

DELIVERING LOCAL DEVELOPMENT 2008/09

EALING COUNCIL'S FIFTH ANNUAL MONITORING REPORT

December 2009

Planning Policy,
Ealing Council,
www.ealing.gov.uk/planpol



This revised 2nd version of Ealing's 5th AMR covering the period 2008/09 was prepared on January 8th 2010 and includes the following correction:

A minor typographical error in Table 10, page 71. Column 4 for "Other" relating to B1 permissions should read: -10,472.85 not -1,0472.85.

It was resubmitted to the Government Office for London (GOL) on January 11th 2010.

Contents

| | Page |
|---|------|
| List of Figures | 4 |
| List of Tables | 5 |
| Performance Key | 6 |
| 1. Introduction | 7 |
| 2. This is Ealing | 12 |
| 2.1 Regional Context | 12 |
| 2.2 The People | 13 |
| 2.3 The Place | 13 |
| 2.4 Looking Ahead | 14 |
| 3. Delivering Local Development 2008/09 | 16 |
| Topic 1 UDP Strategy | 19 |
| Topic 2 Environmental Resources and Waste | 24 |
| Topic 3 Green Space and Natural Environment | 35 |
| Topic 4 Urban Design | 42 |
| Topic 5 Housing | 49 |
| Topic 6 Business | 64 |
| Topic 7 Shopping and Town Centres | 73 |
| Topic 8 Community Facilities | 89 |
| Topic 9 Transport | 96 |
| Topic 10 Legal Agreements | 101 |
| Topic 11 Monitoring | 108 |
| 4. Creating the Framework for Future Development – March 2009 | 110 |
| 5. Issues and Actions for Future Planning | 131 |

List of Figures

| | Page |
|---|-------------|
| 1. Ealing 2008/09: Summary of Core Output Indicators (COI) | 10 |
| 2. Ealing in its Setting | 15 |
| 3. Flood Risk in Ealing | 32 |
| 4. Green and Open Spaces in Ealing | 40 |
| 5. Sites in Ealing with Potential for Housing and the Development Corridors | 59 |
| 6. Sites in Ealing with Potential for Housing by Phasing Period, 2011-2016 | 60 |
| 7. Sites in Ealing with Potential for Housing by Phasing Period, 2016-2021 | 61 |
| 8. Sites in Ealing with Potential for Housing by Phasing Period, 2021-2026 | 62 |
| 9. Sites in Ealing with Potential for Employment Uses | 66 |
| 10. Community Facilities in Ealing | 95 |
| 11. LDF Project Plan Gantt Chart (March 2009) | 123 |

List of Tables

| | Page |
|--|-------------|
| 1. Population and Household Projections, 2006-2021 | 14 |
| 2. Conservation and Design Advice, 2008/09 | 47 |
| 3. Housing Completions and Permissions, 2008/09 | 52 |
| 4. No. of Affordable Housing Units, 2003/04-2008/09 | 55 |
| 5. Housing Trajectory, 2009 | 56 |
| 6. Sites Identified for Residential Development (Start or Completion) over the next 5 Years, 2010 to 2015 | 57 |
| 7. Amount of Floorspace Developed, 2008/09 in sqm | 69 |
| 8. Indicative Changes in Employment, 2008/09 | 69 |
| 9. Completions – Employment Change by Geography, 2008/09 | 70 |
| 10. Permissions – Employment Change by Geography, 2008/09 | 71 |
| 11. Satisfaction with Town Centres, 2008 | 79 |
| 12. COI BD4 – Total Amount of Floorspace for Town Centre Uses, 2008/09 | 82 |
| 13. Completed Class A Developments and Net Change in Floorspace, 2008/09 | 83 |
| 14. Approved Class A Developments and Net Change in Floorspace, 2008/09 | 84 |

List of Tables (continued)

| | Page |
|---|------|
| 15. Town Centre Vacancies, 2004-2008 | 85 |
| 16. Completed Class D Floorspace, LBE, 2004/05-2008/09 | 94 |
| 17. S106 Inflows, 1991-2009 | 102 |
| 18. S106 Agreements, 2008/09 | 104 |
| 19. Proportions of S106 funding agreed by topic area, 2004/05-2008/09 | 106 |
| 20. Local Development Framework 2009 – Document Profiles | 115 |
| 21. Transition from Adopted Plan for the Environment (UDP) Policies and SPG 2004 to Local Development Framework Documents 2009-2013 | 124 |

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 20. 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 2009 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 2009, 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, successive 'issues and options' reports for the LDF Development Strategy and the Development Sites 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 fifth 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 fifth AMR **covers the period from 1st April 2008 until 31st March 2009**. The regulations specify that it must be submitted to the Secretary of State no later than the end of December 2009.

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 Monitoring¹, and the LDF Core Output Indicators Updates (October 2005² and 2008³). In addition, there is information on UDP policies to be saved beyond the original shelf life of the UDP (i.e. in Ealing, 12th October 2007).

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

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

³ 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 2009 report were:

- To relate specific policies to specific indicators, where possible.
- To include significant effects indicators. These are important in linking policy to sustainability appraisal objectives and indicators.
- To ensure the housing trajectory clearly states that net values are being used and reflects the proper timeline.
- To ensure that the 5-year land supply includes site areas and takes accounts of the annualised plan target.

Figure 1
Ealing 2008/09: 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 2007/08 | Score* | AMR page |
|-----------------------------|--|---|--------|--------------------|
| Business Development | | | | |
| BD1 | Total amount of additional employment floorspace – by type | -9,102 sqm (net) | AMBER | 69 |
| BD2 | Employment floorspace on previously developed land – by type | 100% | GREEN | 69 |
| BD3 | Employment land available – by type | (i) 491 ha. (ii) Site area unknown but pp approved during year show reduction of 7685 sqm. | AMBER | 71 |
| BD4 | Total amount of floorspace for 'town centre uses' | 60% | AMBER | 82 |
| Housing | | | | |
| 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) | AMBER | 56 Graph & Table 5 |
| H2(a) | Net additional dwellings – in previous years | 3,956 (2003/04-2007/08) | AMBER | 56 Graph & Table 5 |
| H2(b) | Net additional dwellings – for the reporting year | 829 (represents 98% of borough housing supply target) | GREEN | 56 Graph & Table 5 |
| H2(c) | Net additional dwellings – in future years | 4,156 (5 year period 2009/10- 2013/14) | AMBER | 56 Graph & Table 5 |
| H2(d) | Managed delivery target | See Housing trajectory graph and Table 4 | GREEN | 56 Graph & Table 5 |
| H3 | New and converted dwellings – on previously developed land | 100% | GREEN | 54 |

| COI | Description | Ealing 2007/08 | Score* | AMR page |
|------------------------------|---|--|--------|----------|
| H4 | Net additional pitches (Gypsy and Traveller) | None | AMBER | 55 |
| H5 | Gross affordable housing completions | 325 | AMBER | 54 |
| H6 | Housing Quality – Building for Life Assessments | Not available | RED | 55 |
| Environmental Quality | | | | |
| E1 | E1: Planning permissions granted contrary to EA advice** | 1 | GREEN | 30 |
| E2 | Change in areas of biodiversity importance | No change | GREEN | 38 |
| E3 | Renewable energy generation | Not available | RED | 33 |
| Minerals | | | | |
| M1 | Production of primary land won aggregates | Zero | GREEN | 27 |
| M2 | Production of secondary and recycled aggregates | Not available | RED | 27 |
| Waste | | | | |
| W1 | Capacity of new waste facilities by waste planning authority | Zero | GREEN | 29 |
| W2 | Amount of Municipal waste arising & managed by management type*** | Data available for household waste – 147,565.57 tonnes of which 18% recycled, 7% composted, 0.03% reused, 3% anaerobic digestion & 72% landfill. | AMBER | 27 |

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 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.)⁴. 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 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.

⁴ 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.

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). The latest official mid-year estimate of population in the Borough, for 2007, is 305,300.

Ealing's **diversity** has increased since 1991. 41.3% of residents are from an ethnic minority, compared to 9.1% nationally, and 28.8% across London. In 1991, 32.3% of residents were from an ethnic minority. Ealing is the 4th most diverse borough in London and nationally. There are 45,401 people in Ealing who live with a long-term illness, health problem or disability, which limits their daily activities or the work they can do. This represents 15.1% of Ealing residents. Demands for an inclusive and accessible environment are key issues for the borough.

Unemployment was lower in Ealing than for London at the 2001 Census but was higher than for the country as a whole. 3.9% of residents were unemployed at the time of the 2001 Census, compared to 3.4% for England, 4.4% for London and 3.6% for Outer London. 143,766 Ealing residents aged 16 to 74 are in employment. The two largest employment sectors within which Ealing residents work are business services (20.4%) and retail (15.9%).

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.

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.

Looking Ahead

The latest population projections from the GLA suggest that the rate of **population growth** will continue to grow. 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** and the council is planning to commission further work to improve both the quality of our local information and produced a revised population model for the borough. 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.

Table 1: Population Projections 2001-2026

| Ealing | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 | Change 2001-26 | % Change |
|---|---------|---------|---------|---------|---------|---------|----------------|----------|
| Population | 300,948 | 312,400 | 323,600 | 329,800 | 335,900 | 342,100 | 41,152 | 13.7 |
| Households | 118,000 | 122,500 | 127,800 | 132,000 | 136,300 | 140,500 | 22,500 | 19.1 |
| Sources: 1. 2001 population data, ONS Census 2001 2. All other data, Ealing Central Projections 2009, GLA | | | | | | | | |

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 2009. Revised **development quantum**s are being prepared as part of the emerging Local Development Framework and once the Development Strategy is adopted in 2011 it will cover a plan period up to 2026.

Figure 2 –Ealing in its setting



3. Delivering Local Development 2008/09

Introduction

This chapter looks at information about **planning policies and development** in Ealing from 1st April 2008 until 31st March 2009. 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 12th 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 advice⁵. 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

⁵ 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 2008/09 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 2008/09. 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 2008/09 the following **key changes in planning legislation** in England took effect:

- The Planning Act 2008 received royal ascent on 26th November 2008 and introduces a new stream-lined system for decisions on applications to build nationally significant infrastructure planning in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
- The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 came into force on 27th June 2008. The Regulations amend the Town and Country Planning (Local Development) (England) Regulations 2004 ("the 2004 Regulations") to simplify and deregulate the local development plan making procedures in England.
- The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008 amends the Town and Country Planning (General Development Procedure) Order 1995, which specifies procedures connected with planning applications, appeals to the Secretary of State, and related matters not laid down in the Town and Country Planning Act 1990. It came into force on 6th April 2008.
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 came into effect on 1st October 2008. The General Permitted Development Order lays out the rights of development people have over their property that does not require planning permission. The regulations have relaxed the need for planning permission on certain householder developments, including extensions, loft conversions and garden buildings.

The final report of the Killian-Pretty Review was also published on November 24th 2008 which looked at the process for seeking planning permission and examined a range of different sectors including, housing, business and the renewables industry. Its aim is to identify reasons for delay in deciding planning applications, and make recommendations for dealing with these and reducing unnecessary burdens for all parties involved in the process.

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 July 9th 2008, the Mayor of London 'Planning for a Better London' which sets out how he intends to address planning issues in London. It is not a statutory document and any alterations that the Mayor wishes to make to the London Plan will have to go through a statutory consultation processes and then will be subject to an Examination in Public. However, 'Planning for a Better London' provides a useful indication of the approach that the Mayor intends to take toward strategic planning in London. 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. During the next monitoring period, 2009-10, the Mayor intends to publish his proposals for a new replacement London Plan and will consult widely.

During 2008/09, the council also undertook a wide-ranging review of the content of the **Ealing's Local Development Framework** (LDF) and produced a revised **Local Development Scheme** (published in March 2009). More information is provided in Part 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

A survey conducted in 2009 reveals 80% of Ealing residents are satisfied with their neighbourhood as a place to live slightly down from 84% recorded in 2008. (Source: 'Ealing Temperature Check', LBE, April 2009).

3. Personal Concerns

1. Crime (29% down from 42% in 2008), 2. Traffic congestion (24% down from 38%) 3. Level of the council tax (23% down from 35%), 4. Litter (22% down from 27%), 5. Lack of affordable housing (7% down from 12%), 6. Lack of recreational facilities (6% down from 12%). (Source: 'Ealing Temperature Check', LBE, April 2009)

UDP Policy Indicators

All UDP Strategy policies are quoted in decisions on **planning applications or appeals** in 2008/09. Policies 1.1, 1.9 and 1.10 are mentioned most – with 9, 10 and 45 references respectively. The strategic sites and development sites policies (10.1 and 10.21) are rarely invoked in decisions (16 cases).

An analysis of the policies in each of the UDP topic chapters 2 - 9 shows that, as in last year's AMR, urban design and transport policies are used most in planning decisions with 701 and 430 references respectively in the 140 cases considered by the Planning Committee. This makes sense in that all cases

have design and transport implications. Housing policies were third (312 references) and Environmental resources fourth (311 references). The other topic policies have a reasonable usage too.

The pattern emerging from a survey of appeal decisions reveals that Housing and Urban Design provide the highest totals of policies used in both dismissed and allowed appeals. More detail on the effectiveness of individual policies is indicated in the following topic profiles.

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. The Secretary of State responded to the Council's recommendations in September 2007, and agreed that policies 1.1 – 1.9 and 1.11 should not be saved (and nor should 5.1), but that the other policies referred to here should be saved until superseded by new adopted LDF policies.

Development Indicators

The planning permissions adding to the development pipeline in 2008/09, 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 2008/09, there were permissions given on ten of these sites. These included:

Acton

- Site 1: (Former) Government Buildings - Bromyard Avenue – permission for a residential development (P/2009/1071).
- Site 2: 62 Horn Lane - permission for a residential development (P/2008/4102).
- Site 18: Ex Leamington Park – permission for B1 and B8 development (P/2008/0168).

Southall

- Site 38: Southall West – a residential development at Phoenix House (P/2005/4387 and legal agreement sealed 28.04.08) and single storey extension for a car repair workshop on Dilloway Lane. (P/2009/0212).

Ealing

- Site 51: 131-137 The Broadway, W13 – permission to use the premises to carry out vehicle tests (P/2008/3070).
- Site 58: Dickens Yard – permission subject to a legal agreement for a mixed development including residential, retail, offices and the creation of a new pedestrianised town square (P/2008/0156).
- Site 60: UGC Cinema etc – redevelopment including a new cinema (P/2003/5043 and legal agreement sealed 09.10.08).

- Site 63 – Arcadia Centre etc – permission for a mixed use development including residential, retail and offices (P/2007/4246). However, the Arcadia Centre development was subsequently the subject of a call in by the Secretary of State and following a public inquiry the Inspector recommended that planning permission be refused (decision dated December 7th 2009).

Greenford/Northolt/Perivale

- Site 81: Ruislip Road - approval for a further phase of the Grand Union Village development (P/2007/2375).
- Site 92: 311-319 Ruislip Road – permission for a change of use from a car showroom to retail use (P/2008/3001).

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.

The council also undertook a wide-ranging review of the content of the Ealing LDF and to producing an overarching narrative for development, growth and improvement in Ealing and for policies contained within the LDF. A new local development scheme was approved in March 2009.

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 London Plan is relevant which seeks 'To make London a more attractive, well-designed and green city. Objective 3 of the emerging LDF 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 Waste Strategy
Ealing Strategic Flood Risk Assessment
West London Waste Development Plan Document – Issues and Options paper, Sustainability Appraisal, and supporting Evidence Base report

Context 2008-2009

The Department for Communities & Local Government published: 'Draft Planning Policy Statement: Eco-towns' (November 2008), Planning Policy Statement 25: Development and Flood Risk – Practice Guide' (June 2008), and 'The Code for Sustainable Homes: Case Studies' (March 2009).

In July 2008 the new Mayor published 'Planning for a Better London', which sets out the Mayor's approach to planning issues, explaining the key areas he will want to address in revising the London Plan and other relevant strategies. Tackling climate change is identified as a key priority area.

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. An Issues and Options paper and supporting evidence base were published for consultation in February 2009.

Contextual Indicators

1. Water Quality

The watercourses currently designated under the chemical General Quality Assessment (GQA), in the borough, are the River Brent (from Wembley Brook to Costons Brook) and the Grand Union Canal (GUC) (Cowley reach). There has been a reduction in the GQA network over the last few years. The Grand Union Canal Paddington Arm and the River Brent, from Costons Brook to the Wyke Stream, were previously designated. The GUC showed very poor chemical water quality since 1990, predominantly achieving the GQA 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) in 1993 to a C (fairly good) in 2000. However, the quality declined slightly from

2003 onwards to achieve a grade D - representing fair quality. This reach is affected by the poor water quality upstream in the River Brent, and urban diffuse pollution.

Under the new chemical GQA calculations, biological oxygen demand has been removed as one of the parameters. This means the calculation is now based on ammonia and dissolved oxygen levels to grade each river reach.

The designated reach of the River Brent (Wembley Brook to Costons Brook) has shown an improvement from fair (D) to fairly good (C) from 1998 onwards, with the exception of an improvement to good quality (B) in 2001 and 2002. However, using the old method there was a decline in quality over the last few years - this is due to high biological oxygen demand (BOD) levels, which are no longer used in the calculation.

The GUC (Cowley Reach) has shown a significant decline in chemical quality, based on ammonia and dissolved oxygen levels, from good quality to poor. The quality has shown an improvement over the last 3 years, to achieve very good quality. However, using the old method remained historically fair (grade D), with a decline in 2002 and 2004 to very 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'.

Data collected from the Acton Town Hall site indicates that from this monitoring site at least air quality has improved in 2008/09 (10 days) from the previous year (24 days in 2007/08, and 20 days in 2006/07)

Ealing's performance is also better than DEFRA's urban average for the same indicator (27 days in 2008). (Source: Pollution Control/DEFRA)

3. Waste Recycling

Total municipal waste for the 2008/09 period was 147,565.57 tonnes and 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. Previous annual monitoring reports presented data for household waste only. Therefore figures for household waste during 2008/09 are also provided below so that a comparison can be made with data from previous reports.

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

Total municipal waste for the 2008/09 period was 147,565.57 tonnes. In terms of how this waste is managed this is broken down as follows:

| | | |
|---------------------|------------|---------|
| Recycled | 26,794.48 | (18%) |
| Composted | 10,084.53 | (7%) |
| Reused | 44.15 | (0.03%) |
| Anaerobic Digestion | 4,436.31 | (3%) |
| Landfill | 106,199.19 | (72%) |

Total household waste arising for this period is 117,400.09 (a slight reduction from the 2007/08 figures). In terms of how this waste is managed, Ealing has achieved a steady increase in recycling levels for household waste (22% - 26,628 compared with 21% for the previous year). The percentage of household waste composted (8.6% - 10,084 tonnes) has also increased during 2007/08 when compared with the previous year. Improvements can be attributed to the high performing weekly garden waste collection services and significant increase in autumn leafing composting.

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. An Issues and Options report for the Development Plan Document was published for consultation in February 2009.

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 (701) and 9 (430). In total there were 311 occurrences where chapter 2 policies were referenced (each reference to policy is only counted once for each case). This is a marked change from previous monitoring years where policies from chapter 2 were less commonly referenced in committee reports.

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 2.3 and 2.4 on mineral development (with no noted occurrences). Those policies referenced more frequently, were often those which dealt with site constraints such as contaminated land (2.7 - 49) and flooding (2.5 - 33), although even these do not deal with all areas. Policies such as 2.1 'Environment and Other Sustainability Impacts' (49), 2.9 'Energy' (51) and 2.10 'Waste Minimisation and Management' (76) have a wider application, explaining their more frequent use.

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/2000/5195) was recorded where a policy in chapter 2 was referenced (in this instance policy 2.6). In the case of appeals upheld there were six cases in which policies in Chapter 2 were referenced as follows:

- P/2007/3688 - 200-202 Church Road, Northolt - 2.1, 2.6, 2.9
- P/2005/5028 - Land adjacent to Atlas Road - 2.2, 2.9
- P/2007/2375 - Phase 12 Grand Union Village - 2.2
- P/2006/3190 - 77 Uxbridge Road, Ealing - 2.9
- P/2008/0579 - 34a Chatsworth Gardens, Acton - 2.10
- P/2008/0872 - 148 South Ealing Road - 2.10

In each case, the Inspector disagreed with the authority's interpretation of the policies for each site in respect of the proposal, but identified no inherent flaws with them.

Seven applications were advertised as **departures** during the year, of which only two were determined. Both applications The Park Club (P/1999/3785) and Phoenix House (P/2005/4387) were granted with conditions. Whilst policies in chapter 2 were relevant to the determination of both applications, these did not impinge on whether the applications should be treated as a departure or not. In the case of the Park Club application the decision to advertise this application as a departure arose because the proposal involved built development on MOL. With regard to the Phoenix House site, this application was advertised as a departure because it involved residential development in a Major Employment Location. It is noted too that two further applications advertised as departures during the year were appealed on non-determination grounds, and the Council is minded to refuse these. Two further applications were refused and one was withdrawn.

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 2008/09 – 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.

No changes were recorded in respect of mineral facilities.

Data for S106 contributions were analysed to identify the amount of money secured (signed) for different purposes in 2008/9. No funding was secured for 'Environmental Resources and Waste'.

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 Mayor's Sustainable Design and Construction checklist, 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. Further consideration will be given to developing a new indicator in future monitoring reports, perhaps monitoring Code for Sustainable Homes and BREEAM Pre-assessments.

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

This indicator monitors the six sites 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. This application was still pending during the monitoring period, although noted that at the time of writing (November 2009) the application was refused. A separate application 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 (although again outside the monitoring period) and an appeal is now lodged.
- 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.
- 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. Following a refusal of Phase 12 of the Scheme, the scheme was allowed on appeal. The former Glaxo building on Adrienne Avenue was also demolished to make way for 15 new nursery B1/B8 units.
- Southern Gateway/Gypsy Corner – Redevelopment in progress. The role of the Southern Gateway site and its development potential are being 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 for the redevelopment of NEC House to provide 17,153 sq. m. of office accommodation. The ex Lemington Park Hospital site also received consent for its redevelopment to provide a part three, four and five storey building comprising 2,325 sq. m. of self storage space and 469 sq. m. of rented flexi offices (B1).
- 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 is to commence shortly on preparing a development brief for this and the Glaxo site to the north.

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. - One

During the period 1st April 2008 to 31st March 2009 the Environment Agency lodged objections to 4 applications in the borough on flood risk grounds.

Of these one application was refused (P/2008/4047) on grounds of inadequate information, including in respect of information of flooding.

A second application (P/2008/2749) is still pending, although it is noted that additional information about the FRA has been requested.

A third application (2008/2653) was also pending, although it is noted that an appeal has now been lodged on non-determination grounds (in July 09 and therefore outside of this monitoring period). The Council is minded to refuse this application had an appeal not been lodged.

The fourth application (P/2008/0403) was approved subject to conditions. In the case of this application whilst the Agency raised an initial objection to the application, as a Flood Risk Assessment (FRA) did not accompany it, an FRA was subsequently prepared and submitted by the applicant. Thereupon the Agency's objection was removed.

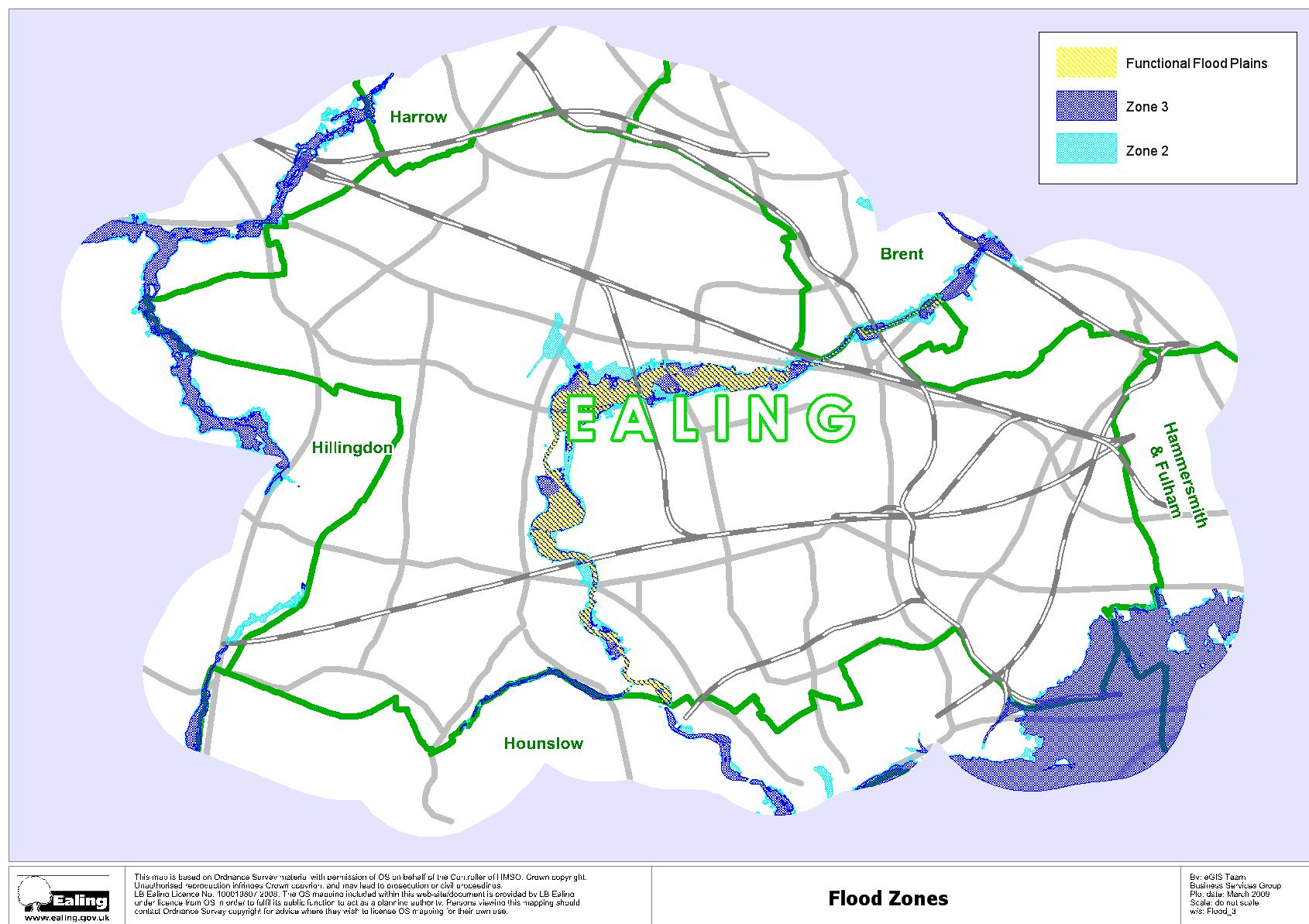
It is noted too that no objections by the Environment Agency were lodged on water quality grounds during the same period.

The Council have recently undertaken and completed a 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 tidal flood risk from the Thames. In Ealing borough, there are 7,330 properties (6% of all properties) at risk of flooding – 9% from fluvial flooding and 91% from tidal flooding. For the properties at risk of flooding, 90% are residential. Within this, fewer than 2% are at significant risk. The majority are at low risk of flooding.

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. Whilst this action plan was recently finalised it covers the whole of the Brent catchment area and doesn't set specific targets or actions for the individual boroughs that fall into this catchment, although it is noted that the generic actions defined in this document are largely actions which would and are already being delivered by the Planning Authority. Working closely with the Environment Agency during the monitoring period the Council has identified and agreed actions for the first year of reporting (2008/09 period), and has successfully progressed all five of its agreed actions. Actions for the second and third year of reporting will be agreed soon.

Figure 3 – Flood Risk in Ealing



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. 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. These include, amongst others, applications for Bromyard Avenue, Northolt Swimerama, Kenton House, Grand Union Village (Phase 11), USC, Tesco (Greenford), 64 Little Ealing Lane and Sudbury Arms.

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 recent (October 2008) changes to the regulations on permitted development.

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.

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's own monitoring forms were also updated and now asks for data relating to renewable energy installations. 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. Proposals are already in place to update the Council's Monitoring Form to aid monitoring of renewable energy installations.

As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions (including appeals).

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, and as new applications come through with renewable energy facilities.

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 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

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 2008-2009

Figure 4 shows green and open spaces in Ealing including green belt, Metropolitan Open Land (MOL), green corridors, public and community open space, nature conservation areas and outdoor sports facilities.

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 2008 surveyed residents' satisfaction with Council services including Parks and open space. In this regard 75% of respondents and 78% of users were satisfied/very satisfied with this service area, a significant improvement on the findings for the 2007 survey where only 56% of respondents and 66% 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 2008).

2. Quality of Green Space in the borough (Green Flag Awards)⁶

In July 2008 the Council were awarded Green Flag status for 2 parks (Southall Park and Northala Fields). This is the fifth Green Flag Award for Southall and the second year that Northala Fields has been successfully awarded. Green Flag status was also sought for 4 further parks (Walpole, Acton, Southall, Ravenor). In January 2009 the Council has applied again for Green Flag status for the following parks: Walpole, Acton, Southall, Ravenor, Acton Cemetery, Northala, Southall and Brent Lodge. The results of this round of awards are expected in July/August 2009. At the time of writing it is noted that Northala and Brent Lodge were successful, 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.

⁶ Old DCLG Core Output Indicator 4c

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 3 policies were quoted in **planning committee decisions** (109 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 (701) and Chapter 9 (430). 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, 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, 3.8 & 3.9 were quoted in appeals that were dismissed. On the other hand, there were 3 appeals upheld in which policies in chapter 3 were referenced as follows:

- P/2005/5028 - Land adjacent to Atlas Road - 3.2
- P/2007/2375 - Phase 12 Grand Union Village - 3.2, 3.5
- P/2006/2943 - Goldsmith Buildings, East Churchfield Road - 3.6

In each case, the Inspector disagreed with the authority's interpretation of the policies for each sites in respect of the proposal, but identified no inherent flaws with them.

Of the applications advertised as **departures** from the development plan during the year, an application (P/1999/3785) at the Park Club, Acton was contrary to open space policies, as this involved built development on Metropolitan Open Land.

It is noted however that this application had previously been determined in 2002, but was subject to the finalisation of a legal agreement. The proposal involved the demolition of the existing pavilion, children's sports activity centre and two outdoor swimming pools. A permission in March 2007 confirmed the resolution to grant permission with some amendments to the original 2002 scheme. The final decision was granted in April 08. This was also a retrospective approval as the works were already completed. There was therefore no additional loss of open space during the year. Moreover, the swimming pools and activity facilities were ancillary to the open space use of the site.

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

No applications were completed during the year that resulted in either a loss or gain in open space.

Apart from the **departure** referred to above at Park Club, no applications were approved during the year which if implemented would result in a loss of open space.

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, and the provision of and improvement works to allotments etc. It should be noted that whilst a considerable amount of money (£359,000 equivalent to 12% of all contributions) has been secured for such projects, only £50,000 was directly secured, and can be attributed to the application of policies in chapter 3. The remaining £299,000 whilst benefiting policies in chapter 3, 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 has been no loss of designated open space through the **completion** of development, in 2008/09.

With regard to **approvals** only one application was approved during the year (The Park Club – P/1999/3785), which effected designated open space, in this case Metropolitan Open Land. It is noted however that this application had previously been determined in 2002, but was subject to the finalisation of a legal agreement. A decision in March 2007 confirmed the resolution to grant permission with some amendments to the original 2002 scheme. The final decision was granted in April 2008. As the application was retrospective and the works were already completed it was noted that there was therefore no additional loss of open space for this year. Moreover the proposal involved the demolition of the existing pavilion, and the construction of a children's sports activity centre and two outdoor swimming pools. The swimming pools and activity facilities were considered ancillary to the open space use of the site.

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 2010.

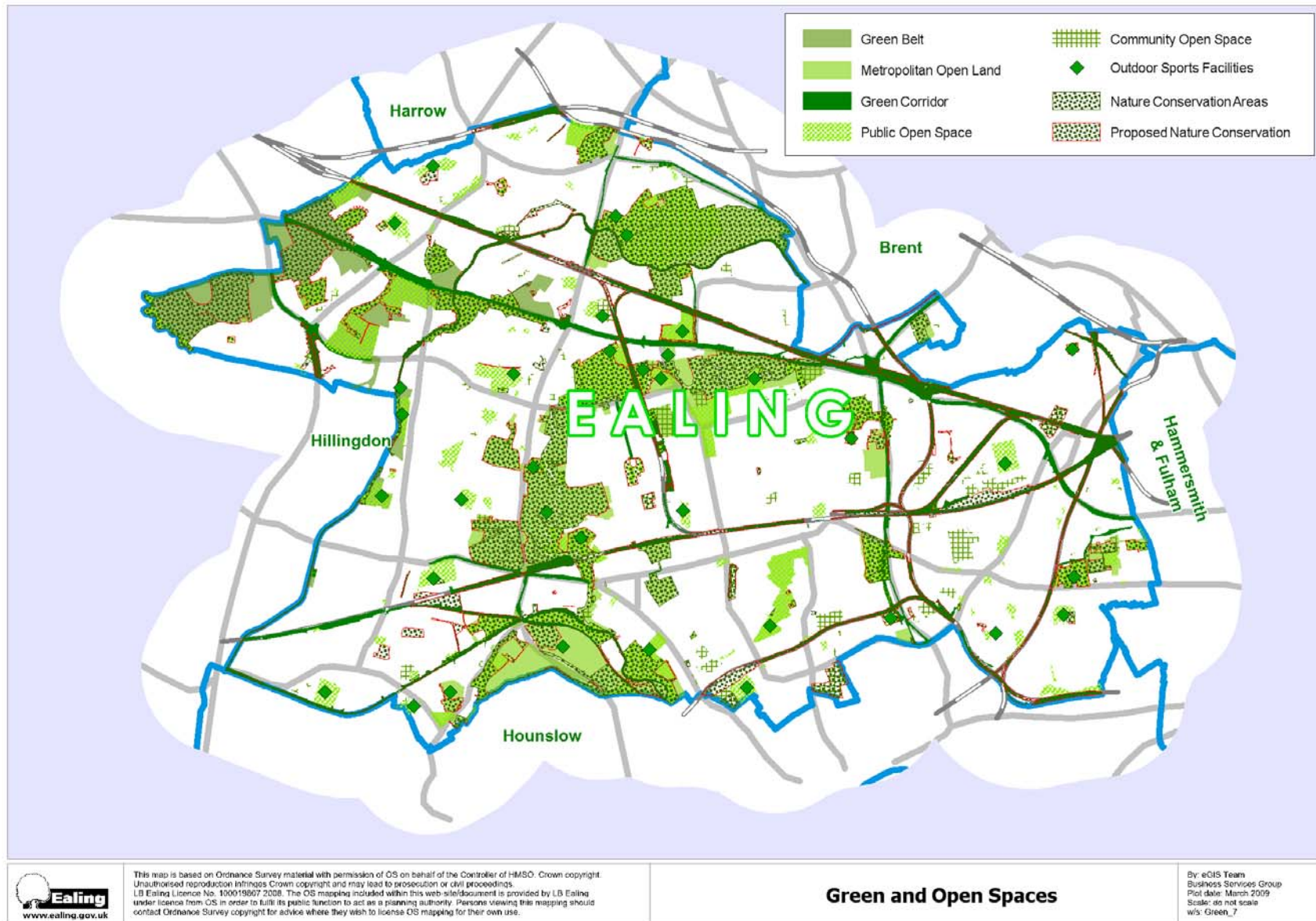
Significant changes are also expected soon to the area of land in the borough that is defined and protected for its nature conservation value. This arises following a review of nature conservation sites undertaken jointly with the GLA, which is currently being taken forward through the LDF process. The 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. Progress on this will be monitored in future AMR's.

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. Some additional ancillary buildings are planned for the site 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.
- 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.
- Community Open Space (Wildberry Nature Reserve): landscaping works are now completed in respect of the establishment of the nature reserve. Hanwell Boxing Club has also recently occupied the community building on the site.
- 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.

Figure 4 – Green and Open Spaces in Ealing



Observations and Conclusions

Two parks (Southall 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 no permanent net loss of open space in Ealing during the year. In respect of permissions one application was permitted which involved development on designated open space. In this instance the proposal was retrospective and more importantly was considered ancillary to the open space function of the site.

In respect of S106 contributions, substantial funding has been secured for spending on green/open space projects, although it should be noted that much of this funding was triggered by policies in Chapter 5 of the UDP.

Finally, further progress has been made on UDP open space projects in 2009/10.

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’. These objectives were published with the New Issues & Options in September 2007.

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
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 2008-2009

Heritage protection during this period saw the completion and approval of Conservation Area Character Appraisals and Management Plans for all of Ealing's 29 Conservation Areas. These were based closely on English Heritage Guidance and leave Ealing one of the best-prepared borough's in London for anticipated changes to government policy on heritage protection due in 2010.

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 GPDO lays out the rights of development 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.

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.

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 31st 2008.

Further works in 2008/09 have meant that 65% of the Council's public buildings are now accessible in terms of the Disabilities Discrimination Act (DDA).

The council is planning a further programme of access improvements that will increase this figure to 70% by March 2010 and, subject to securing the necessary funding, to increase the percentage to 80% by March 2012.

UDP Policy Indicators

Continuing the trend of the past three years, UDP policies relating to urban design remain the most frequently quoted policies in **planning committee decisions** and appeals. In line with this trend policy 4.1 - Design of Development is the most prevalent, with policies relating to heritage the next most quoted.

Urban Design issues were considered crucial in 135 out of 140 cases decided at Planning Committee and 65 referred to conservation areas, 29 to locally listed buildings and 22 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 70 appeals that were allowed by Inspectors, design policy 4.1 was mentioned on 43 occasions and conservation areas policy 4.8, on 13 occasions, showing these to be the main policies relating to these appeals.

The 108 appeals dismissed by the Inspectors displayed a similar trend, with 66 quoting design policy 4.1 as an important factor in the case, and 18 referring to 4.8 - Conservation Areas.

These figures are 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 2008/09, almost £115,830 has been allocated for environmental improvements to improve urban design.

Of this funding, £112,500 is linked to the redevelopment of Empire Cinema, New Broadway, Ealing, W5 and is allocated towards environmental improvements in Ealing Town Centre.

A further £3,333 approximately is linked to a residential development at 26, 26A, 26B & 26D Broadway, W13 and is allocated towards the improvements to the town centre in the London Borough of Ealing.

In total the funding for environmental improvements therefore comprises 4% of the s106 contributions for this year, down from 13.2% in 2007/08 which is significantly lower in terms of funding levels secured and still an improvement on the 0.6% secured in 2005/06.

Other Performance Indicators

1. Safer Ealing

The Police Crime Prevention Design Advisers continue to have a good working relationship with the Planning Department, especially around issues of design and layout.

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.

During 2008/09 there were over 340 referrals to the Crime Prevention Design Advisers that is comparable to the previous year's figures (2007/08 – 355 referrals) and higher than the previous year (2006/07 – 231 referrals).

The larger developments that benefited from crime prevention advice were Dickens Yard, Southall Gas Works, Arcadia Centre, South Acton Estate Phase 2 along with an increasing number of schools.

2. Accessible Ealing

In the year 2008/2009, the Access officer made a total of 629 written observations. The most frequently raised issues were Lifetimes Homes Policy, disabled people's car parking requirements, lateral transfer in the bathroom, and communal staircases. Access Statements were provided with most of the applications.

Over the year from April 2008 until March 2009 the Development Control service sought and received advice on 629 planning applications as follows:

- 11 cases were approved, 10 subject to legal agreement and 10 awaiting legal agreements, 2 Deemed Consents, 1 lawful development, 9 with no objections.
- 251 cases were approved with conditions covering access matters (i.e. to ensure compliance with access requirements).
- 172 were refused, 48 withdrawn, 3 disposed, 1 minded to refuse, 4 refuse and enforcement.
- 101 applications were still pending at the end of March 2009.
- 48 applications were withdrawn and 2 applications were returned.

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

- 2397 units were approved, awaiting Legal Agreement, Conditional or Legal Agreements.
- 1943 units satisfied Lifetime Homes Standards.
- 110 units satisfy Wheelchair Housing standards.
- 248 units however failed to satisfy the Lifetime Homes Standards or wheelchair Housing standards. For example, the Issignosis development, Cowley Road, Acton (P/2008/3730) involved the conversion of live work units to Lifetime Homes and wheelchair housing units which did not satisfy the new definition therefore 121 units did not satisfy lifetime homes or wheelchair housing standards as duplex.
- There were 18 planning applications comprising 10 or more residential units which established a requirement to provide 180 Wheelchair Standard units.

Note that these figures take account of the Arcadia Centre, Ealing Broadway which included the approval of 587 units. However, the Arcadia Centre development was subsequently the subject of a call in by the Secretary of State and following a public inquiry the Inspector recommended that planning permission be refused (decision dated December 7th 2009).

3. Conservation and Design Advice

During the period in question, 83 cases received formal Urban Design comment of which 3 were deemed strategic, 53 considered to have significant impact, and 20 were pre-application advice. In addition there were 7 informal advice sessions. This is down on the previous year, 2007/08, in line with a reduction in the number of applications received overall.

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.

Table 2: Conservation & Design Advice 2008/09

| Type of Application | Decision Type | Frequency |
|--------------------------------|------------------------|-----------|
| Listed Building Consents | Approved | 4 |
| | Conditionally Approved | 30 |
| | Refused | 6 |
| Demolition of Listed Buildings | Conditionally Approved | 8 |
| | Refused | 2 |
| Conservation Area Consents | Approved | 1 |
| | Conditionally Approved | 10 |
| | Refused | 6 |

Between April 2008 and March 2009, the local planning authority dealt with a total of 67 conservation area consents, listed building consents and applications for the demolition of listed buildings during 2008/09. This compared to 94 applications during 2007/08, 93 during 2006/07 and 52 in 2005/06. The breakdown of these applications is presented in the Table 2 above.

Conservation records show that formal comments were given on 231 cases within conservation areas, impacting on a conservation area, or affecting a listed building.

Observations and Conclusions

Throughout 2008/09, 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. There was however a reduction in s106 contributions for environmental improvements/urban design initiatives since last year.

OVERALL OBJECTIVE

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.

All policies in the Housing Chapter of the UDP were 'saved' (with effect from October 2007) with the exception of 5.1 'Housing Supply'. Guidance on housing densities in this policy has been superseded by London Plan density matrix Table 3A.2. The Mayor's objectives as set out in the consolidated London Plan include achieving housing targets for new housing, including affordable housing, accommodating growth through higher density and intensification, and ensuring a housing mix which will meet needs of larger households.

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 UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

Relevant 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 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
- Ealing Housing Strategy update 04-09
- Housing Strategy for Older People

Context 2008-2009

The consolidated London Plan was published in February 2008. This includes the Borough Housing Targets for 2007-17, previously approved in the Early Alterations and which supersede those in Ealing's UDP. These targets remain in position until 2011 and the publication of an updated Replacement London Plan. In July 2008 the new Mayor published 'Planning for a Better London', which sets out the Mayor's new approach to planning issues, explaining the key areas he will want to address in revising the London Plan and other relevant strategies.

In the intervening period the GLA, in conjunction with the boroughs, has undertaken background work on Strategic Housing Market Assessments (SHMA)⁷ and a Strategic Housing Land Availability Assessment (SHLAA). The London wide SHMA suggests that London will require 32,600 homes per year in the decade up to 2017. The SHLAA seeks to demonstrate how this housing capacity will be identified.

The SHLAA identified approximately 400 sites in the borough. The GLA has applied a size threshold of 0.25ha, specifically identifying sites that are larger than this level and using assessments of previous rates of delivery to assess the potential of sites smaller than the threshold. However, the trajectory presented in this report also includes sites smaller than 0.25ha, which have existing planning permission for ten units or more. This is to ensure consistency with the GLA's development monitoring procedures as established through the Annual Monitoring Report process. A full range of sources of potential have been assessed, including sites with existing planning permissions, planning applications, ongoing pre-application discussions, UDP designations, sites identified in area regeneration frameworks, housing estates within the borough estate regeneration programme and sites suggested by landowners/ promoters/ developers through the London-wide 'call for sites'⁸. Given its London context, the majority of sites identified fall on previously developed land

The SHLAA was published in October 2009⁹ and directly informed the preparation of a Draft Replacement London Plan published for consultation between October 2009 and January 2010¹⁰. The Draft Replacement London Plan includes provisional housing targets for the period 2011-21 with Ealing's established as 8,900 new dwellings in total, or an annual average of 890. The Draft Plan will be subject to examination in public in 2010.

Contextual Indicators

1. Affordable Housing Ratio (house price/earnings affordability ratio)

In 2008 this ratio was 10.25 (a worsening in affordability from the 2003 figure of 9.01. A higher ratio indicates homes are less affordable. (Source: DCLG, Land Registry and Annual Survey of Hours and Earnings (ASHE) based on the lower quartile house price to lower quartile income ratio).

⁷ Three levels of SHMA have been prepared or are in preparation: a London-wide strategy, a West London sub-regional strategy and a strategy for Ealing borough.

⁸ London Capacity Study 2009 - Methodology

⁹ See <http://www.london.gov.uk/mayor/planning/housing-capacity/index.jsp>

¹⁰ See <http://www.london.gov.uk/shaping-london/>

2. Housing Market Assessment

Ealing published its Housing Needs Study in November 2005. The need for affordable housing was 7 times the level of estimated new dwellings in the Borough. The council has since commissioned its own a Strategic Housing Market Assessment (SHMA) and this will provide a further update on housing needs including tenure mix. This will be published during 2009/10.

UDP Housing Indicators

The UDP Housing policies are amongst the most frequently quoted policies in decisions on planning applications or appeals. Of the 140 **planning applications** that were considered by Committee, there were 312 references to UDP Housing policies, more than any other topic chapter except for Urban Design or Transport. An analysis of the policies shows that 32% of references were to Residential Design or Density Standards (Policies 5.5 and 5.1) and nearly 17% to Lifetime Homes policy (Policy 5.3). Reference to supplementary guidance on affordable homes, indoor living space and garden space was made in 132 cases.

A survey of **appeal** decisions revealed that housing policies were the most frequently quoted policies. In the 108 cases that were dismissed there were 124 references to housing policies. In the 70 allowed cases, there were 76 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 86% 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.

Development Indicators

The 2008/09 targets for housing **completions** were 848 new units per annum (915 including non self-contained and vacant units brought back into use).

Table 3 below shows housing completions and permissions for 2008-09. It demonstrates that Ealing achieved nearly 98% of its housing supply target for the period, with a net increase of 829 units, despite the increasingly challenging conditions facing the house-building industry.

Substantial new housing was delivered at:

- Grand Union Village, Northolt;
- East side of Cowley Road/Swainson Road, Acton;
- 57-61 Lea Road, Southall;
- Sinclair House, The Avenue, Acton;
- 309 Ruislip Road East, Greenford; and,
- Sudbury Arms, Sudbury Heights.

| Table 3: Housing Completions and Permissions 2008-2009 | | | | | | |
|--|-------------------------|---------------------------|---------------------------|-------|------------------|-----|
| | Residential Units (Net) | Residential Units (Gross) | | | Affordable Units | |
| | | New Build | Conversion/ Change of Use | Total | No. | % |
| Completions | 829 | 626 | 299 | 925 | 325 | 35% |
| Permissions | 2074 | 978 | 1327 | 2305 | 420 | 18% |

Source: Ealing Development Monitoring Database

Housing **approvals** totalled 2,305 units (2074 net), a significant increase on the previous year (850 net). Major permissions included Dickens Yard and the Arcadia Centre in Ealing Broadway, Bromyard Avenue in Acton, Phoenix House, The Green, in Southall and at the Grand Union Village in Northolt. The majority of the units (1604 net units or 77%) were in proposed developments of 10 or more units.

However, the Arcadia Centre development was subsequently the subject of a call in by the Secretary of State and following a public inquiry the Inspector recommended that planning permission be refused (decision dated December 7th 2009). This development accounts for 356 net units (17%) of the total permissions recorded above.

A total of £725,000 has been secured this year for housing projects through the **s106 agreements**, equivalent to 4% against the overall contributions agreed within the year 2008/09.

It should be noted that while another £299,000 should be allocated for housing projects due to 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, it was decided to allocate this amount in Green Space and Nature Conservation projects and can be attributed to the application of policies in chapter 3.

£725,000 is linked to a residential development, mainly for affordable housing, at Phoenix House, The Green, Southall UB2 4BZ (Southall Green) and has been allocated towards the cost of providing off site affordable housing within the Borough of Ealing.

Signed s106 agreements involved three sites providing a total of 302 affordable housing units. Again this included the Arcadia Centre development that accounts for 79 affordable housing units.

Other Performance Indicators

1. Ealing Housing Trajectory

The housing trajectory (see Graph and Table 5 below) charts Ealing's progress towards meeting the housing supply target in the London Plan (both current and proposed) over the plan period. It includes in the early part of the plan period, the actual number of residential units that have been completed, and then sites currently under construction, those with planning permission or with permission subject to legal agreement, those identified as development sites in the UDP and emerging Development Strategy. Identification of sites is coordinated with work the borough has undertaken on the London-wide Strategic Housing Land Availability Assessment (SHLAA).

Whilst sufficient sites have been identified to meet the London Plan target (see Graph and Table 4 below), most notably in the first five years of the adopted Development Strategy (2011-16), the current economic climate makes it doubtful whether resources will be available to continue house building, at the current rate, in the short-term. Figure 5 shows those sites in Ealing identified as having potential for housing in the emerging Development Strategy for the borough together with the proposed spatial development corridors along the A40 and Park Royal and the Uxbridge and Crossrail Corridor. Figures 6-8 show how these developments will be phased over the plan period.

Core Output Indicators H1: Plan period and housing targets; H2a, b & c – Net Additional Dwellings: In previous years for the reporting year and in future years; and H2d: Managed Delivery Target:

See Housing Trajectory Graph and Table 5.

In line with the Budget 2009 forecast, the Treasury expects GDP growth to return by the end of 2009 before picking up progressively through 2010 and 2011. For the economic forecast, Treasury medium term forecasts suggests that GDP growth will pick up to 1.25% in 2010 and to above trend rates of 3.5% in 2011 and 2012. Construction output contracted by around 0.5% in 2008 and recovery is expected to follow alongside that of the economy as a whole¹¹.

Identification of residential sites over the complete 15-year period (Core Output Indicator H2c) has not been possible this year. Work on preparing an emerging Development Sites policy document is scheduled for the coming year and it is expected that will enable more accurate long-term forecasts to be generated. Table 6 below indicates major sites (10+ units) where development could commence/complete in the 5-year period 2010-15. It provides a best estimate of 2,836 completions over the 5-year period. When an allowance for small sites is added this suggests rather optimistically 4,156 units being provided which is slightly lower than the housing supply target of 4,240 units for the same period. It is clear that in the short to medium term there is going to be difficulties in meeting housing supply targets.

¹¹ See Pre-Budget Report, December 2009 available at: http://www.hm-treasury.gov.uk/prebud_pbr09_index.htm

However, developments in the pipeline are expected to increase housing supply in the long-term. In particular, further work on developing proposals for additional housing resulting from the council's estates regeneration programme is continuing and is expected to make a significant contribution. More detailed information on these developments will be included in future AMRs, following selection of development partners.

If the monitoring process reveals that actual housing supply is subsequently forecast to be significantly lower than planned, the Council will respond with appropriate actions, to include:

- 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;
- Review of the assumptions contained within the SHMA, SHLAA and housing supplies.

2. Dwellings on Previously Developed Land

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 for 2008/09.

Core Output Indicator H3: New and converted dwellings on Previously Developed Land - 100%

3. Affordable Housing

325 affordable homes were completed in Ealing in 2008/09. This represents 35% of the total homes completed in 2008/09, below the target of 50% but higher than what was achieved last year (31%). The numbers of affordable homes completed over the last six years are shown in Table 4 below.

Completed private schemes achieved between 32% and 75% affordable provision, some 136 units in all. The remaining 189 units were developed in five 100% affordable schemes. 28% were social rented and 72% intermediate¹².

Core Output Indicator H5: Gross Affordable Housing Completions – 325

¹² According to London Development Database records.

Permissions have been granted for an additional 420 affordable units, 352 of these on 3 sites, including Dickens Yard and the Arcadia Centre in Ealing Broadway and 63 units at Bromyard Avenue, Acton. The number of permissions granted is higher than last year – 241 units – even if the Acadia Centre is subtracted from the total. Affordable housing on these three sites ranged from 22% to 30% of total proposed units.

**Table 4:
Number of Affordable Housing Units 2003/04-2008/09**

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

4. Gypsies and Travellers

The needs of gypsies and travellers in Ealing and London are being considered, and this was referred to in the published Issues and Options and Initial Proposals for the emerging LDF.

No additional pitches were provided in 2008/09. 24 are currently provided.

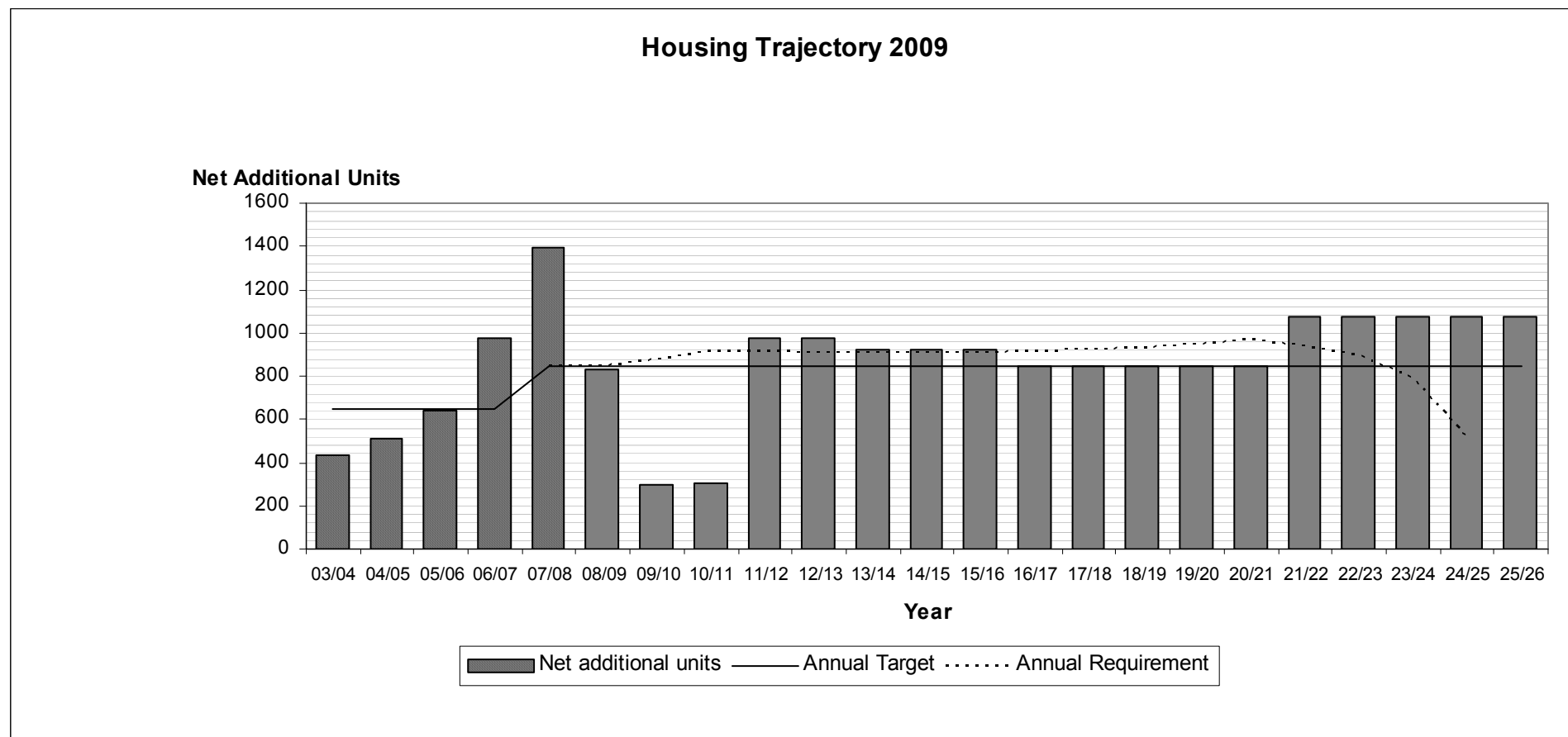
Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller) – None.

5. Building for Life

Core Output Indicator H6 Housing Quality – Building for Life Assessments – No data collected.

It was not possible to provide this data for 2008/09. However, Building for Life became a monitoring tool for assessing the quality of housing projects and two officers within the council's Urban Design and Conservation Team received training during this period from the development team at CABE. Ealing has been a contributor to Urban Design London and also hosted a meeting for West London Alliance concerning urban design issues in 6 West London boroughs, Brent, Ealing, Hounslow, Hillingdon, Harrow and Hammersmith & Fulham. A Building for Life assessment is increasingly being included at application stage, but few came forward during this period. Of completed schemes, only four were large enough to have triggered the need for an assessment retrospectively.

Graph and Table 5: Housing Trajectory



| Year | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | TOTAL |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Net additional units | 437 | 509 | 637 | 976 | 1397 | 829 | 298 | 306 | 976 | 976 | 921 | 921 | 922 | 843 | 843 | 843 | 842 | 843 | 1078 | 1078 | 1078 | 1078 | 1078 | 19272 |
| Annual Target | 650 | 650 | 650 | 650 | 848 | 848 | 848 | 848 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 843 | 15189 |
| Cumulative completions | | | | | | 829 | 1127 | 1433 | 2409 | 3385 | 4306 | 5227 | 6149 | 6992 | 7835 | 8678 | 9520 | 10363 | 11441 | 12519 | 13597 | 14675 | 15753 | |
| Requirement | | | | | | 844 | 845 | 879 | 917 | 913 | 908 | 907 | 906 | 904 | 911 | 919 | 930 | 945 | 965 | 937 | 890 | 796 | 514 | |

NOTE: both the annual target and the additional units exclude vacant units. For 2007/08 to 2010/11 this equates to 67 units pa for the annual target. For 2011/12 onwards this equates to 47 units pa for both figures

NOTE: the figure of 298 units for 2009/10 is based on pro rata of current monitoring of completions from this year

NOTE: the figure of 306 units for 2010/11 is based on expectations from known 'large' schemes of 0.25ha+ with planning permission

Table 6: Sites Identified for Residential Development (Start or Completion) over next 5 Years (2010 to 2015)

| Site | Plan.Ref | Area | Status | Capacity | Site | Plan.Ref | Area | Status | Capacity |
|---|---|-------|--------|----------|--|--|------|--------|----------|
| Acton | | | | | Greenford | | | | |
| Acton bus/tram depot, 283-303 Uxbridge Road, Acton | PP/2009/1648 | 0.4 | pa | 42 | Copley Close housing estate | Housing estate regeneration programme | 7.38 | ho | 105 |
| Oaks shopping centre | Development Framework Site 2 | 1.09 | rf | 63 | Allen Court housing estate | Housing estate regeneration programme | 1.14 | ho | 6 |
| Acton town hall baths and Priory Centre | UDP Site 12. Development Framework Site 1 | 0.61 | UDP/rf | 63 | Site of the White Hart PH, 37 Greenford Road | P/2008/1576 | | pp | 14 |
| South Acton Estate | Housing estate regeneration | 27.19 | ho | 409 | | | | | |
| 2 Bollo Lane | P/2005/3585 | 0.96 | pp | 30 | Ealing | | | | |
| 7-11 Churchfield Road | P/2007/3230 | | pp | 14 | The Arcadia Centre | P/2007/4246 | 1.79 | pp | 168 |
| Land adjacent to Central Acton Station, East Churchfield Road | P/2007/4855 | | pp | 12 | Dickens Yard | P/2008/0156 | 1.74 | pp | 120 |
| 62 Horn Lane | P/2008/4102 | | pp | 21 | 52-58 Uxbridge Road | UDP site 65a Development Framework site 14 | 0.61 | | 66 |
| Hilltop Works, Old Oak Common Lane | P/2008/0145 | | pp | 10 | 51 Drayton Green | | 0.43 | | 12 |
| Bromyard House, Bromyard Avenue | P/2008/2643 | 2.68 | uc | 67 | Dean Gardens housing estate | Housing estate regeneration programme | 1.56 | ho | 42 |
| 41-159 Bromyard Avenue | P/2007/1071 | 1.22 | pp | 221 | 9-13 Broadway | P/2009/1325 | | pp | 25 |
| West Lodge, Acton High School | | 14.25 | pp | 13 | Westel House | P/2007/0256 | 0.87 | pp | 14 |
| | | | | | Creffield Lodge, 2-4 Creffield Road | P/2006/4648 | | pp | 11 |
| | | | | | Impact Car Centre, Culmington Road | P/2003/2846 | | pp | 14 |

| | | | | | | | | | |
|-----------------------------------|---------------------------------|-------|----|------------|--|---------------------------------------|------|----|-----------|
| Park Royal | | | | | 50-54 The Broadway | P/2007/1649 | | pp | 12 |
| Southern Gateway | Regeneration Position Statement | 7.44 | rf | <i>195</i> | | | | | |
| Southall | | | | | Hanwell | | | | |
| Phoenix House | P/2005/4387 | 0.39 | pp | <i>90</i> | Rear of 79-101 Uxbridge Road | P/2008/3470 | 0.4 | | <i>15</i> |
| The White Hart PH, 49 High Street | P/2007/0388 | 0.27 | pp | <i>27</i> | Cambridge Yard, Cambridge Road | P/2006/4025 | 1.07 | pp | <i>78</i> |
| Southall Gas Works | P/2008/3981 | 35.16 | pa | <i>450</i> | Hanwell Locks (Booker), St Margaret's Road | P/2008/2653 | 0.97 | pa | <i>36</i> |
| Featherstone Road Primary School | P/2008/0083 | 0.86 | pa | <i>72</i> | Northolt | | | | |
| Salisbury Depot, Salisbury Road | P/2008/0085 | 0.52 | pa | <i>51</i> | Swimarama/ Mandeville School | P/2007/5238 | 0.8 | pa | <i>30</i> |
| Land to rear of 57 Beresford Road | PP/2008/2062 | 0.28 | pa | <i>6</i> | Rectory Park housing estate | Housing estate regeneration programme | 4.24 | ho | <i>36</i> |
| 1-63 High Street | P/2007/4578 | 1.63 | pp | <i>22</i> | Grand Union Village Phase 12 | P/2007/2375 | 0.53 | uc | <i>83</i> |
| Axa House, Blandford Road | P/2005/3556 | | pp | <i>10</i> | 631-637 Whitton Avenue West | P/2006/0695 | | pp | <i>39</i> |
| 13 & 15 Osterley Parkk Road | P/2008/0736 | | pp | <i>10</i> | Peel House, 32-34 Church Road | P/2004/4791 | | pp | <i>12</i> |

Notes:

pa - planning application

pp - planning permission (incl. waiting Legal agreement)

UDP - site designated in UDP

rf - site identified in area regeneration framework

ho - housing estate identified for comprehensive regeneration

italics indicate site has additional potential capacity which is forecast to be built outside of the five-year period

Sources: LB Ealing input to GLA SHLAA database 2009

Figure 5: Sites in Ealing with potential for housing and the development corridors

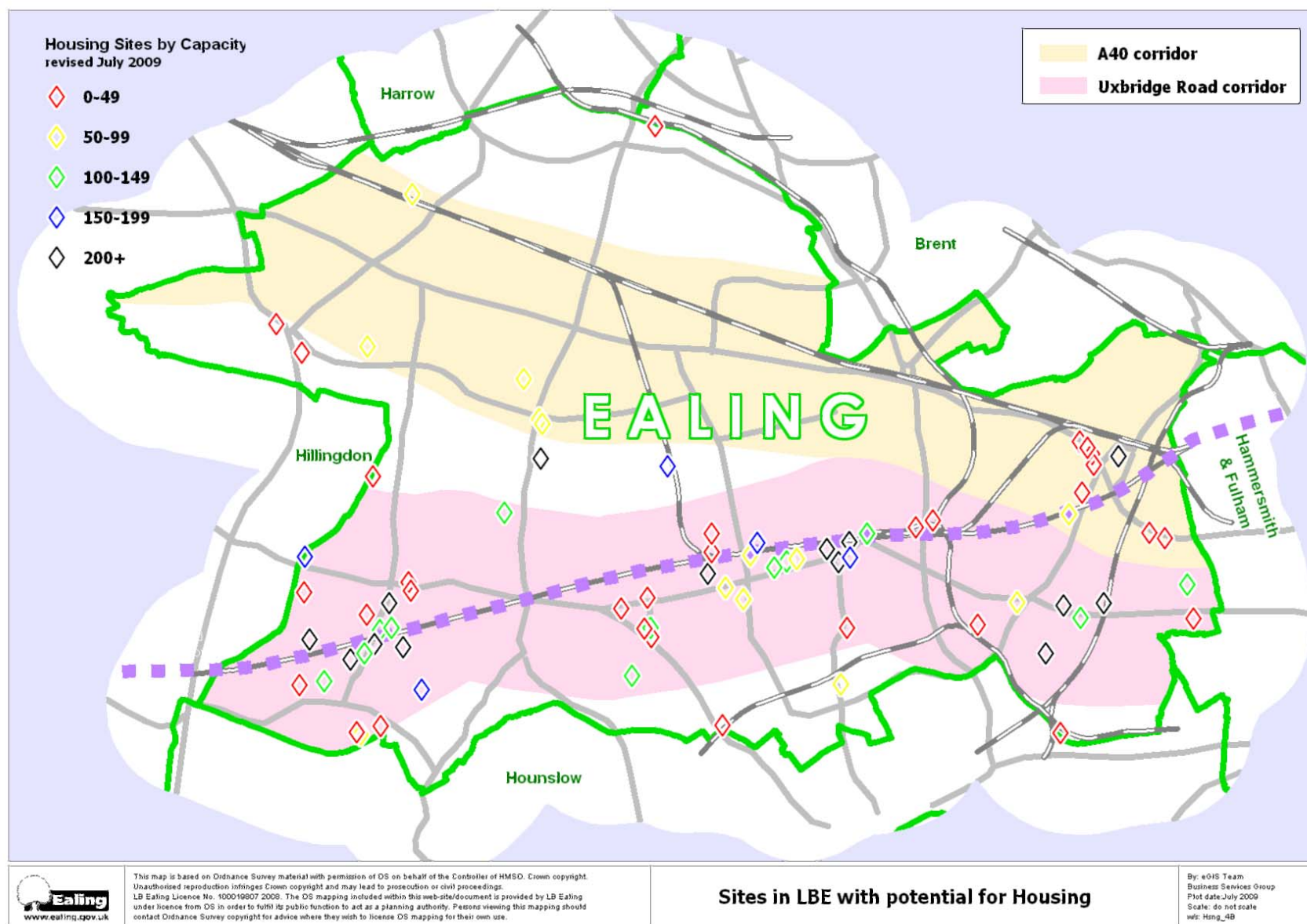


Figure 6: Sites in Ealing with potential for housing by phasing period, 2011-2016

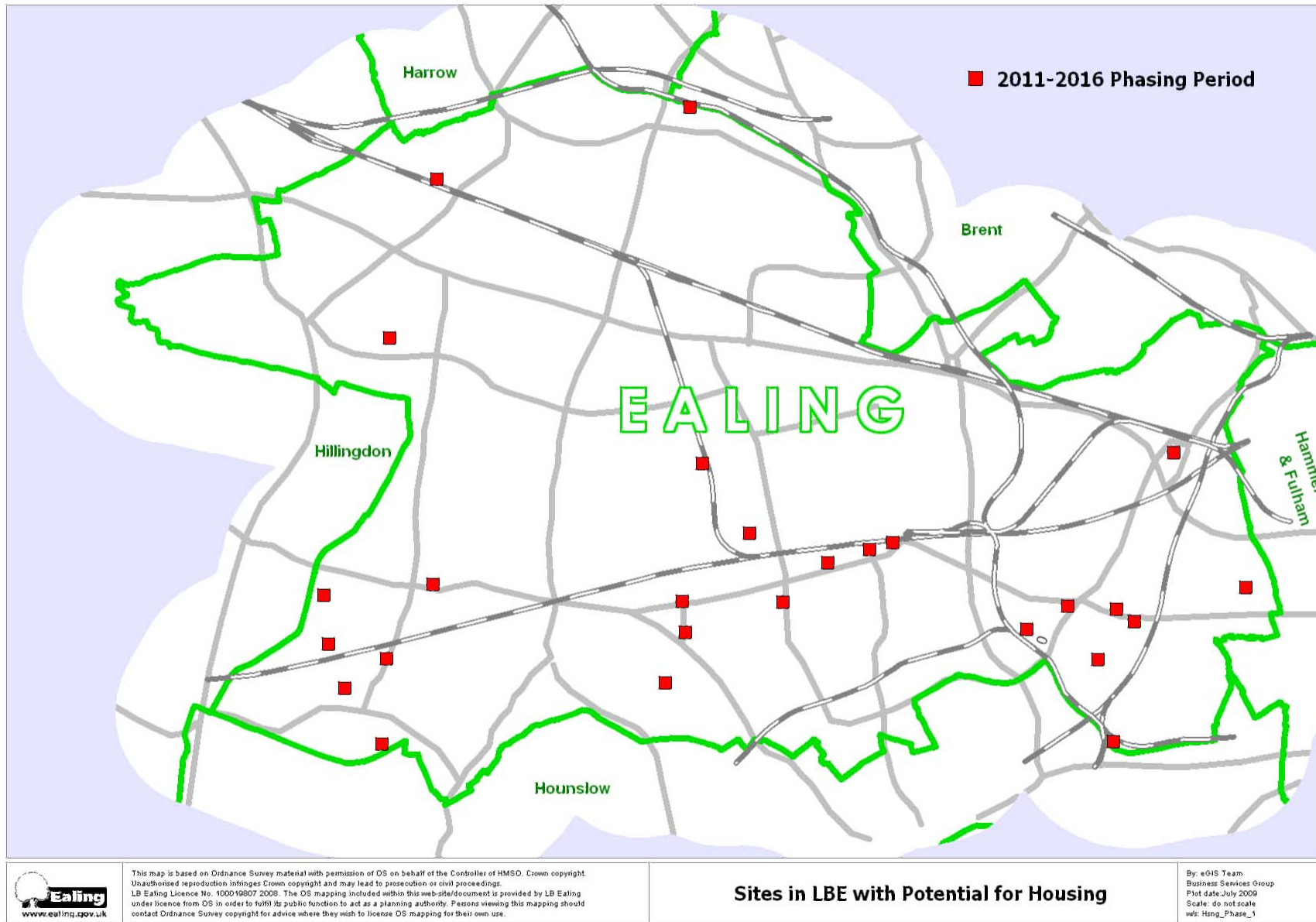


Figure 7: Sites in Ealing with potential for housing by phasing period, 2016-2021

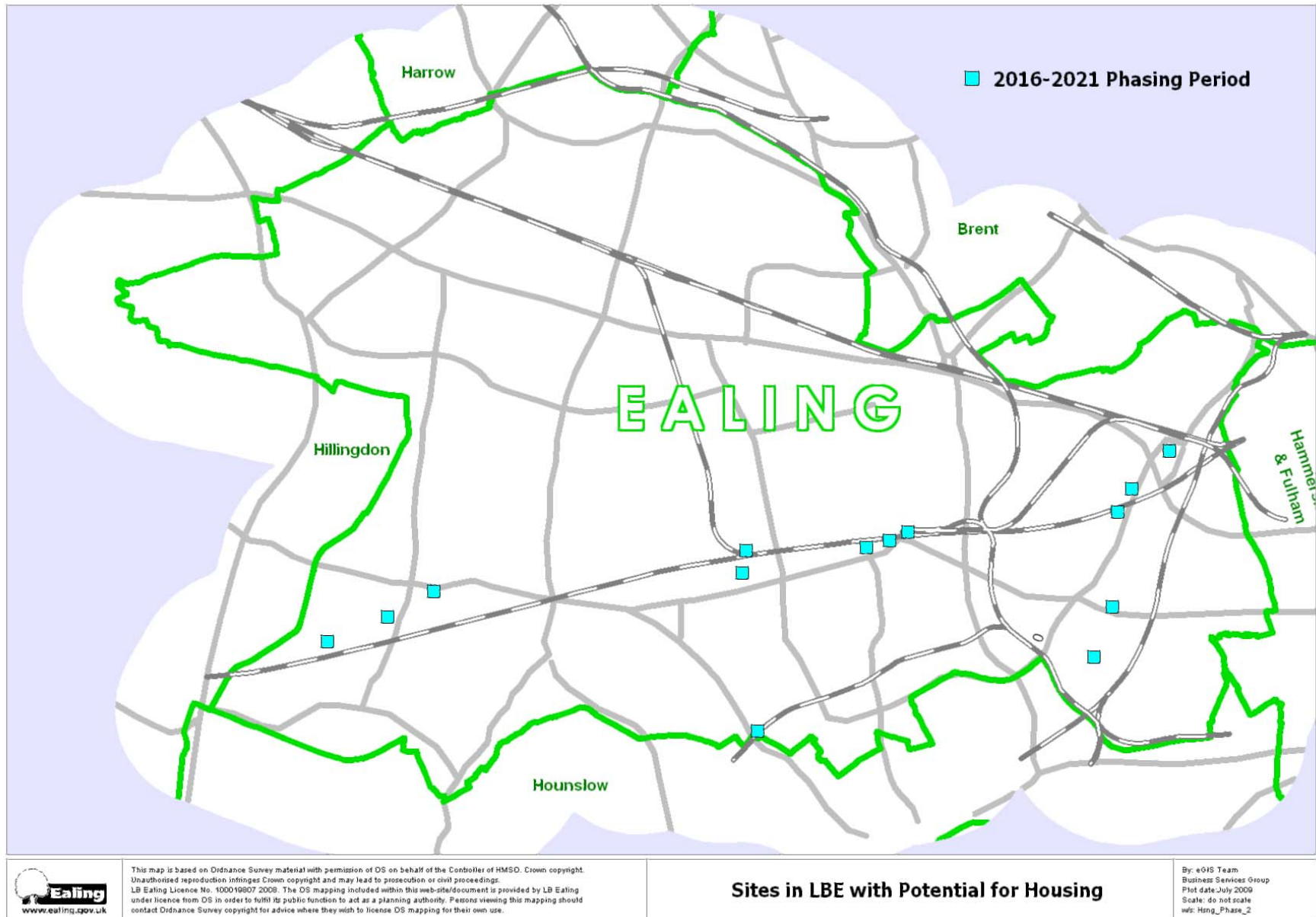
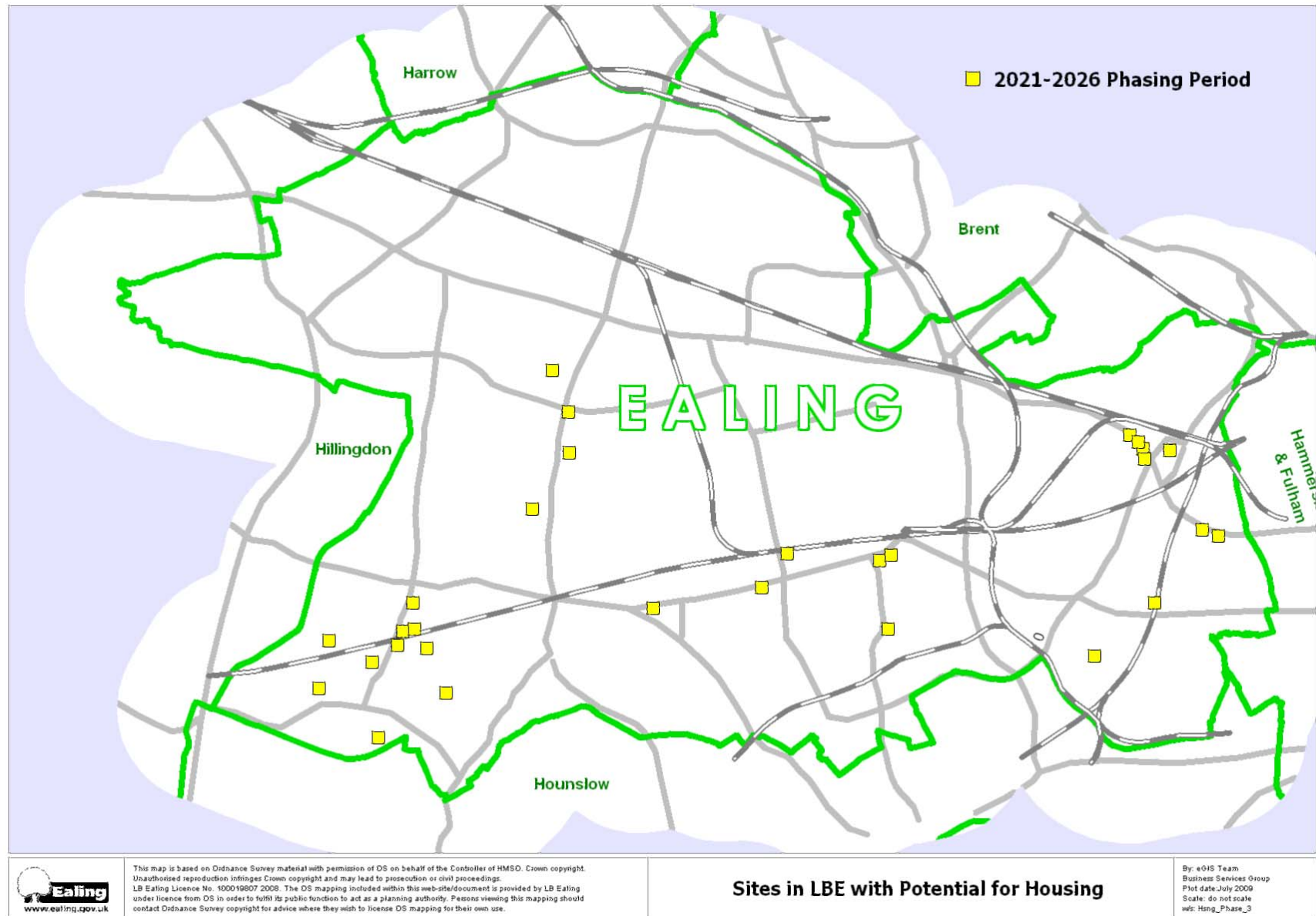


Figure 8: Sites in Ealing with potential for housing by phasing period, 2021-2026



Observations and Conclusions

Housing policies have been used consistently in planning and appeal decisions.

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 825 residential units completed which was significantly lower than the previous year and represents 98% of the borough's housing supply target (848).

The housing pipeline is healthy – with a net gain of 2,074 units granted planning permission, a significant increase on last year. The proportion of affordable housing however is very low, at only 18% of total permissions.

The housing trajectory indicates more than is required to meet the annual housing provision target over the plan period but that the impact of the economic recession will significantly reduce the amount of new housing built in the short-term. During 2009/10, further progress on the Strategic Housing Land Availability Assessment (SHLAA) which will inform the council's emerging Development Strategy and Sites DPDs will enable a more detailed assessment to be made including contingency planning.

The number of affordable housing units completed during the year - 325 - was lower than last year. At 35% of the total, provision was below target but higher than what was achieved last year.

Topic Six Business

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 2008-2009

The Department for Communities and Local Government published 'Consultation on PPS4: Planning for Sustainable Economic Development – Summary of key issues and analysis of consultation responses'.

The Mayor published 'Planning for a Better London' in July 2008, which sets out the new Mayor's general approach to planning issues, explaining the key areas he will want to address in revising the London Plan and other related strategies. This document recognised the importance of outer London's economy, and in this regard proposed to establish an Outer London Commission.

During the monitoring period Ealing Council published a number of key documents including: 'Draft Acton Town Centre Development Framework (May 2008)', 'Park Royal Southern gateway Position Statement (April 2008)', 'Spatial Development Framework for Ealing Metropolitan Centre (May 2008)', and 'Ealing Metropolitan Town Centre and key sites study (April 2008)'. These will have the status of background documents in the Local Development Framework Process and inform consideration of sites in the Sites DPD.

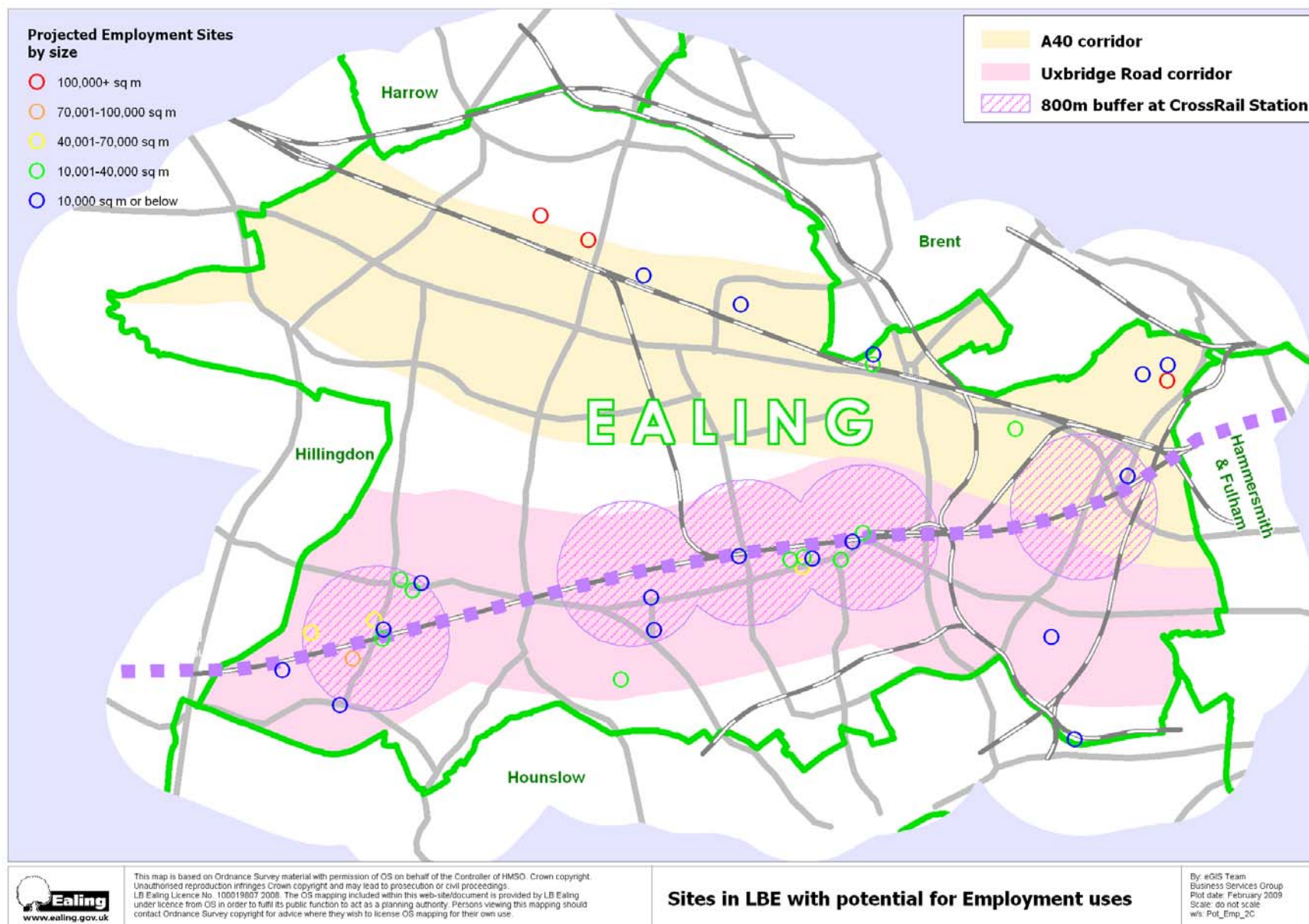
Ealing's employment land review ('Industrial and Office Development') was published three years ago in 2006 as a background document to the LDF, fulfilling requirements to produce a portfolio of employment sites and providing a commentary on current policy to release employment land no longer required 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. In 2007, supplementary guidance has been issued by the Mayor of London setting new benchmarks for the release of industrial land. In February 2008, the consolidated London Plan was published and this largely confirmed the conclusions of that review in that scope for further release of employment land is limited. The Mayor of London was planning to issue new proposals for a replacement London Plan during 2009/10.

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. An update of Ealing's Employment Land Review will be commissioned during 2009/10 period.

Figure 9 shows sites with potential for employment uses that have been identified as part of the emerging LDF Development Strategy and this will be updated once the Employment Land Review has been revised.

Figure 9: Sites in Ealing 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

2. Unemployment

Unemployment in March 2009 (number of claimants) put the unemployment rate in Ealing at 5.4% (3.9% as a proportion of residents of working age population), a considerable increase from March 2008 (3.3%), although slightly below the London average of 5.5%. 8,062 people were claiming JSA as of March 2009, a significant increase from 4,941 for the previous monitoring date (March 2008). The percentage of young (18-24) unemployed has marginally increased from 23% in March 2008 to 23.4% in March 2009 (percentage is a proportion of all JSA claimants). In terms of long term unemployment, 7% of those receiving JSA have been claiming for over 12 months, a significant improvement over 14.6% for the previous year.

Higher rates of unemployment were recorded in the borough's Community Regeneration Areas. Southall Broadway experienced the highest rate at 10.7%. In Dormers Wells the unemployment rate was 10%, and Southall Green also had a higher than average rate at 9.3% (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 71.1% in 2008-09, a slight reduction from the figure for the previous year – 71.3%, and a more significant fall from 75.9% in 1999.

Source: Nomis

UDP Policy Indicators

A survey of **planning decisions** made by Committee in 2008/09 revealed that business policies were used very infrequently, relative to policy usage in other chapter areas. Of the 140 committee cases business policies were only referenced 53 times, less frequent than for any other chapter area and significantly less when compared with other policy areas such as chapter 4 (701) and chapter 9 (430). Policy 6.1 on retaining employment land was most frequently used, with 25 references, and Office policy 6.2 had 13 references.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this monitoring period however there were no instances where policies in chapter 6 were relied on. On the other hand, there were 3 appeals upheld (out of a total of 70) in which policies in chapter 6 were quoted. Specifically reference was made to policies 6.1 and 6.2. An appeal for Phase 12 of the Grand Union Village development, involved the loss of some 9,881 sq. m. of class B1 (c) office floorspace to residential. Whilst the Inspector made reference to policy 6.2 in forming his decision he took no issue with the policy itself. Similarly in the other cases, whilst the Inspector disagreed with the authority's interpretation of the policies for each site in respect of the proposal, they identified no inherent flaws with them.

One **departure** from business policy was notified over the year, at Phoenix House in Southall. The proposal here was for mixed residential and community use in the derelict 12 year vacant office block, located in a designated Major Employment Location.

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.

Policies 6.1 and 6.2, and 10.21 on development sites and areas, also include material on land supply for business and office development, which will be progressively updated by new initial proposals for the Development Strategy and Sites documents in 2009/10.

Development Indicators

Table 7 shows that nearly 31,327 sq.m. of **new employment floorspace** was completed in 2008-09. 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. Despite the fact that a significant proportion of this development was still contained within the B use categories, there was still nonetheless an overall net loss of 9,120 sq.m. of employment floorspace, where employment uses were lost to other non-employment based uses. In some instances this loss has been to sui generis uses which although strictly a non business class use, they in fact may be significant generators of employment.

As noted above completions have resulted in a net loss of 9,102 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.

| Table 7: Amount of Floorspace Developed 2008-09 in sqm | | | | |
|--|-----------|-----------|-----------|--------------|
| Use | B1 | B2 | B8 | Total |
| Gross (internal) | 11,375 | 3,191 | 16,762 | 31,327 |
| Net | -7,040 | -10,650 | 8,587 | -9,102 |
| 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 8 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 loss of 13,699 employment floorspace, mainly in office/light industrial, which would result in a net loss of 1,078 jobs. This is a significant shift from the position reported in 2007/08, when a net increase in employment floorspace and jobs was permitted.

| Table 8: Indicative Changes in Employment | | | | |
|---|-----------|-----------|-----------|--------------|
| Use | B1 | B2 | B8 | Total |
| Sq.m/worker* | 17.9 | 31.8 | 40.1 | N/A |
| Additional floorspace permitted (Sq.m) | -26,575 | 13,095 | - 219 | -13,699 |
| No. of Jobs | -1,485 | 412 | -5 | -1,078 |
| 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: See Table 7 above.

Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – 100% (See Table 7 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. 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 requires boroughs to monitor the **amount and type of employment land available**. This figure should be broken down as follows, and given for each B use class:

- i) Sites allocated for employment use in Development Plan Documents.
- ii) Sites for which planning permission have been granted for employment use, but not included in i) above (i.e. change in non-designated sites).

As noted above despite the inherent difficulties with measuring change in employment use by site area, it is possible to monitor change in **floorspace**, and in doing so distinguish between designated and non-designated sites. Tables 9 and 10 provide this breakdown for both completions and permissions. Starting with completions then, there has been a net loss of 612.13 sq. m. employment floorspace on designated sites. Similarly, in terms of approvals there has been a net loss 384.55 sq. m. of employment floorspace on designated site. This highlights the continued pressure to release employment land (and particularly Employment Sites) to alternative uses. Outside of the formally designated employment areas the change is much more significant. In this regard a number of schemes have been completed and permitted resulting in a net loss of 8,845.99 and 7,685.35 sq. m. of employment floorspace respectively. The overall net loss in both designated and non-designated areas reflects the general trend in the economic structure of the borough. Moreover the larger loss in non-designated areas when compared to the designated employment areas is also unsurprising, reflecting the absence of employment safeguarding policies which exist in these areas.

| Table 9: Completions – Employment change by geography (figures given as net additional floorspace) | | | | |
|---|------------|-------------------------|---|--------------|
| | MEL | Employment sites | Other (i.e. all other areas outside of MEL & ES's) | Total |
| B1 | -9,949.43 | 4522 | -1,887.55 | -7,314 |
| B2 | -1,769 | 0 | -9,296.94 | -11,065.94 |
| B8 | 7,893.3 | -1,309 | 2,338.5 | 8,922.8 |
| Total | -3,825.13 | 3,213 | -8,845.99 | -9,457.14 |

| Table 10: Permissions – Employment change by geography (figures given as net additional floorspace) | | | | |
|--|------------|-------------------------|---|--------------|
| | MEL | Employment Sites | Other (i.e. all other areas outside of MEL & ES's) | Total |
| B1 | -9,929.8 | -543.05 | -10,472.85 | - 20,945.7 |
| B2 | 12,921.55 | 292 | -119 | 13,094.55 |
| B8 | -3,125.25 | 0 | 2,906.5 | -218.75 |
| Total | -133.5 | -251.05 | -7,685.35 | -8,069.9 |

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). – site area unknown, although 7,685 sq. m. decrease in floor area approved over the year.

Total (ha) - Unknown

In previous years **S106 funding** has been secured under the heading Business and Employment. For example these monies have been used to resource training and employment initiatives. For this monitoring period unfortunately no monies were received which could be attributed to this area. In rectifying this situation it should be noted that draft SPD 7 on legal agreements already sets formulas/tariffs to secure contributions under the heading of community and economic capacity.

Vacant Premises and Land

The latest survey (March-May 2005) of Major Employment Locations and Employment Sites indicated that there were 175,108 m² 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 m² 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 m² 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. One departure from business policies was advertised during the year which involved the loss of designated industrial land, although this would bring a longstanding vacant office block back into use. 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.

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 31,327 sq. m. of new employment floorspace was completed during the year, there was still an overall net loss of 9,120 sq. m. of employment floorspace, where employment uses were lost to other non-employment based uses. It is noted that the significant change in employment land, both losses and gains, has occurred most significantly outside of the formally designated employment areas.

In respect of S106 contributions, no funding was secured during the year under the heading of business, but the introduction of a draft supplementary planning document on legal agreements and planning obligations should help to assist performance in future years.

Topic Seven Shopping and Town Centres

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 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. Objective 10 of the emerging LDF (published September 2007) is also relevant – 'Achieving and sustaining prosperity for communities and businesses across Ealing'.

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).

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 were also commissioned during this period.

The government's draft revisions to **Planning Policy Statement (PPS) 6** 'Planning for Town Centres' were finally published. The principle change was that the "need" test was to be replaced by a strengthened "impact" test including considerations that were previously only ancillary. The proposals were the subject of extensive representations that focused on the potential threat to town centre investment from out-of-centre proposals that would not have to show need and the inclusion of the ancillary considerations. A final version is awaited, delayed by the need to wait for the outcome of the Tesco "fascia test" case in the High Court and new proposals to amalgamate PPS6 with PPS4 (which deals with economic development) as part of a review and attempt to consolidate advice provided in national planning policy statements.

The **London Plan** consolidated version (published Feb 2008) confirms the Mayor's endorsement of a competitive retail sector and a partnership approach to finding appropriate and sustainable development sites. The London Plan confirms the strategic network of town centres across London, with Ealing identified as a Metropolitan centre in the hierarchy of centres.

The GLA report 'Retail in London' was produced in October 2006.¹³ 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 developments. The role of retail in regeneration is also noted. The GLA Sub-Regional Development Framework (SRDF) for West London¹⁴ 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 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.

Ealing Council therefore 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 includes 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 2021.¹⁵ A capacity of up to 35,329 sqm net additional comparison goods (non-food) floorspace is identified in the same period.¹⁶

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

¹³ http://www.london.gov.uk/mayor/economic_unit/docs/retail-in-london.pdf

¹⁴ <http://www.london.gov.uk/mayor/planning/srdf/west.jsp>

¹⁵ 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.

¹⁶ 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.

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 is informing the Council's LDF work, including the Development Strategy 2026, the Development Management and sites allocation documents. The findings have also informed master-planning work for Ealing, Acton, Greenford and Southall town centres.

A report on **London-wide Health Checks**¹⁷ was produced by the GLA in January 2007. 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. To provide an update to the evidence base, the RNS will need to be updated within the next monitoring period. The study will need to assess the impact of major new retail development in the sub-region, such as Westfield at White City.¹⁸

Masterplans 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. A summary of the findings and progress of projects for each town centre 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

¹⁷ GLA London-wide Town Centre Health Checks 2006 analysis (Jan 2007) http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006_fullreport.pdf

¹⁸ The Council commissioned a new Retail Needs Study in autumn 2009, jointly with London boroughs of Hammersmith & Fulham and Hounslow. The report will update the retail floorspace need for each of the borough's town centres and assess the impact of the opening of Westfield shopping centre and of the economic downturn on the vitality and viability of the borough's retail provision.

shop. During 2008-09 further consultation was undertaken with members and businesses on the borough-wide shop front improvement scheme and improvements to Bond Street. Projects commenced or completed include provision of hanging baskets, street de-clutter (removal of redundant or obsolete signs, posts or street furniture), tree pit treatment and a guardrail review. Considerable development work was undertaken for the preparation of the shop front grant scheme launch in 2009/10 including an independent assessment of town centre priorities, the commissioning of the shop front design guidance and the preparation of funding applications to English Heritage to improve blocks of properties in the Conservation areas. Detailed designs were also developed for the improvements to Bond Street planned in 2009/10 including high quality paving, improved crossing facilities and new street furniture. The improvements to Bond Street is the first phase of streetscape renewal in the town centre and this will be the showcase street for further phases in the future for which section 106 and other sources of funding are being explored.

In **West Ealing**, consultation with residents and businesses is ongoing around projects identified in The Spatial Development Framework for Ealing. De-cluttering and new paving at Leeland Road to provide a 'showcase street' has helped facilitate the continued success of the regular Farmers' market in West Ealing. CCTV has been introduced to improve community safety, and links with local businesses are to be strengthened by the setting up of a Trader's Association in the monitoring period 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. 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.¹⁹

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.²⁰ 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 improvements to the King Street/Western Road pocket park to improve safety and encourage increased usage, and streetscape improvements along The Broadway, with the regeneration spend being match-funded by Transport for London. These works have helped to promote safety, accessibility and traffic calming in the town centre.

¹⁹ 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)

²⁰ Whilst in Nov 2009 a Committee resolution was made to refuse the planning application at Southall Gas Works site, the Council are still keen to pursue a mixed-use development at the site which complements and integrates with the existing town centre uses,

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 were implemented during the last monitoring period (including pavement and junction improvements, provision of stop and shop bays, shop front grants, lighting and new benches). The good for Greenford work is ongoing. The shop front improvement and visual merchandising schemes (available to independent traders) that were piloted in Greenford were rolled out across other town centres in the borough.²¹ To complement the excellent public transport links in Greenford, in 2008-09 the discounted parking scheme was also introduced in an attempt to increase shoppers and visitors to the town centre.

Acton – (including Park Royal). Recommendations from the study identify the need to improve retailing, the public realm, nighttime economy and transport. Acton has been allocated £2 million investment to help achieve these improvements over three years. This will be used for grant-aid traders to enhance their shop fronts and for improvements to the public realm such as paving, signage and lighting. The specialist and complementary role of ethnic shopping here will be promoted through special events, such as the Christmas fair held in 2008. Key opportunity sites identified in the study include the Council's library, town hall and baths which have the potential to provide new residential and retail floorspace. Much of the regeneration work in Acton in the monitoring period 2008-09 has been in development stages. Further to the Town Centre Development Framework (completed Jan 2009), the Public Realm Improvement Strategy has been produced and provides a schedule of recommended works to ensure the £2million regeneration investment achieves maximum impact. Public consultation on this Strategy has been launched alongside increased business and community engagement on the regeneration work programme. An update of progress of the various projects will be provided in the AMR 2009/10.

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. The aims are to improve the vitality and viability of Hanwell and to help better fulfil its role as a district centre. Hanwell association of Traders was established in August 2008 which acts as a sounding board for the various projects. In November 2008 a visual merchandising project was undertaken, which has notably improved the appearance and layout of the display of goods for sale in a number of local shops. The Community toilet scheme was also launched in this monitoring period. £50k has been allocated to improve pedestrian safety complemented by the 'Living Streets' Walkability scheme along the Uxbridge Road in Hanwell. Work also commenced at St Mellitus with St Mark Anglican Parish Church, where the Council provided match funding to improve landscaping and provide public access to the grounds. St Joseph's Church also benefited from tree planting and greening to the frontage.

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 has benefited from the provision of increased short-term parking, and in Perivale CCTV has been implemented in an attempt to improve safety.

These studies are background documents for the LDF and can be viewed at:
http://www.ealing.gov.uk/services/regeneration/town_centre_and_area/

²¹ At November 2009, ten shop front improvements had been carried out and 35 businesses benefited from visual merchandising/customer care training in Greenford

Progress will be monitored and the data will contribute to the town centre 'Health Checks' which will accompany future AMRs.

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. The government confirmed Crossrail would go ahead on July 23rd 2008.

Contextual Indicators

1. Travel to and satisfaction with Town Centres

Relevant statistics on attitudes and other indicators of satisfaction regarding travel to and satisfaction with town centres in this year's AMR have been collected from the Ealing Annual Residents Survey 2008. This survey of 3,030 residents was carried out between September and October 2008 and a report prepared in November 2008.

Residents were asked which town centre they visited most frequently, and were shown a list including Ealing Broadway/West Ealing, Acton, Southall, Hanwell, Greenford and Northolt. Among all residents, Ealing Broadway or West Ealing is the town centre that the highest proportion (49%) said they visit most often. This centre is followed by Greenford (9%) and Southall (7%) and replicates the same pattern recorded in the 2007 Ealing Annual Survey.

When asked how residents travel to their choice of town centre, the most common response was by car or van (47%) with the exception of Acton where slightly more residents use the bus or walk. A further 26% of residents state that they travel to their town centre by bus while 21% walk. In each area of the borough, the car/van is the form of transportation most commonly used. However, residents of Greenford, Northolt and Perivale are significantly more likely than residents of the other three areas to visit a town centre by car/van (67%). The other significant difference evident in the data is that Acton residents are more likely than those from other areas to use an underground or overground train to access town centres.

Further analysis also shows some variation by age. A car/van is the form of transportation most commonly used by those aged 18-34 (42%) and those aged 35-64 (53%). However, amongst those aged 65 and over the bus is the form of transportation most commonly used to reach town centres (42%). These differences replicates those observed in 2007.

As in the 2007 Ealing Annual Survey, all residents were asked how satisfied they are with the various services in the town centre they visit most often. The results given by all those who stated they visited a town centre are summarised in Table 11 below.²² This shows that overall residents are most satisfied with the provision of banks and building societies and other services. As in previous years, resident's concerns with town centres relate to

²² In this table a net satisfaction score has been calculated by subtracting the proportion who are dissatisfied from the proportion who are satisfied.

general upkeep and availability of parking. In 2008 resident satisfaction with the towns they visit most often has fallen, with the largest fall being in relation to the availability of car parking (-8 percentage points) and the range of high street shops and food shops (both -7 percentage points).

**Table 11:
Satisfaction With Town Centres
(all respondents)**

(NB. NSS = Net Satisfaction Score.)

| |
|---|
| Provision of Banks & Building Societies |
| Satisfied: 85% Dissatisfied 15% NSS 70% |
| Provision of Services |
| E.g.: council advice centre, solicitors and post office |
| Satisfied: 80% Dissatisfied 20% NSS 60% |
| Range of Food Shops |
| Satisfied: 77% Dissatisfied 23% NSS 54% |
| Facilities for Pedestrians |
| E.g.: bus stops, benches and litterbins. |
| Satisfied: 79% Dissatisfied 21% NSS 58% |
| Provision of Parks & Open Spaces |
| Satisfied: 78% Dissatisfied 22% NSS 56% |
| Provision of Libraries |
| Satisfied: 72% Dissatisfied 28% NSS 44% |
| Range of High Street Shops |
| E.g.: M&S, Boots. |
| Satisfied: 72% Dissatisfied 28% NSS 44% |
| Attractiveness of the Town Centre |
| Satisfied: 71% Dissatisfied 29% NSS 42% |
| General Upkeep & Cleanliness |
| Satisfied: 75% Dissatisfied 25% NSS 50% |
| Availability of Car Parking |
| Satisfied: 55% Dissatisfied 45% NSS 10% |

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 last undertaken for Ealing’s 5 main town centres as part of the wider West London Retail Needs Study, based on the indicators set out in PPS6, and were reported in the 2006/07 AMR. The consultation and survey work carried out in the masterplanning and regeneration work last year 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 town centre ‘health checks’ will be undertaken and will be reported in the next AMR.

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.

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 140 planning applications that were considered by Committee, Policy 7.1 was used most frequently and there were 25 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 15 occasions. Policy 7.6 was again cited frequently with 14 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 9 occasions.

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 centres policies has increased by 5 since 2007/08. Of the 12 appeals in the current monitoring period, 7 were allowed and 5 were dismissed, compared to 2 allowed and 5 dismissed in 2007/08. Of the allowed appeals, 2 cases related to change of

use of the rear parts of premises from retail (A1) to residential (C3), 2 cases from retail (A1) to restaurants/cafes (A3) and 1 case from a building society (A2) to sui generis (a gaming centre). The other cases related to extensions to existing retail units (A1).

Of the 5 dismissed cases, all related to change of use from retail (A1) to either restaurants/cafes (A3), hot food take-away (A5) or sui generis (a gaming centre). This finding is significant as Inspectors are therefore now more frequently supporting the Council's application of policies and decision-making in respect of these policies. In May 2008, the Council successfully defended its reasons for refusal, at Public Inquiry, against a planning application for a new adult gaming centre in a prominent corner retail unit in the heart of Hanwell Clock Tower Conservation area. In the appeal decision, the Inspector recognised that the Regeneration initiatives in Hanwell had only recently commenced and that they should be given time to be implemented, one outcome of which would be to increase retail occupancy (rather than non-retail uses such as that applied for) within the designated frontages (such as that within which the appeal premises were located). The prominent corner location of the premises was recognised as being suitable and beneficial for a retail use, to strengthen the retail role of the district centre and improve its function, vitality and viability. This decision has helped to inform responses to subsequent planning applications for non-retail uses in designated frontages (where retail uses should preferably be maintained) elsewhere in the borough.

Five of the twelve appeal decisions 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) twice. Five of the 12 decisions related to designated shopping frontages that seek to resist the loss of retail (A1) with 2 cases being allowed and 3 dismissed. Three 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. 2 cases were allowed and 1 dismissed. In each of the allowed cases the Inspector considered planning conditions would serve to mitigate against any potential impacts of a change to a non-retail use in their locations.

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 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 Indicators require figures to be provided for **the total amount of completed retail, office and leisure floorspace** as well as the amount and **percentage completed in town centres**. Table 12 below shows that a significant amount of completed retail floorspace has been within town centres. However the 44% share is much lower than the 89% achieved in 2007/08. The total retail floorspace completions are significantly lower (-1970 sqm) than was achieved in 2007/08.

| Table 12: Core Output Indicator BD4: Total amount of floorspace for town centre uses, 2008/09 | | | |
|--|---|---|-------------------------------|
| Devt 2008/09 | Total m ² complete internal floorspace | Floorspce (m ²) in town centre | % Floorspce in town centre |
| Retail (A1) | 2,333 | 1,025 | 44.0% |
| Office (B1 (a) and A2) | -8,904 | 1,057 | -12.0% |
| Leisure (D2) | 1,523 | 960 | 63.0% |
| Total Internal Floorspace | -5,048 | 3,043 | 60.0% |

Table 13 below shows that there were a total of 72 developments relating to **completions** of Class A permissions within this monitoring period. Of these, 30 represent gains to Use Class A floorspace and 42 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 4412m² of Class A floorspace in the borough and compares with a net gain of 2760m² in 2007-08.

There was a gross gain of 2312m² of retail floorspace (A1) and 83% of this is accounted by three major developments at the East Side of Cowley Road, Swainson Road, Acton, 311-323 Greenford Road, Greenford and 309 Ruislip Road East, Greenford. Only the latter development was located within an existing town centre and this accounts for the smaller percentage of A1 completed in town centres recorded by COI BD4 above.

The significant loss of A2 floorspace is only slightly higher than the net loss recorded in 2007/08 and is largely attributed to the change of use of 21 Candy House, Ealing, W5 for office use (B1) and the closure of a bank at 62, The Mall, Ealing Broadway and planned conversion to a coffee shop (A3) with residential units above. The loss of A3 floorspace is mainly a result of the change of use of part of a public house to provide hotel accommodation at 97 Glassy Junction, South Road, Southall. The significant loss of A4 floorspace is mainly attributed to the change of use of the Sudbury Arms public house, Greenford, for residential use that was allowed on appeal.

| Table 13: Completed Class A developments and net change in floorspace, 2008/09 | | | |
|---|-----------------------------------|-------------|--------------------------------------|
| Use Class | No. of completed devts Class A | | Net gain/loss in floorspace (Sqm) |
| | Gain | Loss | |
| A1 | 9 | 25 | 2333 |
| A2 | 5 | 9 | -1589 |
| A3 | 8 | 5 | -228 |
| A4 | 1 | 3 | -3271 |
| A5 | 7 | 0 | 443 |
| Total | 30 | 42 | |
| Total | 72 | | -2,312 |

Table 14 below shows that a total of 94 developments relating to Class A uses were granted approval in 2008-09 (representing 16 fewer than 2007/08). If implemented, these **approvals** would result in an estimated net gain of 10482m² Class A floorspace (compared to a net loss of 2168 m² in 2007/08 and 113m² in 06-07).

For retail (A1), there were four applications of over 1000sqm retail floorspace granted within the current monitoring period, three of which were in Ealing Broadway. These included the proposed developments at Dickens Yard, the Arcadia Centre and Unit 20 within the Ealing Broadway Centre. The other application is at 311-323 Greenford Road and involves the change of use of a car showroom and workshops to retail use.

However, the Arcadia Centre development was subsequently the subject of a call in by the Secretary of State and following a public inquiry the Inspector recommended that planning permission be refused (decision dated December 7th 2009) and would have resulted in a net gain of 6293m² of A1, a net loss of 4572m² of A2 and a net gain of 1363m² of A3.

The loss of drinking establishments (A4) is almost entirely attributed to the redevelopment of the White Hart Pub, 37 Greenford Road and change of use for a residential development.

| Table 14: 2008-09 Approved Class A developments and net change in floorspace. | | |
|---|-----------------------------------|--------------------------------------|
| Class | No.of approved applications | Net gain/loss in floorspace (Sqm) |
| A1 | 48 | 13369 |
| A2 | 21 | -4401 |
| A3 | 18 | 3068 |
| A4 | 2 | -1527 |
| A5 | 5 | -27 |
| Total | 94 | 10482 |

The **s106 funding** secured in this monitoring period approximately £3,333 which is linked to a residential development at 26, 26A, 26B & 26D Broadway, W13 and is allocated towards improvements to the town centre in the London Borough of Ealing. This corresponds to 0.11% of the total funding allocations sealed through the s106 agreements which is still an improvement over previous years but still very low when compared with 17.1% secured in 2004/05.

Other Performance Indicators

1. Vacancies

Table 15 below shows that in the town centres where vacancy data is available, vacancies have increased in all town centres except Greenford. This is notable particularly in Ealing and may be attributed to various different stores within the same ownership closing simultaneously. The 2008 data includes information from GOAD and from local surveys.

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.

Whilst no data is available (NDA) in the previous monitoring period for some of the centres, it is envisaged that as part of the work to monitor the effectiveness of the 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.

| Table 15: Town Centre Vacancies 2004-2008 | | | | | |
|--|------|------|------|-------------------|------|
| Vacant Units | 2004 | 2005 | 2006 | 2007 | 2008 |
| Ealing | 5% | 4% | 5% | 10% ²³ | 16% |
| Southall | 4% | 2% | 5% | NDA | 9% |
| Acton | 11% | 9% | 8% | 9% | 15% |
| Greenford | 4% | 5% | 5% | NDA | 5% |
| Hanwell | 13% | 22% | 10% | 11% ²⁴ | 21% |

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.

²³ 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.

²⁴ Source: Hanwell town centre survey undertaken in preparation for public inquiry.

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. We also launched our Shop Local website which provided a platform to communicate with our customers and supporters.

3. Managing the Evening/Night-Time Economy

A case study undertaken in 2004-05 aimed to determine, in the local context, how Ealing might measure 'cumulative impact' and determine what particular indicators of 'saturation point' or carrying capacity are meaningful, in terms of managing the negative impacts of the late-night economy.

Key findings of this report identified Ealing Broadway as a 'hotspot' in relation to a range of indicators of crime and disorder. These levels of criminal activity occur in an area that has a concentration of licensed premises. The report concluded by recommending that the research be used to inform policy and practice in managing Ealing Town Centre and that an ongoing monitoring and review system of primary and secondary indicators of cumulative impact be developed.

A direct result of this study was the inclusion of a cumulative impact and special area policy in Ealing Council's first Statement of Licensing Policy (adopted Jan 2005) for alcohol and entertainment. This policy aims to limit the cumulative impact experienced from licensed premises in the Central Ealing Zone. The main Licensing Policy was subject to its first review during the current monitoring period and the second revised version (covering the period 2008-11) was published in December 2007.

A specific review of the Special Area Policy was undertaken and considered by the Regulatory Committee in October 2006. The review covered the number of licensed premises in the Central Ealing Zone (79 in total, an increase of 3 from the previous monitoring period), the incidence of crime and disorder, public nuisance and anti-social behaviour, and responses received to a consultation exercise.

At the time the Committee noted the beneficial effects for the local community of adopting a special area policy in the Central Ealing area, and reaffirmed its support for a continuation of a special area policy within Ealing Town Centre. A panel of Members was also set up to further review the current special area policy and to consider the evidence for a possible extension of the zone into Haven Lane. This extension into Haven Lane was agreed in June 2007.

In 2008 a working group was appointed to investigate the possibility of adopting a Special Policy area for Acton town centre. They found that the Acton town centre had a significant number of incidents of crime and disorder and related public nuisance issues which were linked to licensed premises in the area.

Further investigations were carried out in respect of the occurrence of violent crime, robbery of personal property and criminal damage within the proposed Acton town centre and compared it with occurrences in the rest of the borough. The report found that:

- Acton has a high concentration of licensed premises, significantly higher than the borough-wide average;
- The crime rates in the proposed area exceed the average levels noted across the borough-wide; and,
- The peak times for offending tie in with the nighttime economy.

The report concluded that restricting or reducing the availability of alcohol in these areas has the potential to reduce occurrence in the key crime types detailed. The Council has approved the adoption of Acton as a Special Policy area and this is likely to come into effect in January 2010.

The Regulatory Committee also agreed to adopt designated public place orders in the areas surrounding Oldfield Recreation Ground, Greenford Broadway and Southall Broadway and to consider an extension of the Southall Broadway designated area, subject to further consultation. Existing controlled drinking zones (CDZs) implemented in Acton, Ealing Broadway, Hanwell/Greenford and Southall were reported to be helping to address problems associated with street drinking in those areas.

Further to the work on cumulative impact, Ealing have previously been cited in the GLA Best Practice Guidance on Managing the Night-Time Economy. Ealing's pro-active approach to management and partnership working is outlined as best practice to help maximise the positive benefits of a diverse nighttime economy.

Other new initiatives and strategies to help manage the impacts of the night-time economy include, 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 are also now over 100 networked CCTV cameras operational across the town centres in an attempt to reduce levels of crime.

Ealing Council as Licensing Authority finalised its Statement of Licensing Policy for Gambling and published the statement in December 2006 covering the period 2007-2010. In March 2009 there were 73 betting shops, 11 adult gaming centres and 1 bingo hall licensed in the borough and the Council confirmed their position of having a 'no casino' policy. In May 2008, the Council won an appeal by Public Enquiry against its refusal of a planning application for a new adult gaming centre in Hanwell.

A planning consequence of the smoking ban in 2007 is the increase in planning applications received for smoking shelters and outdoor seating areas, particularly in pubs. Licensing has also seen an increase in requests for pavement licenses for street trading.

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 the town centre 'Health Checks' which will 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 again confirm that it is necessary to make improvements to the appearance of the borough's town centres in order to maintain/improve their attractiveness to shoppers and visitors. This 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 recent regeneration spending.

Although there was overall a net reduction in retail floorspace this was because the data was skewed by one application. In fact there was a significant increase in the amount of completed A1 floorspace. The impact of the recession has impacted upon town centres across the UK and vacancy rates have increased in the borough's town centres.

The authority undertook town centre management initiatives in 2008/09. 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 the government confirmed it would go ahead on July 23rd 2008.

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’. These objectives were published with the New Issues & Options in September 2007.

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
- 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 draft Cultural Strategy 2007/12
- 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 2008-2009

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 2007/8, 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 after the council has produced a new local Infrastructure Delivery Plan which will be commissioned during 2009/10.

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. IDP documents will comprise:

- an Infrastructure Delivery Strategy that will need to set out how the infrastructure planning and delivery process is working at the local level and
- an Infrastructure Delivery Schedule that will comprise an evidence-based schedule of infrastructure requirements in the borough.

These plans will underpin delivery of infrastructure in Ealing until 2026 and its delivery is key to the development of sustainable communities across the borough. A report on progress together with any revisions to these plans will be provided in future Annual Monitoring Reports.

At the local level, work is progressing on Ealing's Cultural Strategy, which sets out a vision for cultural development in the borough over the next five years (2007-2012). It places culture at the heart of Ealing, as a place in the heart of west London, where everyone has the opportunity to prosper and live fulfilling lives in communities that are safe, cohesive and engaged. This, together with an Action Plan was approved at Cabinet in October 2007.

In November 2007, Cabinet approved a draft Strategy for Change on Building Schools for the Future. This covers educational outcomes, diversity access and choice. It refers to means of enhancing educational provision in schools across the borough. Further work has progressed since then on the strategy and how it should be rolled out.

Between 2010 and 2015, more than £300 million will be spent to ensure the borough's secondary and special schools are world class. Some schools will be rebuilt; some will be remodelled and refurbished; and new technology is proposed for all maintained schools. A new secondary school will also be built to meet the needs of our growing population in the north of the borough where the shortage of school places is expected to be most acute. The council's aim is to create state-of-the-art learning centres that encourage excellence from both pupils and teachers.

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. Changes in the makeup of the population mean an increased demand for community facilities, which serve the needs of these age groups.

2. Community Facilities

Ealing has 13 public libraries and 1 specialist library, 23 neighbourhood halls/community centres, 3 assembly halls, 14 daycare/skills centres and 18 sports centres/facilities. There are also 5 Young Adults centres, 1 museum and 84 GP surgeries, health centres and pharmacies (Source: Ealing Draft Property Report, Oct 2006, revised).

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

Ealing Community Network (ECN) undertook a Community Premises Needs Audit during the last quarter of 2006. This involved sending out a questionnaire to around 400 ECN member community groups to benchmark premises needs and identify issues and barriers concerning community premises and their use.

The research highlighted some key issues, namely the poor repair of many council owned premises, premises being difficult to book and inaccessible by public transport, and the prohibitive cost of renting many premises for community activities. Planning officers must ensure that these issues are taken into account in the production of the emerging SPD on legal agreements, and when negotiating s106 agreements for individual planning applications.

3. Ealing Residents Survey

Between January and February 2009, 1010 residents were interviewed in their homes by BMG, an independent market research agency for Ealing's annual residents survey.

In terms of provision of community facilities, the areas of greatest concern for Ealing residents were the quality of the health service and facilities for young people that were each cited by 10% of residents. Overall, the two concerns together were joint 7th as the issues that most concerned residents. In addition, 7% expressed concerns about the standard of education/schools and 6% about a lack of recreational facilities in the borough.

Crime, including anti-social behavior and terrorism, at 29% and the level of Council Tax at 25% were the main areas of concern for residents in the borough.

UDP Policy Indicators

The UDP Community Facilities policies are seldom quoted in decisions on planning applications or appeals.

A survey of committee **planning decisions** made in 2008/09 indicates the comparative frequency of use of policies and shows an increase in their use over 2007/08.

Policy 8.1 - Existing Community Facilities (24 occurrences, up from 21 in 2007/08), Policy 8.7 - Education Facilities (14 occurrences, down from 16) and Policy 8.8 – Health Care Facilities (12 occurrences, which remain the same) are the most frequently used policies.

Policy 8.6 (Facilities for Young Children) was used 8 times (down from 11 in 2007/08) and Policy 8.3 (Redundant Community Facilities) 5 times (down from 9).

Policy 8.2 (Major Developments and Community Facilities) was used 17 times, 8.4 (Large Scale Community facility Development) were used 7 times and 8.5 (Meeting Places and Places of Worship) were also used 7 times.

A survey of **appeal** decisions revealed that no appeals in 2008/09 related to community facilities. There were none in 2007/08, one in 2006/07, one in 2005/06 and two in 2004/05.

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. 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 35 **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 12239 m². 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 16 below, alongside the 2004/05, 2005/06, 2006/07 and 2007/08 figures for comparison.

**Table 16 –
Completed Class D Floorspace, LBE, 2004/05 - 2008/09**

| Year | D1 m ² | D2 m ² | Total m ² |
|---------|-------------------|-------------------|----------------------|
| 2004/05 | 4779 | 1240 | 6019 |
| 2005/06 | 3285 | 126 | 3411 |
| 2006/07 | 10141 | 6099 | 16240 |
| 2007/08 | 10245 | 227 | 10472 |
| 2008/09 | 10716 | 1522 | 12239 |

This table shows that more community floorspace was completed this year compared to 2007/08 but significantly more was completed in the previous year of 2006/07.

In terms of **approvals** granted, there was an estimated net gain of 471m² D1 floorspace (compared with 104 m² in 2007/08 and 6856 m² in 2006/07). There was a net gain of 1295 m² in D2 floorspace (compared with a loss of 5872 m² in 2007/08 and gain of 5973 m² in 2006/07). Overall, there was a net gain of 1767 m² of floorspace provided all the proposals go ahead. (Note these figures have been adjusted to reflect approximate gross internal floorspace). This is an increase on the 2007/08 figures.

Major completions include the redevelopment of a school at Greenford High School, Ruislip Road UB6 9RX (P/2004/4103). This development resulted in the demolition of existing school buildings (except dining hall block); and construction of replacement secondary school consisting of one part single and two-storey block (Block F), one part single, two and three-storey block (Block B), two 2-storey blocks (Blocks A and E) and two three-storey blocks (Blocks C and D); construction of single-storey sports hall including covered recreational sports area; together with all-weather floodlit multi-use games area, hard play areas, playing fields and sports facilities (including community use), new access arrangements, parking provision, servicing and landscaping. It resulted in a net gain of 4419m².

Similar redevelopments were completed at St Benedicts School, Eaton Rise, W5 2ES and Drayton Manor High School, Drayton Bridge Road, W7 1EU. St Benedicts School involved the construction of part single, two and three-storey infill building to provide educational and ancillary accommodation with revised landscaping. (P/2006/5110). This is a net gain of 1528m². Drayton Manor High School redevelopment (P/2005/5025) and saw an increase in net gain of 643m² involving the redevelopment of three new storey teaching block to accommodate 11 classrooms and ancillary facilities.

The conversion of a public house into a doctor's surgery and pharmacy; ramp access/balustrading and external alterations; parking and cycle parking of the Lady Margaret Public House, Lady Margaret Road, UB1 2PT (P/2007/4497) has seen the increase of net gain of 532m².

The refurbishment of the first floor of an existing building (ex mental health ward) to become offices (class B1) for the West London Mental Health Trust including external alterations of St Bernard's Block L, Ealing Hospital, (P/2007/0701) has shown a net loss of 470m² in community facilities.

There has only been one reported major application reported for this year's AMR. All other applications have been a change of use, extensions or replacements of existing buildings. These are all considered to be minor applications. All together there was 29 applications for D1 and 6 applications for D2.

Section 106 - Legal Agreements

A total of £891,099 has been allocated to fund community facilities from eight new developments with sealed legal agreements.

Most of this funding is allocated towards new and improved educational facilities and provision of additional health services in the area local to the Property. New Community facilities or their enhancement were allocated 16% and health care provisions 4%. Five of these applications were only residential development; one was for mixed office/residential use and one for mixed retail/residential use.

The s106 funding allocated for community facilities makes up 30% of the total amount of allocated s106 funding for 2008/09. This is slightly lower than the total s106 funding allocated for community facilities in 2007/08 (34.2%) but much lower than 2005/06 (62.3%) and 2006/07 (37.6%).

Observations and Conclusions

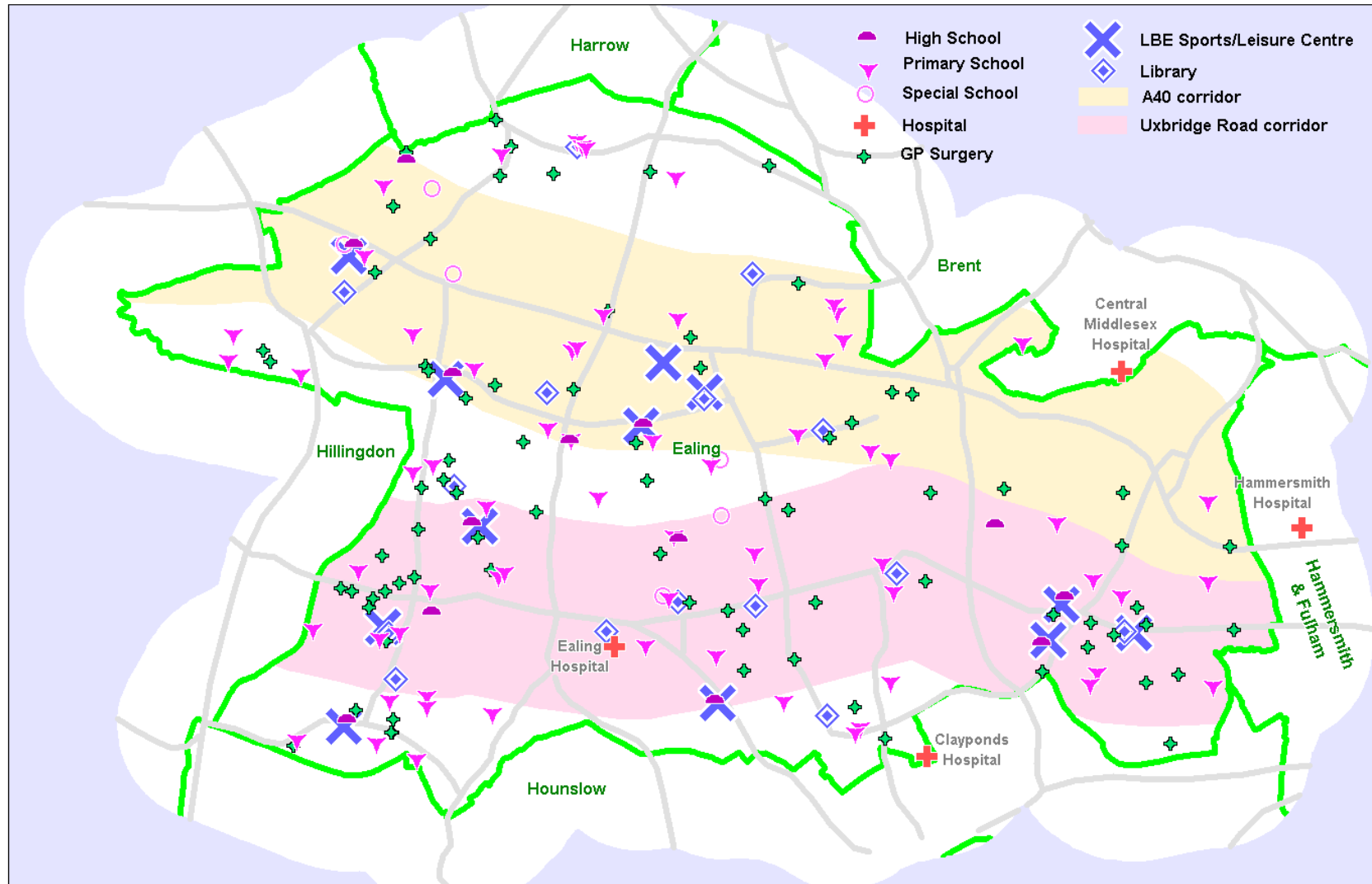
Emphasis on the importance of community infrastructure to support sustainable communities continued to grow in 2008/09, at all policy levels. DCLG published more details about the new 'Community Infrastructure Levy' (CIL) that will help ensure that community facilities are provided appropriately as part of new development schemes.

At the local level, implementation of the Community Facilities SPD, alongside guidance in the Council's Statement of Community Involvement, has continued to raise the profile of community facilities infrastructure, and how best to involve the community/voluntary sector in planning decisions relating to such infrastructure.

Community facilities policies were not quoted frequently in decisions made at Planning Committee in 2008/09, and a community facility policy was not quoted in appeals determined over the year. However, where used, the UDP policies are valuable in development control.

Developer contributions to community facilities were made in 8 sealed legal agreements and amounted to £891,099 contributing to 30% of the total funding allocation.

Figure 10 – Community Facilities in Ealing



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 2008-2009

The Mayor's Transport Strategy sets out a programme to improve reliability and enhance capacity to meet growing needs, and to improve transport infrastructure. Following public consultation Ealing Council submitted its Local Implementation Plan relating to the Mayor's strategy that was approved in November 2007. For the 2008/09 period, the Council was allocated £4,412,000 in LIP funding for schemes which included amongst other things principle road renewal, local safety schemes, 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 from two trains an hour to ten 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 23rd 2008.

Contextual Indicators

1. Modes of Travel

Modes of travel used by Ealing residents to visit their nearest town centre 26% Bus; 47% Car/Van; 21% on Foot 2% by Bicycle; and, 3% by Train. This shows an increase in car travel compared to the previous AMR report, however a different methodology was used this time and is therefore not entirely comparable. (Source Ealing's Residents Survey, Topline Report, November 2008) NB: the previous AMR data was 37% Bus; 23% Car/Van; 32% on Foot; 2% by Bicycle; and, 3% by Train. (Source: West London Retail Needs Study 2006 – Centre Assessments).

2. Accidents Rates

35 out of every 100,000 residents were in transport accidents where someone died or was seriously injured. This is a further reduction from 2007/08, 2006/07 and 2005/06, when the figures were 43, 44, and 50 respectively. (Source: Accsmap).

UDP Policy Indicators

Policies on Parking (9.1), Walking and Streetscape (9.5), Cycling (9.6), Traffic Management (9.9) and Accessible Transport (9.7), were most used in **planning decisions**, including conditions and legal agreements during 2007/08. The policy 9.5 has shown an increase from that of the 2007/08 results. 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 30 cases of which 16 were allowed and 14 were dismissed. The relevant figures in 2007/8 were 24, 8 and 16 respectively and in 2006/7 were 25, 7 and 18 respectively. Where the policy was referenced the number of appeals allowed is comparatively small and provides evidence that the policy remains robust.

The traffic management policy (9.9) was quoted in 10 cases (up from 6 in 2007/08 & 2006/07). In these cases, 3 were allowed and 7 were dismissed compared to 3 and 3 respectively in 2007/08. The low car housing policy (9.8) was quoted in 2 cases both of which were dismissed 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 2007/08.

2. Public Transport Access to Residential Development

The major residential developments completed in Ealing in 2007/08 yielded 829 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

40 on-street parking bays for car club use have been provided through transport budgets in Ealing. Two on street bays have been secured through Section 106 agreements.

4. S106 Agreements

In 2008/09, there were contributions for transport in 6 of the 18 sealed legal planning agreements. This raised £941,830 for transport, accounting for 32% of total contributions gained from planning obligations compared to 27% in 2007/08.

Of this funding, £100,000 is linked to the redevelopment at The Park Club, East Acton Lane, W3 and is allocated towards pavement widening and/or other traffic calming initiatives along Bromyard Avenue and for no other purpose.

A further £440,000 is linked to a residential development at 41-159 Bromyard Avenue, Acton and is allocated towards highway improvements, traffic management measures and enhanced public and sustainable transport.

£5,000 is linked to a Church Hall extension at St Pauls Parish Hall, Ridley Avenue, W13 and has been allocated towards the revision of the controlled parking zone.

An additional £313,500 is linked to the redevelopment of Empire Cinema, New Broadway, Ealing, W5 and has been allocated towards Highway Works (to be carried out by the Council and include paving, lighting, landscaping and CCTV), CPZ consultation in Mattock Lane area and transport improvements in Ealing Town Centre.

£3,333 approximately is linked to a residential development at 26, 26A, 26B & 26D Broadway, W13 and is allocated towards transport improvements to the town centre in the London Borough of Ealing.

Finally, £50,000 is linked to a retail development at Unit 20A Ealing Broadway Centre, The Broadway Ealing, W5 and has been allocated towards public transport network improvements and transport interchange facilities in the Town Centre and/or public realm improvements in the TC implementation of pedestrian and cycling access improvements.

In total the funding for environmental improvements therefore comprises 32% of the s106 contributions for this year, up from 27% in 2007/08 which is significantly higher in terms of funding levels secured and still a vast improvement on the 18.1% secured in 2006/07.

Observations and Conclusions

The year 2008/09 was significant in terms of the evolution of transport policy in Ealing. Firstly, government gave the go-ahead for Crossrail. Secondly, there were a number of important applications during this period, which had significant transport implications including, Arcadia, Dickens Yard and Southall Gas Works, which could shape the future of transport, provision within the Borough. The borough is also at the forefront with the development of car clubs.

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 2008/09 and they were used successfully at appeal.

Finally, there was an increase in the proportion of s106 contributions made to transport.

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

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

Context 2008/2009

The issue of planning gain, 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.

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. It contained more detail on the relevant provisions previously included in the Planning Bill published in November 2007.

Contextual Indicators

As Table 17 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. They range between £79k (1992/93) and £5291.5k (2000/01). This year's figure of £2951.1K represents a significant increase on the previous year that had been the lowest in over 10 years.

Table 17:
S106 Inflows 1991-2009

| 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 |
| Average | 1963.6 |

Policy and Performance Indicators

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, the council has determined its response to CIL and after the council has produced a new local Infrastructure Delivery Plan which will be commissioned during 2009/10.

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.

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. For each development with a S106 agreement, proposed funded projects are matched against these categories. Sometimes projects cannot clearly be associated with one single category but instead relate to two or more categories (i.e. green space and transport). In these cases, the funds are equally split between the categories.

Table 18: S106 Agreements 2008-09

| Legal Agreements (S106) in 2008/2009 – 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 £000s (in total & in categories) | | | | | | | | | |
| ▼ Site (Ward and Type of Development) | | | | | | | | | |
| ACTON | | | | | | | | | |
| 1) The Park Club, East Acton Lane, W3 (EAST ACTON) | 150.00 | | 50.00 | | | | | | 100.00 |
| 2) 226-232 Acton Lane Chiswick W4 5DL (SOUTHFIELD) | 64.42 | | 28.00 | | | | | 36.419 | |
| 3) 107-111 Churchfield Rd, Acton, W3 (ACTON CENTRAL) (5 storey RESIDENTIAL / OFFICE) | 7.14 | | | | | | | 7.14 | |
| 4) 41-159 Bromyard Avenue, Acton (VALE) (residential) | 870.00 | | 100.00 | | | | | 435.00 | 440.00 |
| 5) Issigonis House, Cowley Road, Acton W3 (EAST ACTON) (RESIDENTIAL) | 62.65 | | | | | | | 62.645 | |
| EALING | | | | | | | | | |
| 6) 11 Kenilworth Road, W5 (EALING COMMON) | 6.00 | | 6.00 | | | | | | |
| 7) 201-211 Northfield Avenue W13 9QU (NORTHFIELD) | 2.00 | | 2.00 | | | | | | |
| 8) Orbit House, 1/6 Ritz Parade, W5 3RA (HANGER HILL) | 10.00 | | 10.00 | | | | | | |
| 9) 171-175 Uxbridge Road, W13 9AA (WALPOLE) | 40.62 | | 38.00 | | | | | 2.622 | |
| 10) 9-13 The Broadway, West Ealing, W13 (WALPOLE) (Residential development) | 79.00 | | 35.00 | | | | | 44.00 | |
| 11) St Pauls Parish Hall, Ridley Avenue, W13 (NORTHFIELD) Church Hall extension | 5.00 | | | | | | | | 5.00 |
| 12) 12 Kirchen Road, W13 0TY (ELTHORNE) (residential) | 4.00 | | 4.00 | | | | | | |
| 13) Empire Cinema, New Broadway, Ealing, W5 (EALING BROADWAY) (cinema) | 426.00 | | | 112.5 | | | | | 313.5 |
| 14) 219 Northfield Avenue W13 (NORTHFIELD) (residential) | 6.00 | | 6.00 | | | | | | |

Table 18: S106 Agreements 2008-09 (continued)

| Legal Agreements (S106) in 2008/2009 – 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 £000s (in total & in categories) ► | | | | | | | | | |
| ▼ Site (Ward and Type of Development) | | | | | | | | | |
| 15) 26, 26A, 26B & 26D Broadway, W13 (ELTHORNE) (RESIDENTIAL) | 10.00 | | | 3.33 | | | 3.33 | | 3.33 |
| 16) Unit 20A Ealing Broadway Centre, The Broadway Ealing, W5 (EALING BROADWAY) (RETAIL) | 50.00 | | | | | | | | 50.00 |
| GREENFORD | | | | | | | | | |
| nil | | | | | | | | | |
| NORTHOLT | | | | | | | | | |
| nil | | | | | | | | | |
| HANWELL | | | | | | | | | |
| nil | | | | | | | | | |
| PARK ROYAL | | | | | | | | | |
| nil | | | | | | | | | |
| PERIVALE | | | | | | | | | |
| nil | | | | | | | | | |
| SOUTHALL | | | | | | | | | |
| 17) Phoenix House, The Green, Southall UB2 4BZ (SOUTHALL GREEN) | 835.00 | | 80.00 | | 725.00 | | | 30.00 | |
| 18) Phase 12, Grand Union Village, Ruislip Road, Southall (RAVENOR) | 303.27 | | | | | | | 303.27 | |
| Number of cases | ► | 0 | 11 | 2 | 1 | 0 | 1 | 8 | 6 |
| Total | £2931.10 | 0 | 359.00 | 115.83 | 725.00 | 0 | 3.33 | 891.00 | 941.83 |
| Percentage | ► | 0.0% | 12.0% | 4.00% | 24.73% | 0.0% | 0.11% | 30.0% | 32.0% |

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. Table 18 above illustrates the distribution of **how funding is spent across the different topic areas**. An analysis of this distribution can be useful in highlighting those areas that are performing well in respect of securing monies and those which have secured little or no contribution. 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, the provision of and improvement works to allotments etc. It should be noted that whilst a considerable amount of money (£359,000 equivalent to 12% of all contributions) has been secured for such projects, only £50,000 was directly secured, and can be attributed to the application of policies in chapter 3. The remaining £299,000 whilst benefiting policies in chapter 3, 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. It should also be noted that a contribution of £725,000 (24.73%) has been secured for housing from only one project that is a significant increase when compared to previous years.

Table 19: Proportions of S106 funding agreed, by topic area, 2004/05 – 2008/09

| 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 |
|---------|----------------------------|--------------------------------|-----------------|------------|-------------|----------------------------|-------------------------|--------------|
| 2004/5 | 0.0% | 13.6% | 4.2% | 0.0% | 2.2% | 17.1% | 31.7% | 31.3% |
| 2005/6 | 2.7% | 24.7% | 0.6% | 0.0% | 0.0% | 0.0% | 62.3% | 9.7% |
| 2006/7 | 0.0% | 25.0% | 18.7% | 0.0% | 0.0% | 0.6% | 37.6% | 18.1% |
| 2007/8 | 0.0% | 20.1% | 13.2% | 0.5% | 5.0% | 0.0% | 34.2% | 27.0% |
| 2008/09 | 0.0% | 12.0% | 4.0% | 24.7% | 0.0% | 0.11% | 30.0% | 32.0% |

Table 19 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 and 2008/09. It will be seen that green space, housing, community facilities and transport have been the most significant over the last two years.

Observations and Conclusions

The inflow for 'sealed' S106 agreements for 2008/9 is £2,931. A comparison of S106 funding collected over the years since 1991/92 to date indicates that this year's contributions are significantly higher in some of the topic areas while lower in others when compared with 2007/8's funding contributions. However, the amounts secured vary significantly from year to year. Furthermore, the proportions of the contributions agreed across the different UDP topic areas also vary from year to year.

In 2008/9, the main beneficiaries were transport, housing, green space and community facilities. It is obvious that this year transport and housing have received the highest s106 contributions than 2007/08 while community facilities and open space have each shown a reduction over last year's relative proportions.

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. Progress has also been made locally in arrangements for community involvement in s106 agreements. A supplementary planning document was also published which includes guidance on the types of project that should be funded, topic by topic. This will help enable new initiatives in areas that have received little or no funding in the past – such as environmental resources and waste

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 2008-2009

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 be not 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.

Local Policies and Development

1. Sustainability Appraisal (SA)

There are particular requirements to assemble baseline data and to maintain information for the purposes of sustainability appraisal (SA) of the emerging local development documents. The AMR is particularly useful in keeping the evidence up to date. A number of core output indicators (identified by DCLG) reported on in this annual monitoring report, which is to be the Sustainability Appraisal baseline evidence. If having collected/reviewed this baseline data new issues or problems is identified, consideration will be given to revising the SA/Plan Objectives, which were originally developed to tackle such issues/problems.

To date, Ealing's first batch of Supplementary Planning Documents has been appraised, and these still relate to UDP policies. The focus of this AMR report has therefore been to monitor the performance of the adopted UDP. The data collected as part of this AMR is therefore limited in judging the accuracy of the of the SA predictions for the UDP, but will be particularly relevant for emerging Local Development Framework (LDF) development plan documents. It has not been possible to achieve better alignment between the SA and AMR requirements in this report. However, future reports will be set out so that it is possible to see if the predictions of significant sustainability effects (outlined in the SA report) are accurate, and therefore to see if the London Development Database is contributing to the achievement of sustainability 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.

2. Other aspects of the LDF evidence base

During 2008/09, the council undertook a review of the Planning Policy function and took a fresh look at the content of the Ealing LDF. As a consequence the LDF project plan as set out in the Local Development Scheme (LDS) was comprehensively reviewed. More information is provided in Part 4. During 2009/10 it is planned to overhaul the council's development monitoring database and set up new systems and protocols for data gathering and management.

Observations and Conclusions

The government's updated 'core output indicators' (related to the Good Practice Guide on Local Development Framework Monitoring) are included, and a summary provided in this AMR. Some further work is required to capture these indicators in their entirety, and this is planned for the next edition of the AMR.

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 2009

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 and then again in March 2009.

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 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** document will follow the Development Strategy. It will be produced in tandem with the **Development Management** document and will both be adopted by mid 2013. The sites document will set out proposals for key sites that can meet the development

needs identified in the Strategy. This will be based on assessments of the suitability, availability and accessibility of land for specified uses. The Development Management document will facilitate appropriate development of the borough. The Council will give consideration to policy content to reflect corporate priorities, and on the following issues outstanding at the time of adoption of the UDP –

- the density of development near strategic open space;
- development in flood plains;
- development affecting ancient monuments;
- parking for disabled people and for retail development in town centres.

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)²⁵. 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 2008/09

In previous years, a major effort has gone into producing a wide range of regeneration studies relating to the town centres and key estates. These will feed into local development documents in the years ahead. During 2008/09, the council invited the Planning Advisory Service (PAS) to undertake a **diagnostic review** to help in the preparation of the LDF and make recommendations with regard to structure,

²⁵ 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.

organisation, process and culture as they relate to the LDF function within the authority and its particular context. The review did not examine the soundness of the emerging plan or the evidence base that supports it.

PAS reported in July 2008 and, in line with their recommendations, **the Planning Policy function was reorganised** and co-located alongside the Economic Regeneration function so as to ensure greater coordination between work around LDF and efforts to promote the regeneration of the borough, for example, in the preparation of master planning exercises for the borough's town centres and Park Royal.

The council also engaged **consultants** (Shared Intelligence) to assist in responding to the PAS challenge, to take a fresh look at the content of the Ealing LDF and to provide assistance in producing an overarching narrative for development, growth and improvement in Ealing and for policies contained within the LDF. They reported in the Spring 2009.

Following a comprehensive review, the **Local Development Scheme was also revised and updated** and a new agreed version was published in March 2009²⁶. The March 2009 LDS 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 and a progress report will be provided in the next AMR.

LDF Project Plans

Table 20 below provides short **document profile** for each of the programmed Local Development Documents including a timetable as set out in the March 2009 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 11 provides a **project plan for the LDF** and indicates the programming of the documents referred to in the LDS.

However, owing to a major planning application being the subject of a call in by the Secretary of State resulting in a subsequent public inquiry during Summer 2009 the planned public consultation scheduled at the same time was postponed because of the extra and unforeseen demands made on the Planning Policy function.

This has led to some **slippage in the project plan set out in the published 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 and so formal adoption of these documents

²⁶ See the published LDS March 2009 at: http://www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/

has not fundamentally altered. However, the timetable set out in the published LDS has been revised and key milestones, including those that relate to consultation, have been amended²⁷. Whilst any delay is unwelcome it will have the 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 20 also reviews **LDF performance against the targets** set out in the March 2009 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 21 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.

Looking Ahead to 2009/10

In the coming year, the council plans to produce Initial Proposals for its **Development (Core) Strategy** and Issues & Options for a **Development Management** policy document and these will be formally consulted upon with the community and relevant stakeholders. This is expected to take account of the wide-ranging work on regeneration projects in the borough's town centres and estates.

It is also planned that a further review be carried out of the **Local Development Scheme** (LDS) and if necessary a revised version will be published to take account of any changes in the LDF project plan.

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 20th 2006.

It is also hoped that the council will benefit from a **frontloading visit by the Planning Inspectorate** to review Ealing's LDF and which is likely to focus on considerations relating to the evidence base, the generation of convincing and appropriate strategies and delivery.

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.

²⁷ See revised LDF timetable 2009-13 at: http://www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/

Key areas of **evidence base** that will be progressed or work that will be commissioned includes:

- Revised demographic and household projections for the borough;
- A Strategic Housing Market Assessment (at both London, sub-regional and borough levels);
- A Strategic Housing Land Availability Assessment (in collaboration with the GLA).
- 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 20: Local Development Framework 2009 – 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 2009 | Revised Timetable | RAG |
|---|--|--|--------------|
| Pre-production: Commencement including scope of SA | July 2005 v | July 2005 v | GREEN |
| Evidence gathering | July 2005 - September 2005 | July 2005 - September 2005 | GREEN |
| Production: Preparation and consultation on issues and options. | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Process review | 2008 | 2008 | GREEN |
| Report on initial proposals for consultation, with sustainability appraisal | May 2009 | August 2009 | AMBER |
| Consultation, consideration of representations, and publication of submission DPD. | June – November 2009 November 2009 v | September 2009 – September 2010 September 2010 v | RED |
| Submission of document for examination. | April 2010 v | January 2011 v | RED |
| Pre-examination Meeting | June 2010 | March 2011 | RED |
| Examination | August 2010 – October 2010 | May 2011 – June 2011 | RED |
| Receipt of Inspector's binding report | April 2011 | October 2011 | AMBER |
| Adoption | November 2011 v | 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 2009 | Revised Timetable | RAG |
|--|--|--|--------------|
| Pre-production: Commencement including scope of SA | July 2005 v | July 2005 v | GREEN |
| Evidence gathering | July 2005 - September 2005 | July 2005 - September 2005 | GREEN |
| Production: Preparation and consultation on issues and options. | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Process review | 2008 | 2008 | GREEN |
| Report on initial proposals for consultation, with sustainability appraisal | November 2009 | August 2009 | GREEN |
| Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD. | December – January 2010, November 2011 v | September – October 2010, March 2012 v | RED |
| Submission of document for examination. | April 2012 v | July 2012 v | AMBER |
| Pre-examination Meeting | May 2012 | September 2012 | AMBER |
| Examination (with Development Management document) | July – October 2012 | November – December 2012 | AMBER |
| Receipt of Inspector's binding report | February 2013 | March 2013 | GREEN |
| Adoption | June 2013 v | July 2013 v | GREEN |

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 2009 | Revised Timetable | RAG |
|--|--|--|--------------|
| Pre-production: Commencement – evidence gathering and scope of SA | July 2005 – March 2009 March 2009 v | July 2005 – March 2009 March 2009 v | GREEN |
| Production: Preparation and consultation on issues and options (initially envisaged for sites document). | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Process review | 2008 | 2008 | GREEN |
| Report on issues & options for consultation, with sustainability appraisal | November 2009 | August 2009 | GREEN |
| Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD. | December – January 2010, November 2011 v | September – October 2010, March 2012 v | AMBER |
| Submission of document for examination. | April 2012 v | July 2012 v | AMBER |
| Pre-examination Meeting | May 2012 | September 2012 | AMBER |
| Examination (with Development Management document) | July – October 2012 | November – December 2012 | AMBER |
| Receipt of Inspector's binding report | February 2013 | March 2013 | GREEN |
| Adoption | June 2013 v | July 2013 v | GREEN |

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 2009 | Revised Timetable | RAG |
|--|--|--|--------------|
| Pre-production: Commencement Including scope of SA | July 2005 - March 2009 March 2009 v | July 2005 – March 2009 March 2009 v | GREEN |
| 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 2008 - November 2009 | March 2009 – December 2010 | GREEN |
| 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 (November 2009) Submission of document for examination (with Development Strategy) April 2010 Pre-examination Meeting June 2010 Examination September 2010 – November 2010 Receipt of Inspector's binding report April 2011 Adoption (along with Strategy) November 2011 | (If no OS mapping for Strategy, continuing process of preparation – December 2009 to October 2011) | (If no OS mapping for Strategy, continuing process of preparation – January 2010 to February 2012) | AMBER |

| Stages | Timetable as Published LDS March 2009 | Revised Timetable | RAG |
|---|---------------------------------------|--------------------------|--------------|
| Preparation and publication of revised Submission Proposals Map relating to Development Sites and Development Management documents | November 2011 v | March 2012 v | AMBER |
| Submission of document for examination. | April 2012 v | July 2012 v | AMBER |
| Pre-examination Meeting | May 2012 | September 2012 | AMBER |
| Examination (with Development Management document) | July – October 2012 | November – December 2012 | AMBER |
| Receipt of Inspector's binding report | February 2013 | March 2013 | GREEN |
| Adoption of revised Proposals Map | June 2013 v | July 2013 v | GREEN |

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 2009 | Revised Timetable | RAG |
|--|---------------------------------------|---------------------------|--------------|
| Pre-production: Commencement 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) | September 2009 | June 2010 | AMBER |
| Consultation on draft plan | December 2009 – January 2010 | July – August 2010 | AMBER |
| Consideration of representations and preparation of sites & management policies. | January – September 2010 | August 2010 – April 2011 | AMBER |
| Publication of submission DPD | September 2010 v | April 2011 v | AMBER |
| Submission of document for examination; representations invited. | February 2011 v | September 2011 v | AMBER |
| Pre-examination Meeting | March 2011 | October 2011 | AMBER |
| Examination | April 2011 | November 2011 | AMBER |
| Adoption | December 2011 v | July 2012 v | AMBER |

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 2009 | Revised Timetable | RAG |
|---|---|---|--------------|
| Pre-production: Commencement Including scope of SA | 2005 v | 2005 v | GREEN |
| Evidence gathering | To December 2006 | To December 2006 | GREEN |
| Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation. | June 2006 – May 2007 May 2007 v | June 2006 – May 2007 May 2007 v | GREEN |
| Draft SPD and sustainability appraisal report issued for public participation | September – October 2007 | September – October 2007 | GREEN |
| Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD. | October 2009 | November 2010 | RED |
| Adoption | November 2009 v | December 2010 v | RED |

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 2009 | Revised Timetable | RAG |
|---|---|---|-------|
| Pre-production: Commencement Including scope of SA | 2005 v | 2005 v | GREEN |
| Evidence gathering | To December 2006 | To December 2006 | GREEN |
| Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation. | June 2006 – May 2007 May 2007 v | June 2006 – May 2007 May 2007 v | GREEN |
| Draft SPD and sustainability appraisal report issued for public participation | September – October 2007 | September – October 2007 | GREEN |
| Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD. | October 2009 | November 2010 | RED |
| Adoption | November 2009 v | December 2010 v | RED |

v = Milestone

Figure 11: LDF Project Plan Gantt Chart (LDS, March 2009)

NB: The Proposals Map publication, submission and adoption target dates are November 2011, April 2012 and June 2013 respectively.
The earlier dates indicated (November 2009 – November 2011) are contingencies

LDF Project Plan : February 2009

| Document | Timescale | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| | 2009 | | | | | | | | | | | | 2010 | | | | | | | | | | | |
| | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| Local Development Scheme | (A) | | | | | | | | | | | | | | | | | | | | | | | |
| Development Strategy Document | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Sites Document | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Management Document | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposals Map | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste DPD | | | | | | | | | | | | | | | | | | | | | | | | |
| Conservation Areas and Listed Buildings SPD | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Agreements and Planning SPD | | | | | | | | | | | | | | | | | | | | | | | | |

Notes: -This Gantt Chart only shows timetabling for the production of Local Development Documents, and LDS. Other related documents are listed in the LDS.

*'Examination' period includes receipt of Inspector's Report.

| | | |
|------|--|---------------------|
| KEY: | | Production |
| | | Examination* |
| (C) | | Commencement |
| (P) | | Publication |
| (S) | | Submission |
| (A) | | Adoption |
| c | | Consultation |
| ph | | Pre-Hearing Meeting |
| H | | Hearing Sessions |
| I | | Inspector's Report |

Table 21: 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 |
|--|---|
| Chapter 1 Strategy | |
| 1.1 Overall Aim | <p>Policies 1.1 – 1.9, 1.11 not saved (2007). They are covered by London Plan policies.</p> <p>Policy 1.10 will be superseded by Development Management document in June 2013.</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 | |
| Chapter 2 Environmental Resources and Waste | |
| 2.1 Environmental and other Sustainability Impacts | <p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>Policies 2.10 and 2.11 will be superseded by policies in the Joint West London Waste Development Plan in December 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p> |
| 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 | |
| 2.10 Waste Minimisation and Management | |
| 2.11 Waste Environmental Impacts | |

| UDP saved policies | DPD to replace UDP policies |
|--|---|
| Chapter 3 Green Space and Natural Environment | |
| 3.1 Major Open Areas (MOAs) – Metropolitan Open Land and Green Belt | <p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p> |
| 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 | |
| Chapter 4 Urban Design | |
| 4.1 Design of Development | <p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p> |
| 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 | |

| UDP saved policies | DPD to replace UDP policies |
|--|---|
| Chapter 5 Housing | |
| 5.1 Housing Supply | Policy 5.1 is not saved (2007) and is superseded by London Plan policies. Other policies will be part superseded by Core Strategy in November 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013. |
| 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 | |
| Chapter 6 Business | |
| 6.1 Supply of Land and Property for Business Use | Policies will be part superseded by Core Strategy in November 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013. |
| 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 | |
| Chapter 7 Shopping and Town Centres | |
| 7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites | Policies will be part superseded by Core Strategy in November 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013. |
| 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 | |

| UDP saved policies | DPD to replace UDP policies |
|---|---|
| 7.6 Eating, Drinking and Entertainment | documents in June 2013. |
| 7.7 Other Shopping Centre Uses | |
| 7.8 Markets and Street Trading | |
| Chapter 8 Community Facilities | |
| 8.1 Existing Community Facilities | Policies will be part superseded by Core Strategy in November 2011. |
| 8.2 Major Developments and Community Facilities | |
| 8.3 Redundant Community Facilities | The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013. |
| 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 | |
| Chapter 9 Transport | |
| 9.1 Development, Access and Parking | Policies will be part superseded by Core Strategy in November 2011. |
| 9.2 Stations and Public Transport Interchanges | |
| 9.3 Major Transport Projects | The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013. |
| 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 | |
| Chapter 10 Sites and Areas | |
| 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>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</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 | |

| Proposals Map |
|---|
| <p>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 November 2011. This will be reviewed by 2013.</p> |

| Supplementary Planning Guidance – Adopted | UDP 'Saved' Policy |
|---|---------------------------|
| SPG 1 The Sustainability Checklist | 2.1 |
| SPG 4 Refuse and Recycling Facilities | 2.10, 4.1, 5.5 |
| SPG 5 Urban Design Statement | 4.1 |
| SPG 6 Plot Ratio | 4.1, 6.4 |
| SPG 7 Accessible Ealing | 4.3, 3.4, 5.3 |
| SPG 8 Safer Ealing | 4.1, 4.4 |
| SPG 9 Trees and Development Guidelines | 4.5 |
| SPG 10 Noise and Vibration | 4.11 |
| SPG 13 Garden Space | 5.5 |
| SPG 14 Indoor Living Space | 5.5 |
| SPG 15 Residential Care Homes | 5.7 |
| SPG 16 Hostels | 5.7 |
| SPG 17 Babycare Facilities | 8.6 |
| SPG 18 Places for Eating, Drinking & Entertainment | 7.6 |
| SPG 20 Sustainable Transport: Transport Assessments | 9.1 |
| SPG 21 Sustainable Transport: Green Travel Plans | 9.1 |
| SPG 22 A40 Acton Green Corridor | 3.2, 9.3, 10.3 |
| SPG Town Centres - Acton, Ealing, Greenford, Hanwell, Southall | 7.1, 10.1, 10.16 |
| SPG Development Sites - The Acton Area | 10.21 |
| SPG Development Sites - The Ealing Area | 10.21 |
| SPG Development Sites - Greenford, Northolt, and Perivale | 10.21 |
| SPG Development Sites - The Hanwell Area | 10.21 |
| SPG Development Sites - The Southall Area | 10.21 |

| Supplementary Planning Guidance - Approved Draft | UDP 'Saved' Policy |
|---|---|
| SPG 2 Water, Drainage and Flooding | 2.5 |
| SPG3 Air Quality | 2.6 |
| SPG 12 Greening Your Home | 4.1, 5.5 |
| SPG Southall Development Sites | 10.21 |
| SPG Northolt Neighbourhood Shopping Centre | 7.1, 10.1, 10.16 |
| Interim Planning Guidance – Approved Draft | UDP 'Saved' Policy |
| IPG Greenford Hall Area | (Update of 10.21 in Sites DPD, examined by 9/07, adopted by 6/08.) |
| Supplementary Planning Documents – Adopted | UDP 'Saved' Policy |
| SPD1 Affordable Housing | 5.2, 5.4 |
| SPD2 Community Facilities | 8.2, 8.7 |
| SPD3 Low car housing in controlled parking zones | 9.8, 9.1 |
| SPD4 Residential extensions | 4.1, 5.5, 5.9 |
| SPD5 West London Tram Route | 9.3 |
| SPD6 Twyford Avenue Community Open Space | 3.4, 10.21 |
| SPD7 Car clubs | 9.8 |
| SPD8 Crossovers and parking in front gardens | 9.9, 5.9 |

5. Issues and Actions for Future Planning

This fifth 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 2008/09 was to make progress on detailed regeneration studies, which, by the end of the monitoring year, are ready to utilise in taking forward the local development framework and as a basis for delivery of individual regeneration projects. The council also undertook a wide-ranging review of the content of the Ealing LDF to produce an overarching narrative for development, growth and improvement in Ealing and for policies contained within the LDF. A new local development scheme was approved in March 2009.

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. Further progress has been made on the development of the identified special opportunity sites. There has also been greater use of the policies in this topic in decisions on planning applications and appeals. There is still concern on achieving improved data to evaluate future progress.

Green Space and Natural Environment - There has been no effective loss of designated open space or natural habitat in the borough and significant s106 funding has been secured for green space. Further progress has been made on UDP open space projects in 2008/09.

Urban Design - These policies are the most frequently quoted in the UDP and have stood up well at planning appeals in 2009/09. 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. Most significantly, Conservation Area Character Appraisals and Management Plans for all of Ealing's 29 Conservation Areas were completed and approved. These were based closely on English Heritage Guidance and mean that Ealing will be one of the best-prepared boroughs in London for anticipated changes to government policy on heritage protection due in 2010.

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 825 residential units completed (representing 98% 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 proportion of affordable housing was 35% (up from the 31% achieved last year but less than 50% of the total additional housing completed).

Business - 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 31,327 sq. m. of new employment floorspace was completed during the year, there was still an overall net loss of 9,120 sq. m. of employment floorspace, where employment uses were lost to other non-employment based uses. It is noted that the significant change in employment land, both losses and gains, has occurred most significantly outside of the formally designated employment areas. Unemployment has increased quite significantly during the monitoring year, although this is in line with national economic trends.

Shopping and Town Centres - Although there was overall a net reduction in retail floorspace but this was because the data was skewed by one planning application. In fact there was a significant increase in the amount of completed A1 floorspace. The impact of the recession has impacted upon town centres across the UK and vacancy rates have increased in the borough's town centres. However, the Council has indicated its determination to ensure the regeneration of the borough's town centres through the commissioning of a wide range of studies, which will serve as background documents for the LDF, and assist in the delivery of regeneration projects on the ground. Progress continues to be monitored and the data will contribute to updated town centre 'health checks' which will accompany future AMRs.

Community Facilities - The importance of social infrastructure to support sustainable communities continued to grow in 2008/09. At the local level, the new Community Facilities SPD, alongside the Council's Statement of Community Involvement, have ensured community inputs to planning decisions relating to such infrastructure. During 2009/10, work will commence on the preparation of an infrastructure delivery plan for the borough. A report on progress together with any revisions to these plans will be provided in future AMRs.

Transport – The government has given the go ahead for CrossRail and this major infrastructure project will be a key impetus for future residential, commercial and retail development in the borough. The UDP transport policies were in the top two or three most frequently used policies in planning decisions in 2008/09. They were used successfully at appeal and to achieve s106 funding for transport requirements.

Legal agreements - associated with planning permissions yielded an increased level of developer contributions in 2008/09 than in the previous year. Work progressed on a supplementary planning document on planning obligations, which should improve performance in future years. 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
Ealing Council