1%
<b>2007/8</b>	0.0%	20.1%	13.2%	0.5%	5.0%	0.0%	34.2%	27.0%
<b>2008/09</b>	0.0%	12.0%	4.0%	24.7%	0.0%	0.11%	30.0%	32.0%
<b>2009/10</b>	0.0%	16%	1%	0%	2.9%	25.3%	30.5%	24.3%

Table 18 above allows comparison between the **proportions of how s106 funding received has been spent in the different topic areas** in 2004/05, 2005/06, 2006/07, 2007/08, 2008/09 and 2009/10.

For this year the most significant inflow has been for community facilities (29.4%) and the improvement of town centres (25.3%). A large proportion of Section 106 contributions has been allocated towards transport (24.3%) and green spaces and nature conservation (16%). Smaller amounts of Section 106 monies have also been negotiated to initiate businesses (2.9%) and urban design (1%). It has to be noted that transport improvement might have made a contribution to town centres in some instances however monies were categorized as contributing to transport only in order to reflect the fact that they were secured by Ealing’s transport department with more accuracy. It needs to be noted that the amount of money secured for each topic area is not correlated to the number of cases which triggered the process. For example, although contributions for Green Spaces and Nature Conservation were secured through 14 applications out of the 22 through which planning gains were negotiated this year, this only represents 16% of the total sum. Similarly, although 25.3% of the monies were allocated to the improvement of the town centres, this was only done through two planning applications, including the one for Dickens Yard mixed use development which secured almost 99% of the funding.

A rough analysis of the planning applications which helped secure S 106 funding for different types of end uses are included in individual topical AMR chapters.

### **a) Community Facilities**

£2.438m of total contributions from sealed agreements was made towards the provision of community facilities. This figure represents 30.5% of all contributions. Planning gains were secured through 9 out of the 22 planning applications. Unsurprisingly, the most significant contribution was made through the planning applications which relate to the Dickens Yard Development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210): £1.971.000 went towards the improvement of healthcare provision in the local area; the provision of a shopmobility scheme, the improvement of local education provision for school age and pre-school children and social and community, sports and leisure provision within the Town Centre.

Other contribution include:

- £118.556 towards Play facilities and education provision from a residential development at Acton Central Industrial Estate, Rosemont Road, Acton, W3
- £124.000 towards the enhancement of Hanwell Community Centre and local healthcare from a residential development at Golden Manor in Hanwell (P/2008/2677).
- £98,213 towards local Education Provision and community purposes to be defined as part of the planning application for residential P/2008/2643 for Phase 3 of Bromyard House (Phase 5) at Bromyard Avenue in Acton W3.
- £90,000 towards local education provision and play equipment in Southall Park through the mixed-use retail and residential development at 33 High Street, Southall, UB1.

The sum of £2.438.177, representing 30.5 % of all S. 106 contributions were secured for the provision of amenities and facilities for the community in 2009/10. £1.030.900 were secured through Policy 5.5 of the Housing Chapter which sets out that residential development should where appropriate contribute to educational and other community provision, particularly where poorer residential communities are concerned. Outdoor play facilities for children were secured through Policy 3.5 (Land for Sports, Children's Play and Informal Recreation) to the amount of £6.250 and an additional 13.877 was secured through Policy 8.6 (Facilities for Young Children). £ 1.030.900 can be related to policy 8.2 Major Developments and Community Facilities which sets out that "for all major residential or business proposals the Council "may negotiate with developers to establish a legal agreement to meet the increased demand of community needs". Policy 8.7 Education Facilities contributed to secure an amount of £356.274 around the provision of training courses and education in the borough.

### **b) Town Centres**

£2.024m of total contributions from sealed agreements were allocated for the improvement of town centres in 2009/10. This figure represents 25.3% of all contributions. This is an unusually high figure and the highest in terms of percentage since 2004/5. This is explained by the fact that the money was secured through two developments only, one of which id the mixed use retail and housing Dickens Yard development in Ealing Broadway.



£23,880 was secured through planning application P/2009/2012 for a hotel development at 77 Uxbridge Road on Ealing Broadway for public realm improvements in Ealing Broadway Centre (this money could also have been allocated under the Design heading however it was judged that this was not the main aim of this contribution). This amount was secured thanks to policies 4.1 Design of Development and 4.3 Access for all of which specify the quality expected in terms of the design of developments.

A further £2m were allocated towards social and community, and sports and leisure provision within the Town Centre and towards the implementation of public realm improvements through the various planning applications related to the Dickens Yard mixed use development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210). £500,000 of that money was secured through policy 8.2 *Major Development and Community Facilities* of the UDP and Policy 5.5 *Residential Design* that require development to cater for the additional needs that they create for the community in terms of facilities and amenities. Policies 7.2 *New Shopping Development and the Sequential Approach*, which considers the integration of retail developments and Chapter 4 policies 4.1 (Design of Development) and 4.3 (*inclusive Design*) triggered the allocation of another £1.5 m.

### **c) Transport**

In 2009/10, there were contributions for transport in 7 of the 22 sealed legal planning agreements. This raised £1.941m for transport, accounting for 24.3% of total contributions gained from planning obligations compared to 32% in 2008/09. Again, unsurprisingly, the most significant contribution was made through planning applications which relates to Dickens Yard Development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210) and accounts for 91% of the contributions. This includes:

- A contribution of £1,200,000 by the developer towards wider transport network improvements and towards transport interchange facilities at Haven Green;
- A contribution of £50,000 by the developer for provision of traffic calming and reshaping the road geometry and parking layout for Longfield Avenue;
- A contribution of £125,000 by the developer for provision of junction improvements at the junctions of Longfield Avenue with Uxbridge Road and Longfield Avenue with Gordon Road;
- A contribution of £30,000 by the developer for provision of junction improvements at the junctions of Longfield Road with Gordon Road and Longfield Road with Castlebar Road;
- A contribution of £100,000 by the developer for provision of Uxbridge Road improvements, including potential reconfiguration of Springbridge Road/Uxbridge Road junction and pedestrian crossing and pedestrian link facilities, and relocation of bus stops;
- A contribution of £100,000 by the developer to travel demand management in the Town Centre aimed to contain the impact of development on the road network;
- A contribution of £50,000 by the developer towards implementation of public parking messaging for the Town Centre;
- A contribution of £25,000 by the developer towards review of adjoining Controlled Parking Zones and any resulting changes required to orders, hours and signage;
- A contribution of £5,000 by the developer towards travel plan monitoring;
- A contribution of £180,000 by the developer towards provision of a shop mobility scheme or the implementation by the developer of a shop mobility scheme, details to be agreed with the Council;

Other contributions from other developments towards transport provision include:

- £60K is linked to The Town House Development, Ealing Broadway for Road Safety Measures in the vicinity of the development (including loading restrictions) and for the provision of disabled parking spaces in Ealing town centre;
- £25,000 from the Tesco.com development in Greenford towards improvement of the local highway and cycle network; and,
- £20,000 towards off-site highway improvements to School Passage and the A4020 to improve usability for cyclists in relation to the development at 33 High Street Southall.

The policies that intervened in securing S 106 contributions for transport improvements are numerous and only £695.348 of that money can be directly related to policies in Chapter 9 "Transport" of the UDP. These policies relate to optimizing the accessibility of developments and to the contribution they can make to parking, cycling, bus and pedestrian facilities as well as car clubs as a mean for housing developments to generate low traffic. The allocation of £45.000 is owed to policy 4.3 *Inclusive Design, Access for All* which also stresses that "development should be accessible to all" in relation to transport and the public realm. £592.500 was raised through Policy 7.2 *New Shopping development and the Sequential Approach* that requires shopping developments to manage the traffic impacts they generate. UDP policy 8.2 *Major Developments and Community Facilities* states that the Council may negotiate with developers to establish a legal agreement to meet the increased demand of community needs, and includes the generation of traffic and noise as a social impact which would need offsetting. £608.505 is considered to have been secured through the trigger provided by that policy.

#### **d) Green Spaces**

£1.273m of total contributions from sealed agreements was made towards the provision of green spaces and Nature Conservation. This figure represents 16% of all contributions. Planning gains were secured through 14 out of the 22 planning applications.

The most important contributions were secured through the Dickens Yard development ((i) P/2008/0156 (ii) P/2008/0157(iii) P/2008/0158 (iv) & P/2008/1210): £1,040,000 was committed by the developer towards the improvement of local parks and public open space to offset the shortfall of amenity space within the site, for the provision of allotments to meet demand from occupiers of the development, and the provision of tree planting in the vicinity to compensate for the loss of trees along Longfield Avenue.

Other major contributions were made by the following developments (those contributions were also considered to come under separate headings and the sums quoted in this paragraph may not reflect the sum of the monies agreed in the agreement):

- £54, 000 was allocated towards the provision of open space (incorporating playspace) in the vicinity of the site in relation to the mixed-use health, offices and residential development at Bromyard, Bromyard Avenue, W3 7BE, as part of planning application P/2008/2643.
- £ 56,000 was secured towards the maintenance and enhancement of local parks including Churchfield Recreation Ground and Brent River Park as part of the residential development at 101A Osterley Park View Road, Hanwell (P/2008/2677).
- £ 23,000 will contribute to improvements to Southall Park, including play equipment, as secured through P/2007/4578PEL
- £ 22, 500 was ringfenced for Parks & Open Spaces in the vicinity of the hotel development at the Town House, The Broadway, Ealing, as part of planning application P/2009/2012.

- £ 16,000 was attributed towards the enhancement of the open space at Springfield Gardens as part of the negotiations of planning gains for the residential development at 62 Horn Lane, W3 6NP (planning application P/2008/4102).

Section 106 contributions have been secured for Green Space and Nature Conservation projects in 2008/09. These have included environmental and landscape improvements to local parks, the provision of play equipment, improvement works to allotments etc. It should be noted that whilst a large amount of money (£1.273m equivalent to 16% of all contributions) has been secured for such projects, only £ 593,649 was directly secured, and can be attributed to the application of policies in chapter 3. Policy 3.4 partly triggered money to be allocated to the improvement of open spaces in areas of local deficiency, while Policy 3.5 helped secure play areas for children on open spaces and Policy 3.6 directed money for the improvement of allotments. £31,600 was partly secured for children's play facilities on open space through policies 8.2 and 8.6 of Chapter 8 of the UDP. The remaining £647,849 whilst benefiting from policies in chapter 3 and 8, was actually triggered by the policies in chapter 5, notably policy 5.5 (and SPG 13 and draft SPD), which establish amenity/garden space standards for new residential development, and seek contributions (which are reinvested back into local parks) to off-set any deficiency in provision against these standards.

## Observations and Conclusions

The inflow for 'sealed' S106 agreements for 2009/10 is £7,982,133. This is the highest figure secured since Section 106 monies started being monitored in 1991/92. This is mainly due to the Dickens Yard Development S106 agreement which was signed on November 23<sup>rd</sup> 2009.

A comparison of S106 funding collected over the years since 1991/92 to date indicates that this year's contributions are significantly higher in percentage terms in some of the topic areas while lower in others. As per previous years, the most important contribution has been for community facilities, however, it is notable that no funding was secured this year for affordable housing and environmental resources, whilst contributions towards the improvement of town centres have been higher than usual because of the planning gains secured through the grant of planning permission for the Dickens Yard development. The percentage of monies allocated to initiate businesses is higher for the same reason. It therefore needs to be noted that the distribution of section 106 monies is anomalous for this year because of the huge impact of Dickens yard development.

In spite of the uncertainty surrounding the whole question of planning gain and legal agreements nationally and regionally, the UDP policy on legal agreements has remained valid. The Council will undertake the review of the Draft SPD9 *Legal agreements, planning obligations and planning gain* based on the finding from its Infrastructure Delivery Plan which will evolve into an evidence base document specific enough to underpin planning obligations requirements in terms of the need for different types of social, environmental and environmental infrastructure in the borough. The review will also take into account the CIL regulations to come into force on April 6 2010 as well as the various guidance and policy documents which will be published by the DCLG and the Mayor of London.

In following year and The Council is also likely to review its monitoring framework in order to reflect emerging guidance and policies as well as the emphasis put by the Mayor of London on securing funding for affordable housing, the funding of Crossrail and other transport improvements as matters of high priority and other emerging important topics such as tackling climate change, learning and skills, health facilities and services, childcare provision and the provision of small shops.

## Topic Eleven Monitoring

### OVERALL OBJECTIVE

**1.11 The Council will undertake and publish an annual monitoring report confirming the number of new dwellings provided in the borough, including the totals and proportions of conversions, social rented, and low cost market affordable housing, student and special needs units. It will also list the variety of type and mix of sizes of new housing, densities and car parking provided.**

As indicated in the introduction to chapter 3, the above UDP Strategy policy was not saved beyond October 2007. The February 2008 consolidated London Plan provides the appropriate replacement for this objective - i.e. that boroughs should include council-wide targets that reflect the plan's strategic targets at a local level in their Community Strategies and development plans. Effectively, the requirement for monitoring is established in the arrangements for local development frameworks, including the publication of Annual Monitoring Reports.

### Context 2009-2010

UDP 1.11 is the strategic policy on monitoring. The UDP strategy policies are dealt with in topic one above. At the time of producing the policy (2004), the implications of the legislation governing local development frameworks had not become clear. The relevance of the policy was reviewed in previous AMRs, and Ealing Council then recommended that the policy need not be retained. In September 2007, the Secretary of State agreed the recommendation and directed that policy 1.11 not be retained.

The ODPM produced a Good Practice Guide on Local Development Framework Monitoring in March 2005. The core output indicators introduced in that document were updated in October 2005 and again July 2008. These indicators are referred to throughout this AMR, and a summary of the borough's overall performance is included in the Introduction to the report.

Strategic Environment Assessment is the generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive requires the assessment of the effects of certain plans and programmes on the environment. Government Guidance was finalised in 2005/6 on a system of Sustainability Appraisal for planning, which incorporates the European Union's SEA requirements. The data made available for this process will be of vital importance in monitoring the local development framework in future years.

An Annual Monitoring Report for the London Plan aims to keep a regular and frequent check on the performance of the London Plan and its continued relevance. The report charts progress made in various policy areas of the economy, housing, transport and sustainability.

The London Development Database is designed to record the progress of planning permissions in the Greater London area as part of the process of monitoring the Spatial Development Strategy contained in London Plan.

### 1. Sustainability Appraisal (SA)

The AMR forms an integral part of the SA/SEA process which is currently being undertaken for all LDF documents. The AMR process feeds directly into the SA/SEA process at various stages. The SA framework provides the basis for undertaking the appraisal of policy documents. The SA framework comprises sustainability objectives, the achievements of which are measurable using indicators. These indicators are supported by baseline data which provides the basis for predicting and monitoring the effects of the Development Plan document against the SA objectives. This baseline data for example includes quantifiable and measurable data which can be used to assess performance against a particular indicator. Success in meeting these indicators therefore allows us to measure performance against the SA objectives. Much of the data identified as part of the Annual Monitoring Report feeds directly into this baseline data. This Annual Monitoring Report is therefore particularly useful in keeping this data up to date and in plugging gaps where these exist in this evidence base. A number of Core Output Indicators have been reported on in this years annual monitoring report which will be added to the baseline evidence. If having collected/reviewed this baseline data new issues or problems is identified, consideration will need to be given to revising the SA/Plan Objectives, which were originally developed to tackle such issues/problems.

Maintaining up to date baseline data is also essential as it allows us to check to see if the SA's predictions of sustainability effects as identified in the SA report(s) were accurate, and therefore to see if the Development Plan document is contributing to the achievement of the SA objectives. Moreover where mitigation/enhancement measures have been proposed as part of the SA process, this monitoring exercise will allow us to identify if these are having the desirable effect. Where any unforeseen adverse effects are identified as part of this monitoring exercise, consideration will be given to the need to review the Development Plan document to mitigate against these concerns. To date however, with the exception of a number of Supplementary Planning Documents, no LDF documents have completed the SA process to adoption. The focus of this AMR report has therefore been to monitor the performance of the adopted UDP. Whilst the UDP was also the subject of a Sustainability Appraisal, this was undertaken before the SEA regulations established this as a requirement, and therefore prior to the establishment of the familiar SA methodology now employed, including in particular the requirement to base this on baseline data. The data therefore collected as part of this annual monitoring report is therefore limited in judging the accuracy of the of the SA predictions for the UDP, but will be particularly relevant for the forthcoming LDF documents.

### 2. Other aspects of the LDF evidence base

During 2009/10, the council has made good progress in developing its evidence base for the Local Development Framework, publishing (September 2009) background papers on Population & Household Projections, Ealing's Economy, Housing, Infrastructure Planning & Delivery. In addition, work is also underway on an Employment Land Review, Energy Evidence Base, Green Space Strategy and a Joint Retail Needs Study update.

## Observations and Conclusions

The government's updated 'core output indicators' (related to the Good Practice Guide on Local Development Framework Monitoring) are included.

Also in prospect, is a clearer acknowledgement of the relationship between the sustainability appraisal process and the ongoing annual monitoring process. This more sophisticated monitoring requirement will enable the production of a stronger strategic policy on monitoring for the Local Development Framework. This will be properly oriented to spatial planning and to charting progress towards achieving sustainable communities in Ealing.

## 4. Creating the Framework for Future Development - March 2010

### The Local Development Scheme (LDS)

In creating a Local Development Framework (LDF), Ealing Council's initial responsibility was to produce a **Local Development Scheme (LDS)**. The purpose of the LDS is to show how and when Ealing Council will produce the full range of planning documents required in its LDF. The Ealing LDS was first adopted in March 2005. Originally, the intention of the Council had been to republish an updated version annually. GOL advised against this. Nevertheless, circumstances have changed and a new LDS was subsequently adopted in September 2007, March 2009 and March 2010.

Effectively, the LDS provides a directory of existing planning documents in Ealing (and other relevant documents), and indicates the work that is being done to produce the additional documents necessary. It shows the timescales for preparation, the way in which the work will be done and the resources needed to do it. It establishes the Council's priorities for forward planning.

### The LDF Portfolio

Along with the LDS, the first ingredients in the framework are the Council's adopted unitary development plan and supplementary planning guidance. Additional documents have been produced, and will continue to be produced. These include a Statement of Community Involvement, Annual Monitoring Reports, Development Plan Documents and Supplementary Planning Documents, Sustainability Appraisals of each Local Development Document (LDD), and background documents that will inform the production of LDDs.

The production of a new **Development (or Core) Strategy** will supersede the strategy chapter of the UDP. It will clarify links with the Sustainable Community Strategy and consider the new information on development needs referred to above. It will also have particular regard to the Mayor of London's sub-regional development framework for West London and the process of updating the London Plan. The new development plan document will comprise a unique spatial vision for Ealing and will be adopted by the end of 2011.



The **Development Sites** policy document (also known as the Site Specific Allocations DPD) will set out proposals for key sites that can meet the development needs identified in the Strategy and will set out the planning requirements for those key sites with significant development potential. This will be based on assessments of the suitability, availability and accessibility of land for specified uses.

It will be produced in tandem with the **Development Management** policy document (also known as the Generic Development Control/Management DPD). This seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) and where, because of the unique characteristics of Ealing we feel a more distinctive approach needs to be taken.

Both the Development Sites and Development Management policy documents will both be adopted by mid 2013.

The **Proposals Map** is regarded as a separate development plan document in the local development framework. Clearly, work on the documents referred to above will have implications for the proposals map. The Proposals Map document will be updated and published concurrently with the other development plan documents. It will supersede the UDP proposals map by June 2013.

Government, the Mayor of London and all agencies involved in waste planning and management, are concerned to improve performance in dealing with waste in a more sustainable way. This matter requires coordinated action across West London, and hence a joint development plan document is being produced for Waste. The Council has entered into an agreement with the constituent Boroughs of the West London Waste Disposal Authority (WLWDA, known as WestWaste) to prepare a joint **West London development plan for Waste**. The area covers the boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond. The WestWaste grouping of Boroughs is slightly different from that which forms the West London Sub Region as defined in the 2004 London Plan and the West London Sub Regional Development Framework (SRDF). This latter area includes Brent, Harrow, Hillingdon, Hounslow, Ealing and Hammersmith & Fulham (and is also known as the West London Alliance (WLA) Boroughs)<sup>61</sup>. The Westwaste area does not include Hammersmith, but adds Richmond upon Thames to the list. Richmond is in the sub-region covered by a South London SRDF.

## **Progress During 2009/10**

The council undertook a further round of **public consultation during September-November 2009/10** including Initial Proposals (or Preferred Options) on the Development (or Core) Strategy and Issues and Options on a Development management policy document. The Development Strategy took account of the previous wide ranging work on regeneration projects in the borough's town centres and municipal

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<sup>61</sup> Note that the Consolidated London Plan introduced new boundaries for the sub-regions – the West Sub Region has been redefined to include Kensington and Chelsea), though this is under review by the incoming Mayor.

estates and a review completed in Spring 2009 that took a fresh look at the content of the Ealing LDF to provide an overarching narrative for development, growth and improvement in Ealing and for policies contained within the LDF.

The council also benefited from a **frontloading visit by the Planning Inspectorate** in January 2010 which provided a review of Ealing's LDF including the assembly of the evidence base and the generation of convincing and appropriate strategies and delivery.

Following a further review, the **Local Development Scheme was also revised and updated** and a new agreed version was published in March 2010.<sup>62</sup> It sets out target dates for reaching key stages in the plan making process. This will be the version used as the basis for assessing the Council's performance in plan making in future unless further revised.

### **LDF Project Plans**

Table 19 below provides short **document profile** for each of the programmed Local Development Documents including a timetable as set out in the March 2010 LDS. It includes the key development plan documents (strategy, sites, management and the proposals map), a joint waste development plan document and two supplementary planning documents on conservation and listed buildings and legal agreements.

Figure 20 provides a **project plan for the LDF** and indicates the programming of the documents referred to in the LDS.

The council still plans to adopt the Development Strategy by the end of 2011 and the Sites and Management development plan documents by mid 2013. It has the added advantage of ensuring that the Ealing LDF is able to fully take account of any changes that flow from the Mayor of London's replacement London Plan.

As a basis of comparison the final column of Table 19 also reviews **LDF performance against the targets** set out in the March 2010 LDS. Performance is highlighted employing the **RAG system** - based on achievement/within one month of target (green), within six months of target (amber) or more than six months of target (red), respectively.

Finally, Table 20 below provides a summary of **transition from existing policies as they are progressively superseded** (in the adopted UDP and SPGs) as development plan documents are adopted by 2013.

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<sup>62</sup> See: [http://www.ealing.gov.uk/services/environment/planning/planning\\_policy/local\\_development\\_framework/local\\_development\\_scheme/](http://www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/local_development_scheme/)

## Looking Ahead to 2010/11

In the coming year, the council plans to produce Final Proposals for its **Development (Core) Strategy** and Initial Proposals (or Preferred Options) for the **Development Sites** and **Development Management** policy documents and these will be formally consulted upon with the community and relevant stakeholders.

It is also proposed that a review be carried out of the **Statement of Community Involvement** (SCI) that sets out arrangements for involving the community in all parts of the Local Development Framework and in development control decisions. The review is intended to ensure that arrangements remain robust and take account of changes in the legislative framework. This policy was adopted on June 20<sup>th</sup> 2006.

It is envisaged that during 2009/10, a further review will take place to ensure appropriate **resources** are identified to enable the LDF project plan identified in the revised LDS to be achieved, in particular, vital work on the LDF evidence base.

Key areas of **evidence base** that will be completed includes:

- Revised demographic and household projections for the borough;
- A Strategic Housing Market Assessment (at sub-regional level to complement London wide and borough wide studies);
- A study on retail needs and capacity together with health checks of the borough's town centres;
- An Infrastructure Delivery Strategy (that will need to set out how the infrastructure planning and delivery process is working at the local level).
- An Infrastructure Delivery Schedule (that will comprise an evidence-based schedule of infrastructure requirements in the borough).
- An updated Open Space Strategy; and,
- A revised and updated Employment Land Review.

**Table 19: Local Development Framework 2010 – Document Profiles**

(NB. RAG Status: Green = within one month of target; Amber = within six months of target, Red = more than six months of target)

## 1. DEVELOPMENT STRATEGY (Core Strategy DPD)

**Role and Content:** The Strategy sets out the Council's vision and strategic objectives for the Borough for the fifteen years from 2011 to 2026. It contains the spatial strategy and core policies. Broad locations are shown on a key diagram and a monitoring and implementation framework is included.

**Status:** Development Plan Document.

**Chain of Conformity:** The Core Strategy is consistent with national policy and in general conformity with the Mayor's 'London Plan' (the Spatial Development Strategy). The other Development Plan Documents conform to the Core Strategy.

**Geographic Coverage:** Borough wide, but also area based.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> including scope of SA	July 2005 v	GREEN
Evidence gathering	July 2005 - September 2005	GREEN
Production: Preparation and consultation on issues and options.	September 2005- October 2007	GREEN
Process review	2008	GREEN
Report on initial proposals for consultation, with sustainability appraisal	August 2009	GREEN
Consultation, consideration of representations, and <b>publication</b> of submission DPD.	September 2009 – September 2010 <b>September 2010 v</b>	GREEN
<b>Submission</b> of document for examination.	<b>January 2011 v</b>	AMBER
Pre-examination Meeting	March 2011	AMBER
Examination	May 2011 – <b>June 2011</b>	AMBER
Receipt of Inspector's binding report	October 2011	AMBER
<b>Adoption</b>	December 2011 v	GREEN

v = Milestone

## 2. DEVELOPMENT SITES (Site Specific Allocations DPD)

**Role and Content:** This document indicates proposals for key sites and locations in Ealing. It comprises a robust and credible assessment of suitability, availability and accessibility. The document will build on the non-statutory master planning studies undertaken on behalf of the Council's Economic Regeneration and Housing Directorate services, in the context of the borough Development Strategy.

**Status:** Development Plan Document.

**Chain of Conformity:** The development management policies conform to the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.

**Geographic Coverage:** Borough wide, but also area based.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> including scope of SA	<b>July 2005 v</b>	<b>GREEN</b>
Evidence gathering	July 2005 - September 2005	<b>GREEN</b>
Production: Preparation and consultation on issues and options.	September 2005- October 2007	<b>GREEN</b>
Process review	2008	<b>GREEN</b>
Report on initial proposals for consultation, with sustainability appraisal	August 2009	<b>GREEN</b>
Consultation, consideration of representations, await outcome of Development Strategy examination before <b>publication</b> of submission DPD.	September 2010 – February 2012 <b>March 2012 v</b>	<b>GREEN</b>
<b>Submission</b> of document for examination.	<b>July 2012 v</b>	<b>GREEN</b>
Pre-examination Meeting	September 2012	<b>GREEN</b>
Examination (with Development Management document)	November – December 2012	<b>GREEN</b>
Receipt of Inspector's binding report	March 2013	<b>GREEN</b>
<b>Adoption</b>	<b>June 2013 v</b>	<b>GREEN</b>

v = Milestone

### 3. DEVELOPMENT MANAGEMENT (Generic Development Management/Control DPD)

**Role and Content:** This document indicates place-specific proposals for development management. It comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. On the basis of commitments made by Ealing Council at the time of adoption of the UDP, preparation of the document will include an investigation of whether the policies on flood plains, ancient monuments, the density of development adjoining green space, and parking provision for retail development and for disabled people need to be updated. Many of the issues raised and considered during 2005/6 with a view to publication in the Strategy or Sites documents have been rolled into the Development Management document in 2009, and referred to in a specific issues and options consultation December 2009.

**Status:** Development Plan Document.

**Chain of Conformity:** The site-specific allocations conform to policies in the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.

**Geographic Coverage:** Borough wide, but with area-related spatial policies.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> – evidence gathering and scope of SA	July 2005 – March 2009 <b>March 2009 v</b>	<b>GREEN</b>
Production: Preparation and consultation on issues and options (initially envisaged for sites document.	September 2005- October 2007	<b>GREEN</b>
Process review	2008	<b>GREEN</b>
Report on issues & options for consultation, with sustainability appraisal	August 2009	<b>GREEN</b>
Consultation, consideration of representations, await outcome of Development Strategy examination before <b>publication</b> of submission DPD.	September 2010-February 2012 <b>March 2012 v</b>	<b>GREEN</b>
<b>Submission</b> of document for examination.	<b>July 2012 v</b>	<b>GREEN</b>
Pre-examination Meeting	September 2012	<b>GREEN</b>
Examination (with Development Management document)	November – December 2012	<b>GREEN</b>
Receipt of Inspector's binding report	March 2013	<b>GREEN</b>
<b>Adoption</b>	<b>June 2013 v</b>	<b>GREEN</b>

v = Milestone

## 4. PROPOSALS MAP (DPD)

**Role and Content:** The Proposals Map shows on an Ordnance Survey Base the sites, areas, and other locations referred to in the Development Strategy, Development Sites and Development Management documents (i.e. Core Strategy, Site Specific Allocations DPD and Development Management DPD).

**Status:** Development Plan Document.

**Chain of Conformity:** The Proposals Map specifies sites, areas, and other locations identified in the Development Strategy, Development Sites and Development Management DPDs. Sites and locations in Supplementary Planning Documents in turn reflect these designations.

**Geographic Coverage:** Borough wide.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	July 2005 – March 2009 <b>March 2009 v</b>	<b>GREEN</b>
Process review, with likely outcome that OS based changes will not be required in the emerging Development Strategy, and on this basis, areas of change on the Proposals Map will be identified, but changes will not be published.	March 2009 – December 2010	<b>GREEN</b>
A less likely alternative is that some OS based boundary changes will be included to in the Development Strategy. If so, the action will be: Publication of Proposals Map (September 2010) Submission of document for examination (with Development Strategy) January 2011 Pre-examination Meeting March 2011 Examination May 2011 – June 2011 Receipt of Inspector's binding report October 2011 Adoption (along with Strategy) December 2011	(If no OS mapping for Strategy, continuing process of preparation – January 2010 to February 2012)	<b>NOT REQ- UIRED</b>



Stages	Timetable as Published LDS March 2010	RAG
Preparation and <b>publication</b> of revised Submission Proposals Map relating to Development Sites and Development Management documents	<b>March 2012 v</b>	<b>GREEN</b>
<b>Submission</b> of document for examination.	<b>July 2012 v</b>	<b>GREEN</b>
Pre-examination Meeting	September 2012	<b>GREEN</b>
Examination (with Development Management document)	November – December 2012	<b>GREEN</b>
Receipt of Inspector's binding report	March 2013	<b>GREEN</b>
<b>Adoption of revised Proposals Map</b>	<b>June 2013 v</b>	<b>GREEN</b>

v = Milestone

## 5. PLANNING FOR WASTE (DPD)

**Role and Content:** This DPD will set out policies for dealing with waste, taking into account strategy agreed with West London Boroughs and will be prepared jointly with those Boroughs.

**Status:** Development Plan Document.

**Chain of Conformity:** This document conforms to the Core Strategy.

**Geographic Coverage:** Borough wide.

**Timetable:** Please note that the revised timetable set out below has not been checked with WestWaste.

Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: <b>Commencement</b> including scope of SA	July 2005 v	July 2005 v	GREEN
Evidence gathering and preparation of issues and options	July 2005 – January 2009	July 2005 – January 2009	GREEN
Production: Informal consultation on issues and options	October 2008 - April 2009	October 2008 - April 2009	GREEN
Report on draft plan for consultation with sustainability appraisal commentary (effectively a further issues and options report incorporating site, with indication given as to preferred options)	July 2010	December 2010	AMBER
Consultation on draft plan	September– October 2010	February-March 2011	AMBER
Consideration of representations and preparation of sites & management policies.	November 2010 – January 2011	Apr 2011-Jan 2012	AMBER
<b>Publication</b> of submission DPD	<b>February 2011 v</b>	<b>September or October 2011</b>	RED
<b>Submission</b> of document for examination; representations invited.	<b>May 2011 v</b>	<b>Jan 2012</b>	RED
Pre-examination Meeting	June-July 2011	Feb 2012	AMBER
Examination	August 2011	Apr 2012	AMBER
<b>Adoption</b>	<b>December 2011 v</b>	<b>Oct 2012</b>	RED

v = Milestone

## 6. CONSERVATION AND LISTED BUILDINGS (SPD)

**Role and Content:**

This document provides additional guidance for householders and developers about listed buildings (including locally listed buildings) and conservation areas in the Borough and revises and updates work started to supplement UDP policy. It has already been subject to some community involvement. The LDF procedure has been introduced to bring it into line with the new legislation.

**Status:**

Supplementary Planning Document.

**Chain of Conformity:**

This document supplements 'saved' policy in the Adopted UDP.

**Geographic Coverage:**

Borough.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	<b>2005 v</b>	<b>GREEN</b>
Evidence gathering	To December 2006	<b>GREEN</b>
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	June 2006 – May 2007 <b>May 2007 v</b>	<b>GREEN</b>
Draft SPD and sustainability appraisal report issued for public participation	September – October 2007	<b>GREEN</b>
Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD.	November 2007-February 2012	<b>GREEN</b>
Further round of consultation	March 2012-Apr 2012	<b>GREEN</b>
Consideration of representations and finalise the SPD	May 2012	<b>GREEN</b>
<b>Adoption</b>	<b>June 2012 v</b>	<b>GREEN</b>

v = Milestone

## 7. LEGAL AGREEMENTS (SPD)

**Role and Content:**

This document revises and updates work started to supplement UDP policy and has already been subject to some community involvement. LDF procedure has been introduced to bring it into line with the new legislation. This planning guidance sets out how Ealing will use its ability to secure planning obligations to promote sustainable development. It also covers the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority.

**Status:**

Supplementary Planning Document.

**Chain of Conformity:**

This document supplements 'saved' policy in the Adopted UDP.

**Geographic Coverage:** Borough.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	2005 v	GREEN
Evidence gathering	To December 2006	GREEN
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	June 2006 – May 2007 <b>May 2007 v</b>	GREEN
Draft SPD and sustainability appraisal report issued for public participation	September – October 2007	GREEN
Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD.	November 2007-February 2012	GREEN
Further round of consultation	March 2012-Apr 2012	GREEN
Consideration of representations and finalise the SPD	May 2012	GREEN
<b>Adoption</b>	<b>December 2010 v</b>	GREEN

v = Milestone

## 8. EALING METROPOLITAN TOWN CENTRE SPD

**Role and Content:** This document provides planning policy and land use guidance for a number of sites in Ealing Metropolitan Town Centre. It is intended to guide development and sets out Ealing Council's vision for the area and its expectations in regard to land uses, the form and layout of the area, design principles, and guidance regarding planning obligations and the phasing of development. Its main role is as a planning policy document which will add more detail than is found in the LDF DPDs (Local Development Framework Development Plan Documents) including the Development Strategy 2026 and the Sites Allocations DPD. The guidance within this SPD is intended to be complimentary to the current LDF. It will build upon the plans and proposals originally published in May 2008 called "The Spatial Development Framework for Ealing Metropolitan Town Centre".

**Status:** Supplementary Planning Document.

**Chain of Conformity:** This document conforms to the Core Strategy.

**Geographic Coverage:** Ealing Metropolitan Town Centre.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	<b>2010 v</b>	<b>GREEN</b>
Evidence gathering and production of background paper	To August 2010	<b>GREEN</b>
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	<b>GREEN</b>
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	November 2010– January 2012 <b>February 2012 v</b>	<b>GREEN</b>
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	<b>GREEN</b>
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	<b>GREEN</b>
<b>Adoption</b>	<b>June 2012 v</b>	<b>GREEN</b>

v = Milestone

## 9. GREENFORD GREEN SPD

**Role and Content:** This document provides planning policy and land use guidance for a number of sites in the Greenford area. It is intended to guide development and sets out Ealing Council's vision for the area and its expectations in regard to land uses, the form and layout of the area, design principles, and guidance regarding planning obligations and the phasing of development. Its main role is as a planning policy document which will add more detail than is found in the LDF DPDs (Local Development Framework Development Plan Documents) including the Development Strategy 2026 and the Sites Allocations DPD. The guidance within this SPD is intended to be complimentary to the current LDF.

**Status:** Supplementary Planning Document.

**Chain of Conformity:** This document conforms to the Core Strategy.

**Geographic Coverage:** The site area is bounded by the central line to the south, Oldfield Lane North to the West and North, and Greenford Road to the east.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	2010 v	GREEN
Evidence gathering and production of background paper	To August 2010	GREEN
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	GREEN
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	November 2010– January 2012 <b>February 2012 v</b>	GREEN
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	GREEN
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	GREEN
<b>Adoption</b>	<b>June 2012 v</b>	GREEN

v = Milestone

## 10. AFFORDABLE HOUSING SPD

**Role and Content:** This will update and replace an existing SPD on Affordable Housing (SPD1). It will take account of trends outlined in the most recent Strategic Housing Market assessments (including those covering London, West London and Ealing in 2009/10). It will also take account of new and emerging policies identified in the emerging Replacement London Plan and Ealing's LDF, in particular, those contained within the Development Strategy.

**Status:** Supplementary Planning Document.

**Chain of Conformity:** This document currently supplements 'saved' policy in the Adopted UDP. This document will conform to the Core Strategy.

**Geographic Coverage:** Borough.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	<b>2010 v</b>	<b>GREEN</b>
Evidence gathering and production of background paper	To August 2010	<b>GREEN</b>
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	<b>AMBER</b>
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	November 2010– January 2012 <b>February 2012 v</b>	<b>GREEN</b>
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	<b>GREEN</b>
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	<b>GREEN</b>
<b>Adoption</b>	<b>June 2012 v</b>	<b>GREEN</b>

v = Milestone



## 11. ACCESSIBLE EALING SPD

**Role and Content:** This will update and replace an existing SPG on Accessible Ealing (SPG7). It provides guidelines that aim to ensure everyone in Ealing has access to buildings and outdoor spaces. The guidance offers practical advice to applicants and developers in preparing and submitting planning applications and is intended to provide a “tool-kit” for development management officers when assessing planning applications.

**Status:** Supplementary Planning Document.

**Chain of Conformity:** This document supplements 'saved' policy in the Adopted UDP. This document will conform to the Core Strategy.

**Geographic Coverage:** Borough.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	<b>2010 v</b>	<b>GREEN</b>
Evidence gathering and production of background paper	To August 2010	<b>GREEN</b>
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	<b>AMBER</b>
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	November 2010– January 2012 <b>February 2012 v</b>	<b>GREEN</b>
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	<b>GREEN</b>
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	<b>GREEN</b>
<b>Adoption</b>	<b>June 2012 v</b>	<b>GREEN</b>

v = Milestone

## 12. SHOP FRONT DESIGN SPD

**Role and Content:** This SPD will set out guidelines that seek to improve the image and environment of town centres in the borough, provide the necessary information relating to the policy, processes and permissions needed in the installation or alteration of shop fronts, promote distinctiveness whilst respecting and enhancing conservation area status (where appropriate) and set out the design and architectural principles which need to be considered in relation to shop front design. The guidance offers practical advice to applicants and developers in preparing and submitting planning applications and is intended to provide a “tool-kit” for development management officers when assessing planning applications.

**Status:** Supplementary Planning Document.

**Chain of Conformity:** This document conforms to the Core Strategy.

**Geographic Coverage:** Borough.

**Timetable:**

Stages	Timetable as Published LDS March 2010	RAG
Pre-production: <b>Commencement</b> Including scope of SA	<b>2010 v</b>	<b>GREEN</b>
Evidence gathering and production of background paper	To August 2010	<b>GREEN</b>
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	<b>GREEN</b>
Production: Preparation of <b>draft supplementary planning document</b> and sustainability appraisal reports, in consultation.	November 2010– January 2012 <b>February 2012 v</b>	<b>GREEN</b>
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	<b>GREEN</b>
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	<b>GREEN</b>
<b>Adoption</b>	<b>June 2012 v</b>	<b>GREEN</b>

v = Milestone



**Table 20: Transition from Adopted 'Plan for the Environment' (UDP) Policies and SPG 2004 to Local Development Documents 2009-2013**

UDP saved policies	DPD to replace UDP policies
<b>Chapter 1 Strategy</b>	
1.1 Overall Aim	<p><b>Policies 1.1 – 1.9, 1.11 not saved (2007). They are covered by London Plan policies.</b></p> <p><b>Policy 1.10 will be superseded by Development Management document in June 2013.</b></p>
1.2 Environmental Resources and Waste	
1.3 Green Space and Natural Environment	
1.4 Urban Design	
1.5 Housing	
1.6 Business	
1.7 Shopping and Town Centres	
1.8 Community Facilities	
1.9 Transport	
1.10 Legal Agreements and Partnerships	
1.11 Monitoring and Review	
<b>Chapter 2 Environmental Resources and Waste</b>	
2.1 Environmental and other Sustainability Impacts	<p><b>Policies will be part superseded by Core Strategy in December 2011.</b></p>
2.2 Regeneration of Special Opportunity Sites	
2.3 Land – Mineral Development	<p><b>Policies 2.10 and 2.11 will be superseded by policies in the Joint West London Waste Development Plan in December 2011.</b></p>
2.4 Land – Mineral Aggregates Distribution	
2.5 Water - Drainage, Flood Prevention and Environment	<p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>
2.6 Air Pollution and Quality	
2.7 Contaminated Land	
2.8 Hazardous Substances	
2.9 Energy	
2.10 Waste Minimisation and Management	
2.11 Waste Environmental Impacts	

UDP saved policies	DPD to replace UDP policies
<b>Chapter 3 Green Space and Natural Environment</b>	
3.1 Major Open Areas (MOAs) – Metropolitan Open Land and Green Belt 3.2 Green Corridors and the Waterway network 3.3 Heritage Land 3.4 Public and Community Open Space 3.5 Land for Sports, Children’s Play and Informal Recreation 3.6 Allotments 3.7 Burial Land 3.8 Biodiversity and Nature Conservation 3.9 Wildlife Protection	<p><b>Policies will be part superseded by Core Strategy in December 2011.</b></p> <p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>
<b>Chapter 4 Urban Design</b>	
4.1 Design of Development 4.2 Mixed Use 4.3 Inclusive Design - Access for All 4.4 Community Safety 4.5 Landscaping, Tree Protection and Planting 4.6 Statutory Listed Buildings 4.7 Locally Listed Buildings, Buildings with Façade Value, and Incidental features 4.8 Conservation Areas 4.9 Ancient Monuments, Archaeological Interest Areas 4.10 Commercial Frontages & Advertising Signs 4.11 Noise and Vibration 4.12 Light Pollution 4.13 Mobile Telephone Masts and Apparatus 4.14 Television Satellite Dishes, Radio Masts and other Apparatus	<p><b>Policies will be part superseded by Core Strategy in December 2011.</b></p> <p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>

UDP saved policies	DPD to replace UDP policies
<b>Chapter 5 Housing</b>	
5.1 Housing Supply	<p><b>Policy 5.1 is not saved (2007) and is superseded by London Plan policies.</b></p> <p><b>Other policies will be part superseded by Core Strategy in December 2011.</b></p> <p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>
5.2 Affordable Housing	
5.3 Lifetime Homes and Wheelchair Housing	
5.4 Range of Dwelling Sizes and Types	
5.5 Residential Design	
5.6 Small Dwellings and Flats	
5.7 Special Housing	
5.8 Accommodation for Travellers	
5.9 Extensions and Alterations to Private Houses and Gardens	
<b>Chapter 6 Business</b>	
6.1 Supply of Land and Property for Business Use	<p><b>Policies will be part superseded by Core Strategy in December 2011.</b></p> <p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>
6.2 Proposals for Office Development	
6.3 Alternative Development of Office Buildings	
6.4 Industry and Warehousing in Major Employment Locations	
6.5 Ancillary Development in Major Employment Locations	
6.6 Workspace for Artistic and Cultural Activities	
6.7 Hotel Development	
<b>Chapter 7 Shopping and Town Centres</b>	
7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites	<p><b>Policies will be part superseded by Core Strategy in December 2011.</b></p> <p><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management</b></p>
7.2 New Shopping Development and the Sequential Approach	
7.3 Designated Shopping Frontages	
7.4 Non-Designated Shopping Frontages	
7.5 Basic Shopping Needs	

<b>UDP saved policies</b>	<b>DPD to replace UDP policies</b>
7.6 Eating, Drinking and Entertainment	<b>documents in June 2013.</b>
7.7 Other Shopping Centre Uses	
7.8 Markets and Street Trading	
<b>Chapter 8 Community Facilities</b>	
8.1 Existing Community Facilities	<b>Policies will be part superseded by Core Strategy in December 2011.</b>  <b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b>
8.2 Major Developments and Community Facilities	
8.3 Redundant Community Facilities	
8.4 Large Scale Community Facility Development	
8.5 Meeting Places and Places of Worship	
8.6 Facilities for Young Children	
8.7 Educational Facilities	
8.8 Health Care Facilities	
<b>Chapter 9 Transport</b>	
9.1 Development, Access and Parking	<b>Policies will be part superseded by Core Strategy in December 2011.</b>  <b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b>
9.2 Stations and Public Transport Interchanges	
9.3 Major Transport Projects	
9.4 Buses	
9.5 Walking and Streetscape	
9.6 Cycling	
9.7 Accessible Transport	
9.8 Low Car Housing and City Car Clubs	
9.9 Highways and Traffic Management	
9.10 Freight	
9.11 Public Car Parks and Private (non-residential) Parking Areas	
<b>Chapter 10 Sites and Areas</b>	
10.1 Strategic Sites and Areas	
10.2 Green Belt and Metropolitan Open Land	



UDP saved policies	DPD to replace UDP policies
10.3 Green Corridors	<p data-bbox="1079 431 1644 496"><b>Policies will be part superseded by Core Strategy in December 2011.</b></p> <p data-bbox="1079 532 1686 662"><b>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</b></p>
10.4 Heritage Land	
10.5 Public Open Space	
10.6 Community Open Space	
10.7 Nature Conservation Sites and Management Areas	
10.8 Viewpoints and Landmarks	
10.9 Statutory Listed Buildings and Ancient Monuments	
10.10 Locally Listed Buildings	
10.11 Buildings of Façade or Group Value	
10.12 Conservation Areas	
10.13 Archaeological Interest Areas	
10.14 Major Employment Locations	
10.15 Employment Sites	
10.16 Designated Shopping Frontages	
10.17 Built Sports Facilities with Community Access	
10.18 Zones for Parking Standards	
10.19 Transport Projects	
10.20 Road Hierarchy	
10.21 Development Sites	

<b>Proposals Map</b>
<p data-bbox="428 1177 1686 1300">There will be a revised Proposals Map adopted along with the Development Sites and Development Management documents in June 2013. Note: in the event that OS boundaries need to be changed for the Development Strategy, a revised proposals map will be adopted along with the Development (Core) Strategy in December 2011. This will be reviewed by 2013.</p>

<b>Supplementary Planning Guidance – Adopted</b>	<b>UDP 'Saved' Policy</b>
<b>SPG 1 The Sustainability Checklist</b>	<b>2.1</b>
<b>SPG 4 Refuse and Recycling Facilities</b>	<b>2.10, 4.1, 5.5</b>
<b>SPG 5 Urban Design Statement</b>	<b>4.1</b>
<b>SPG 6 Plot Ratio</b>	<b>4.1, 6.4</b>
<b>SPG 7 Accessible Ealing</b>	<b>4.3, 3.4, 5.3</b>
<b>SPG 8 Safer Ealing</b>	<b>4.1, 4.4</b>
<b>SPG 9 Trees and Development Guidelines</b>	<b>4.5</b>
<b>SPG 10 Noise and Vibration</b>	<b>4.11</b>
<b>SPG 13 Garden Space</b>	<b>5.5</b>
<b>SPG 14 Indoor Living Space</b>	<b>5.5</b>
<b>SPG 15 Residential Care Homes</b>	<b>5.7</b>
<b>SPG 16 Hostels</b>	<b>5.7</b>
<b>SPG 17 Babycare Facilities</b>	<b>8.6</b>
<b>SPG 18 Places for Eating, Drinking &amp; Entertainment</b>	<b>7.6</b>
<b>SPG 20 Sustainable Transport: Transport Assessments</b>	<b>9.1</b>
<b>SPG 21 Sustainable Transport: Green Travel Plans</b>	<b>9.1</b>
<b>SPG 22 A40 Acton Green Corridor</b>	<b>3.2, 9.3, 10.3</b>
<b>SPG Town Centres - Acton, Ealing, Greenford, Hanwell, Southall</b>	<b>7.1, 10.1, 10.16</b>
<b>SPG Development Sites - The Acton Area</b>	<b>10.21</b>
<b>SPG Development Sites - The Ealing Area</b>	<b>10.21</b>
<b>SPG Development Sites - Greenford, Northolt, and Perivale</b>	<b>10.21</b>
<b>SPG Development Sites - The Hanwell Area</b>	<b>10.21</b>
<b>SPG Development Sites - The Southall Area</b>	<b>10.21</b>

<b>Supplementary Planning Guidance - Approved Draft</b>	<b>UDP 'Saved' Policy</b>
<b>SPG 2 Water, Drainage and Flooding</b>	<b>2.5</b>
<b>SPG3 Air Quality</b>	<b>2.6</b>
<b>SPG 12 Greening Your Home</b>	<b>4.1, 5.5</b>
<b>SPG Southall Development Sites</b>	<b>10.21</b>
<b>SPG Northolt Neighbourhood Shopping Centre</b>	<b>7.1, 10.1, 10.16</b>
<b>Interim Planning Guidance – Approved Draft</b>	<b>UDP 'Saved' Policy</b>
<b>IPG Greenford Hall Area</b>	<b>(Update of 10.21 in Sites DPD, examined by 9/07, adopted by 6/08.)</b>
<b>Supplementary Planning Documents – Adopted</b>	<b>UDP 'Saved' Policy</b>
<b>SPD1 Affordable Housing</b>	<b>5.2, 5.4</b>
<b>SPD2 Community Facilities</b>	<b>8.2, 8.7</b>
<b>SPD3 Low car housing in controlled parking zones</b>	<b>9.8, 9.1</b>
<b>SPD4 Residential extensions</b>	<b>4.1, 5.5, 5.9</b>
<b>SPD5 West London Tram Route</b>	<b>9.3</b>
<b>SPD6 Twyford Avenue Community Open Space</b>	<b>3.4, 10.21</b>
<b>SPD7 Car clubs</b>	<b>9.8</b>
<b>SPD8 Crossovers and parking in front gardens</b>	<b>9.9, 5.9</b>

## 5. Issues and Actions for Future Planning

This sixth Annual Monitoring Report for Ealing provides a broad indication of the borough's performance in the range of development topics referred to in the adopted unitary development plan. The salient points are set out below.

**Strategy** – The broad indications are that the existing UDP policies provide a comprehensive basis for planning decisions. There was sufficient interest expressed in the UDP development sites for their designation to be regarded as successful. Overall, the strategic priority in 2009/10 was to make progress on LDF plan preparation and the production of the LDF evidence base to inform this process. Following a wide-ranging review of the content of the Ealing LDF I the previous monitoring period, the council consulted on a further revised iteration of the Development (or Core) Strategy and Issues and options for Development Management. A new local development scheme was approved in March 2010.

**Environmental Resources and Waste** - Ealing performs relatively well in respect of environmental issues such as air quality and the recycling of waste. However, there is scope for improvement. As a comparison with other UDP topic areas, environmental resources and waste policies are used frequently in planning and appeal decisions. Further work to investigate the feasibility of monitoring the installation of renewable energy secured as part of the planning process is anticipated in the next monitoring period.

**Green Space and Natural Environment** - There has been a slight net loss of designated open space or natural habitat in the borough during the monitoring period although it is recognised that the proposal did not constitute inappropriate development (in this instance, on Metropolitan Open Land). Significant s106 funding has been secured for green space and further progress has been made on UDP open space projects in 2009/10.

**Urban Design** - These policies are the most frequently quoted in the UDP and have stood up well at planning appeals in 2009/10. As in previous years, considerable input into the design of planning applications has been made by specialists on conservation, design, access and crime prevention. These inputs continue to have a major effect on planning decisions in the borough.

**Housing** - These policies have been used consistently in planning decisions. Development targets were met or almost met. 100% of new housing completions were built on previously developed land and there a net increase of 411 residential units completed (representing 48% of the borough's annual net housing supply target). The housing pipeline is healthy with a significant increase in approvals. The housing trajectory indicates a significant five-year supply but suggests that the recession will have an adverse impact on house building in the very short-term. The number of affordable housing units completed during the year of was 202 units were lower than the previous monitoring period.

**Business** – As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. Demand for business use of land in Ealing still remains fairly steady perhaps reflected through the low vacancy rate in the borough. Despite the fact that 19,486 sq. m. of new employment floorspace was completed during the year, giving a net gain of 7,290 sq m of employment floorspace, it is estimated that the types of uses developed resulted in a net loss of 356 jobs.

**Shopping and Town Centres** – Whilst there was overall a net reduction in retail floorspace (A1) for the second year running, office completions increased dramatically largely due to a significant B1 office development in the Ealing Metropolitan Town Centre. It is anticipated that when the large Dickens Yard development (also in Ealing town centre) this will include a significant amount of new retail floorspace to meet the requirements of the modern retailer.

**Community Facilities** – Community facility policies were not quoted frequently in planning decisions or appeals during the monitoring period but are, however, valuable in development management. During 2010/11, it is anticipated that a first infrastructure delivery plan for the borough will be finalised and a report on progress including an infrastructure delivery schedule will be provided in future AMRs.

**Transport** – The year 2009/10 saw further work on a number of key projects. Negotiations on outline designs for Crossrail stations in the borough continued. Also, pre- application discussions were held on a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing. The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process. The UDP transport policies were in the top two most frequently used policies in planning decisions in 2009/10. They were used successfully at appeal and to achieve s106 funding for transport requirements.

**Legal agreements** - The inflow for 'sealed' S106 agreements for 2009/10 is £7,982,133. This is the highest figure secured since Section 106 monies started being monitored in 1991/92. This is mainly due to the Dickens Yard Development S106 agreement which was signed on November 23<sup>rd</sup> 2009. The council plans to bring forward revised proposals in due course once new regulations on the Community Infrastructure Levy (CIL) are issued, the council has determined its response to CIL and after the council has produced a new local Infrastructure Delivery Plan.

**The monitoring process** is increasing in sophistication, and there are proposals for a new and improved development-monitoring database and for more comprehensive monitoring linked to sustainability appraisal in the years ahead.





**Planning Policy**  
**[www.ealing.gov.uk/planpol](http://www.ealing.gov.uk/planpol)**  
**Ealing Council**