

# WECNF



# Neighbourhood Plan

# Data



# **West Ealing Centre Neighbourhood Forum**

## **Contents**

Introduction.....	page 1
Neighbourhood Area .....	page 2
Area Analysis by Ward .....	page 2
ONS Zones / LSOAs .....	page 3
Land Usage, Designation & Heritage .....	page 4
LBE Development Sites .....	pages 4-5
Property Analysis .....	page 6
Council Tax Banding (2013) .....	pages 6-8
Trader Analysis (2013) .....	page 9
Business Rates .....	page 10
West Ealing Business Improvement District (BID) .....	page 11
Population Age Analysis (2011) .....	page 12
Analysis of Religious Beliefs (2011) .....	page 12
Socio-Economic & Ethnic Background (2011) .....	page 13
Deprivation .....	page 14
Education .....	page 15
Accident Rates .....	page 16
Accident Locations .....	page 17
CCTV Coverage (2013) .....	page 18
Crime Analysis .....	pages 19-21
Health Analysis .....	pages 22-23
Air Quality .....	page 24

Appendix A: Planning Policies & Key Strategy Documents

Appendix B: Social Infrastructure Summary

Appendix C: Alcohol Sales, Gambling & Betting Shops

Appendix D: Development Site Maps 11-12 & 14-19

Appendix E: Bibliography / Source Data

# **WEST EALING CENTRE**

**W13**

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# **NEIGHBOURHOOD FORUM**

West Ealing Centre Neighbourhood Forum (WECNF) was formed under the terms of the 2011 Localism Act and was formally designated by London Borough of Ealing on 27<sup>th</sup> March 2013.

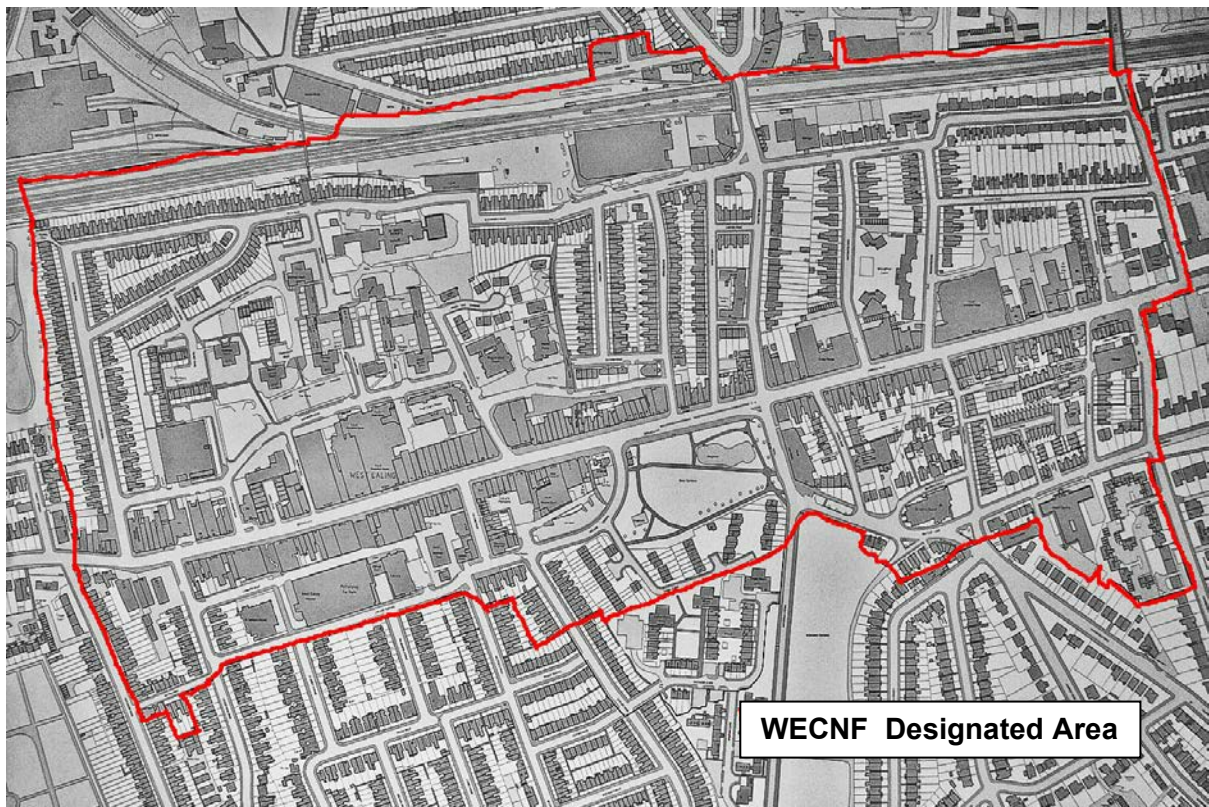
WECNF is a volunteer organisation that seeks to represent the views of all those who live, work or visit the centre of West Ealing and actively encourages local people to have a say in shaping and regenerating their environment. The agreed neighbourhood area is a designated business area embracing over 350 traders and an estimated residential population of 6,500 people. The Forum hopes to write both business and residential neighbourhood plans that will, when endorsed through public referendum, form the basis for all future planning changes within the designated area over the next 15 years.

The data contained within this booklet has been drawn from many different sources and is intended as a factual reference document that will prove useful to those wishing to gain a better understanding of the issues and demographic nature of the community and the area in which we live. Wherever possible the data included in this booklet relates only to the actual designated area although, because this area does not coincide precisely with the electoral ward and LSOA geographical boundaries, it has not always been possible to provide actual figures. In some cases the overall data has been estimated on a proportional basis in order to provide the closest possible match to the designated area.

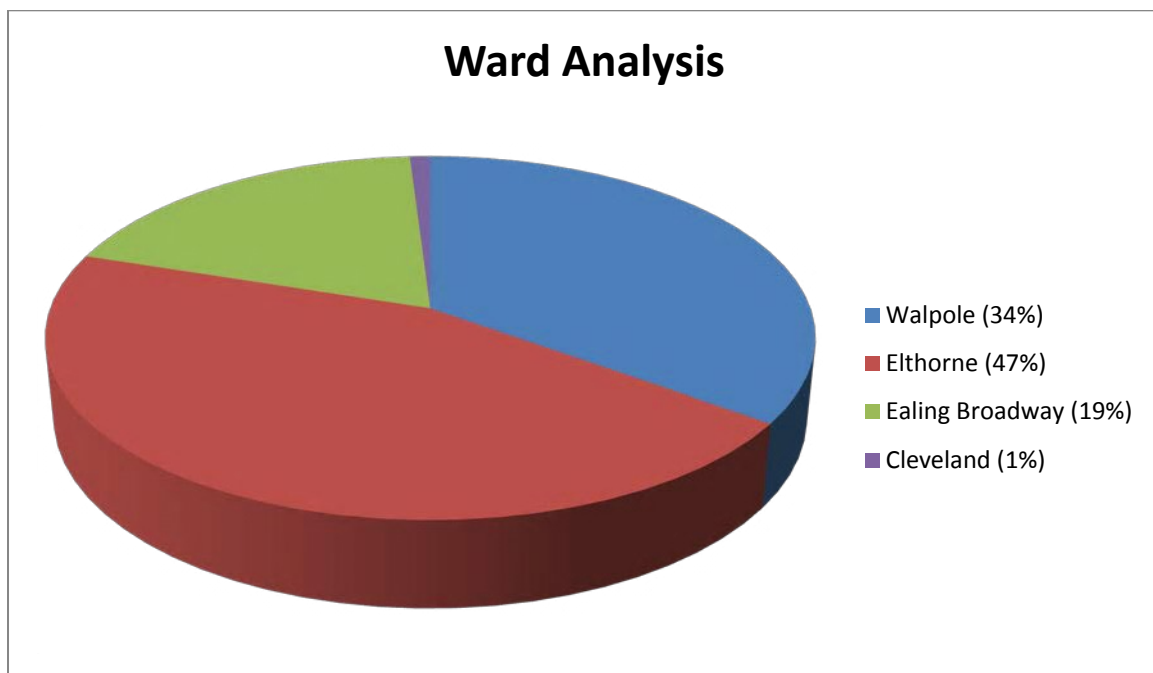
WECNF is grateful to all those volunteers who assisted in the compilation of this booklet and in particular to the employees and representatives of Ealing Council.



## West Ealing Centre Neighbourhood Forum Designated Area



## Total Area Analysis by Ward



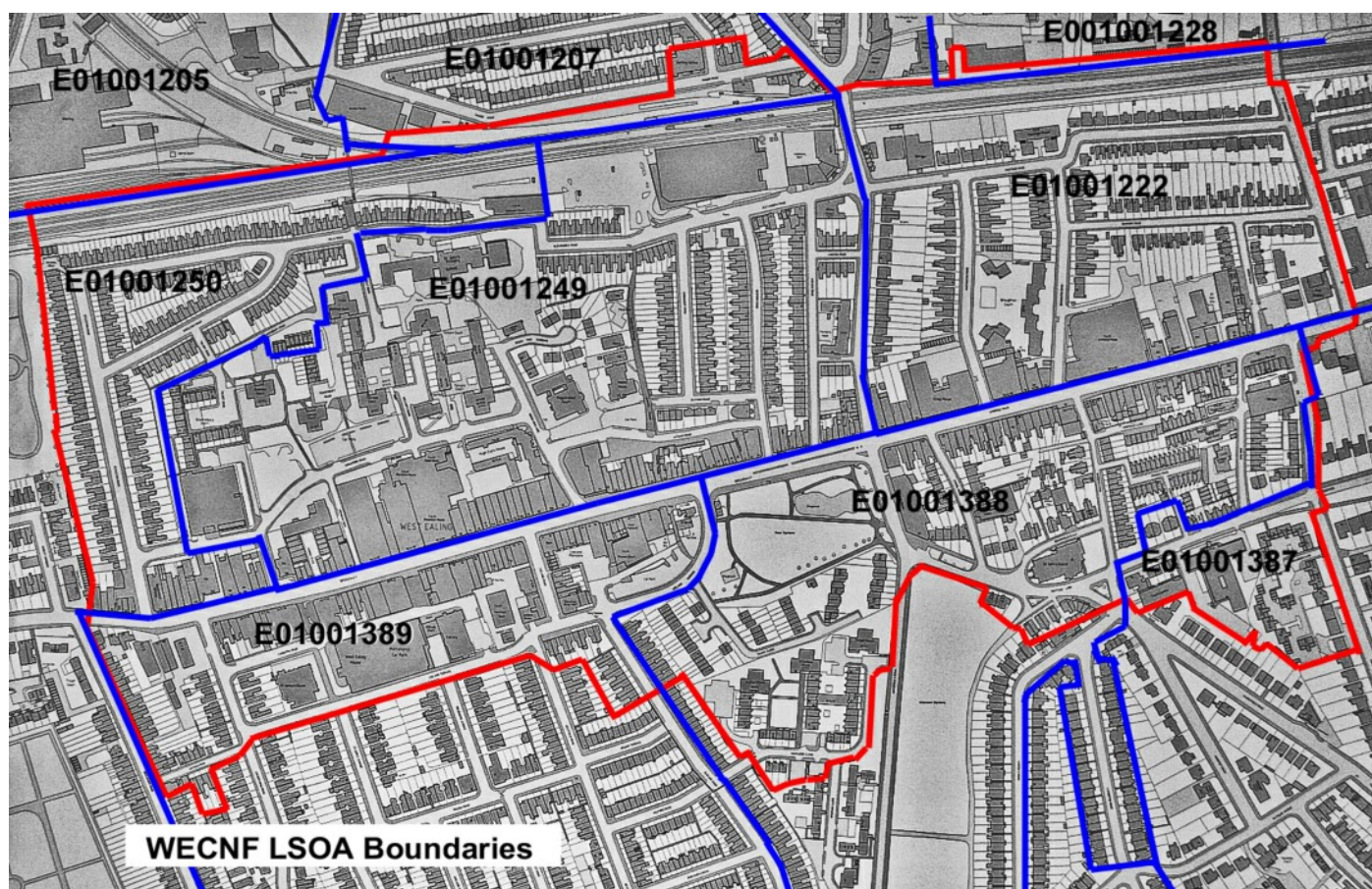


## Office for National Statistics (ONS)

For statistical analysis purposes, areas are subdivided into ONS zones although, since 2004, the Office for National Statistics have redesignated these into Super Output Areas (SOAs) that are subdivided into both Middle Layer Super Output Areas (MSOAs, approx 7,500 residents) and Lower Layer Super Output Areas (LSOAs, approx 1,700 residents).

The map below shows approximate locations of the 9 X LSOA areas falling within the WECNF designated area. These can be apportioned to match the WECNF neighbourhood as follows:

LSOA E01001205	ONS 018B	1.09%	Cleveland Ward
LSOA E01001207	ONS 018D	10.64%	Cleveland Ward
LSOA E01001222	ONS 019A	59.32%	Ealing Broadway Ward
LSOA E01001228	ONS 019E	0.43%	Ealing Broadway Ward
LSOA E01001249	ONS 028A	100.00%	Elthorne Ward
LSOA E01001250	ONS 028B	29.23%	Elthorne Ward
LSOA E01001388	ONS 028E	55.76%	Walpole ward
LSOA E01001389	ONS 028F	45.95%	Walpole Ward
LSOA E01001387	ONS 032E	8.81%	Walpole Ward

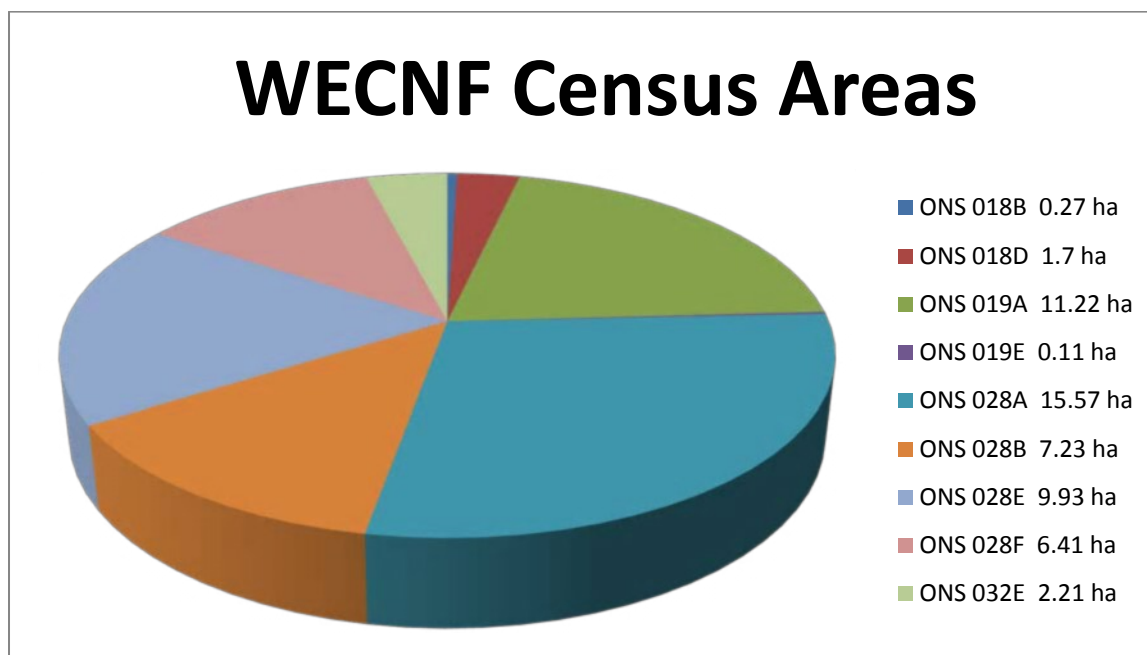


WECNF Boundary = Red

LSOA Boundaries = Blue

## Land Usage, Designation & Heritage

Total WECNF designated area is 54.65 Hectares distributed as follows:



- Approx 45% of total WECNF area is designated as Ealing Metropolitan Town Centre
- The area includes 1 X public park at Dean Gardens
- LBE data indicates 54 properties that are included on the local list
- There are no properties currently on the statutory list
- Approx 10% of the WECNF area is designated as a Conservation Area – in general this is the area towards the south-west including St.John's Church, Mattock Lane and Pursewardens Close

## LBE Designated Development Sites

Within the WECNF designated area LBE have proposed eight Development Sites (June 2012). All of them are allocated for 'development appropriate to the town centre' and are in addition to the regeneration of Green Man & Sherwood Close. Details as follows:

### **EAL 11: Corner Drayton Green Road/Hastings Road**

0.66 acre/0.27 hectare

'Indicative Delivery Timetable': 2016 – 2012

### **EAL 12: Crossrail West Ealing: Manor Road**

0.27 acre/0.11 hectare

'Indicative Delivery Timetable': 2016 – 2012

### **EAL 14: Maitland Yard 2**

acres/0.84 hectare

'Indicative Delivery Timetable': 2012 – 2026



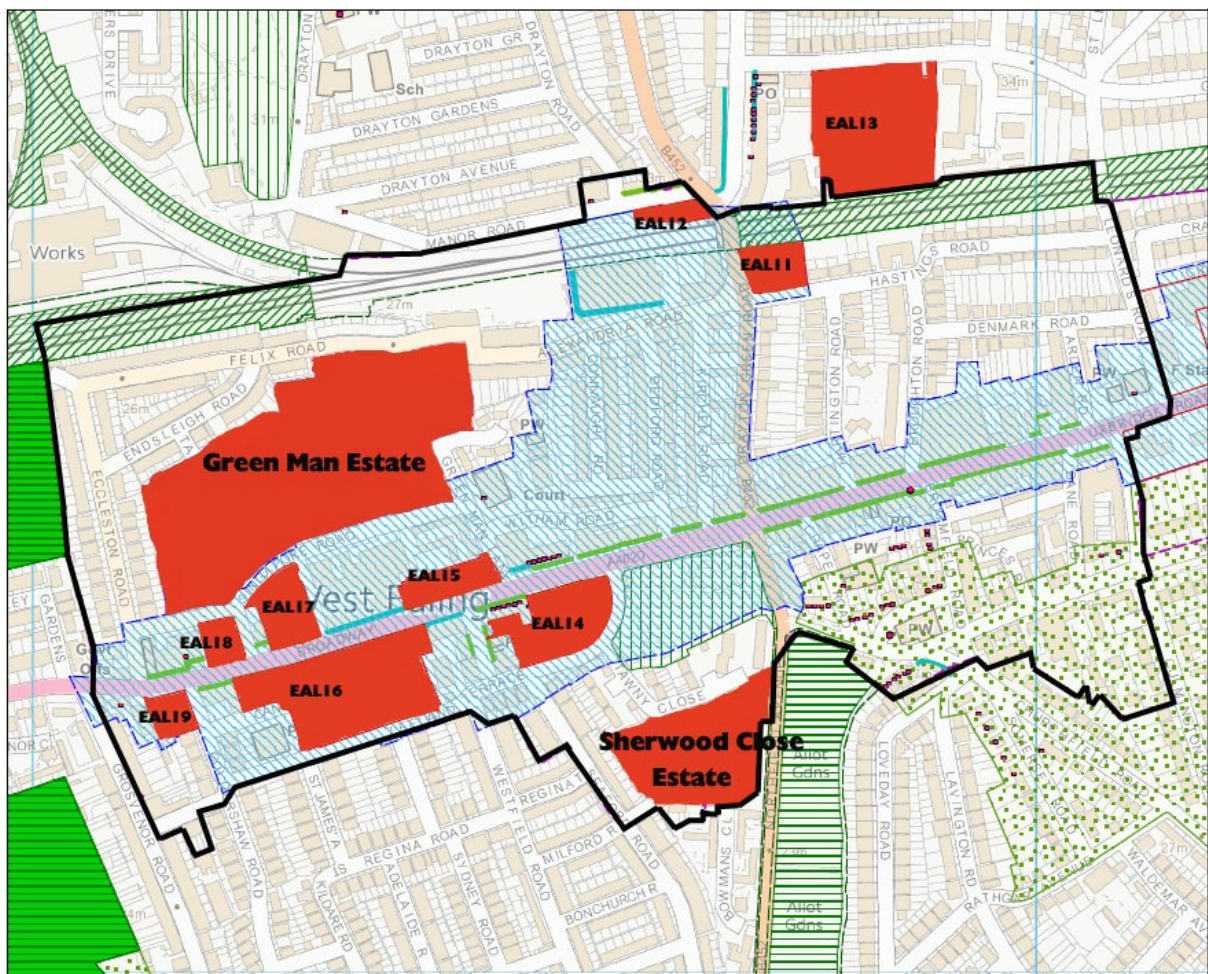
**'Indicative Delivery Timetable': 2021 - 2026**

'Indicative Delivery Timetable': 2021 – 2026

### 'Indicative Delivery Timetable': 2012 – 2026

**'Indicative Delivery Timetable': 2021 - 2026**

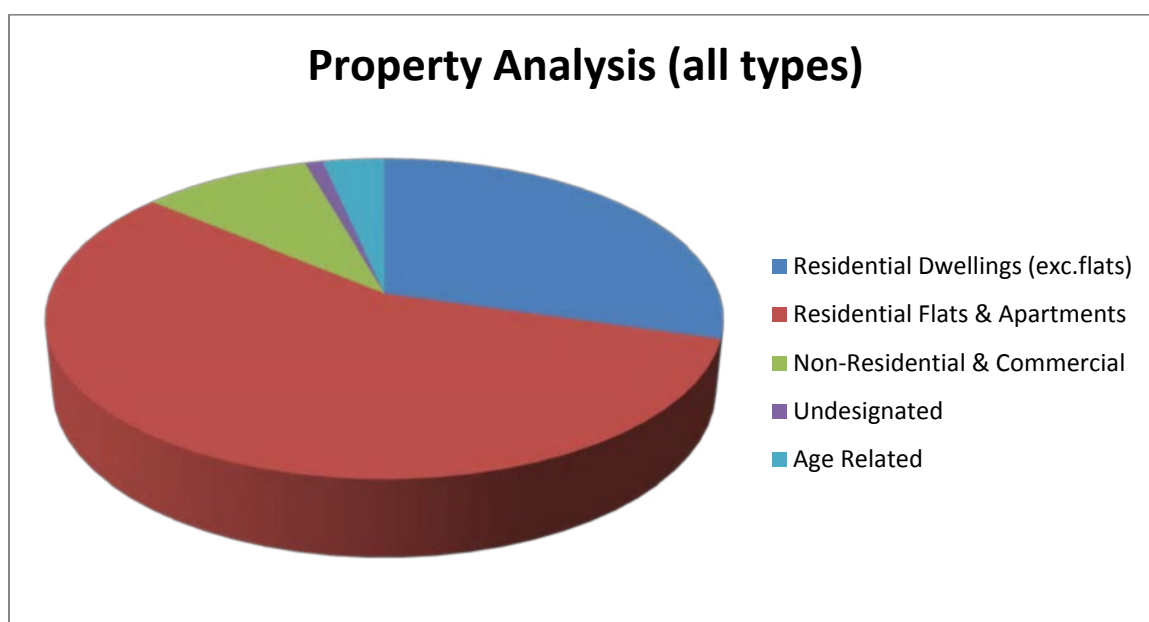
**'Indicative Delivery Timetable': 2012 – 2026**



See detailed Development Site Maps EAL 1-12 & 14-19 / Appendix D

## Property Analysis

Total properties (includes residential & non-residential):	3739
Total Residential (includes age related housing):	3335
Age related / sheltered housing:	151
Non-residential properties:	366
Properties not yet evaluated:	38
Average Occupancy (estimated population of 6389):	1.7 persons /dwelling



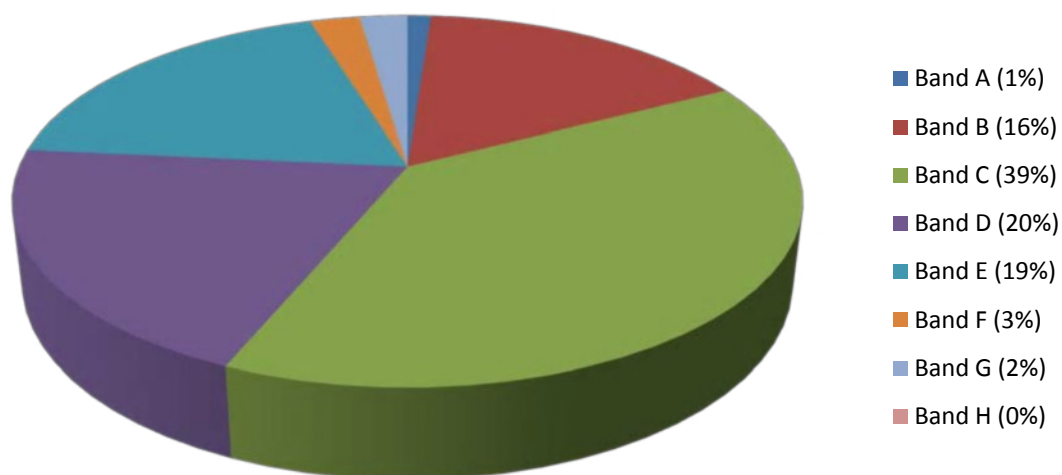
## Council Tax Bands

Valuation band	Range of (1991) values	Amount 2013/2014
A	Up to £40,000	£908.62
B	£40,000 - £52,000	£1060.06
C	£52,000 - £68,000	£1211.49
D	£68,000 - £88,000	£1362.93
E	£88,000 - £120,000	£1665.80
F	£120,000 - £160,000	£1968.68



G	£160,000 - £320,000	£2271.55
H	More than £320,000	£2725.86

### Distribution of Council Tax Bands for WECNF Designated Area



Street Name	Totals Assessed	A	B	C	D	E	F	G	H
Alexandria Road	87			21	32	34			
Arden Road	25		2	4	11	8			
Bayham Road	28			21		4	3		
Bedford Road	64		1	11	15	37			
Broomfield Place	14				3	9	2		
Broughton Road	91		10	52	11	1	1	16	
Brownlow Road	0								
Canberra Road	2		1	1					
Chapel Road	23		6	10	2	2	3		
Chignell Place	4		4						
Coldershaw Rd (Nos.1-24 inc.)	25			9		10	6		
Connaught Road	66			33	5	28			
Culmington Road	23			14	6			3	
Dane Road	29		4	9	4	2	10		
Denmark Road	52		1	1	8	5	10	27	
Drayton Green Rd	140	6	2	28	31	67	2	4	
Ecclestone Road	133	1	10	53	47	10	12		
Endsleigh Road	66		1	14	5	46			
Felix Road	157		2	34	67	54			

Green Man Gardens	20			1	19				
Green Man Lane	93		87		6				
Green Man Passage	0								
Grosvenor Road (Nos.1-41 odd)	36		1	25	7	3			
Hartington Road	129		9	30	38	42	1	9	
Hastings Road	125	1	30	49	19	10	2	14	
Hatfield Road	10			8		2			
Kirchen Road (inc Thornbury Hse)	90	1	2	56	13	12	6		
Kirkfield Close	10			3		7			
Kirn Road	11			7	3			1	
Lancing Road	16			10	5			1	
Leeland Road	23		19	4					
Leeland Terrace	54			24	29	1			
Maitland Yard	0								
Manor Road (Nos.1-4 & 50-56 only)	13	1	1	11					
Mattock Lane (Nos.37-76 inc + ? Lido Centre)	73		3	20	14	28	5	3	
Melbourne Avenue (inc O'Grady Ct)	104		2	92	10				
Northfield Ave (Lido House)	36			11	25				
Princes Road	33			6	6	20	1		
Pursewardens Close	88			60	28				
Romsey Road (inc Buckfast Ct)	46		41	5					
Seaford Road (Nos.1-61 inc)	84			30	24	30			
Sherwood Close	208		46	159	3				
Singapore Road	199		96	49	53	1			
Squirrel Mews	4			4					
St Helens Road	34		2	18	2	12			
St James Avenue (Nos.1-6 inc)	0								
St.John's Parade	1			1					
St.Leonard's Road (No.1 only)	14		14						
Talbot Road (inc Glastonbury Ct)	48			48					
Tewkesbury Road (inc Evesham Ct)	129		49	23	37	20			
Tawny Close	64			32		32			
The Broadway (Nos 1-49 odd & 2-168 even)	165	20	3	111	23	8			
Uxbridge Road (Nos.60-162 even & 123-217 odd + Lovelace Hse)	270	8	44	75	65	71	7		
Walsingham Road	0								
Williams Road (inc.Melrose Ct)	47		47						
Witham Road	4		4						
Wrotham Road	8				4	4			

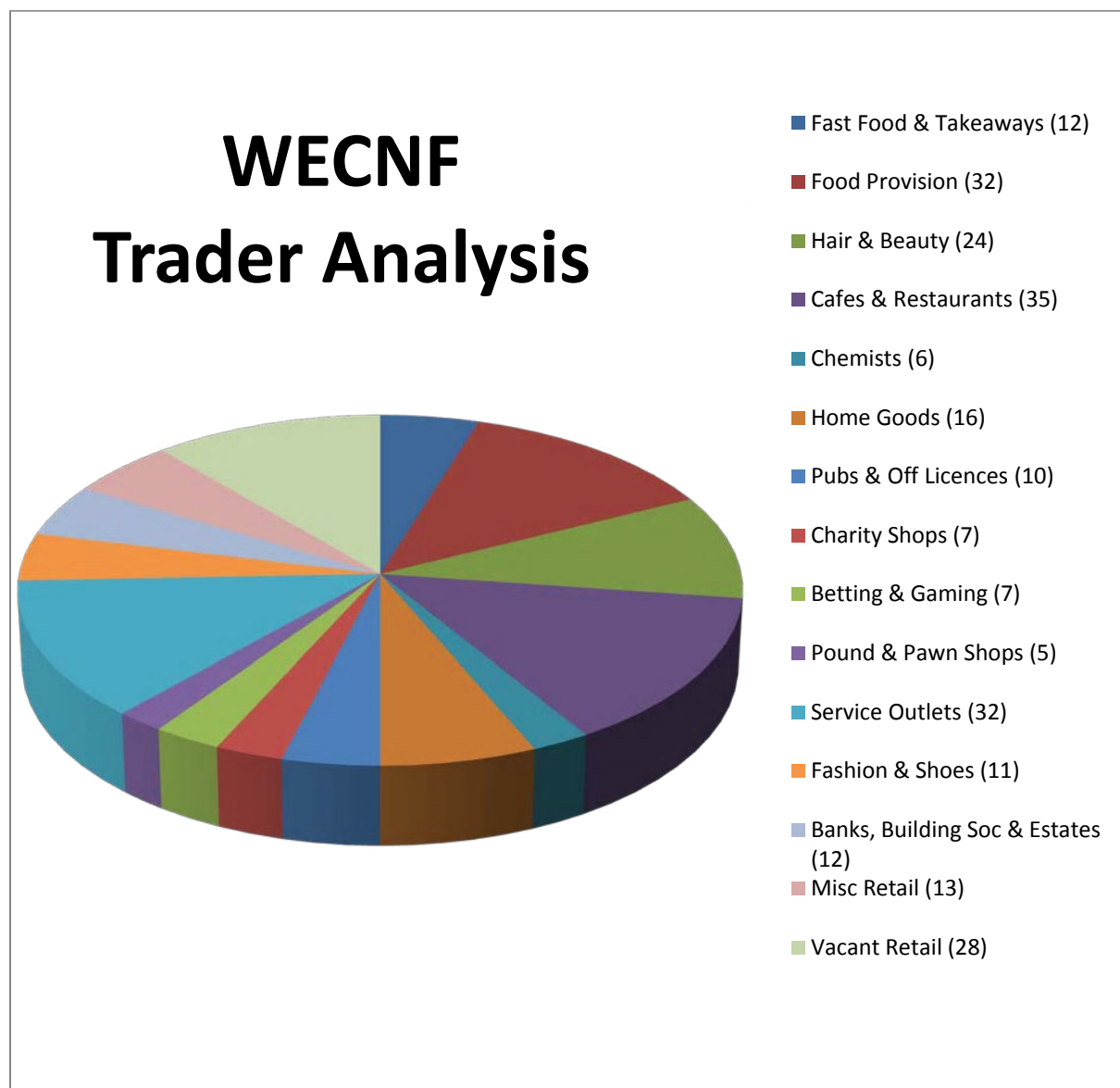
<b>Totals</b>	<b>3318</b>	<b>38</b>	<b>540</b>	<b>1291</b>	<b>670</b>	<b>620</b>	<b>81</b>	<b>78</b>	<b>0</b>
	<b>Bands</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>



### Notes:

- Data taken from Government Website updated 4/11/13 (excludes deleted properties)
- Properties are banded by the Valuation Office Agency which is an executive agency of HM Revenue & Customs (HMRC).
- Council Tax Bands based on original 1991 property assessment
- Properties that have been improved can be re-banded when sold
- Annual Council Tax set by LBE but has been frozen for several years

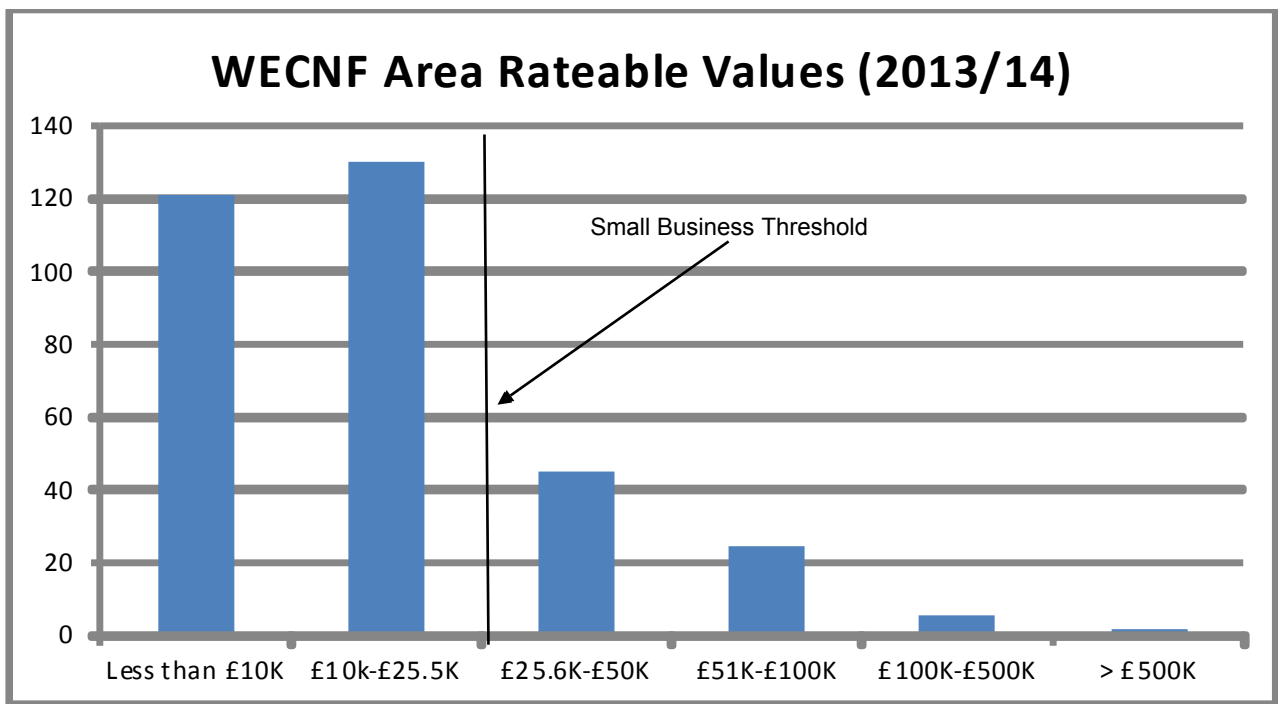
## Trader Analysis (2013 LBE Data)



## Business Rates

The Valuation Office Agency lists a total of 330 non-domestic properties within the WECNF Designated area (excluding vacant premises). In general business rates are calculated by multiplying the rateable value by the national multiplier (national poundage). The national multiplier is set annually and there are normally 2 different rates - one for small businesses and a higher one for the remainder. The final business rate is then established taking into account any additional relief from Central Government. In certain circumstances LBE is also able to offer some additional discretionary relief depending on the status and occupation of the property.

Rateable values take into account several factors including area, actual rental costs and additional facilities such as trading potential and car parking where appropriate. In general small business rate relief applies to businesses whose rateable value is below £25,499. The national multiplier for LBE for the financial year 2013/14 is 0.471 or 0.462 for small businesses.



Traders whose rateable values is below £10,000 are exempt from the West Ealing Business Improvement (BID) levy of 1.07%



# West Ealing Business Improvement District (BID)

## Overview

London Borough of Ealing support the introduction of West Ealing Business Improvement District (BID). The West Ealing BID is managed by a board of directors comprising 15 members drawn from local businesses. BID duration 5 years from 01/04/14 – 31/03/19.

## Funding

BID funding through fixed levy of 1.07% for full 5 year term on traders with rateable value exceeding £10k. Estimated BID income fixed at £211K pa. Estimated BID expenditure £156K + management/running costs £55K pa

## Spending Proposals (5 year plan)

### a) Improvements to Business Environment ..... £300K

- Support pop-up shops & business start-ups
- Run car park campaign
- Reduce street clutter & rationalise signage
- Develop partnerships with TFL & LBE to improve traffic flow

### b) Marketing & Promotion ..... £250K

- Develop tailored marketing & promotion campaigns
- Support local events & Farmers' Market
- Establish business website
- Support new retailers

### c) Safety & Business Security ..... £180K

- Introduce high street rangers
- Introduce Storenet radio system
- Start pubwatch
- Liaise with Safer Neighbourhood Teams

### d) Business Support & Communications ..... £50K

- New commercial recycling
- Arranging training courses for traders
- Networking events
- Represent businesses on common interests

**Total ..... £780K over 5 years (£156K pa)**

(data courtesy of West Ealing BID)

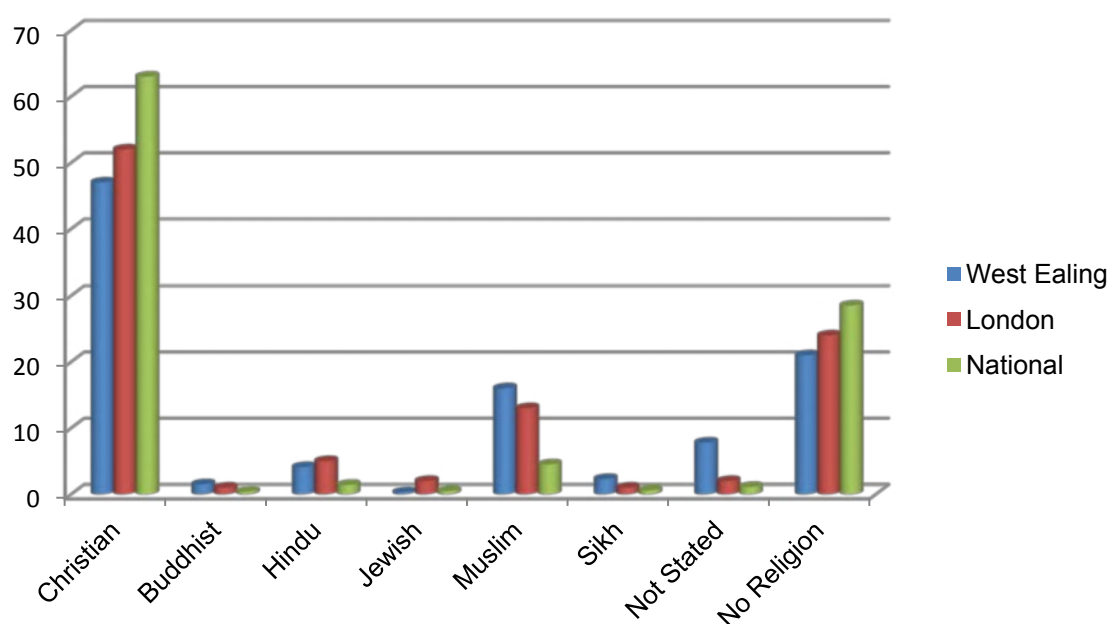
## Population Age Analysis for WECNF Designated Area (2011)

Summary:

Estimated total population for WECNF designated area: 6389  
 Estimated total of children aged 5 years and under for WECNF: 566  
 Estimated total under 18yrs for WECNF designated area: 1349  
 Estimated total over 18yrs for WECNF designated area: 5040

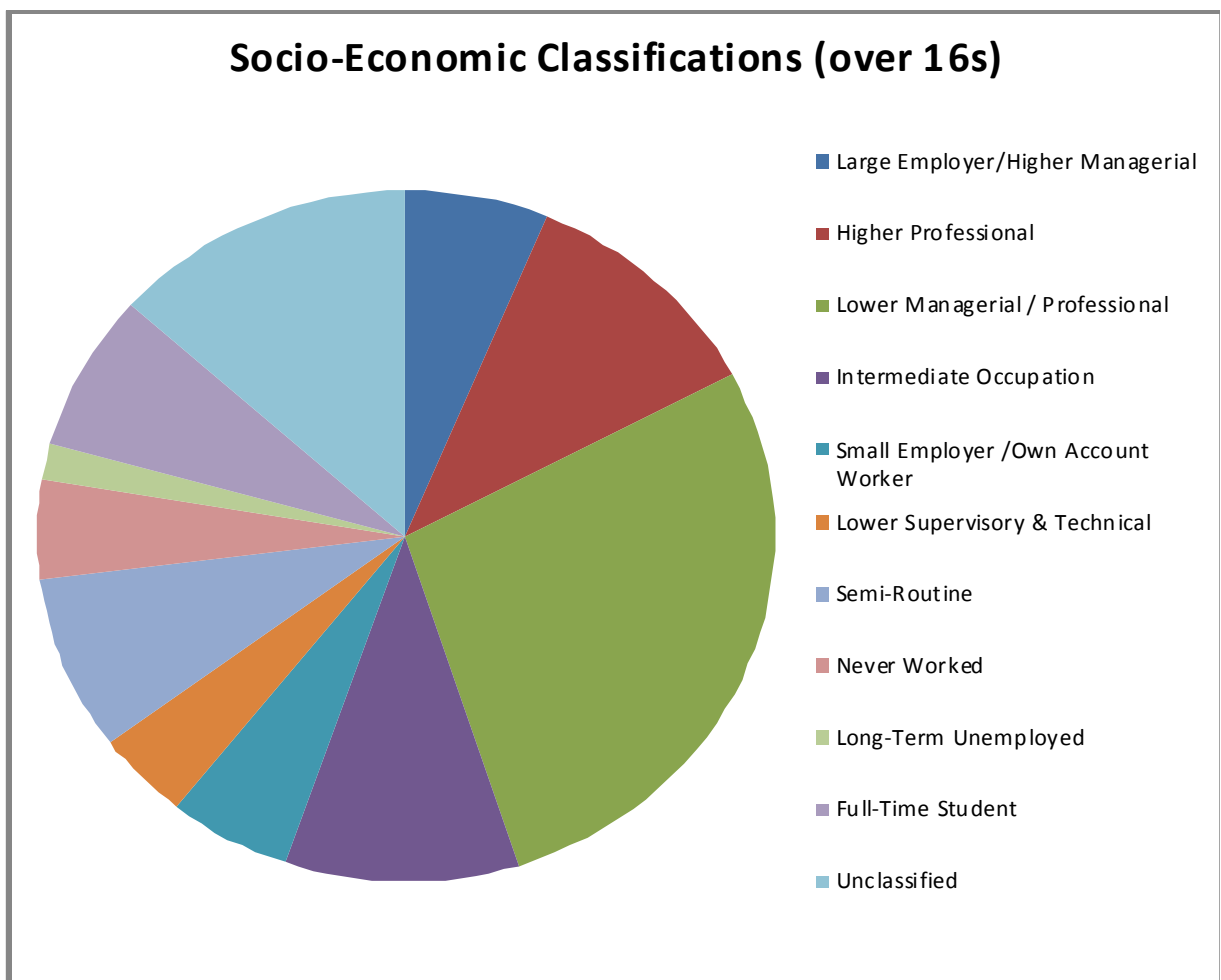
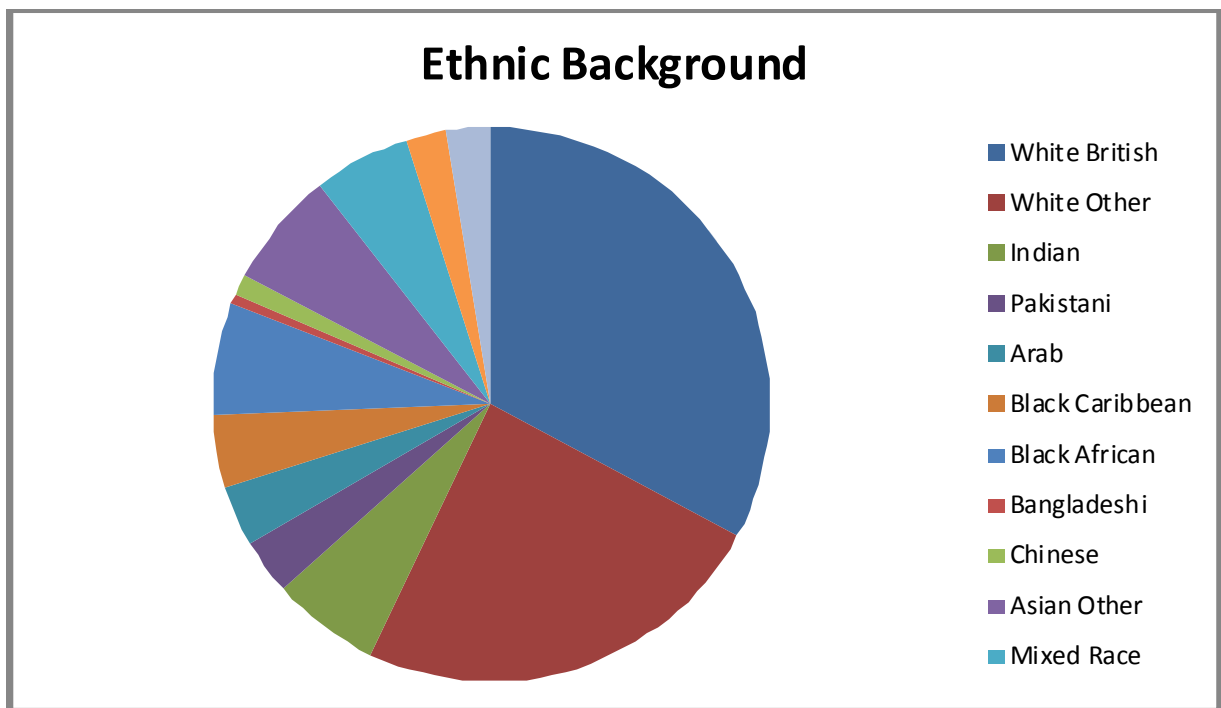
ONS Area	Totals All Ages	% WECNF All Ages	Totals 0-5yrs	%WECNF 0-5yrs	Totals 6-12yrs	%WECNF 6-12yrs	Totals 13-18yrs	%WECNF 13-18yrs	0-18yrs	WECNF Total Over 18yrs
018B	1559	17	164	2	122	2	137	2	6	11
018D	1570	167	119	13	93	10	72	8	31	136
019A	2384	1414	194	115	122	72	100	59	246	1168
019E	1812	8	99	1	79	1	82	1	3	5
028A	2370	2370	235	235	212	212	126	126	573	1797
028B	2041	597	148	43	147	43	90	26	112	485
028E	1640	914	154	86	123	69	99	55	210	704
028F	1667	766	135	62	78	36	99	46	144	622
032E	1546	136	99	9	92	8	75	7	24	112
Totals	16589	6389	1347	566	1068	453	880	330	1349	5040

## Analysis of Religious Beliefs for West Ealing





## Socio-Economic & Ethnicity Analysis for WECNF Area (ONS 2011)



# Deprivation

The Indices of Deprivation 2010 (ID 2010) were published in March 2011. Deprivation is analysed by Lower Layer Super Output Areas (LSOAs). There are 4765 LSOAs in London of which 402 fall within the most deprived 10%. Within the London Borough of Ealing there are 195 LSOAs of which 13 areas fall within the most deprived 10%. Analysis of deprivation uses seven main level domains as follows:

- \* Income Deprivation (Domain Weight 22.5%)
- \* Employment Deprivation (Domain Weight 22.5%)
- \* Health Deprivation and Disability (Domain Weight 13.5%)
- \* Education, Skills and Training Deprivation (Domain Weight 13.5%)
- \* Barriers to Housing, and Services (Domain Weight 9.3%)
- \* Crime (Domain Weight 9.3%)
- \* Living Environment (Domain Weight 9.3%)

The weighted results are combined together to produce the Index of Multiple Deprivation 2010 (IMD 2010)

Analysis of the 5 main LSOA areas covering over 90% of the WECNF designated area can be seen on the chart below. The chart shows relative levels of deprivation for Ealing when compared to the results for England as a whole (top 10% highlighted in red):

Ward	LSOA Area	Total Deprivation	Income Deprivation	Employment Deprivation	Health Deprivation	Education Deprivation	Housing Deprivation	Crime Deprivation	Living Environment Deprivation
Ealing Broadway	E01001222	67%	68%	64%	58%	14%	86%	77%	86%
Elthorne	E01001249	92%	94%	91%	93%	52%	87%	86%	82%
Elthorne	E01001250	86%	87%	86%	86%	52%	86%	89%	86%
Walpole	E01001388	87%	87%	86%	89%	16%	85%	97%	93%
Walpole	E01001389	66%	66%	45%	78%	23%	82%	92%	84%

There are two supplementary indices forming subsets of the Income Domain labelled 'Income Deprivation Affecting Children Index (IDACI)' and 'Income Deprivation Affecting Older People Index (IDAOPI)'. Results for these categories indicate significantly higher than average results in IDACI ratings for the LSOAs falling within Elthorne Ward.

## Education

### a) 10 X LBE Registered Day Nurseries in West Ealing (W13)

#### 3 X LBE Registered Day Nurseries within WECNF Designated Area:

- |   |                  |                           |
|---|------------------|---------------------------|
| <b>1. Happy Child Day Nursery</b>         | <b>35 places</b> | <b>Ages: 2 – 5 yrs</b>    |
| Green Man Passage<br>West Ealing, W13 0TG |                  |                           |
| <b>2. Happy Child Baby Nursery</b>        | <b>18 places</b> | <b>Ages: 3m - 2yrs</b>    |
| Green Man Passage<br>West Ealing, W13 0TG |                  |                           |
| <b>3. Children's Corner Day Nursery</b>   | <b>25 places</b> | <b>Ages: 1y 6m - 5yrs</b> |
| 29 Hastings Road<br>West Ealing, W13 8QH  |                  |                           |

Total number of registered pre-school Day Nursery places in West Ealing (W13): 313

Total number of registered pre-school Day Nursery places in WECNF designated area: 78

### b) LBE Registered Pre-schools in West Ealing (W13): 3 (none within the WECNF area)

Total number of registered pre-school places in West Ealing (W13): 73

Total number of registered pre-school places in WECNF designated area: 0

### c) Primary Schools in West Ealing (W13): 4 (1 within WECNF area)

**St. John's Primary School**  
**(inc. Jubilee Childrens' Centre, W13 0SE)**  
Felix Road, West Ealing, W13 0NY

Approx number of Reception School places in West Ealing (W13): 235  
Approx number of Primary School places in West Ealing (W13): 1785

Total number of Reception Class places in WECNF designated area: 60 (proposed increase to 90 places by 2016)

Total number of Primary School places in WECNF designated area: 420 (proposed increase to 630 by 2016)

### d) Secondary Schools in West Ealing (W13): 0

### e) Proposed New School

LBE consultation in 2013 proposed construction of a new Primary School on development site EAL13. This site is located in Gordon Road (Site of old BT Telephone Exchange) just outside the WECNF designated area. WECNF supports the proposal.

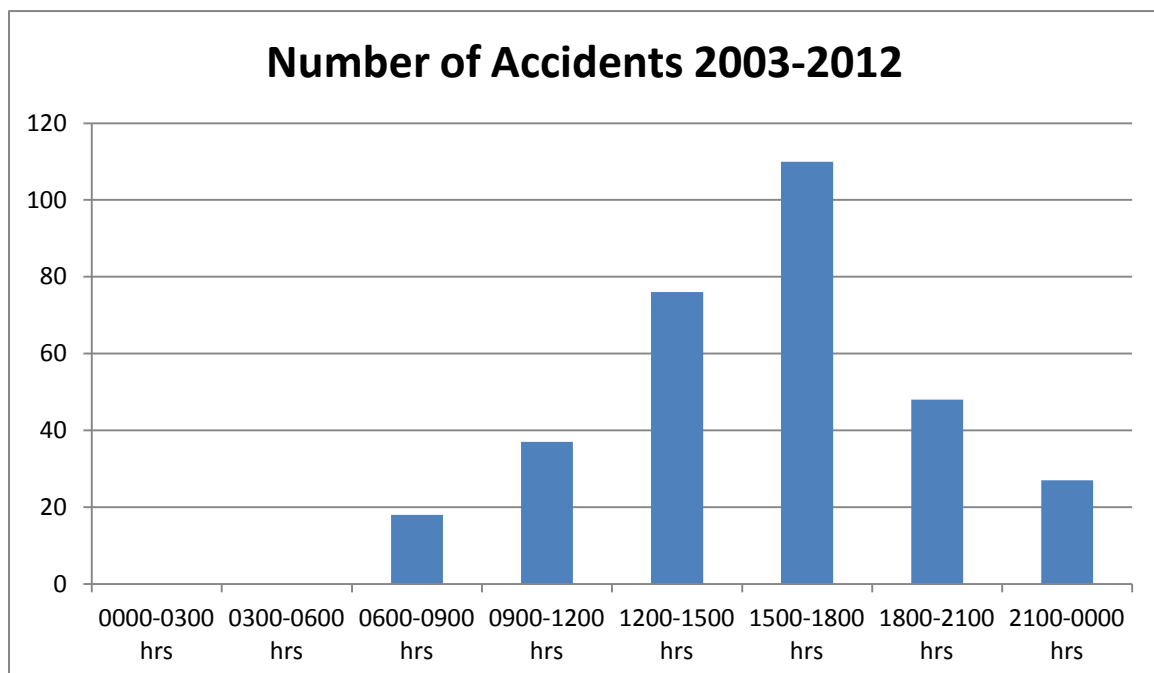


## Accident Rates

During the 10 year period 2003-2012 a total of 316 traffic accidents were reported. The figures show low fatalities and a gradual decline across the decade.



The majority of accidents take place between the hours of 1500-1800 as shown on the chart below.



The analysis shows a number of hotspots mainly located in areas along the high street in either Uxbridge Road or The Broadway. Particular problems are the area around the Lido Junction including the associated junction between Mattock Lane and Northfields Avenue – this area consistently accounts for up to 25% of all reported accidents despite recent improvements to the junction layout and pedestrian crossings.

The chart below shows the incidence of reported accidents for the WECNF Designated Area

## Location of Reported Accidents

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Alexandria Rd	2			1			1			1
Arden Rd	1									
Argyle Rd			1						1	1
Broadway	7	3	11	13	4	4	7	12	4	3
Broomfield Rd		1					1			
Broughton Rd	1				1					
Chapel Rd							1		1	
Coldershaw Rd			1	1				4		
Culmington Rd		1	1				1	1		
Denmark Rd							1			
Drayton Green Rd	1	1	3	2	2	2	1	1		2
Ecclestone Rd			1	2		1	2			
Felix Rd				1		1				1
Kirchen Rd							1			
Leeland Rd/Terrace	2	2	2	2	2		1	1	2	
Manor Rd									1	1
Mattock Lane					1		1			3
Northfields Ave	2	1		2	3		3	1	2	
Singapore Rd	1			1		1				
Westfield Rd						1				
Sherwood Close					1					
St.Leonards Rd			1		2					
Uxbridge Rd	31	20	18	15	11	10	11	9	11	18
Annual Totals	48	29	39	40	27	20	32	29	22	30

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## CCTV Coverage (2013)

LBE manage 18 monitored Public Safety Cameras within the WECNF designated area; locations are indicated by red dots on map below. These cameras are 24 hr monitored in the CCTV Control Room based in the Town Hall where images are recorded and retained for 30 days. LBE also have shared access to TFL cameras whose primary use is for traffic monitoring - these are shown by orange dots on the map below.

The council also operate portable cameras which can be temporarily deployed at hotspots throughout the borough as required - the output of these cameras are recorded locally on site.

There are approx 600 monitored Public Safety Cameras across the entire borough. The average cost for installation of a new CCTV camera, including live linking, is approx £15K



Data supplied by LBE (Sep 2013)



# Crime Analysis

Crime levels in the area of West Ealing are classified as 'average'. WECNF designated area includes parts of 3 main political wards – Elthorne, Walpole & Ealing Broadway. For crime mapping purposes these wards are divided into sub-wards that offer a reasonable geographical match to the designated area. The map below shows the approximate location of each sub-ward within the designated area.

The Area has 3 Safer Neighbourhood Teams each comprising 1 Sergeant, 1 PC & 1 PCSO. The teams are managed by an Inspector. SNT contact details are as follows:

## Elthorne Ward:

Sainsbury's Ward Base, Melbourne Ave, W13 9BP

Tel: 020 8721 2951, Mob: 07879 890135, e-mail: [Elthorne.snt@met.police.uk](mailto:Elthorne.snt@met.police.uk)

## Walpole Ward:

Sainsbury's Ward Base, Melbourne Ave, W13 9BP

Tel: 020 8721 2948, Mob: 07879 848901, e: [Walpole.snt@met.police.uk](mailto:Walpole.snt@met.police.uk)

## Ealing Broadway:

Ealing Police Station, Uxbridge Road, W5 5SJ,

Tel: 020 8649 3573, Mob: 07843 065906, e-mail: [EalingBroadway.snt@met.police.uk](mailto:EalingBroadway.snt@met.police.uk)



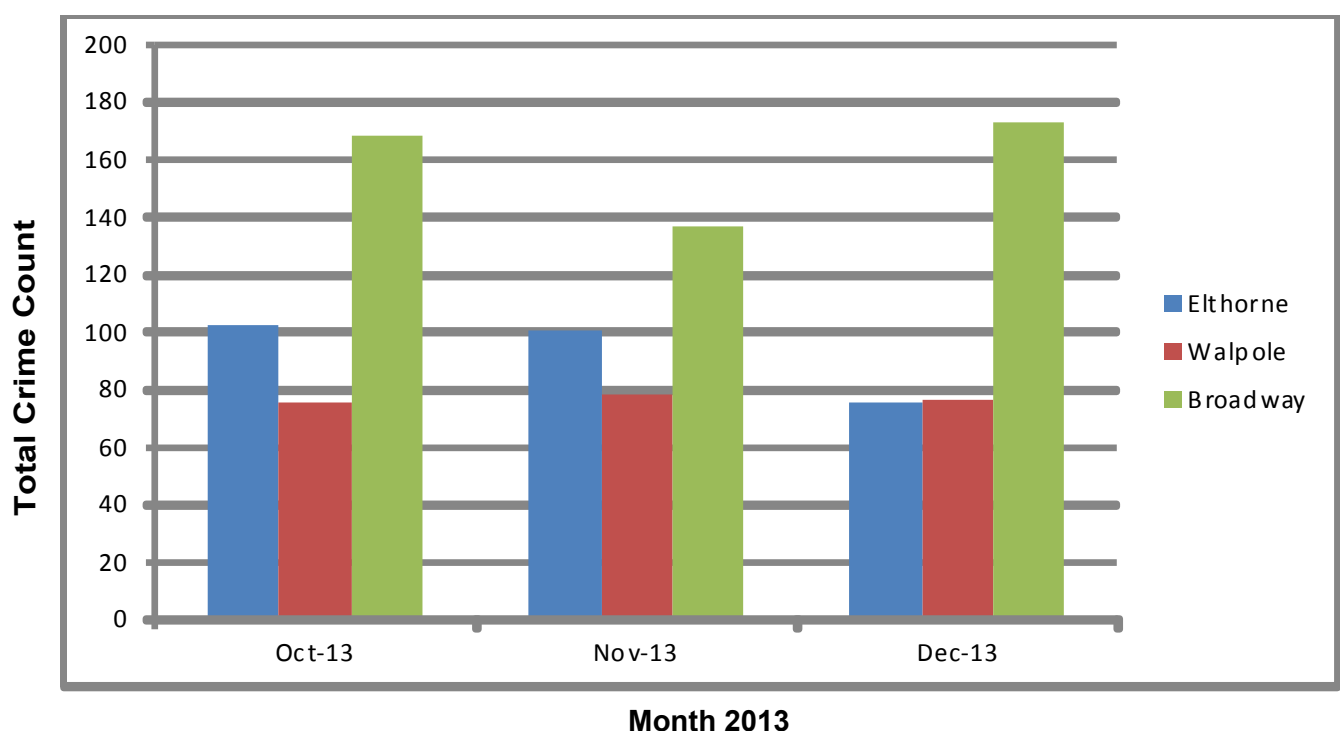
Total Crime Counts recorded for the 3 year period 2010-2013 for each of the main political wards within West Ealing Centre are shown below. The 3 year analysis indicates a general downward trend in the total number of recorded crimes.

**Total Crime Count by Ward 2010-2013**

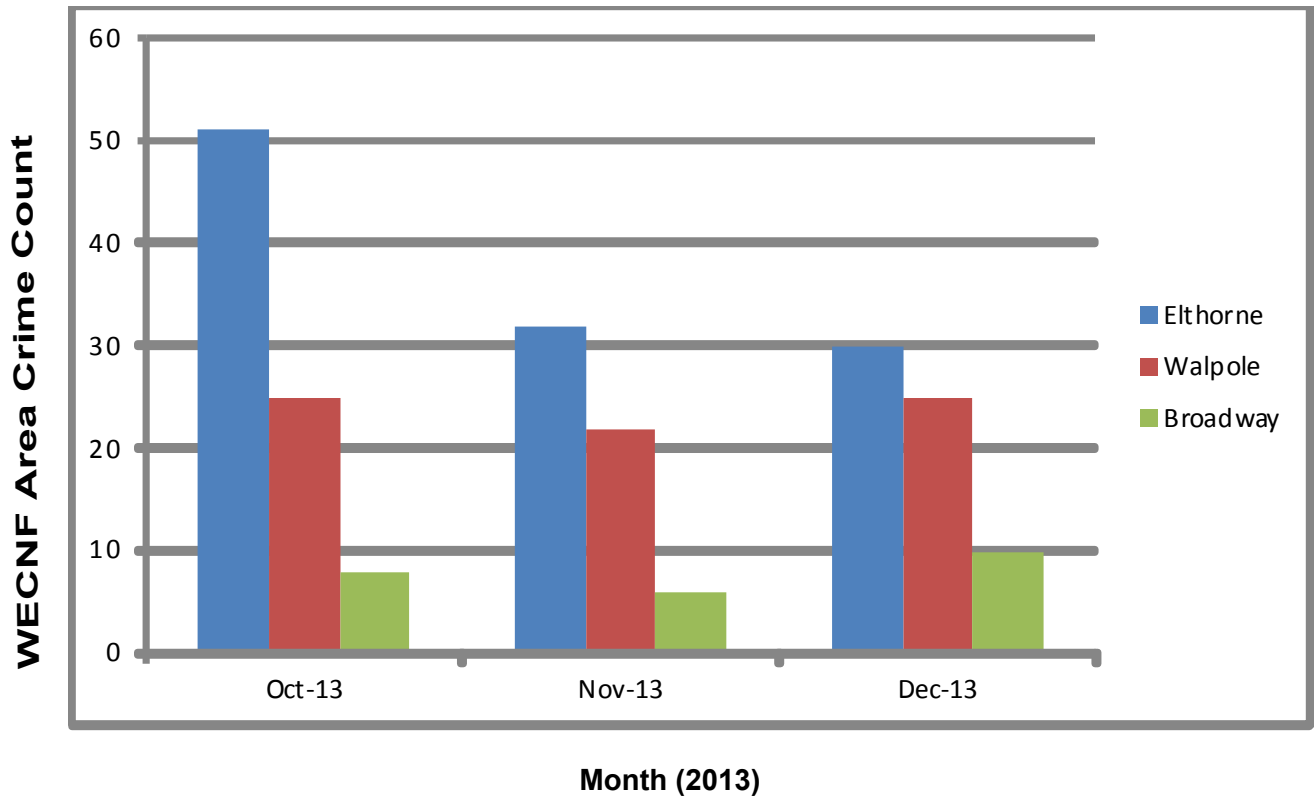


Total Crime Counts for the last quarter of 2013 for each of the 3 main political wards within West Ealing Centre are shown below. The first chart shows total crimes analysed by ward and the second chart shows a scaled estimate of the number of crimes recorded only within the WECNF designated area. A full breakdown can be found on the London Metropolitan Police Crime Mapping website.

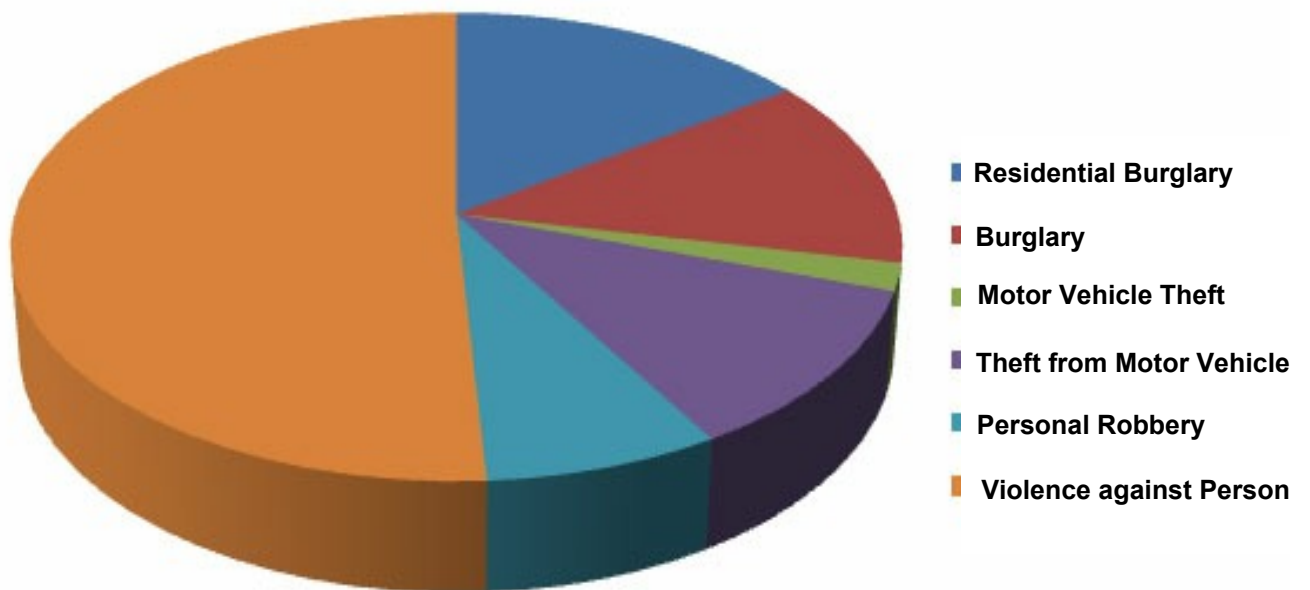
**Total Crime Count by Ward (Oct-Dec 2013)**



### WECNF Designated Area Crime Count (Oct-Dec 2013)



### 2013 Analysis of crime types across all 3 wards





## Health Services

NHS health services within the London Borough of Ealing are managed by Ealing Clinical Commissioning Group (ECCG). The ECCG has pledged greater investment in out of hospital care across the community and their strategy has been influenced by the recent NHS NW London consultation 'Shaping a Healthier Future' which recommended the downgrade of Ealing Hospital to 'local hospital' status. GP service levels are based on a population of 390,000 (2013) spread across 78 practices. Ealing GPs have been separated into 7 health network areas:

Acton (Acton & Ealing Common).....	16 practices
Central Ealing (Ealing Broadway, Hobbayne, Cleveland & Hanger Hill)...	10 practices
North North (North Grenford & Northolt Mandeville) .....	11 practices
North Southall (Dormers Wells & Southall Broadway) .....	15 practices
South Central Ealing (Walpole, Elthorne & Northfields) .....	5 practices
South North (Northolt West, Greenford Broadway, Lady Margaret) .....	13 practices
South Southall (Southall Broadway & Norwood Green) .....	8 practices

Each area has a nominated hub offering additional health services. The hub for South Central Ealing is Gordon House Surgery in Mattock Lane which is one of two NHS surgeries located within the WECNF designated area.

### NHS GPs

- **Mattock Lane Health Centre (Gordon House Surgery)**  
78 Mattock Lane, W13 9NZ  
Number of GPs: 8 – 9  
Other services: Clinics for Child Development, Family Planning & Travel Services
- **Grosvenor House Surgery**  
147 The Broadway, W13 9BE  
Number of GPs: 4 **Pharmacies**
- **Boots the Chemist**  
68 The Broadway, W13 0SY
- **Superdrug**  
96 The Broadway, W13 0SY
- **Grosvenor House**  
147 The Broadway, W13 9BE
- **Mattock Lane Pharmacy**  
St.John's Parade, Mattock Lane, W13 9LL

### Dentists

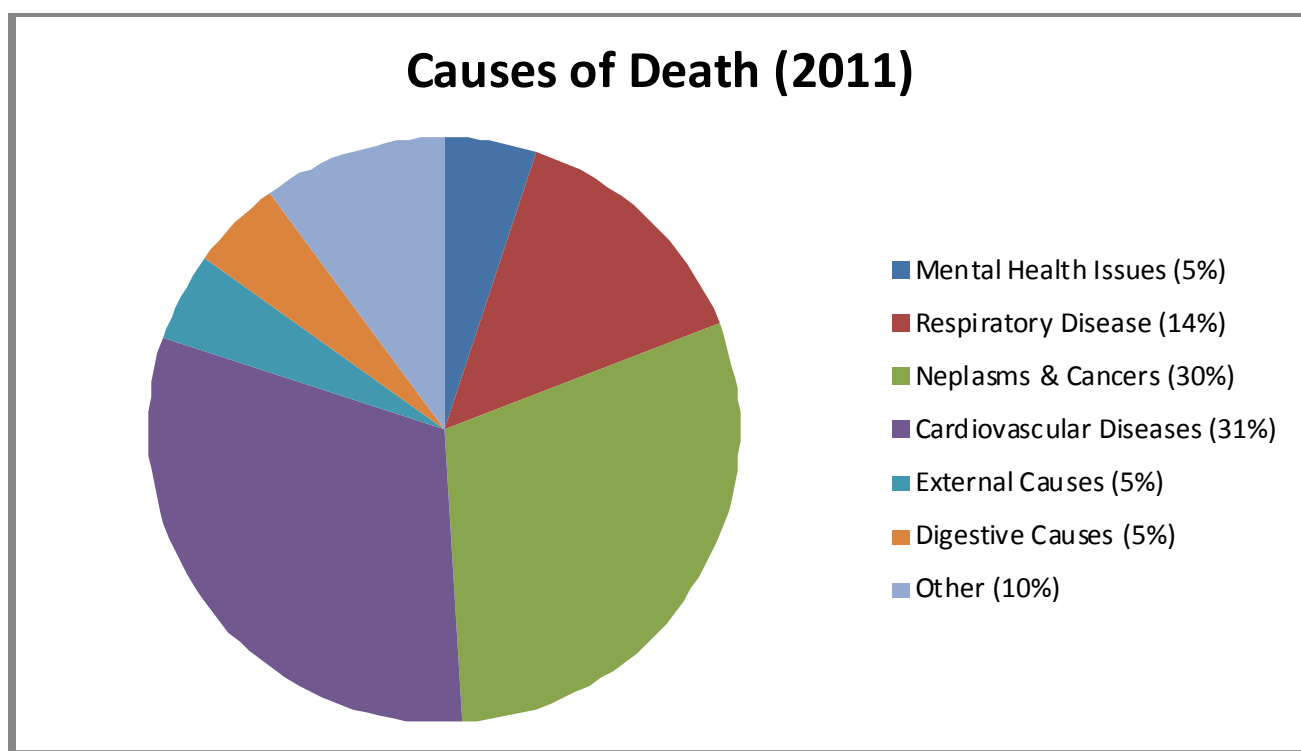
- **Ealing Dental Care**  
122 The Broadway, W13 0SY
- **Ealing Dental Practice**  
6 Drayton Green Road, W13 8RY
- **Ealing Dental Surgery**  
151-153 Uxbridge Road, W13 9AU

### Nearest Hospital

- \* Ealing Hospital, Uxbridge Road, Southall, UB1 3HW  
Has A& E and Urgent Care Centre

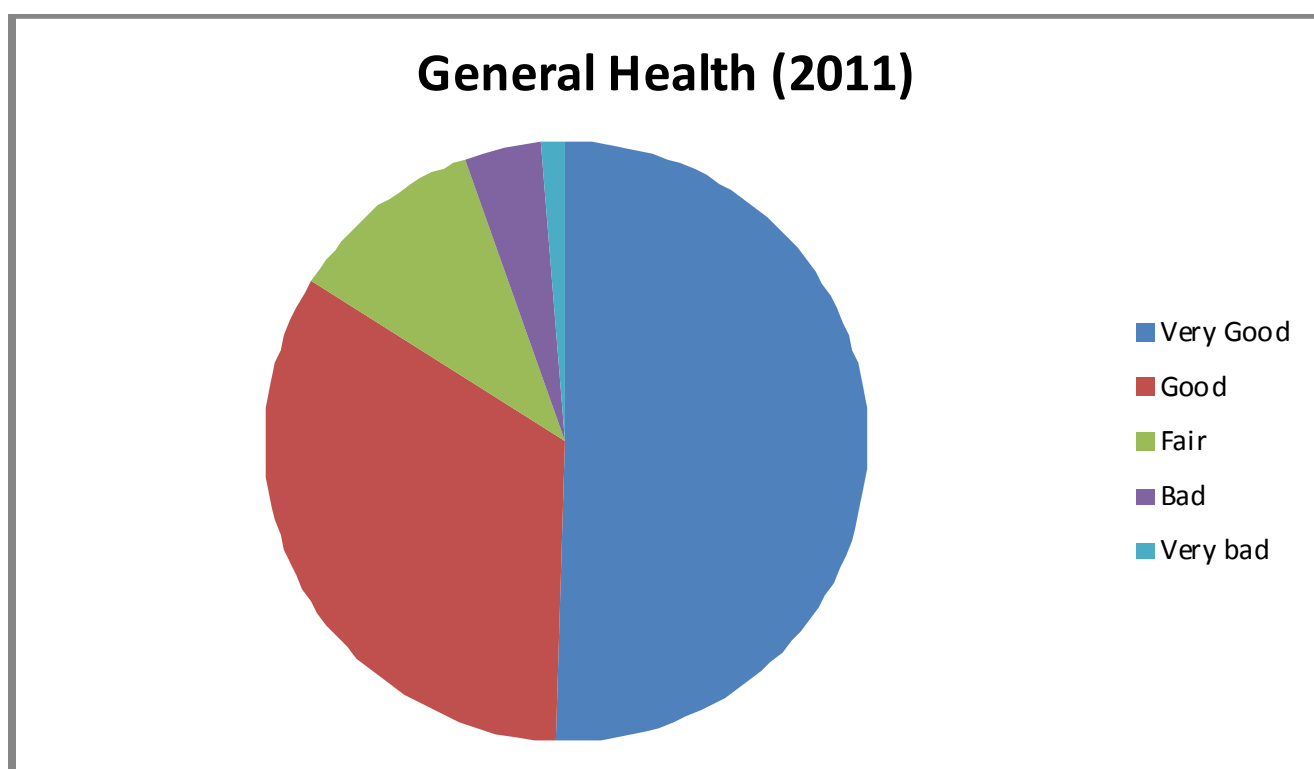
## Health Issues within London Borough of Ealing

Analysis of the main causes of death across the borough reveals the following:



Areas of particular concern across the borough are significant increases in levels of heart disease, TB and diabetes. TB rates in particular are rated as the third highest across all London boroughs and are six times the national average. In Southall Broadway an estimated 12.6% of the male population have been diagnosed with diabetes.

## General Health Analysis for WECNF Area (ONS 2011)



## Air Quality

The Daily Air Quality Index (DAQI) covers five pollutants that are most likely to affect health on a day-to-day basis. These are:

- \* Ozone
- \* Nitrogen Dioxide (NO<sub>2</sub>)
- \* Sulphur Dioxide (SO<sub>2</sub>)
- \* Particulate Matter (as PM<sub>10</sub>)
- \* Fine Particulate Matter (as PM<sub>2.5</sub>)

Of these pollutants perhaps the most important indicator is NO<sub>2</sub> which forms quickly from emissions from cars, trucks & buses, power plants and off-road equipment. NO<sub>2</sub> is linked with a number of adverse effects on the respiratory system and is regularly monitored by local authorities at strategic points within the environment. Monitoring can be undertaken at kerbside, roadside, near road or urban background levels and respective weighting factors (bias adjustments) are applied. Sampling is normally undertaken on either a monthly or an annual basis.

Monitoring & control of air quality is the responsibility of Dept for Environment, Food and Rural Affairs (DEFRA) who work closely with local authorities to ensure adequate air quality. The EU Air Quality Strategy Objective for NO<sub>2</sub> was set in 2005 and specifies the mean annual average as 40ug/m<sup>3</sup>.

The most recent annual report on Nitrogen Dioxide Diffusion Tube Survey findings was undertaken by AECOM Ltd on behalf of LBE in 2011. The report indicates that the annual NO<sub>2</sub> limits were frequently exceeded particularly at roadside locations across the borough with levels at 20 sites exceeding 60ug/m<sup>3</sup>.

LBE have monitored three specific sites within the WECNF designated area and the annual average (BAV) results are as follows:

Location	Postcode	Site Type	Annual Av (BAV)
41 Manor Road	W13 0JA	Near Road	34 ug/m <sup>3</sup>
44 Felix Road	W13 0NU	Near Road	37 ug/m <sup>3</sup>
1 Kirn Road	W13 0UB	Roadside	50 ug/m <sup>3</sup>

Since the report was written in 2012 the monitoring site at 44 Felix Road has now been discontinued.



## **Appendix A**

### **Planning Policies & Key Strategy Documents**

Ealing Council Adopted Development (or Core) Strategy (April 2013)

Ealing Council / Ealing 2026 Infrastructure Delivery Plan – Version 2  
Evidence Base EB30 (July 2011)

London Heat Map Study for LBE – Evidence Base EB23 (May 2010)

LBE Adopted Development Sites – Development Plan Document (Dec 2013)

LBE Adopted Development Management / Development Plan Document (Dec 2013)

LBE Adopted Policies Map Booklet, Schedules & Map Sheets (Dec 2013)

Communities & Local Government / National Planning Policy Framework (March 2012)

LBE Infrastructure Delivery Schedule – Appendix 1 (2013)

London Plan / Alterations to London Plan (Jan 2014)

Local Development Scheme (Dec 2013)

# **Appendix B**

## **WECNF Designated Area - Social Infrastructure Summary**

### **WECNF Designated Area - Social Infrastructure Summary**

#### **1. Health Facilities**

##### **NHS GP Surgeries:**

- a. Mattock Lane Health Centre (Gordon House Surgery)  
78 Mattock Lane, W13 9NZ
- b. Grosvenor House Surgery, 147 Broadway, W13 9BE

##### **NHS Dentists:**

- a. Ealing Dental care, 122 Broadway, W13 0SY
- b. Ealing Dental Practice, 6 Drayton Green Road, W13 8RY
- c. Ealing Dental Surgery, 151-153 Uxbridge Road, W13 9AU

#### **2. Places of Worship**

- a. St.John's Church, Mattock Lane, W13 9LA
- b. St. James Church, St.James Avenue, W13 9DL
- c. Hindu Temple, Chapel Road, W13 9AE
- d. West London Islamic Centre, Brownlow Road, W13 0SQ
- e. Ealing Muslim Welfare Assoc, 4 Ecclestone Road, W13 0RL
- f. Serbian Orthodox Church, Green Man Passage, W13 0TG
- g. Salvation Army, Leeland Road, W13 9HH
- h. Dean Hall Christian Assembly, Williams Road, W13 0RU

#### **3. Parks & Open Spaces**

Dean Gardens, Broadway, W13

#### **4. Public Buildings & Services**

- a. Library, Melbourne Ave, W13 9BT
- b. Fire Station, 60-64 Uxbridge Road, W13 8RA
- c. Safer Neighbourhood Teams, Sainsbury's, Melbourne Ave, W13 9BZ
- d. Ealing Magistrates Court, Green Man Lane, W13 0SD
- e. Royal Mail Sorting Office, Manor Road, W13 0HY
- f. Probation Service, Leeland Road, W13 9HH

#### **5. Housing Associations**

- a. Pathways, Tawny Close, W13 9LX
- b. Catalyst Housing Group, Hopley House, Bayham Road, W13 0TU

#### **6. Employment**

Job Centre, 86-96 Uxbridge Road, W13 8RA

## **Appendix B ctd**

### **WECNF Designated Area - Social Infrastructure Summary**

#### **7. Education (Public Sector)**

##### **a. Childrens' Nurseries & Pre-Schools:**

Happy Child day Nursery, Green Man Passage, W13 0TG

Happy Child baby Nursery, Green Man Passage, W13 0TG

Childrens' Corner Day Nursery, 29 Hastings Road, W13 8QH

Jubilee Childrens Centre, Green Man Gardens, W13 0SE

##### **b. Primary Schools:**

St.John's Primary School, Felix Road, W13 0NY

##### **c. Secondary Schools & Colleges – None**

##### **d. Special Needs:**

Insights School, 3-5 Alexandria Road, W13 0NP

#### **8. Transport**

West Ealing Railway Station, Drayton Green Road, W13 0NQ

#### **9. Volunteer Centres**

a. The Lido Centre, 63 Mattock Lane, W13 9LA

b. Age UK Ealing, 135 Uxbridge Road, W13 9AU

#### **10.Meeting Places**

a. The Lido Centre, 63 Mattock Lane, W13 9LA

b. Community Café, Singapore Road, W13 (opens April 2014)

c. Green Man Lane Community Centre, Green Man Lane, W13 0SD

d. Jubilee Hall, Green Man Gardens, W13 0NY

e. Welshore Community Hub, Broadway, W13 9BP

#### **11.Community Care**

a. Ealing Centre for Independent Living, 1 Bayham Road, W13 0TQ

b. Support for Living, Allied House, 154-156 Broadway, W13 0TL

c. Accession Rehabilitation Centre, St.James Ave, W13 9BE

d. Accession Rehab Centre & Community Shop, 134-136 Broadway, W13 0TL

e. Recovery Intervention Services (RISE), 99-103 Broadway, W13 9BP

(Planning permission granted Feb 2014)

#### **12.Old Age / Sheltered Housing**

a. Hopley House, Bayham Road, W13 0TU

b. Dean Court, Bowmans Close, W13 9YU

c. O'Grady Court, Melbourne Ave, W13 9BY

d. Hugh Clark House, Singapore Road, W13 0UF

e. Tawny Close. W13 9LX

## **Appendix B ctd**

### **WECNF Designated Area - Social Infrastructure Summary**

#### **13. Community Arts Group**

Open Ealing, Drayton Green Road, W13 0NG

#### **14. Public Car Parks**

- a. Arden Road, W13 8RN
- b. Dean Gardens (Maitland Yard), W13 9DA
- c. Singapore Road, W13 0RJ (scheduled for removal 2014/15)
- d. Witham Road (Magistrates Court), W13 0TU

10/03/2014



## Appendix C

### Off-Licence Retailers in WECNF Area

Business Name	Address	Postcode	Retail Hours
Broadway Mini Market	5-6 Culmington Parade	W13 9BD	
Morrisons Local	96-122 Uxbridge Road	W13 8RA	0700-2300 daily
Tesco Express	140-144 Broadway	W13 8SB	0700 2300 daily
Ealing General Stores	160 Uxbridge Road	W13 8SB	0800-1900
Cudi Food Centre	26 Broadway	W13 0SU	0800-2400
Prithi Food & Wine	44 Broadway	W13 0SU	'Open till Late'
B'way Intl. Food Centre	7 Broadway	W13 9DA	24/7
Lidl	63-65 Broadway	W13 0SA	0800-2000(M-Sat); 1100-1700 (Sun)
Iceland	64A Broadway	W13 0SU	0900-1900(M-Sat); 1000-1600 (Sun)
Sainsbury's	Melbourne Ave	W13 9BZ	0700-2200(M-Sat); 1100-1700 (Sun)
Sanjehaa Food & Wine	91 Broadway	W13 9BP	'Open till Late'
Morrisons Local	101-103 Broadway	W13 9BP	0700-2300 daily
Polski Sklep (Pure Life)	121-123 Broadway	W13 9BE	N/A (New Licence Application)
Dallas Liquor Mart Ltd	125 Broadway	W13 9BE	Open Late
Europa Foods Centre (Arnolds)	154-156 Broadway	W13 0TL	N/A (New Licence Application)
AMC Mini Market	168 Broadway	W13 0TL	Open Late
SAP Mini Market	6 St John's Parade	W13 9LL	Open Late
Candy Food & Wine Centre	3 Drayton Green Road	W13 0NG	0800-2300 (counter) 24/7 delivery
Fair Food & Wine	3 Manor Road	W13 0LH	Open Late
Ur Local	44 Felix Road	W13 0NU	0900-2200
Waitrose	2 Alexandria Road	W13 0NL	0800-2100/2200; 1100-1700 (Sun)

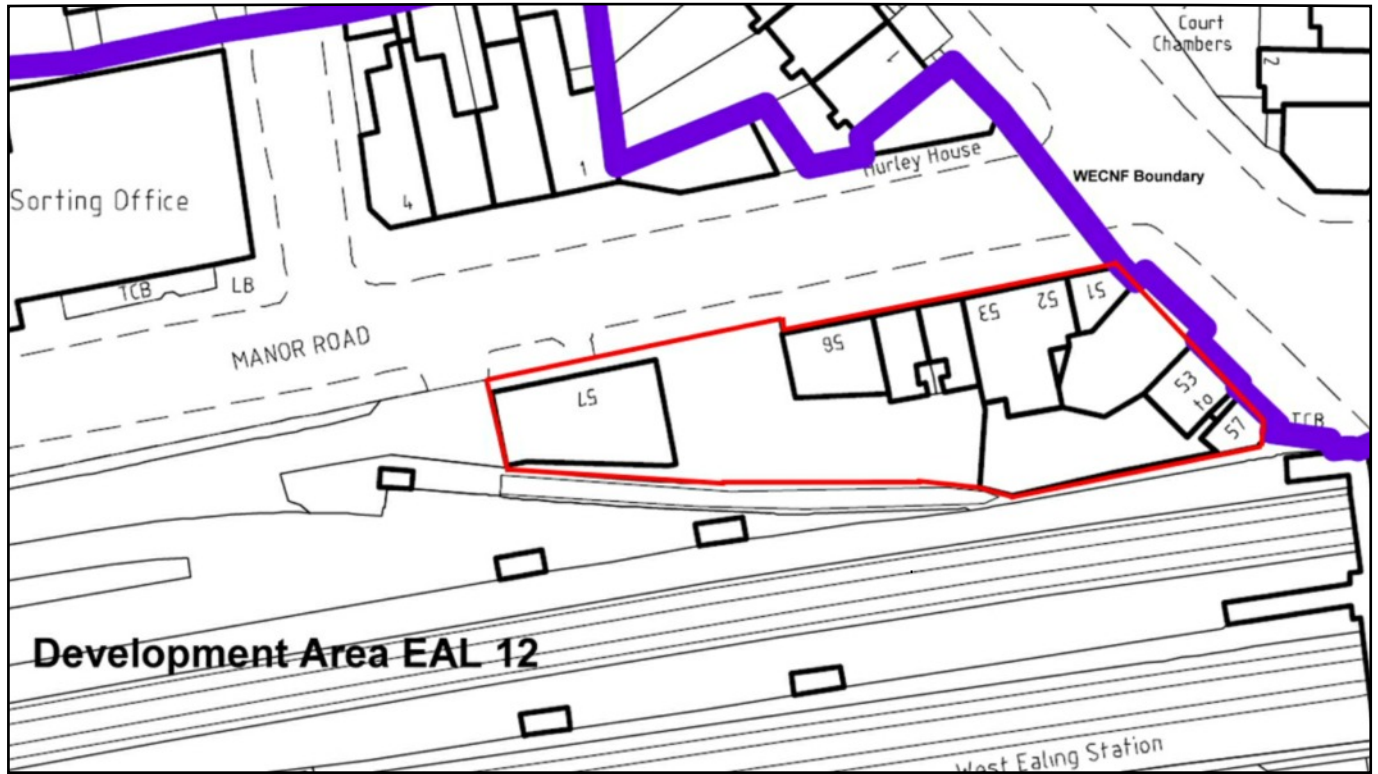
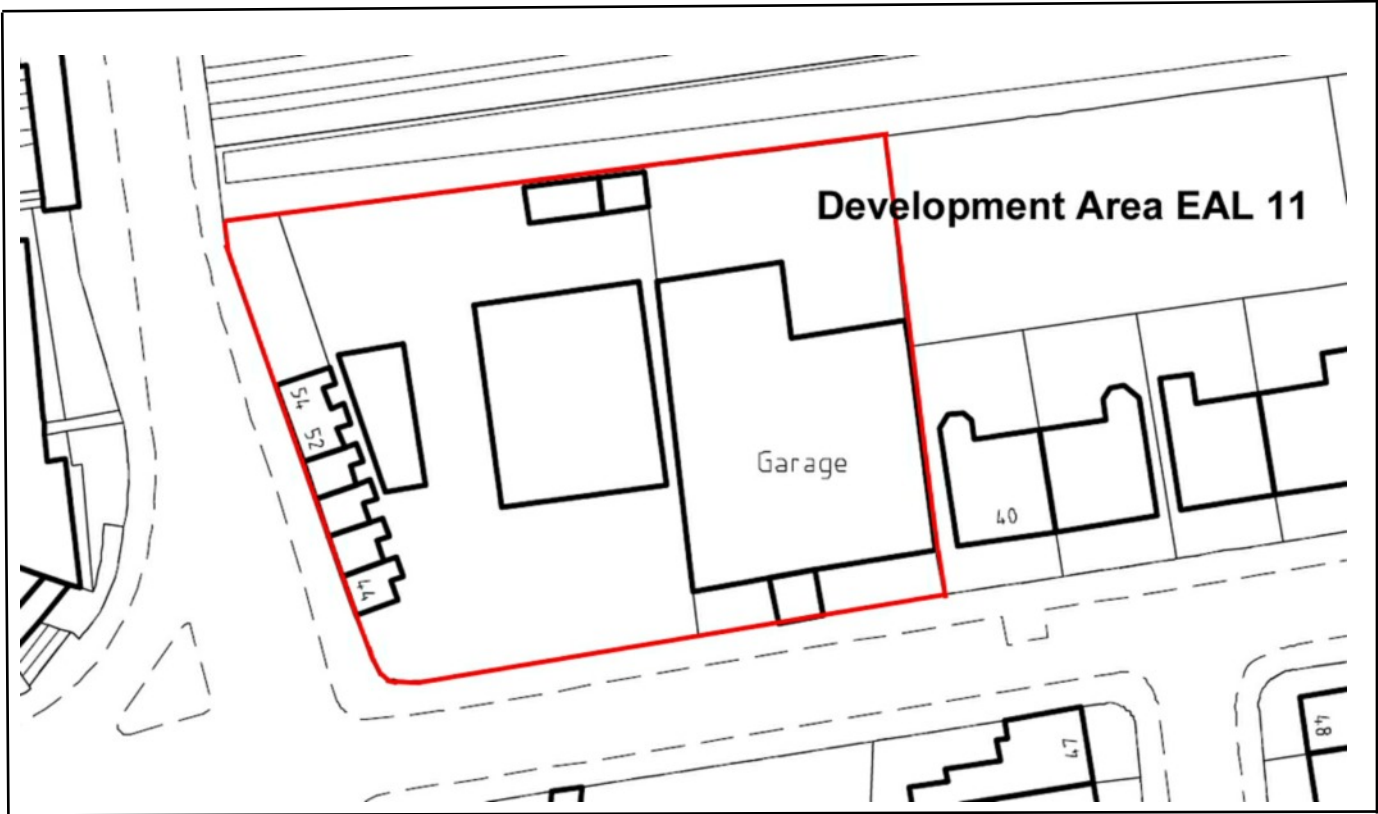
### Licensed Premises in WECNF Area

Business Name	Address	Postcode	Retail Hours
Flynn's Bar & Diner	128 Broadway	W13 0SY	1100-2400
Hennessy's Bar	138-140 Broadway	W13 0TL	1130-2300 (M-Sat);1100-2300 (Sun)
Lounge 142	142 Broadway	W13 0TL	
Night (Night Club)	1 Chignell Place	W13 0TJ	
Star & Anchor	94 Uxbridge Road	W13 8RA	1200-2300
Flanagans	137 Uxbridge Road	W13 9AU	1200-2300
The Castlebar	84 Uxbridge Road	W13 8RA	1000-2400
Black George	181 Uxbridge Road	W13 9AA	1100-2300 (M-Sat);1200-2230 (Sun)
Ashbys	123 Uxbridge Road	W13 9AU	1100-2300 (M-Sat);1200-2230 (Sun)

### Gambling & Betting Shops in WECNF Area

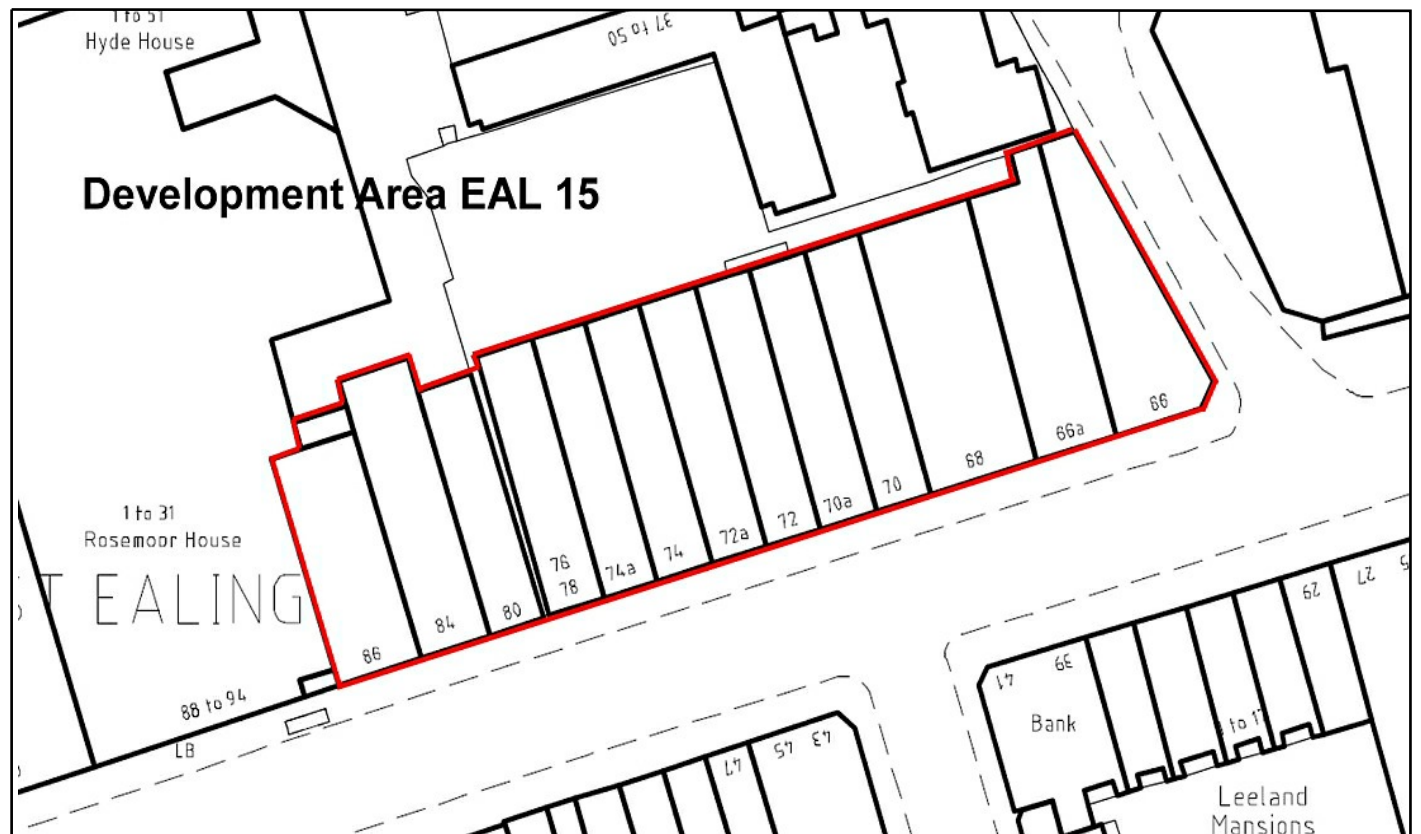
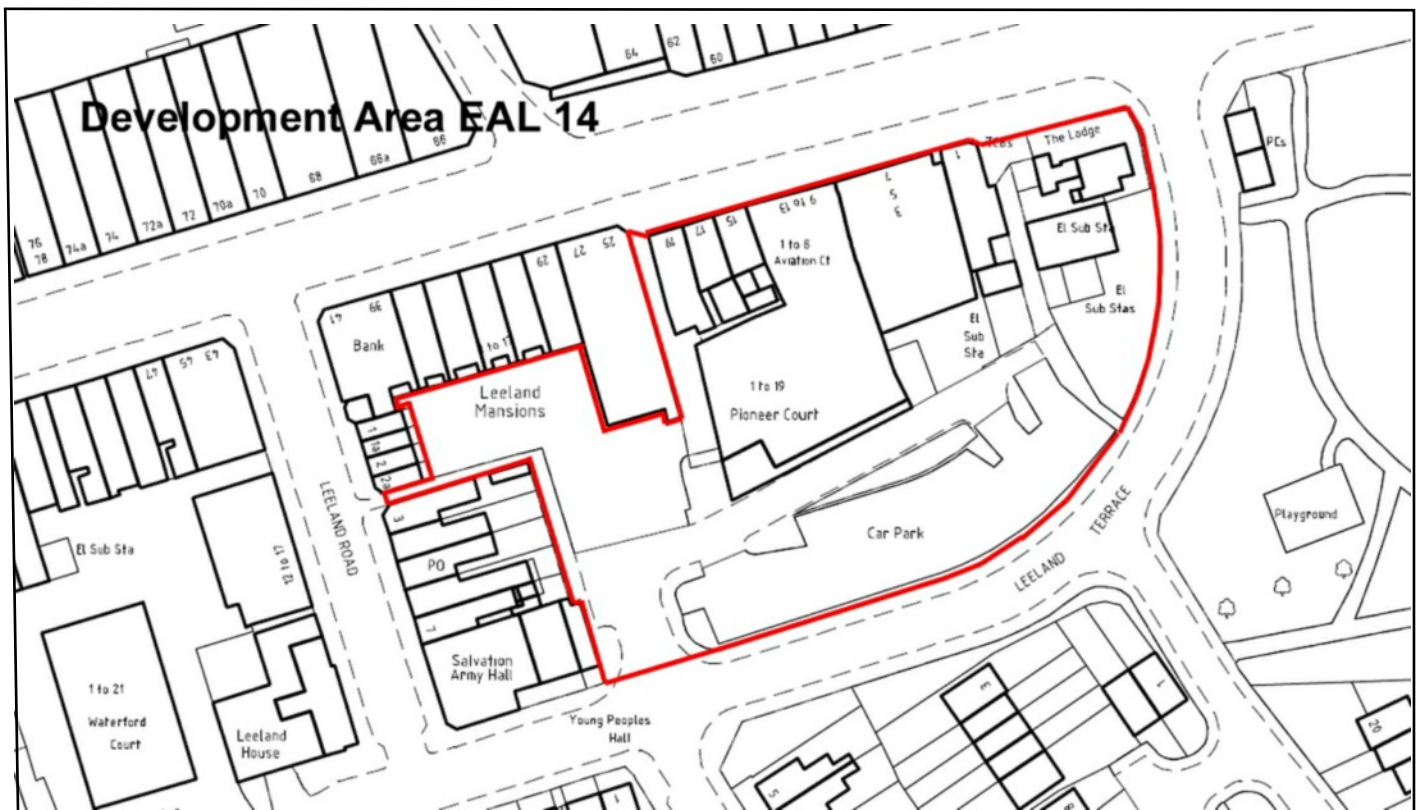
Business name	Address	Postcode
Reels (gaming machines only)	127 Broadway	W13 9BE
Coral	113 Broadway	W13 9BE
Paddy Power	132 Broadway	W13 0TL
Betfred (new hotel site - not yet open)	73-75 Broadway	W13 9BP
Ladbrokes	43 Broadway	W13 9BP
William Hill	70 Broadway	W13 0SY
Cashino (gaming machines only)	25 Broadway	W13 9DA
Coral	217 Uxbridge Road	W13 9AA
William Hill	163-165 Uxbridge Road	W13 9AU
William Hill	Manor Road	W13 0LH

Appendix D  
West Ealing Development Sites EAL 11-12



## Appendix D Ctd

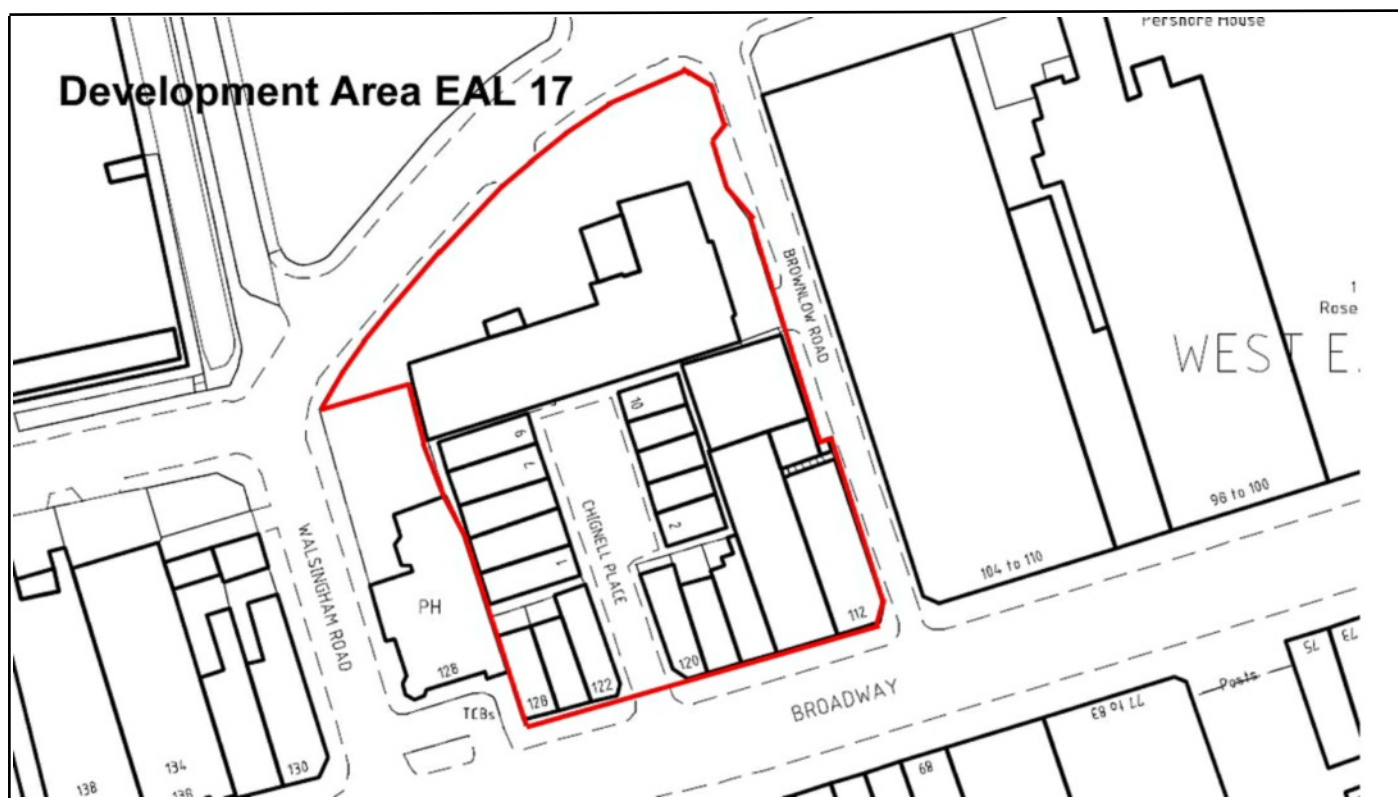
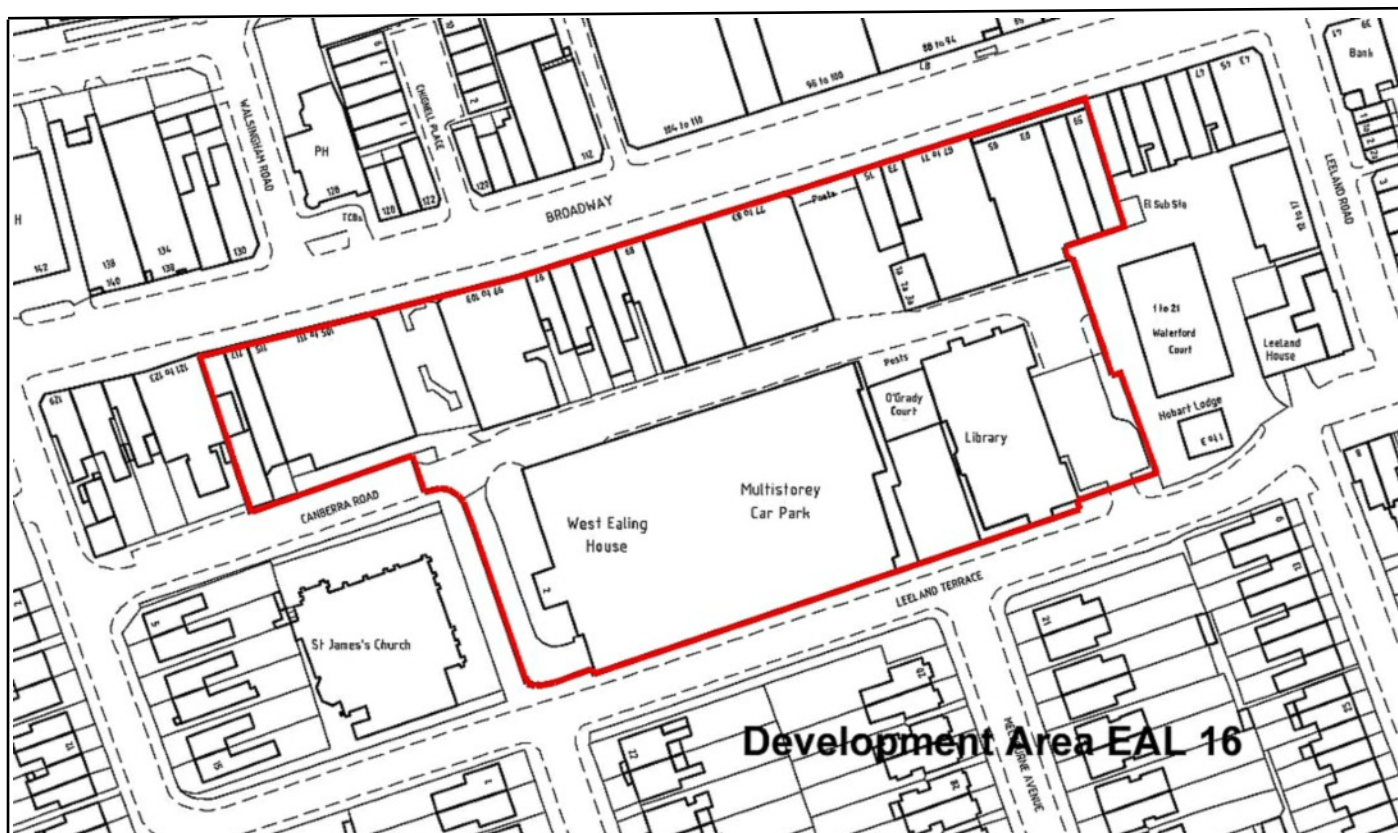
### West Ealing Development Sites EAL 14-15





## Appendix D Ctd

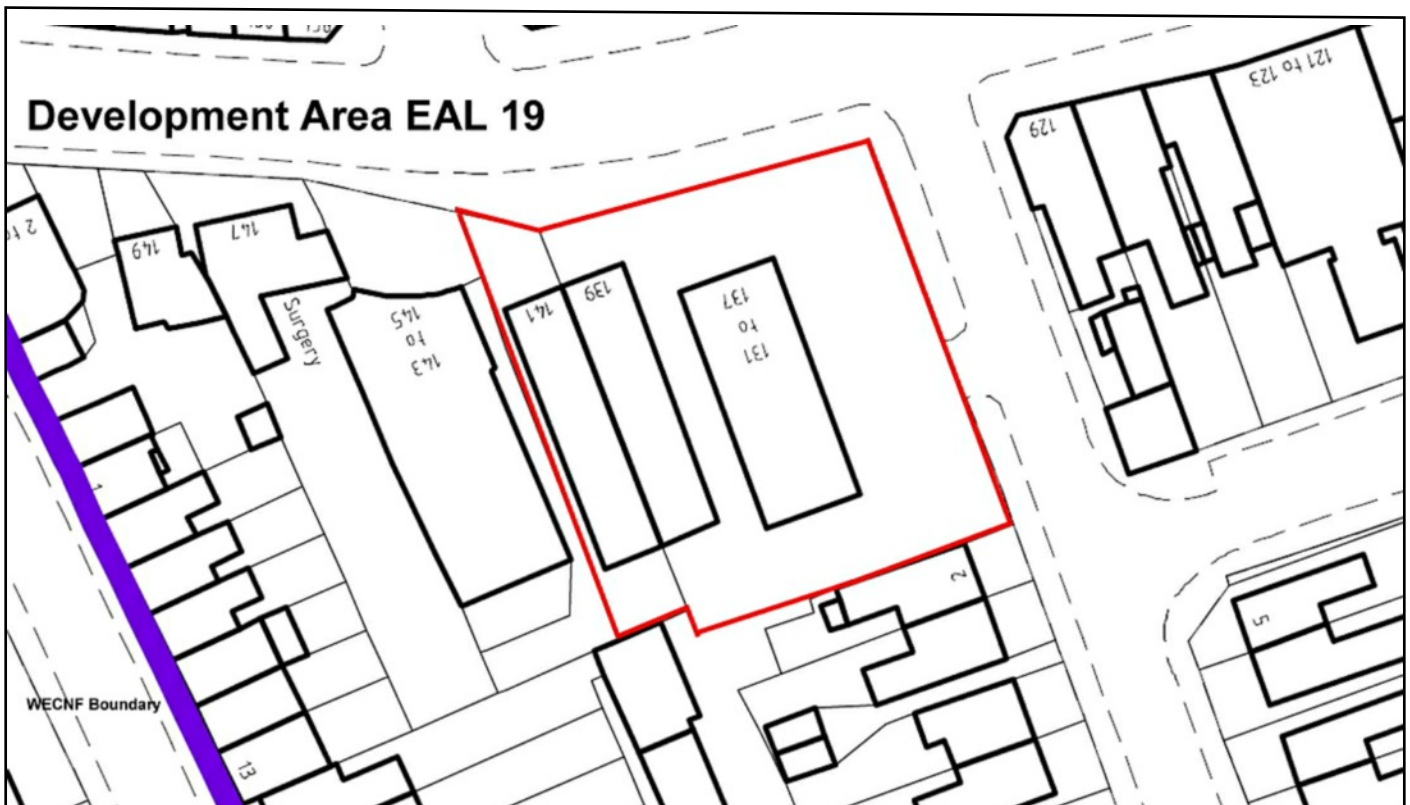
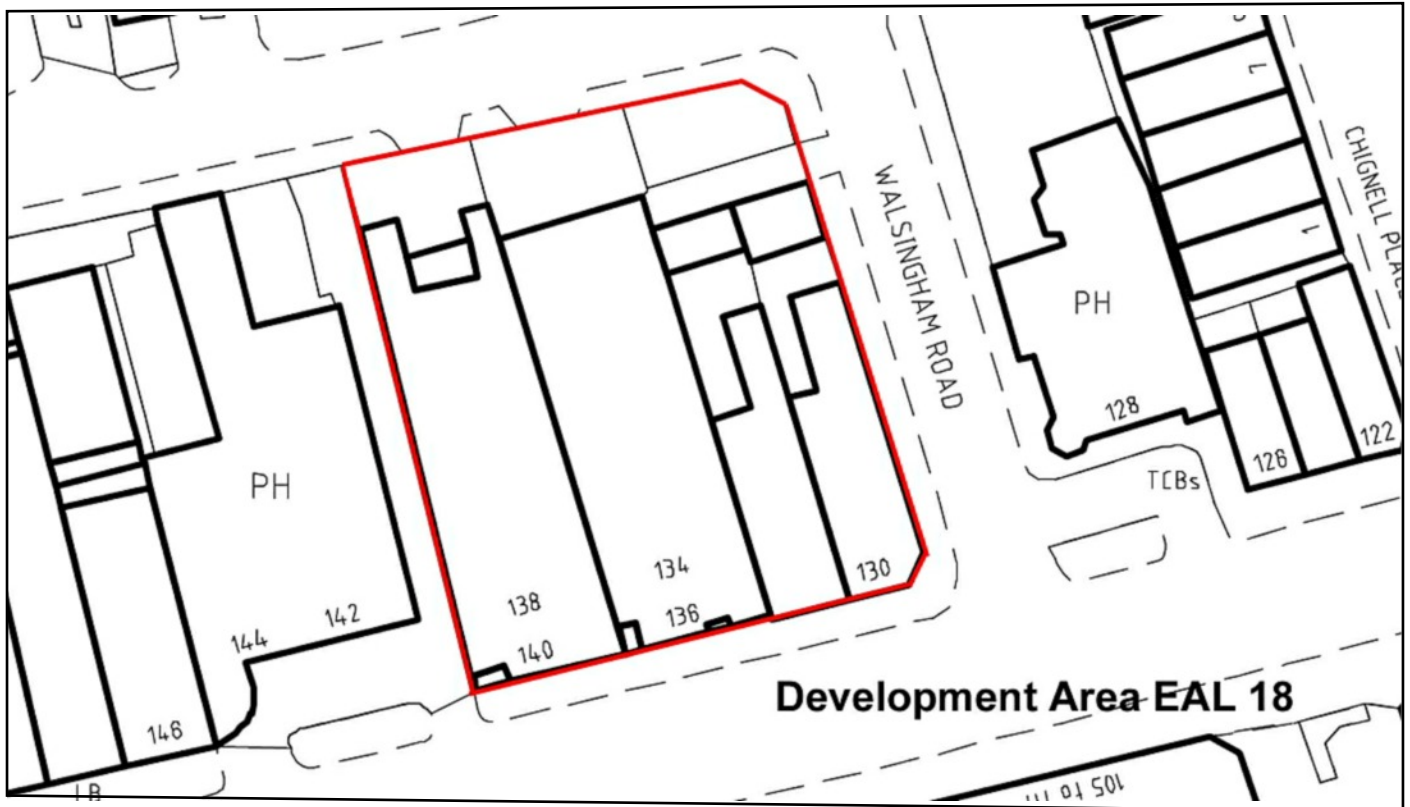
### West Ealing Development Sites EAL 16-17





## Appendix D Ctd

### West Ealing Development Sites EAL 18-19



## **Appendix E**

### **Bibliography / Source Data**

#### **London Borough of Ealing**

Ealing Council website ([www.ealing.gov.uk](http://www.ealing.gov.uk))  
LBE Indices of Deprivation (2010)  
LBE Trader/Retailer Analysis  
LBE Accident Codes & Rates for West Ealing (Oct 2013)  
LBE Heritage Land Data  
LBE Nitrogen Dioxide Diffusion Tube Survey Annual Report & Results (AECOM Ltd / Jul 2012)  
Ealing Planning Policy Team (Narendra Gohil, Research Officer)  
Ealing Economic Development / Project Officer (Mark Isles)  
Ealing eGIS Team (Darren Bestley)  
LBE CCTV Manager/ Public Safety CCTV (Oliver Martin)

#### **Government Departments**

Ordnance Survey Database (2013)  
Valuation Office Agency (HMRC)  
Indices of Deprivation 2010 Data

#### **Office for National Statistics**

(ONS) website ([www.ons.gov.uk](http://www.ons.gov.uk))  
ONS Population Statistics [Nomis 26 April 2013]  
ONS QS210EW - Religion (Nomis 9 July 2013)  
2011 National Census Data

#### **Metropolitan Police Service**

Elthorne Safer Neighbourhoods Team / Metropolitan Police Service  
Walpole Safer Neighbourhoods Team / Metropolitan Police Services  
Spatial Development Framework for Ealing Metropolitan Town Centre

#### **Various**

Spatial Development Framework for Ealing Metropolitan Town Centre  
(Tibbalds Planning & Urban Design)  
TFL Corridor 1C improvements  
Ealing Broadway Business Improvement District (BID) Company  
Tony Burton (Free Range Community, Planning and Environmental Consultant)

#### **Health**

NHS Ealing Clinical Commissioning Group  
'Shaping a Healthier Future' North West London NHS Consultation  
DEFRA Air Quality website

#### **Community & Voluntary Groups**

Central Ealing Neighbourhood Forum (CENF)  
West Ealing Traders Association (WETA)  
West Ealing Neighbours (WEN)

