

**Ealing Council  
LOCAL DEVELOPMENT FRAMEWORK**

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# **DELIVERING LOCAL DEVELOPMENT 2007/08**

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**EALING COUNCIL'S FOURTH  
ANNUAL MONITORING REPORT  
December 2008**

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## **Performance Key**

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

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

### **Local Development Scheme Targets**

The LDS is referred to in section 4 of the AMR. The plan making projects with March 2005 target dates for Ealing Council are indicated in yellow. Their performance is highlighted in green, amber and red, based on achievement on target, within six months of target, or more than six months of target, respectively.

# 1. Introduction

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planning guidance have been incorporated in the local development framework (LDF), but ultimately, the UDP will be superseded by development plan documents produced on the basis of the 2004 legislation.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 approved on target in March 2005. Between April 2005 and the end of March 2008, 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 strategy and sites documents, a series of background documents, and LDF annual monitoring reports. This is the fourth annual monitoring report (AMR).

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. 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 2007/08'). This is followed by a list of the tasks identified in the LDS, and 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 fourth AMR covers the period from 1<sup>st</sup> April 2007 until 31<sup>st</sup> March 2008. The regulations specify that it must be submitted to the Secretary of State no later than the end of December 2008. Where appropriate, this report compares information with that published in earlier AMRs. As far as possible it continues with the style of the earlier AMRs to facilitate comparison. It contains data as indicated in the government's good practice guide on Local Development Framework Monitoring<sup>1</sup>, and the LDF Core Output Indicators Updates (October 2005<sup>2</sup> and 2008<sup>3</sup>). In addition, there is information on UDP policies to be saved beyond the original shelf life of the UDP (i.e. in Ealing, 12<sup>th</sup> October 2007).

This fourth AMR is the second since the local elections of May 2006, which caused a change in the administration at Ealing Town Hall. It charts progress in taking forward the priorities identified as a result of the democratic change in Ealing, and interactions with regional policy. The Council's priorities impacted significantly on plan-making in 2007/8 – causing some delay of LDF progress, but producing a wide range of regeneration studies to serve as new LDF background documents as well as promoting the regeneration of the borough.

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. The lessons from the seminars have enabled improvements to be made in reporting. Ealing's AMR for 2006/7 was commended for the quality of its monitoring of (UDP) policies for development control purposes. Issues highlighted for the 2008 report were –

- Progress on LDFs
- Potential for joint monitoring of LDF, SCS and LAA
- Changes to core output indicators
- Five year housing supply
- Updated PPS12

Accordingly, the current report charts arrangements for joint monitoring, and provides more detail on Ealing's five-year housing supply. The report also takes account of the new PPS12, the updated core output indicators (where possible) and points to the transition to LDF policies in future years.

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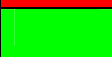













<sup>1</sup> Local Development Framework Monitoring: A Good Practice Guide, Office of the Deputy Prime Minister, London, March 2005.

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


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


**Figure 1****Ealing 2007/08: 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
<b>Business Development</b>				
BD1	Total amount of additional employment floorspace – by type	-26,874 sq.m (net)		43
BD2	Employment floorspace on previously developed land – by type	100%		43
BD3	Employment land available – by type	482 ha.		43
BD4	Total amount of floorspace for 'town centre uses'	39%		51
<b>Housing</b>				
H1	Plan period and housing targets	915 additional units p.a. 2007/08—2016/17		37 Graph & Table 4
H2(a)	Net additional dwellings – in previous years	2,559 (2003/04-2006/07)		37 Graph & Table 4
H2(b)	Net additional dwellings – for the reporting year	1,397		37 Graph & Table 4
H2(c)	Net additional dwellings – in future years	4,903 (5 year period 2009/10- 2013/14)		37 Graph & Table 4
H2(d)	Managed delivery target	See Housing trajectory graph and Table 4		37 Graph & Table 4
H3	New and converted dwellings – on previously developed land	100%		36
H4	Net additional pitches (Gypsy and Traveller)	None		36
H5	Gross affordable housing completions	477		36
H6	Housing Quality – Building for Life Assessments	Not available		36
<b>Environmental Quality</b>				
E1	E1: Planning permissions granted contrary to EA advice**	None		19
E2	Change in areas of biodiversity importance	No change		25
E3	Renewable energy generation	Not available		20
<b>Minerals</b>				
M1	Production of primary land won aggregates	Zero		17
M2	Production of secondary and recycled aggregates	Not available		17
<b>Waste</b>				
W1	Capacity of new waste facilities by waste planning authority	Zero		18
W2	Amount of Municipal waste arising & managed by management type***	Data available for household waste – 21% recycled.		16

\*Score –  no data collected or poor results

 mixed or inconclusive results.

 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 pa)<sup>4</sup>. The West London sub-region also contains the “gateway” to the international world through Heathrow Airport. Heathrow exerts a significant influence on surrounding local economies throughout the “Western Wedge” and outside London. It is expected that West London will continue to derive benefit from the enormous business potential around Heathrow airport, while experiencing the environmental impacts.

The 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.

### 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

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



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 is 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.

Figure 2 –Ealing in its setting



## Looking Ahead

The latest population projections from the GLA suggest that the rate of population growth will continue at an additional 2,056 p.a., with the population of Ealing increasing from 312,102 to 342,945 by 2021 (Table 1). This is higher than the projections reported in last year's AMR, and follows the GLA's 'High' projection rather than the 'Low', on the grounds that Ealing's population has been under estimated.

Projected numbers of households in the Borough increase by 18,238 between 2006 and 2021, a rate of 1,216 p.a. The GLA's projections use the DCLG 2004-based household projections, and the most recent development data, updating the 2004 London Housing Capacity Study.

**Table 1**

<b>Population Projections 2006-2021</b>						
Ealing	2006	2011	2016	2021	Change 2006-21	% Change
Population	312,102	324,889	334,571	342,945	30,843	9.9%
Households	121,879	128,501	134,378	140,117	18,238	15.0%
Source: GLA 2007 Round Demographic Projections						
Notes: a) These projections ('PLP High') take into account results from the 2004 London Housing Capacity Study;b) they should not be compared directly with mid-year estimates.						

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 2008.

## 3. Delivering Local Development 2007/8

### Introduction

This chapter looks at information about planning policies and development in Ealing from 1<sup>st</sup> April 2007 until 31<sup>st</sup> March 2008. 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 AMRs, the report identifies the number of times that different policies are used in planning appeals. If the inspector has agreed with the local authority, the policies are regarded as successful. The report also identifies the policies referred to in appeals upheld by the inspector. In these cases, the inspectors' letters were examined to see if inherent problems could be identified with any of the policies. Finally, the very few decisions on planning applications classified as 'departures' from the development plan are considered.

The policies in the UDP were adopted on 12<sup>th</sup> October 2004. The Planning and Compulsory Purchase Act 2004 indicates that these policies should be replaced by new LDF policies, and that the UDP policies are 'saved' for three years from the date of UDP adoption. The local planning authority's consideration of which policies to save or to dispense with after that date, was set out in previous AMRs, having regard to government advice<sup>5</sup>. This monitoring data was used by the local planning authority in making recommendations to the Secretary of State about which policies should be retained, and which should be allowed to lapse. The Secretary of State's direction in response to these recommendations was received in September 2007. This is referred to in the topic sections below.

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<sup>5</sup> Department of Communities and Local Government: Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period, DCLG, London, August 2006.

The 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

The UDP objectives which were in place at the beginning of 2007/8 are set out in the topic sections, which follow. From next year, 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 2007/08. 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.

From April 2007 until February 2008, the London Plan (including initial alterations) was the relevant regional spatial strategy. Further alterations were available in draft from the

beginning of the year, and tested at an examination in public in the summer. The Inspector's report on the examination was published in October 2007. 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).

### Context 2007-2008

The [Planning Bill](#) was introduced on Tuesday 27 November 2007. The legislation builds on the proposals set



out in the Planning White Paper and introduces a new system for nationally significant infrastructure planning, alongside further reforms to the planning system – including a community infrastructure levy.

The government's Department for Communities and Local Government (DCLG) also published a supplement to Policy Statement 1 (PPS1) on Delivering Sustainable Development. This deals with the challenge of Climate Change, and sets out how, in providing for the new homes, jobs and infrastructure needed by communities, planning should help shape places with lower carbon emissions and be resilient to inevitable climate change.

Government published 'Adding Capacity at Heathrow Airport' in November 2007, proposing an additional runway at Heathrow.

Government also confirmed the CrossRail project, a new fast rail link between Heathrow and east London, upgrading lines in Ealing, and upgrading key stations.

In London, the Mayor's office progressed and published a new version of the regional spatial strategy, the London Plan. 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. Many of the targets and statistics relate to earlier years (especially 2016) because information

is more readily available and/or reliable for those dates.

The Mayor's office also responded positively to Ealing Council's campaign against the proposed West London Tram, by deciding not to proceed with this project.

In Ealing, having regard to the above strategic issues, the Council progressed the priorities introduced since the 2006 election, including publication of New Issues and Options for the Local Development Framework in September 2007, and wide-ranging work on regeneration projects in the borough's town centres and estates.

## Contextual Indicators

### 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*).

### Community Cohesion

A survey conducted between February 9<sup>th</sup> and March 2<sup>nd</sup> 2008 reveals 84% of Ealing residents are satisfied with their neighbourhood as a place to live with only 7% dissatisfied. (*Source: 'Ealing Temperature Check', LBE, April 2008*).

### Personal Concerns

1. Crime (42%), 2. Traffic congestion (38%) 3. Level of the council tax (35%), 4. Litter (27%), 5. Lack of affordable housing (12%), 6. Lack of recreational facilities (12%). (*Source: 'Ealing Temperature Check', LBE, April 2008*).

## **UDP Policy Indicators**

All UDP Strategy policies are quoted in decisions on planning applications or appeals in 2007/08. As in previous years, policies 1.4 and 1.9 are mentioned most – with 58 and 53 references respectively. The strategic sites and development sites policies (10.1 and 10.21) are rarely invoked in decisions (12 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. This makes sense in that all cases have design and transport implications. Strategy policies were third, environmental resources fourth and housing fifth. The other topic policies have a reasonable usage too.

The pattern emerging from a survey of appeal decisions reveals that Urban Design and Housing 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 2005/06, 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 plan. In 2007/8, there were permissions on site 14 (Ealing town centre sites north of the Uxbridge Road – permissions for Westel House and for 22-24 Uxbridge Road), and site 15 (Ealing Town Centre sites south of the Uxbridge Road – permission for 78-89 Uxbridge Road). In addition, there was approval for a further phase of development at site 137, Grand Union Village on the Southall / Greenford borders.

## **Observations and Conclusions**

This report covers the fourth year since the Ealing UDP was adopted, and the third 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.



## 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
- 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

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  
West London Waste Development  
Plan Document

### Context 2007/2008

The Department for Communities &  
Local Government published:  
'Planning Policy Statement: Planning  
and Climate Change – Supplement to  
Planning Policy Statement 1 (in  
December 2007)'; and,

'The Code for Sustainable Homes:  
Setting the standard in sustainability  
for new homes' (February 2008) &  
Technical Guide (October 2007).

In February 2008 the GLA also  
published the consolidated version of  
the London Plan. This new version of  
the London Plan placed increased  
emphasis on the issue of climate  
change.

In West London, Ealing (alongside  
Brent, Harrow, Hillingdon, Hounslow  
and Richmond) appointed consultants  
Mouchel to assist with the preparation  
of the West London joint development  
plan document on Planning for Waste.

### Contextual Indicators

#### 1. Water Quality

As part of the Environment Agency's  
General Quality Assessment, 100% of  
Ealing's rivers and canals are rated as  
good or fair quality.

(Source: Environment Agency, as  
indicated in AMR 2004/5).

#### 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  
worsened in 2007/08 (24 days) from  
the previous years (20 days in 2006/07  
and 9 days in 2005/06) and reverses a  
trend that showed improvements  
between 2003 and 2005.

Despite the worsening situation for this  
year, Ealing's performance is not  
dissimilar from DEFRA's urban  
average for the same indicator (23  
days for 2007). (Source: Pollution  
Control/DEFRA).

#### 3. Waste Recycling

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

Total municipal waste for the 2007/08  
was 148,800.09 tonnes. Data in terms  
of how this waste is managed is  
currently unavailable for the monitoring  
period. This data will however be  
available for future monitoring years as  
this is currently being collected for new  
National Indicator 193. Although not  
directly comparable the best available  
data relates to household waste, and  
this 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 2007/08 are  
also provided below so that a  
comparison can be made with data  
from previous reports.

Total household waste arising for this  
period are 118,549.44 tonnes. In terms  
of how waste is managed, Ealing has

achieved a steady increase in recycling levels for household waste (21% - 24,994.08 tonnes), and has also achieved its BVPI target (21%) for 2007/08. These improvements have resulted from the introduction of cardboard to the recycling collection rounds and the provision of free garden waste pink sacks last year. The introduction was further enhanced in November with the introduction of the collection of plastics for the first time as part of the recycling service. Performance is on track for exceeding the national targets to recycle and compost 30% of household waste by 2010.

The amount of household waste collected has also declined, down from 404.1 kilograms in 2006/07 to 385.5 in 2007/08 per head of population.

The percentage (7.8% - 9,319.45 tonnes) of household waste sent to composting has also increased significantly during 2007/08 when compared to the previous financial year, although this is still below the target set for 2007/08 (8.77%).

The increase in food recycling coupled with the introduction of free garden waste sacks in November contributed to the increased tonnages and percentages in composting figures.

However, the overall targets were not met and there is ongoing analysis of the data to examine those parts of the borough regarding food waste that underperformed.

Ealing alongside five other West London Boroughs is 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.

#### 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 and 9. In total there were 299 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. Those policies

referenced more frequently, were often those which dealt with site constraints such as contaminated land (2.7 - 51) and flooding (2.5 - 34), although even these do not deal with all areas.

Policies such as 2.1 'Environment and Other Sustainability Impacts' (43), 2.9 'Energy' (50) and 2.10 'Waste Minimisation and Management' (80) 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 was recorded where a policy in chapter 2 was referenced (in this case policy 2.1). In the case of appeals upheld no reference was made to policies in chapter 2.

Three applications were advertised as departures during the year, of which only two were determined. Both applications Norwood Hall (P/2007/3165) and Cambridge Yard (P/2006/4025) 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 Norwood Hall application the decision to advertise this application as a departure arose because the proposal involved built development (a primary school) on MOL. With regard to the Cambridge Yard site, this application was advertised as a departure because it involved residential development on a defined Employment Site.

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 2007/08 – 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. However, in terms of permissions it is noted that two applications were approved during the monitoring period relating to waste treatment/transfer. The first of these was for a change of use of a warehouse as a waste materials recycling centre (1,455 sq. m.) at 1a Lyon Way (P/2007/4676). The second application (2 Sovereign Park, P/2005/1521) related to an existing waste treatment/transfer facility. It is noted in this case that the proposal did not affect throughput/capacity.

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 2006/7. No funding was secured for 'Environmental Resources

and Waste'. Work on a new SPD on legal agreements is underway, and this should help to provide more appropriate contributions are secured in future years.

## 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 clear that in 2007/8, developers routinely submitted checklists for major projects.

Unfortunately, it has not been possible to analyse the performance of development against the checklist during this period. Further work will be undertaken in due course and reported in the AMR for 2008/9.

### 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, the applicant is working up new plans for the site. A Screening Opinion was recently submitted with an outline application expected in October 2008.
- Atlas Road – The Inspectors decision on an appeal lodged for the refusal of 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, is awaited (expected April 2008).
- Glade Lane – The future use of this site is being reviewed as part of a consultant's study 'Framework for Southall', regarded as a background document for the LDF.
- Grand Union Village – presently under construction – now nearing completion.
- 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 draft Park Royal Opportunity Area Planning Framework. The boroughs, Park Royal Partnership, Greater London Authority, Transport for London and the London Development Agency, are preparing this jointly. A position statement for the Southern Gateway site was also produced.
- 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. The previous application for housing development on land south of Rockware Avenue was withdrawn.

### 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. - Zero**



During the period 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008 the Environment Agency lodged objections to 7 applications in the borough on flood risk grounds. Of these 6 were withdrawn before determination. Only one application (BBC Depot – P/2007/3687) was determined which was approved subject to conditions and a legal agreement. 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 subject to the imposition of an appropriate condition requiring the submission of details of a scheme for the provision of surface water drainage. The requested condition was included in the decision.

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

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 targets or actions for the individual boroughs that fall into this catchment. It is noted though that of the 7 actions identified in the Brent Policy Unit Action Plan two of these actions (Bt1 & Bt2) are already being part delivered by the planning authority. These relate to work on our Local Development Framework.

For example one of the actions in the current draft action plan measures the progress of authorities in adopting policies in their LDF and Strategic Flood Risk Assessments (SFRA), to

manage residual flood risk in accordance with the guidance in PPS 25.

The Council has recently undertaken and completed a borough wide Strategic Flood Risk Assessment (March 2008). A more detailed action plan for each of the local authorities is currently being prepared by the Environment Agency, which will establish specific actions for the Council, and set out targets and timescales for delivery. This should be published in the Autumn 2008. On the basis of this action plan it will then be possible to report accurately against this NI 189.

#### 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 08 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 for example applications for South Acton Estate (Phase 2), 79-89 Uxbridge Road, Sinclair House, Springdale Court (Phase 3), Khalsa School,

Westel House, the USC site, Northolt Swimerama, Bromyard Avenue, Grand Union Village Phases 11, 12 & associated new Primary Health Care Centre and Jubilee Gardens Library and Clinic.

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 full planning applications conditions/details are not currently monitored, adding to the uncertainty with the 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 emerging changes to the regulations on permitted development.

In recognition of these difficulties in monitoring this indicator, changes have and are being put in place. In April 08 the new 'One App' application forms are to be introduced which will include a question relating to on-site renewables and their estimated capacity.

Moreover, the Council's own monitoring forms has also recently been 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, water quality and the recycling of waste. However, there is scope for improvement. Consideration is underway on how various indicators can be monitored better – particularly on the production of secondary / recycled aggregates, and on flood risk and water quality. 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 infrequently in planning decisions (including appeals and departures).

The monitoring of completions data indicates that there were no new mineral facilities completed during the year nor 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 supplementary planning document on legal agreements and planning obligations will 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.

LDF objective 2 – 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 DPD's
- 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  
Ealing Allotment Strategy  
Ealing Biodiversity Action Plan  
*New priorities* – maximise community involvement in parks, improve access to green space for areas deficient in parkland, promote nature conservation

#### Context 2007-2008

The Greater London Authority published supplementary planning guidance on 'Providing for Children



and Young People's Play and Informal Recreation' (March 2008), and 'Improving Londoners' access to nature: London Plan Implementation report' (Feb 2008).

## Contextual Indicators

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

The Ealing Residents Survey 2007 surveyed residents' satisfaction with Council services including parks, playgrounds and open space. In this regard 56% of respondents and 66% of service users were satisfied with this service area. This was previously recorded as 77% in the earlier 2005/06 Residents Survey. It is noted however that satisfaction with this service area for this year was relatively high when compared with other service areas in the borough (*Source: Ealing Residents Survey 2007*).

### 2. Quality of Green Space in the borough (Green Flag Awards)<sup>6</sup>

The Council has achieved Green Flag awards for 2 parks (Southall Park and Northala Fields). Green Flag status was also sought for 4 further parks (Walpole, Acton, Ravenor & Churchfields Woodlands).

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.

This is the fourth Green Flag Award for Southall and the first year that Northala Fields has been successfully awarded. Acton Park failed to retain its Green Flag status for this year. 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.

## UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 3 policies were quoted in planning committee decisions (72 incidents of chapter 2 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 (609) and Chapter 9 (362). It is also noted that the frequency of use of different policies in chapter three also varies quite significantly. Policies which are relevant to site designations covering significant areas of the borough, such as Metropolitan Open Land/Green Belt 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, 3.4 & 3.8 were quoted in appeals that were dismissed. On the other hand, there were 2 appeals upheld in which policy 3.2 'Green Corridors and the Waterway Network' was quoted (P/2006/4285 & P/2006/2151 both for the installation of telecommunications equipment). 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 for a new Primary School (P/2007/3165) at Norwood Hall, Southall was contrary to open space policies, as this involved built development on Metropolitan Open Land (MOL). Whilst it is recognised that the proposal did constitute inappropriate development on MOL, in terms of the interpretation

<sup>6</sup> Old DCLG Core Output Indicator 4c

of PPG 2 and London Plan policy, the benefits arising from the proposal were considered to outweigh the harm, e.g. enabling renovation of listed building, enhancing community access to open space, the development of a new faith school in an area of considerable need. Moreover the actual impact on the openness of the site has been minimised through the siting and design of the proposed buildings.

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 Norwood Hall, it is noted that only one further application was approved during the year, which if implemented would result in a change in open space.

An application (P/2007/3367) was approved for the provision of a temporary enclosed ice-skating rink from November to January over a three-year period on Haven Green. Given the temporary nature of this proposal this application was deemed to be acceptable as the site is to be reinstated as open space in January of each year.

A second application (P/2006/5275) was submitted for the installation of various equipment to support the recreation use of the site, (including the installation of a youth shelter, a multi-use goal end, hard standing and fitness units), at Mount Pleasant Fields

(also Public Open Space), although it is noted that this proposal is not deemed to result in a net loss of open space. In particular the installations proposed are not enclosed or of a partially enclosed nature, whose footprint is not considered to reduce the usable open space. Moreover, the installation of such equipment directly supports the open recreation use of this site and is entirely consistent with policy 3.4.

Section 106 contributions have been secured for Green Space and Nature Conservation projects in 2007/08. These have included environmental improvements such as tree planting/ landscaping and improvements to local parks and outdoor play facilities, funding towards the development of a new visitor centre etc.

It should be noted that whilst a substantial amount of money (£463,000 equivalent to 20% of all contributions) has been secured for such projects, only £150,000 was directly secured, and can be attributed to the application of policies in chapter 3.

The remaining £313,000 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 offset any deficiency in provision against these standards.

Work on the new SPD on legal agreements is also underway, and the document is due to be published next year. The SPD will help to clarify the process for developers and will help in securing further contributions in future years.

## 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 2007/8.

With regard to **approvals** two applications (Norwood Hall – P/2007/3165 and Haven Green – P/2007/3367) were approved during the year, which if implemented could result in a loss of designated open space.

In the case of Norwood Hall, this site is presently designated as Metropolitan Open Land. Whilst the built footprint of the new school was measured at 2,412 sq. m., the net loss of open space was calculated as less at 1,300 sq. m. of open space. The area of the site proposed for the new school has been occupied in part by a mixture of (now derelict) permanent and temporary horticultural structures, totalling 1,108 sq. m. With a built footprint of the new school of 2,412 sq. m. the net increase in the built footprint (and therefore the area of open space lost) would be just over 1,300 sq. m.

In the case of Haven Green, which is designated as Public Open Space, the proposed ice rink would occupy 1,250 sq. m. of open space. It is noted however that given the temporary nature of this application the proposal would not result in a permanent loss of designated open space.

### 2. Change in areas of biodiversity importance

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

This indicator monitors losses or additions to biodiversity habitat, including: "Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance".

In Ealing these include sites of metropolitan and local Importance for nature conservation.

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

For example it may be possible to look at 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. Changes are monitored as part of a review of the action plan. In this regard the Council is not aware of any changes at present.

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 08, with the main landscaping works now complete. Some ancillary buildings are planned for the site in 09.
- 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 reserves. A planning application is imminent for the use of the derelict building on the site for Hanwell Boxing Club.

- 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.

### 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. In respect of permissions however, two applications were approved which if implemented could result in a net loss of open space, although only one of the cases would result in a permanent loss.

In respect of S106 contributions, significant 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 2007/8.

## 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 2007/08**

Urban design remains in the spotlight in terms of helping to deliver the government's agenda on sustainable communities, housing and social inclusion.

The introduction of Design & Access Statements following Circular 01/06 in June 2006 has significantly improved thinking around design. They have made it easier for applicants to explain the concept and evolution of the design and helped to create a clear and consistent structure for local planning authorities to analyse and judge the qualities of design.

The council's urban design and conservation was transferred from Property & Regeneration into Development Services in 2005/06 with the intention of strengthening conservation and urban design advice in the pre-application and planning process.

The council's Development Team Approach weekly meetings continue to be a valuable forum for all relevant parties (Planning Policy, Transport,

Parks & Countryside, Environmental Health, Environmental Services, Development Control, Housing and Urban Design & Conservation) to meet and discuss development schemes at the pre-application stage. They have helped raise the profile of urban design work generally.

Follow up work sometimes leads to separate meetings with individual applicants. By spending more time on the pre-application stage, it is more likely that design considerations will be more or less on the right track when it comes to a full planning application and this also increases the chances of an application being dealt with more smoothly.

To help promote urban design a presentation was also given to local councillors as part of their member training sessions.

In 2007/08, a public realm strategy was also commissioned by the Park Royal Partnership and the London Development Agency's design arm Design for London that aims to develop and enhance Park Royal, Europe's largest industrial estate. It will examine the scope for targeted design interventions to improve the quality of public spaces and create green corridors in Park Royal and will be published in late 2008.

However, unfortunately, work on the Urban Design Action Plan remains on hold.

### **Contextual Indicators**

#### **Accessibility of Local Authority buildings**

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

Further works are planned in 2008/09 to improve the figure still further to 65%. There is a planned 10% year-on-year improvement in subsequent years.

### **UDP Policy Indicators**

As was the case in 2004/05, and 2005/06 and 2006/07, the UDP urban design policies are quoted the most frequently of all the policies in decisions on planning applications or appeals. This is because of the ubiquity of design issues in development control.

The urban design chapter includes policies for advertisements, listed building consents, listed demolitions, and conservation area consents. Policy 4.1 is by far the most frequently used policy, 105 times (91%) in a total of 116 Committee decisions. This is to be expected given its broad design remit. Policies 4.3, 4.4, 4.8 and 4.11 are also used frequently, with 50 or more instances of each being used in Committee decisions, indicating that these design policies are being used as an effective tool in decision-making.

A survey of appeal decisions showed that Policy 4.1 was referred to 54 times (71%) in a total of 76 dismissed appeals. This is an increase on last year, where the policy was referred to 32 times (57%) in a total of 56 dismissed appeals.

It also features very frequently in allowed appeals - 27 times (48%) in a total of 56 allowed this year. In an analysis of inspector's letters on allowed appeals that referred to urban design policies, there were no instances in which the Inspector indicated that the policies themselves were flawed. Generally it was the case that the inspectors did not agree with the local planning authority's interpretation or application of the policy to a particular site, or on reflection, did not feel that the development would have as significant

an impact as assessed by the authority.

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, almost £304,000 has been allocated for environmental improvements to improve urban design. This represents an increase of 169% over funding levels secured in 2006/07.

Of this funding, £120,892 is linked to an office development at 79-89 Uxbridge Road, W5 (formerly Hadley House) and is allocated towards the improvement of the public realm within the vicinity of the property and surrounding areas such as Walpole Park, including new footpath paving, public art, new streetscape furniture and landscaping.

A further £60,000 is linked to 22/24 Uxbridge Road, W5 (formerly council offices) and is allocated towards the improvements to the public realm in the vicinity of this property and surrounding area including footpath paving, raising of kerbs at bus stops, landscaping and public art provisions. £38,100 is linked to a residential development at 28-35 Kirchen Road, W13, in West Ealing and has been allocated towards streetscape improvements and further improvements to Drayton Green and Dean Gardens.

£20,100 is linked to the Studio Site, Church Path, Chiswick and £20,000 to the USC site, Scotts Road, Southall and has been allocated towards local improvements within the vicinity of these developments.

In total the funding for environmental improvements therefore comprises 13.2% of the s106 contributions for this year, down from 18.7% in 2006/07 but significantly higher in terms of funding levels secured and still a vast improvement on the 0.6% secured in 2005/06.

In addition, a further £50,000, related to a mixed office/residential development at Westel House, 32/38 Uxbridge Road, W5, has not been included in the figures quoted above. This funding has been allocated for public art (either appropriate sculpture, street furniture, landscaping or architectural detailing within the development as the owner and council may agree).

## **Other Performance Indicators**

### **1. Safer Ealing**

The Crime Prevention Design Advisers have continued to have a good working relationship with the Planning Service. Secured By Design advice has continued to be used by planners in the consideration of applications and to confirm that conditions have been met.

During 2007/08 there were 355 referrals to the Crime Prevention Design Advisers. This compares with 231 referrals in 2006/07, an increase of 54%.

Developments of note that have benefited from this service include the plans for the Southall Gas Works site and the Arcadia Centre, Ealing Broadway, which are both committed to adopting "Secured by Design" principles.

A major change over the period has been the need to consider counter terrorism issues alongside the more usual crime and disorder ones.

### **2. Accessible Ealing**

In the year 2007/2008, the Access Officer made a total of 650 written observations on planning applications. The most frequently raised issues were Lifetime Homes Policy, disabled people's car parking requirements and communal staircases. There was a new requirement for Access Statements to be provided. There were 7 requests for advice on Access Statements. However, the applicants were providing Access Statements as standard with the larger applications.

Over the year from April 2007 until March 2008 the Development Control Service asked for and received advice on 650 planning applications:

- 66 cases were approved and 19 subject to legal agreement and 10 awaiting legal agreements – and access were dealt adequately in most of these cases.
- 253 cases were approved with conditions, including an access condition (i.e. to ensure compliance with access requirements).
- 207 were refused, 46 withdrawn – in many of these cases the comments pointed out there was poor access.
- 65 were still pending at the end of March 2008.

The cases related to all types of development, though the majority were housing projects. There were 3094 units approved<sup>7</sup>, including those awaiting legal agreements. Of these, 2854 units satisfy the Lifetime Homes

<sup>7</sup> This overstates the true figure for residential approvals (see topic five). It relates to cases dealt with by the Access Officer, on sites for which approval was ultimately granted.



Standards, and 176 units satisfy Wheelchair Housing Standards. There were 60 units that do not satisfy the Lifetime Homes Standards or Wheelchair Housing standards.

### 3. Conservation and Design Advice

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

The total number of cases dealt with is broadly comparable to last year, and this indicates continuing development pressure. The potential effects on the borough's heritage need to be carefully considered in future Council plans and strategies.

**Table 2: Conservation & Design Advice 2007/8**

Type of Application	Decision Type	Frequency
Listed Building Consents	Approved	3
	Conditionally approved	39
	Refused	11
Demolition of Listed Buildings	Conditionally approved	14
	Refused	3
Conservation Area Consents	Approved	5
	Conditionally approved	10
	Refused	9

According to workload records, urban design advice on other planning projects was given on approximately 160 cases and this will have included both the pre-application stage and the formal planning application. The time devoted to each case varies enormously with a small number of large, strategic applications taking up a disproportionate amount of time.

At the end of March 2008, 20 of the Borough's 29 Conservation Areas had up-to date character appraisals and 18 Conservation Areas also had up-to-date management plans, compared to 10 and 18 respectively at the end of 2006/07. It is anticipated that a further 3 appraisals and management plans will be produced during 2008/09. The Conservation & Urban Design Team has also published a *Shopfronts Design Guide for Greenford Town Centre*. Similar design guides for Acton, Ealing and Southall town centres are also due to be published during 2008/09.

Finally, in September 2007, the council published a draft supplementary planning document on conservation areas and listed buildings. It aims to:

- Outline the purpose of conservation areas, including criteria for conservation area designation and what the practical implications are for different types of development within conservation areas.
- Explain in more detail the saved policies in Ealing's UDP (notably urban design policies 4.6, 4.7 and 4.8) that relate to planning controls within conservation areas in the borough and what to expect where listed buildings are concerned.
- Provide guidance to any person operating in the borough to encourage high standards of design, whether for alterations to established buildings, some of which may be listed, or for new build properties in conservation areas that are consistent with the provisions of the law, Ealing's LDF and government guidelines.

- Point applicants and others working to deliver development projects requiring planning permission in the direction of further information relating to appropriate development for properties within our conservation areas or that might be affected by a statutory or local listing.
- Ensure that the council's intentions are clear so that contraventions can be dealt with efficiently through enforcement procedures.

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

#### **4. Local Satisfaction with Design**

Members of the Development Control User Group (DCUG) were consulted on their satisfaction with developments in urban design in the borough over the past year. This group consists of 19 community representatives from Conservation Area Advisory Panels, Residents Associations, Ealing Family Housing Association, Ealing Civic Society and others.

The comments indicate concerns over the continuing absence of the urban design panel and highlight some

examples of developments considered by the DCUG to be very poor in urban design terms, which have taken place in the absence of the panel.

Regrettably, the establishment of an Urban Design Panel has not been possible to date but the council continues to work closely with Commission on Architecture & the Built Environment (CABE) which has its own consolidated design panel and applicants are advised to consult with their panel when a scheme is considered to have greater urban design significance.

It should be noted that the Urban Design and Conservation are statutory consultees and therefore do not themselves have the powers to determine planning applications. Decisions will take into account a number of factors and these concerns or priorities may outweigh any objections on design and conservation grounds however strongly that case may be made.

As a result of urban design concerns in Ealing during 2007/08, the developer of a key town centre project with a 40 storey tower (the Arcadia project at Ealing Broadway) undertook to redesign his scheme.

### **Observations and Conclusions**

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.

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. There has also been a major increase in s106 contributions for environmental improvements/urban design initiatives since last year, which is a very positive indication of the importance now being placed on urban design issues. Throughout 2007/08, urban design inputs to pre-application advice have continued to show real benefits in early advice to developers.

Finally, it has been disappointing that important initiatives such as the Urban Design Action Plan and Urban Design Panels have not taken place in 2007/08.

## Topic Five Housing

### 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 2007-2008

The consolidated London Plan was published in February 2008. This included the Borough Housing Targets 2006-17, previously approved in the Early Alterations, and thresholds for affordable housing which now supersede those in Ealing's UDP.

Background work on Housing Market Assessments (HMA) and Strategic Housing Land Availability Assessments (SHLAA) was ongoing. The GLA is hoping to conclude the SHLAA in 2009. A West London sub-regional HMA should be complete by the end of 2008/9, and a local study has been commissioned too.

### Contextual Indicators

#### Affordable Housing Ratio (house price/earnings affordability ratio)

In 2006 this ratio was 11.2 (a worsening in affordability from the 2005 figure of 10.8 reported last year - Note: A higher ratio indicates homes are less affordable).

*Source: NOMIS/Neighbourhood Statistics*

Ealing published its Housing Needs Study in Nov 2005. The need for affordable housing was 7 times the level of estimated new dwellings in the Borough.

### UDP Housing Indicators

The UDP Housing policies are amongst the most frequently quoted policies in decisions on planning applications or appeals.

Of the 116 planning applications that were considered by Committee, there were 243 references to UDP Housing policies, more than any other topic chapter except for Urban Design, Environment or Transport.

An analysis of the policies shows that 40% of references were to Residential Design or Density standards (Policies 5.5 and 5.1) and nearly 20% to Lifetime Homes policy (Policy 5.3).

Reference to supplementary guidance on affordable homes, indoor living space and garden space was made in about 90 cases.

A survey of appeal decisions revealed that housing policies were the most frequently quoted policies in cases that were dismissed, 93 references in the 75 dismissed cases. In the 56 allowed cases, housing policy references were second only to urban design.

Policies 5.5 and 5.9 on design and householder extensions/alterations were by far the most frequently quoted housing policies.

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 2007/08 target for housing completions was 848 new units p.a. (915 including non self-contained and vacant units brought back into use).

Table 3 below shows housing completions and permissions for 2007-08. It demonstrates that Ealing's housing target was exceeded. 1,516 residential units (1,397 net) were recorded as completed.

Substantial new housing was delivered at:

- Grand Union Village, Southall;
- Horsenden Lane South, Perivale;
- Bromyard House, Acton; and
- at the Daniels and Waitrose sites in W13.

**Table 3: Housing Completions and Permissions 2007-2008**

	Residential Units (Net)	Residential Units (Gross)			Affordable Units	
		New Build	Conversion/ Change of Use	Total	No.	%
Completions	1,397	1,241	275	1,516	477	31%
Permissions	850	296	718	1,014	211	21%

Source: Ealing Development Monitoring Database

The number of long-term vacant residential properties in the private sector (i.e. vacant for over six months) brought back into use increased from 526 in 2005/06 to 619 in 2006/07 (Source: BV64 ).

Housing approvals totalled 1,014 units (850 net), down on the previous year (1,113 net). Major permissions included Cambridge Yard, Hanwell; The Granville, Ealing Common; 2 Bollo Lane, Acton; and The White Hart, Southall. Only 442 units were in developments of 10 or more units.

Signed s106 agreements involved three sites providing a total of 110 affordable housing units.

Identification of sites was originally co-ordinated with work on the London Housing Capacity Study (2005) and updated site information will feed into GLA – coordinated supply side work in 2009.

**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 4.

Whilst sufficient sites have been identified to meet the London Plan target (Table 4), the current economic climate makes it doubtful whether resources will be available to continue house building, at the current rate, in the short term.

## Other Performance Indicators

### 1. Ealing Housing Trajectory

The housing trajectory (see Graph and Table 4 below) charts Ealing's progress towards meeting the housing supply target in the London Plan over the plan period. It includes in the early part of the plan period, the actual number of residential units which 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 some sites where a planning application has suggested potential for development.

Treasury medium-term forecasts suggest that GDP will decline by 0.9% in 2009 before increasing by 1.2% in 2010 and 2.5% in 2012; construction output is set to fall significantly in 2008-9, with recovery in 2010-11 alongside that of the economy as a whole.

Identification of residential sites over the complete 15-year period (Core Output Indicator H2c) has not been possible this year. The schedule below indicates major sites (10+ units) where development could

commence/complete in the 5-year period 2009-14.

A best estimate of 4,903 completions over the 5-year period would exceed the 4,240 targets.

Proposals for additional housing resulting from estates regeneration will be included in future AMRs, following selection of development partners.

## 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 2007/08.

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

## 3. Affordable Housing

477 affordable homes were completed in Ealing in 2007/08. This represents 31% of the total homes completed in 2007/08, below the target of 50% and below what was achieved last year (42%).

The number of affordable homes completed over the last five years is as follows:

2003/04	308
2004/05	131
2005/06	161
2006/07	492
2007/08	477

Completed private schemes achieved between 30% and 79% affordable provision, some 359 units in all – 50% is the target. The remaining 118 units were developed in four 100% affordable schemes. 69% were social rented and 31% intermediate (LDD records), close to the planned 70:30 split.

Housing records indicated that only 16% comprised three or more bedrooms, considerably below the SPG target of 36%, although an improvement over last year (7%). 37% were one bedroom, and 47% two bedroom.

**Core Output Indicator H5: Gross Affordable Housing Completions - 477**

Permissions have been granted for an additional 211 affordable units, 195 of these on 6 sites, including Cambridge Yard, Hanwell (62 units). This was well down on last year – 382 units.

Affordable housing on private sites ranged from 39% to 50% of total proposed units, with a 100% scheme at Kirchen Road W13 (24 units).

## 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 for the LDF.

No additional pitches were provided in 2007/8. 24 are provided at present.

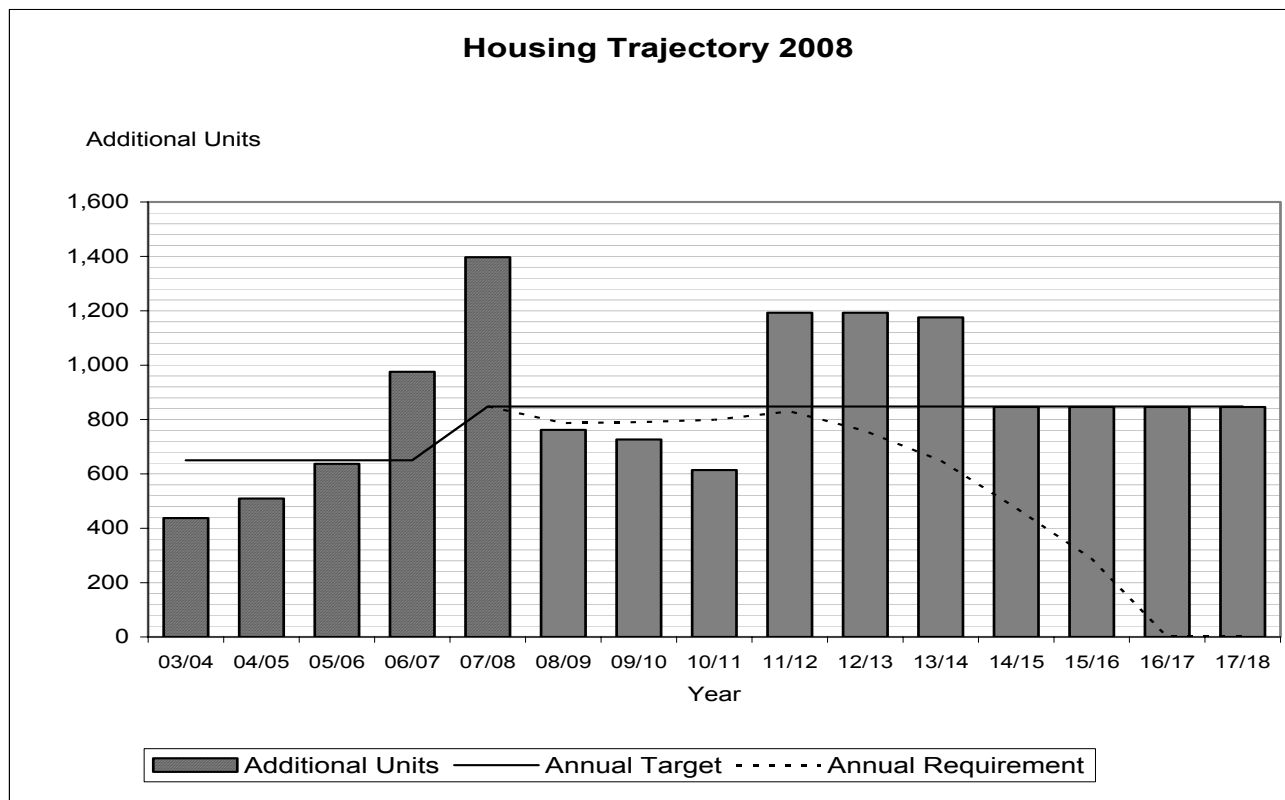
**Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller) – None.**

## 5. Building for Life

**Core Output Indicator H6 Housing Quality – Building for Life Assessments – NO DATA COLLECTED.**

A survey of major residential developments will need to be undertaken in the year ahead. It was not possible to provide this data for 2007/8.

## Housing Trajectory

[illegible]



**Ealing Trajectory 2008 : Sites Identified for Residential Development (Start or Completion) over next 5 Years (2009-14)**

Site	Plan.Ref	Area	Status	Capacity	Site	Plan.Ref	Area	Status	Capacity
<b>Acton</b>									
62 Horn La	(P/2008/4102 Pending-21 units)		s	10	<b>Greenford</b>				
St Aidan's Ch, Old Oak Common Lane	site 78		s	15	Grand Union Village (*underway) (in LBE)	P/2007/2375		u/c	960
South Acton Estate* (P/2004/5577-756 units)	Site 6		p	2,000	Town Centre car park, 2-16 and 22B The Bdwy	Site 85		s	30
Churchfield Rd, Hooper's Mews	Site 7		s	60	19-25 Oldfield Lane S, Greenford Hall, Methodist Church, 2-12 Ruislip Rd	Site 87		s	6
Crown St, Mill Hill Terrace, High St, Acton	Site 8 (not including P/2000/4482)		s	17	19-31 The Broadway	Site 88		s	23
264-278 High St	Site 10		s	15	458-462 Greenford Rd	Site 91		s	25
Beechworth House, 40-48 High St	Site 11		s	10	311-319 Ruislip rd E / 412-424 Greenford Road	Site 92		s	50
Acton Town Hall & Baths	Site 12		s	300	5-7 Otter Road	P/2008/1477		p	14
107-11 Churchfield Rd W3	P/2007/3230		p	15	White Hart, Greenford Road	P/2008/1576		p	14
The Studio, Church Path W4	P/2007/1154		p	11	<b>Ealing</b>				
2 Bollo Lane	P/2005/3585		p	48	S side Manor Rd	Site 49		s	50
(Acton Central Ind Est, Steyne Rd - pre-app)	P/2008/4441		s	(54)	Singapore Rd, multi storey pky	Site 50		s	40
41-159 Bromyard Avenue W3	P/2007/1071		p	192	2-4 Uxbridge Rd and 131-149 The Broadway	Site 51		s	48
Hilltop Works, Old Oak Common Lane	P/2008/0145		p	10	The Bell and 51+53 The Mall/Northcote Ave	Site 54 (excluding P/2000/4522 - completed)		s	16
Adj. Acton Central Station	P/2007/4855		p	12	Town Hall Annexe and car pk (Dickens Yd)	P/2008/0156		p	698
82-84 Twyford Ave	P/2008/0155 - PD Exist. Use		p	12	The Broadway/Leeland Terr/Leeland Rd/Leeland Terr car pk	Site 59 (P/2005/5009 - 25 units, part of site)		s	70
Gypsy Corner, Blocks F&G	P/2006/4583 - 120 units		s		Existing UGC cinema and other props	Site 60		s	36
<b>Perivale</b>					23-45 High St, 7-11 New Bdwy, Sandringham Mews	Site 62		s	110
-					Arcadia Centre and other props	Site 63 (P/2007/4246)		s	567
<b>Southall</b>					Ealing Bdwy Stn	Site 64		s	55
Gas Site Southall	Site 43 (P/2008/3981)		s	3,750	N of Uxbridge Rd sites (32-40 & 52-58)	Site 65 (P/2007/5150 -14 units)		s	210
Adelaide Depot	Site 23 (P/2008/0385 - 103 units)		s	35	Impact Car Care Centre, Culmington Rd	P/2003/2846		p	14
75 High St, 4-8 North Rd	Site 32		s	15	Creffield Lodge, Creffield Avenue	P/2006/4648		p	11
44-92 High St, Red Lion Hotel, Southall Mkt	Site 33		s	25	50-54 Broadway	P/2007/1649		p	12
31-57 South Rd and car pk, telephone exchange	Site 34		s	20	6 Castlebar Park	P/2006/2616		u/c	13
35-43 The Green/Kingston Rd	Site 37 (P/2005/2557 - 6 units)		p	10	28-35 Kirchen Road W13	P/2007/3245		u/c	16
Phoenix House	P/2005/4387		p	149	The Granville , Uxbridge Rd W5	P/2005/3984		p	51
The Fairground, Montague Way/Regina Rd	Site 41		s	12					
Beaconsfield Rd/South Rd	Site 44		s	17	<b>Hanwell</b>				
Land adj.57 Beresford Rd	(P/2001/1730-Exp)		s	13	Hanwell Community Centre, Westcott Cres	Site 69 (P/2001/2794)		s	50
Park Avenue, Rlwy land	P/1997/2725 - Exp)		s	10	64-88 Uxbridge Rd	Site 71		s	9
Featherstone Primary School, Featherstone Rd.	(Draft SPG; P/2008/0083-148 units)		s	27	11,11a-c Boston Rd	Site 72		s	11
Featherstone Clinic	(Draft SPG)		s	11	16 Boston Rd	Site 74		s	9
Albert Dane Centre, Western Rd	(Draft SPG)		s	12	144-64 Uxbridge Rd	Site 76		s	26
Heller House, Norwood Rd	(Draft SPG)		s	16	79-101 Uxbridge Rd	Site 78		s	40
Axa House, Blandford Road	P/2005/3556		p	11	Cambridge Yard W7	P/2006/4025		p	130
(104 Western Rd )	P/2008/1250		s	(13)	<b>Northolt</b>				
White Hart, High St.	P/2007/0388		p	46	631-637 Whitton Avenue West	P/2006/0695		p	39
St. George & The Dragon, 13&15 Osterley Park Road	P/2007/4578		p	22	Peel House , Church Road	P/2004/4791		p	12
	P/2008/0736		p	10	Swimerama/Mandeville School	(P/2007/5238)		s	(195)

Notes:

u/c- under construction

p - planning permission (incl. waiting Legal agreement)

s - site designated in UDP, or subject of plan.app.

Sources: Ealing UDP and SPG 2004; LBE Development Monitoring Database.



## Observations and Conclusions

Market housing has been relatively less affordable, but there has been strong pressure from house builders to increase the supply of housing. Housing policies have been used consistently in planning decisions. Development targets were met - 100% housing built on previously developed land and a net increase of 1,397 residential units completed (targets 100% and 848 respectively).

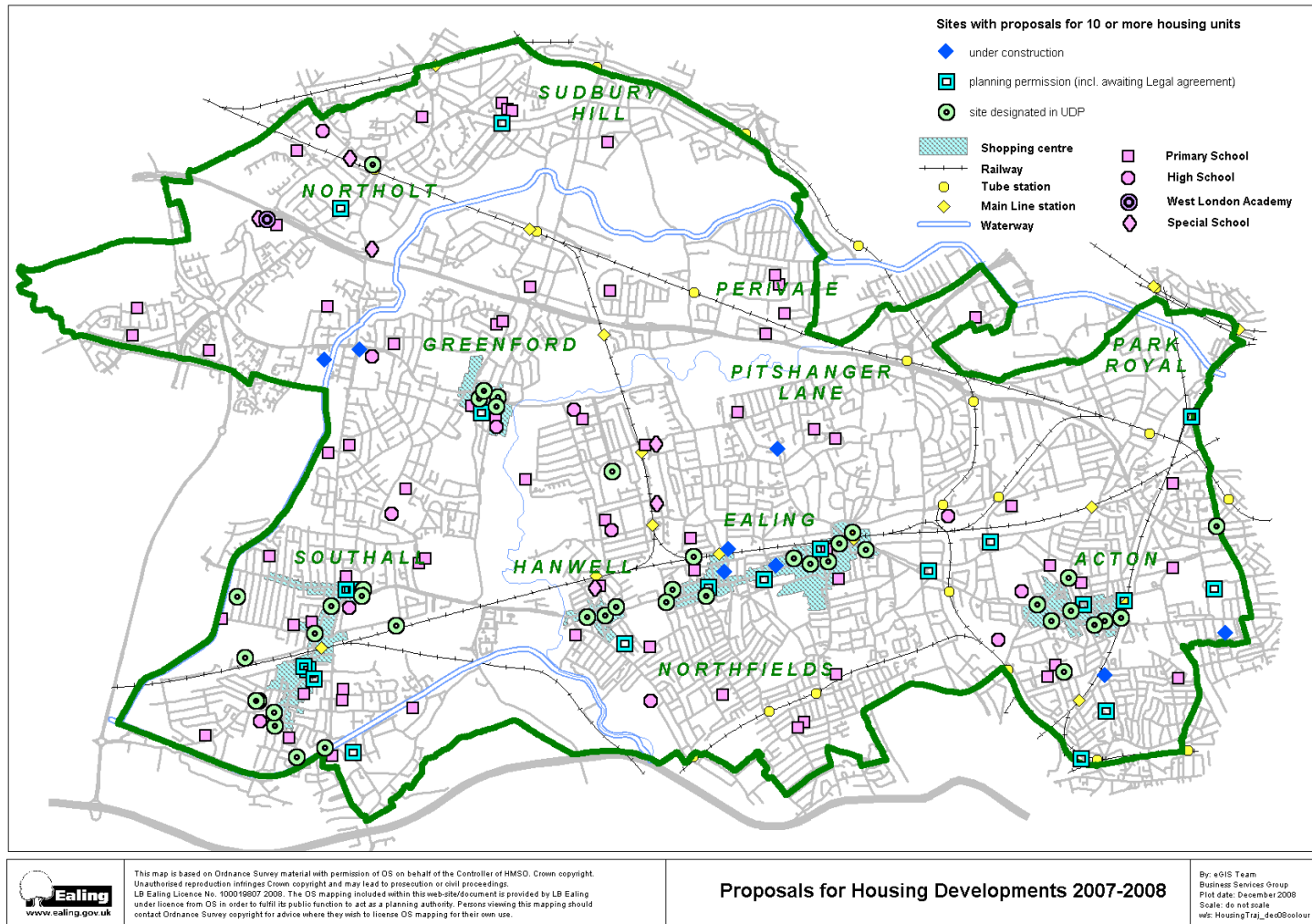
The housing pipeline is healthy - net gain of 850 units granted planning permission. The proportion of affordable housing however is very low, at only 21% of total permissions. The housing trajectory indicates more than is required to meet the annual housing provision target over the plan period.

The number of affordable housing units completed during the year - 477 – was slightly less than last year. At 31% of the total, provision was substantially below target. The 70:30 social rented/intermediate policy guidance was met, but few larger units were provided.

These comprise good results in some areas, in overall provision, and affordable tenure split, - but there is a need to improve quantity of affordable housing to meet the overall 50% target, and the proportion of larger dwellings provided.

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**Figure 3 – Proposals for Housing Developments 2007-08 in Ealing**



## 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 2007/08

The consolidated London Plan was published in February 2008. This confirmed the distribution of Strategic Industrial Locations across London and set out policies for Creative, Tourism, and Environment industries as well as setting the framework for the Manufacturing, Warehousing, and Office sectors. The Mayor of London also published Supplementary Planning Guidance on 'Industrial Capacity', in March 2008. This indicated the amount of industrial land in West London, which could be lost over the plan period, only limited transfer being anticipated for Ealing. In this context, West London Alliance received draft reports from consultants on the 'Release of Employment Land in West London for Non-Employment Uses', suggesting that the amount for transfer had already been exceeded. The Park Royal Opportunity Area Planning Framework was also

published in March 2008 for consultation.

In 2007 Ealing Council commissioned a number of town centre and key site studies (Acton, Southern Gateway, Ealing and Southall). These will have the status of background documents in the Local Development Framework Process and inform consideration of sites in the Sites DPD.

## Contextual Indicators

### 1. Employment Structure

The employment structure in Ealing is changing. Manufacturing has declined, 10,900 jobs in 2007, compared to 12,500 in 2001, although number of employees increased slightly from a year previously (10,300 in 2006); distribution fell slightly, after a peak in 2006, to 34,800 (35,200 jobs in 2006). Numbers employed in business and financial services have fluctuated, 28,900 in 2007. Total employment, at 118,900 jobs, has remained fairly stable.

Source: Nomis

### 2. Unemployment

Figures for unemployment in March 2008 (numbers of claimants) put the unemployment rate in Ealing at 3.3%, a decrease from March 2007 (4.0%). 4,950 people were unemployed. The percentage of young people (16-24) unemployed had fallen from 10.5% to 8.6%. 15% of all unemployed had been unemployed for over one year, compared with 17% in the previous year.

Higher rates of unemployment were recorded in the borough's Community Regeneration Areas. Southall Green ward experienced the highest rate at 6.1%. In Northolt West End the unemployment rate was 5.3%, and South Acton also had a higher than average rate at 4.5%.

Source: GLA

### 3. Labour Market Activity

The employment rate, the number of people in employment expressed as a percentage of all people of working age, was 71.3% in 2007-08, falling from 75.9% in 1999.

Source: Nomis

## UDP Policy Indicators

A survey of planning decisions made by Committee in 2007/08 revealed that business policies were referred to 58 times in the 116 decisions made. Policy 6.1 on retaining employment land was most frequently used, with 21 references, MEL policy 6.4 had 12 references, and Office policy 6.2 had 13 references.

Only one allowed appeal decision received in 2007-08, out of a total of 56, made reference to Business Policies in the UDP. The appeal, on a town centre site in Acton, used policy 6.2 to justify provision of office space in a mixed-use development.

One departure from 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 on employment sites has continued. Apart from Phoenix House, Hill Top Works in Park Royal was approved for eight flats, and other office blocks at 22-24 Uxbridge Road W5 and Orbit House at Hanger Lane have been approved for alternative use. Nevertheless applications for major office use, 6-8 storey blocks, have been permitted this year at 79-89 Uxbridge Road W5, and at NEC House at Southern Gateway, Park Royal. Reversion to office use of Westel House W5 was approved. Evidence of further market interest was demonstrated by an application for an additional two storeys of offices

at Crystal House, Ealing Broadway Centre (refused).

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 preferred options in the core strategy and sites allocations documents in 2009.

## Development Indicators

Table 5: Amount of Floorspace Developed 2007-08				
(Sq.m)	B1	B2	B8	Total
Gross	24,200	12,560	13,218	49,978
Net	-9,972	2,359	-19,262	-26,874
Previously Developed Land	100%	100%	100%	100%

Source: Ealing Development Monitoring Database

Notes: Floorspace figures converted to Gross Internal (.9625)

Employment Type: B1 Light Industrial, Office, R&DI; B2 - General Industrial; B8 - Storage and Distribution.

Table 6: Indicative Changes in Employment			
Use	B1	B2	B8
m <sup>2</sup> /worker*	17.9	31.8	40.1
Additional Floorspace Permitted (m <sup>2</sup> )	34,697	-3,339	-2,708
No. of Jobs	1938	-105	-68

\*Source: 'The Use of Business Space', SERPLAN/Roger Tym & Ptnrs 1997

Nearly 50,000 sq.m of employment floorspace were completed in 2007-08. ((Table 1). This included major development in Greenford off Oldfield Lane (34,500 sq.m). All this development took place on previously developed land. There was a net loss however of 27,000 sq.m. as employment floorspace was lost to other uses

491 ha of designated employment land in the Borough. This year's loss together with 1.3 ha lost in 2006-07 reduce total designated employment land to 482 ha. Only 0.3 ha was lost from Major Employment Locations – a site in Park Royal changing to Education and Training use. Most went from smaller Employment Sites to residential use, some 7.2 ha on five sites.

**Core Output Indicator BD1: Total Amount of Additional Employment Floorspace –By Type:** See Table 5.

**Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – 100%**

Completions have taken 7.73 ha out of employment use. The 2006 Employment Land Review recorded

**Core Output Indicator BD3: Employment Land Available By Type:** Industrial land – 482 ha; B1 (a) 'Office' – N/A

Planning permissions granted during the year would create a net addition of 28,648 sq.m of employment floorspace, mainly in office/light

industry, with some loss in general industry and storage and distribution. This could generate 1,800 jobs (Table 6). Major B1 schemes were approved in Uxbridge Road, Ealing Broadway, a redevelopment to provide 15,000 sq.m offices, and at Brent Road, Southall, involving 59 industrial/warehousing units. Loss of office space to hotel or serviced apartments was permitted in Ealing Town Centre and at Hanger Lane.

*Sui generis* uses such as waste recycling and transfer, a bus depot, and telecommunication uses were permitted in Park Royal, contributing to a wider range of employment uses on traditionally industrial land.

Signed s106 Agreements provided additional resources for training and employment initiatives, related to a major office scheme, or for traffic and transport improvements to offset the impact of developments, or for environmental benefits.

## Vacant Premises and Land

The latest survey (March-May 2005) of Major Employment Locations and Employment Sites indicated that there were 175,108 m<sup>2</sup> of industrial and warehousing premises vacant. This represents 7.9% of total stock. While there has been an increase in vacant land since 2002 (165,607 m<sup>2</sup> vacant) the amount is not considered excessive.

Only 19.1 ha of vacant land, comprising 13 sites, were available for industrial development, over half of which was subject to planning permission.

Figures from West London Business (May 2005) indicated that 29,229 m<sup>2</sup> of office space were on the market in Ealing. This represented about 5.8% of total stock.

## Observations and Conclusions

Only one allowed appeal related to employment policies, and this resulted in additional employment floorspace rather than any loss. One departure from policy was made involving loss of designated industrial land; this would bring a long vacant office block back into use.

It is important to retain the policies for development control purposes, while working on new spatial policies. UDP employment policies have now been 'saved' (9/07) and will be operational until replaced by new LDF policies. Ealing Council has prepared an Economic Regeneration Development Strategy and has produced a number of town centre strategies. Unemployment was low, in the reporting year, although higher in the community regeneration areas.

High demand remains for business use of land in Ealing, and there is a low vacancy rate in the borough. 50,000 m<sup>2</sup> industrial floorspace were completed, involving new floorspace in all sectors. Planning permissions were granted for a net increase of 29,000 m<sup>2</sup>, largely for B1 use. This could generate an additional 1,800 jobs.

7.7 ha. were lost from employment use. Most of the losses were in locally designated Employment Sites; very little was lost from Strategic Industrial Locations.

Business development is relatively buoyant, but there is pressure for higher value uses. Government and the Mayor's office have issued guidance on these matters. Clearly, it is essential to ensure an increasing supply of land capable of accommodating job opportunities commensurate with the needs of an increasing population.



## 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.

### Context 2007/08

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.

The GLA report 'Retail in London' was produced in October 2006.<sup>8</sup> 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 London<sup>9</sup> 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.

The 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 is the need for additional retail floorspace and an effective town centre strategy in Ealing town centre to retain its competitiveness and status as a Metropolitan Centre within west London and beyond.

The floorspace capacity forecasts indicate that the Borough of Ealing could support between 10,642-31,945 square metres net convenience goods (food retailing) floorspace by 2021.<sup>10</sup> A capacity of up to 35,329 sqm net additional comparison goods (non-food) floorspace is identified in the same period.<sup>11</sup>

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

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

The retail study is informing the Council's LDF work, including the core strategy and sites allocation document. The findings have also informed master-planning work for

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<sup>8</sup>[http://www.london.gov.uk/mayor/economic\\_unit/docs/retail-in-london.pdf](http://www.london.gov.uk/mayor/economic_unit/docs/retail-in-london.pdf)

<sup>9</sup><http://www.london.gov.uk/mayor/planning/srdf/west.jsp>

<sup>10</sup> The range takes into account all known commitments (existing permissions) and is based on a potential £4,000 and £12,000 per sqm net sales density.

<sup>11</sup> The figure takes into account all known commitments (existing permissions) and is based on a £5,500 per sqm net sales density grown by 2% per annum.

Ealing, Acton, Greenford and Southall town centres.

A report on London-wide Health Checks <sup>12</sup> 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.

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. Masterplans for Ealing, Southall and Greenford have been undertaken. Studies for Acton and Hanwell were also commissioned during the current monitoring period. The research has included consultation with local businesses, residents, landowners and developers. A summary of the findings 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.

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

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. 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. 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.

Greenford – A multi-million pound investment has been made to

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<sup>12</sup> GLA London-wide Town Centre Health Checks 2006 analysis (Jan 2007) [http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006\\_fullreport.pdf](http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006_fullreport.pdf)

revitalise the heart of Greenford to create a shopper and business-friendly centre. Many of the recommended projects in the 2006 study have been implemented during the current monitoring period, including pavement and junction improvements, provision of stop and shop bays, shopfront grants, lighting and new benches.

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 shopfronts 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. 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.

Hanwell - £3 million has been allocated for spend in Hanwell to refurbish Hanwell Community Centre and implement town centre improvements. Aims are to improve pedestrian safety, improve paving, signage and lighting, greening for the area and providing grants for shopfront improvements. Business and residents surveys were undertaken in Hanwell in Spring 2008 to help inform the study and guide spending.

Northolt and Perivale have also been allocated £250K and £295K respectively to provide shopping centre improvements such as CCTV, lighting and other environmental improvements.

These studies are background documents for the LDF and can be viewed at:

[http://www.ealing.gov.uk/services/regeneration/town\\_centre\\_and\\_area/](http://www.ealing.gov.uk/services/regeneration/town_centre_and_area/)

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

## 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 2007. This survey of 3023 residents was carried out between October and December 2007 and published in January 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 (53%) said they visit most often. This is followed by Greenford (9%) and Southall (8%). This replicates the pattern recorded in the 2006 Ealing Annual Survey.

When asked how residents travel to their choice of town centre, the most common response was by car or van (44%). A further 31% of residents state that they travel to their town centre by bus while 20% 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 (57%). Residents in the Southall area are significantly more likely to travel to town centres by bus (39%) than residents of each of the three other areas of the borough. The

other significant difference evident in the data is that Acton residents are more likely than those from other areas to use an 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 (39%) and those aged 35-64 (49%). However, amongst those aged 65 and over the bus is the form of transportation most commonly used to reach town centres (48%).

As in the 2006 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 7 below.<sup>13</sup> 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 general upkeep and availability of parking.

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

'Health Checks' were 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. These were reported in last year's AMR. The consultation and survey work carried out in the masterplanning and regeneration work this year has revealed more recent attitudinal and quantitative data.

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.

**Table 7:  
Satisfaction With Town Centres  
(all respondents)**

(NB. NSS = Net Satisfaction Score.)

<b>Provision of Banks &amp; Building Societies</b>
Satisfied: 87% Dissatisfied 11% NSS 76%
<b>Provision of Services</b>
Eg: council advice centre, solicitors and post office
Satisfied: 85% Dissatisfied 13% NSS 72%
<b>Range of Food Shops</b>
Satisfied: 84% Dissatisfied 15% NSS 69%
<b>Facilities for Pedestrians</b>
Eg: bus stops, benches and litter bins.
Satisfied: 84% Dissatisfied 15% NSS 69%
<b>Provision of Parks &amp; Open Spaces</b>
Satisfied: 83% Dissatisfied 14% NSS 69%
<b>Provision of Libraries</b>
Satisfied: 75% Dissatisfied 13% NSS 62%
<b>Range of High Street Shops</b>
Eg: M&S, Boots.
<b>Attractiveness of the Town Centre</b>
Satisfied: 76% Dissatisfied 23% NSS 53%
<b>General Upkeep &amp; Cleanliness</b>
Satisfied: 76% Dissatisfied 23% NSS 53%
<b>Availability of Car Parking</b>
Satisfied: 63% Dissatisfied 28% NSS 35%

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.

<sup>13</sup> In this table a net satisfaction score has been calculated by subtracting the proportion who are dissatisfied from the proportion who are satisfied.



## 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. As in 2005-06 and 2006-07, Policy 7.6 was used most frequently, reflecting the continued demand for growth in A3 uses within town centres. Policy 7.1 was again cited frequently. This seeks to protect the established shopping hierarchy of centres in the borough. Contrary to previous years, Policy 7.3 (which reflects the need to resist loss of retail floorspace in designated frontages) was not cited. However this may be more a reflection of the robustness of the policy i.e. that if a proposal comes forward that conflict with its aims they are dealt with (refused) under delegated powers rather than being reported to committee.

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, ie 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 are 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 only one, from 6 to 7 since 2006/07. Of the 7 appeals in the current monitoring period, 2 were allowed and 5 were dismissed. This finding is significant, as in the previous two monitoring periods more appeals were allowed (e.g. in 2006/07 this was 4) than dismissed (2). At appeal, Inspectors are therefore now more frequently supporting the Council's

application of policies and decision-making in respect of these policies.

Five of the seven appeals related to loss of A1 retail floorspace; three of which were to other use class within Use Class A (A2, A3 and A5) and two to C3 (residential use).<sup>14</sup> The two allowed appeals were for changes from A1 retail to A3 and A5 use. The appeals dismissed related to change of uses from A1 to A2 and A1 to C3 use respectively.

Four of the seven decisions made reference to Policy 7.1 (shopping hierarchy). Policy 7.6 (Eating Drinking & Entertainment) was mentioned in three of them. Five appeals related to a designated shopping frontage, and hence made reference to Policy 7.3 (which is to resist the loss of retail (A1) in designated frontages). Two cases were in non-designated frontages in shopping centres, and hence referred to Policy 7.4. This seeks to resist change of use if there would be more than 3 non-retail units in a row.

In the two cases where appeals were allowed, one was in a designated and one within a non-designated frontage. In that within a designated frontage, the Inspector found that the mix of uses that existed locally would not undermine the retail character, vitality or viability of the area due to the wide range of retail units in existence locally. In both 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.

Contrary to previous years, neither Inspector commented on the absence of any indication of the appropriate

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<sup>14</sup> The Use Classes (Amendment) Order 2005 defines uses A1 to A5 as follows: A1 shops; A2 financial and professional services; A3 restaurants and cafes; A4 drinking establishments and A5 hot food takeaways.



maximum number or percentage of non-retail uses within retail frontages.

In the five dismissed appeals, the inspectors supported UDP policies. Where the appeals related to proposed loss of retail units, as in previous years, Inspectors noted the absence of any evidence of active and sustained marketing of the units for A1 purposes before submitting the applications for change of use.

Inspectors noted the Council's clear statutorily adopted policy to protect and promote local shopping, particularly where other changes of use (loss of A1 facilities) had already occurred locally. In the two appeals where the proposed loss of full or part A1 was to C3 residential use, the Inspector in one case cited no overriding evidence of the need for housing and, where the proposed loss was of existing ancillary storage space to the A1 use, gave weight to the likely reduction in the attractiveness of the remaining unit to potential future A1 occupants.

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 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

Table 8 below shows that a significant amount of completed retail floorspace has been within town centres. The total retail floorspace completions are slightly higher (+316sqm) than was achieved in 2006/07 and can largely be attributed to two developments.

Each are within Ealing Metropolitan Centre and involved mixed-use redevelopment and expansion of existing retail floorspace: Waitrose at +1645sqm net and Daniels department store at +1048sqm net, although the latter is not yet re-occupied. The significant loss of B1 floorspace is attributed to a 32,965sqm change of use from offices to residential use at Bromyard House in Acton.

**Table 8:**  
**Core Output Indicator BD4:**  
**Total amount of floorspace for town**  
**centre uses, 2007/08**

Devt 2006/7	Total m <sup>2</sup> complete internal floorspace	floorspce (m <sup>2</sup> ) in town centre	floorspce % in town centre
<b>Retail (A1)</b>	4,303	3,836	89.0%
<b>Office (B1 (a) and A2)</b>	-11,360	-1,191	-10.0%
<b>Leisure (D2)</b>	235	0	0.0%
<b>Total internal Fl'rspce</b>	-6,822	2,645	39.0%

NB Information in Table 8 includes retail, office and leisure completions.

Table 9 below shows that there were a total of 47 developments relating to completions of Class A permissions within this monitoring period. Of these, 29 represent gains to Use Class A floorspace and 18 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 gain of 2760m<sup>2</sup> of Class A floorspace in the borough. This is 500m<sup>2</sup> less than in 2006-07. The significant loss of A2 floorspace is largely attributed to a 1630 m<sup>2</sup> authorised change of use from Class A2 to A3 in Southall.

<b>Table 9: Completed Class A developments and net change in floorspace. 2007/08</b>			
Use Class	No. of completed devts Class A		Net gain/loss in floorspace (Sqm)
	Gain	Loss	
A1	15	11	3086
A2	4	2	-1515
A3	8	3	1449
A4	1	2	-320
A5	1	0	60
<b>Total</b>	<b>29</b>	<b>18</b>	
<b>Total</b>	<b>47</b>		<b>2,760</b>

Table 10 below shows that a total of 110 developments relating to Class A uses were granted approval in 2006-07 (representing 31 more than 06-07). If implemented, these approvals would result in an estimated net loss of 2168m<sup>2</sup> Class A floorspace (compared to a loss of 113sqm in 06-07). No applications of over 1000sqm retail floorspace were granted within the current monitoring period.

The s106 funding secured in this monitoring period through various types of development in Ealing Town Centre, West Ealing, Acton and Northfields neighbourhood shopping centre relate to urban design and green space/local park improvements and public art, as well as to transport improvements. The physical improvements funded will benefit the appearance and safety of these areas.

It will also improve the shopping experience and encourage more visitors, as well as increasing time spent by all visitors, to these town and neighbourhood centres.

**Table 10:  
2007- 8 Approved Class A developments and net change in floorspace.**

Class	No.of approved applications	Net gain/loss in floorspace (Sqm)
A1	58	-834
A2	20	-1265
A3	15	1320
A4	9	-1673
A5	8	302
<b>Total</b>	<b>110</b>	<b>-2168</b>

## Other Performance Indicators

### 1. Vacancies

Table 11 below shows that in the town centres where vacancy data is available, vacancies have increased.

This is notable particularly in Ealing and may be attributed to various different stores within the same ownership closing simultaneously.

It is anticipated that when the two large Ealing town centre development sites come forward, they will include appropriate retail floorspace to meet modern retailer requirements.

Whilst no data is available (NDA) in the current monitoring period for some of the centres, 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 will be reported in future AMRs.

<b>Table 11: Town Centre Vacancies</b>				
Vacant Units	2004	2005	2006	2007
Ealing	5%	4%	5%	10% <sup>15</sup>
Southall	4%	2%	5%	NDA
Acton	11%	9%	8%	9%
Greenford	4%	5%	5%	NDA
Hanwell	13%	22%	10%	11% <sup>16</sup>

## 2. Business Improvement District

Over the five years 2006-11, Ealing Broadway Business Improvement District (BID), secured in March 2006, expects to raise and invest £2.3 million in the town centre. This is through a levy on local businesses, Council funding and voluntary contributions from developers and landowners. The funding is intended to help to achieve a safer, cleaner and more accessible Ealing. The aims of the BID company include to increase footfall in Ealing Broadway and build investor confidence, create an annual Winter event, provide an annual guide and promotional information as well as representing local business interests and securing additional funding.<sup>17</sup> Of particular note in the current

<sup>15</sup> 2007-08 GOAD data provides vacancy rates of 11% for Ealing Broadway and 9% for West Ealing. The figures have been combined here to enable comparison with previous years' vacancy figures for the combined area of Ealing Metropolitan centre.

<sup>16</sup> Source: Hanwell town centre survey undertaken in preparation for public inquiry.

<sup>17</sup> Whilst outside of the current monitoring period, it is noted that £900,000 was awarded to the BID company in May 2008 to help implement a physical improvement programme over 2 years, including projects identified in the Tibbalds Masterplanning work for Ealing.

monitoring period was the success of the ice rink on Haven Green, which attracted 23,000 skaters over 7 weeks.

## 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.<sup>18</sup>

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

<sup>18</sup> [http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/licensing/new\\_licensing\\_regime/docs/cumulative\\_impact\\_october\\_2005.pdf](http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/licensing/new_licensing_regime/docs/cumulative_impact_october_2005.pdf)

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 the current monitoring period (June 2007). The number of licensed premises within Central Ealing Zone during the current monitoring period has decreased marginally to 76 from the previous period.

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 and subsequently Hanwell were reported to be helping to address problems associated with street drinking in those areas. CDZs have also been implemented in Southall Broadway, Southall Green and Greenford Broadway in 2007 and early 2008.

Further to the work on cumulative impact, Ealing have previously been cited in the GLA Best Practice Guidance on Managing the Night Time

Economy.<sup>19</sup> 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<sup>20</sup>, 50 council funded PCSOs deployed in hotspot areas across the borough, including a presence in town centres in evening hours (March 2007), a taxi-marshalling scheme (trialled in Acton from Sept-Dec 07) and an alcohol harm reduction policy ('Drink Sense' campaign) implemented in partnership by the police and Council regulatory services in Winter 2007. 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.<sup>21</sup>

Ealing Council as Licensing Authority finalised its Statement of Licensing Policy for Gambling<sup>22</sup> and published the statement in December 2006 covering the period 2007-2010. In March 2008 there were 67 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.

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<sup>19</sup>

<http://www.london.gov.uk/mayor/strategies/sds/docs/bgp-nte/bpg-nighttime-economy.pdf>

<sup>22</sup> Operational on a 6-monthly basis but currently operational in Southall, Acton, Greenford and Hanwell.

<sup>21</sup> Late in 2008 cameras covering the shopping area at Medway Parade, Perivale were also linked to the CCTV control room.

<sup>24</sup>

[http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/licensing/new\\_licensing\\_regime/gambling\\_policy/\\_docs/gambling\\_policy.pdf](http://www.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/licensing/new_licensing_regime/gambling_policy/_docs/gambling_policy.pdf)

Work to defend an appeal against the Council's refusal of a planning application for a new adult gaming centre in Hanwell progressed during Spring 2008. An appeal by Public Inquiry, where the Council will defend its refusal reasons, is to be held in May 2008.<sup>23</sup>

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 licences 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. Regeneration work commenced in Greenford town centre.

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. Such improvements will help to be secured through s106 spending on projects that will improve the appearance and safety of town centres. 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.

There was an increase in retail floorspace in 2007/8, and the Council decided, in the light of new evidence, that restrictions on retail development in Ealing Town Centre should be lifted. Vacancy rates have increased in the town centres for which data was available. On the other hand, more appeals relating to Class A uses have been upheld this year than in the previous two years.

The authority undertook town centre management initiatives in 2006/7. 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.

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<sup>23</sup> The Planning Inspectorate dismissed the appeal in 2008 on planning grounds; the reasons will be expanded upon in the next AMR.

## 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 2007-2008

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.

The London Healthy Urban Development Unit's 'HUDU' model and the 'Watch out for Health' planning checklist (mentioned in previous AMRs) have been updated in 2007/8. These have helped to guide planning officers in considering the impact of planning decisions on the wider determinants of health in the community, and to take account of the health facility needs that may be brought about by new development.

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.

## **Contextual Indicators**

### **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, 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). Figure 4 displays some of this information in spatial terms.

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.

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**

An annual Ealing residents survey was conducted between October and December 2007 and published in January 2008.

In terms of provision of community facilities, the areas of greatest concern for Ealing residents were the 'quality of the health service' and that not enough is being done for young people (each were cited by 21% of respondents) and overall, is the joint 5<sup>th</sup> most concerning issue for residents. There was a significant increase from the previous survey in 2006/7 with concern for the quality of the health service up 5% and for young people up 14%.

A lack of recreational facilities was the area of greatest concern for 15%, up 8% from 2006/07 (in 8<sup>th</sup> place overall). The standard of education was the area of greatest concern for 11% of respondents (down 3%)(in joint 9<sup>th</sup> place overall).

Traffic congestion and crime (35% each) were the main areas of concern for people 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 2007/08 indicates the comparative frequency of use of policies and shows an increase in their use over 2006/07.

Policy 8.1 - Existing Community Facilities (21 occurrences, up from 14 in 2006/07), Policy 8.7 - Education Facilities (16 occurrences, up from 10) and Policy 8.8 – Health Care Facilities (12 occurrences, up from 5) are the most frequently used policies.

Policy 8.6 (Facilities for Young Children) was used 11 times (up from 2 in 2006/07) and Policy 8.3 (Redundant Community Facilities) 9 times (up from 7).

Policies 8.2 (Major Developments and Community Facilities), 8.4 (Large Scale Community facility

Development) and 8.5 (Meeting Places and Places of Worship) were each used 8 times. They have also been cited more frequently up from 5, 0 and 2 respectively.

A survey of **appeal** decisions revealed that no appeals in 2007/8 related to community facilities. There had been one in 2006/07, one in 2005/06 and two in 2004/5.

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 new build D1<sup>24</sup> **completions** in 2007/08, resulting in an overall net gain of 1211 m<sup>2</sup> (external) floorspace. There were 25 completed redevelopments, changes of use or conversions to D1/D2. The total net gain in external floorspace for D1 and D2 is 10,851 m<sup>2</sup>.

Government now requires the net change to be presented as internal floorspace (estimating that the difference between gross external area and internal gross floorspace is between 2.5 and 5%). These figures (calculated by reducing the gross figure by 3.75%) are set out in the table below, alongside the 2004/05, 2005/06 and 2006/07 figures for comparison.

<sup>24</sup>See Core Output Indicators 4a & 4b, reported in the Shopping and Town centres chapter

**Table 12 – Completed Class D  
Floorspace, LBE, 2004/5 - 2007/8**

Year	D1 m <sup>2</sup>	D2 m <sup>2</sup>	Total m <sup>2</sup>
2004/05	4779	1240	6019
2005/06	3285	126	3411
2006/07	10141	6099	16240
2007/08	10245	227	10472

This table shows that less community floorspace was completed this year compared to 2006/07 but significantly more was completed than in the two previous years.

In terms of **approvals granted**, there was an estimated net gain of 2,378 D1 floorspace (compared with 7,946 m<sup>2</sup> in 2006/07 and 14,483 m<sup>2</sup> in 2005/06). There was a net gain of 3242 m<sup>2</sup> in D2 floorspace (compared with 1471 m<sup>2</sup> in 2006/07 and 11,253 m<sup>2</sup> in 2005/06). Overall, there was a net gain of 5620 m<sup>2</sup> of floorspace provided all the proposals go ahead. (Note these figures have been adjusted to reflect approximate gross internal floorspace). This is a reduction on both the 2006/07 figures and a very significant reduction on the 2005/06 figures.

Major completions include the redevelopment of a residential care home at Sycamore Lodge, Edgecote Close, W3 and replacement with a resource centre building that will provide day facilities and residential and nursing home accommodation (including respite care and rehabilitation) for 75 patients/residents (P/2003/2495).

A similar redevelopment was completed at Martin House, Swift Road, Southall (P/2003/2519). These developments resulted in a net gain in community facility floorspace of 2275 m<sup>2</sup>.

The refurbishment of schools in the borough also gathered pace including Acton High School & Reynolds Sports Centre, Gunnersbury Lane, W3

(P/2004/4095) that involved demolition of most of the existing buildings and construction of replacement secondary school, with an attached sports hall, all weather floodlit multi-use games area, hard play areas, playing fields and sports/community facilities that resulted in a net gain of 1735 m<sup>2</sup> of floorspace.

Other major completions included redevelopments at Twyford CE High School, Notting Hill & Ealing High School, Grange Primary School, Ellen Wilkinson High School, St John Fisher Primary School and Selbourne Primary & Secondary School.

Approvals granted and reported in last year's AMR and completed this year include the change of use from light industrial use (Use Class B1) to non - residential education and training centre (Use Class D1) at School Road, Park Royal (P/2007/0358) that comprised 1012m<sup>2</sup> of floorspace. An approval granted and reported in the 2005/06 AMR and also completed this year included replacement teaching rooms at the St Augustines Priory School (P/2005/3115) resulting in a net gain of 1196m<sup>2</sup>.

Major applications of note that have been granted planning approval this year include the demolition of the existing library and erection of a new library and clinic at Jubilee Gardens, Southall (P/2007/3682), the removal of greenhouses, a barn and portable buildings at Norwood Hall and erection of a primary and nursery school with associated facilities including a multi-use games area (P/2007/3165) and a new primary health care centre at Broadmead Road, Grand Union Village (P/2007/5673). These developments will result in a net gain of 4339 m<sup>2</sup> of community facility floorspace.

## **Section 106 - Legal Agreements**

A total of £790,140 has been allocated to fund community facilities from six

new developments with sealed legal agreements.

Most of this funding is allocated towards new and improved educational facilities (58%). New Community facilities or their enhancement were allocated 38% and health care provisions 4%. Three of these applications were for residential development; two were for mixed office/residential use and one for offices.

The s106 funding allocated for community facilities makes up 34.2% of the total amount of allocated s106 funding for 2007/08. This is a significantly higher amount than the total s106 funding allocated for community facilities in 2006/07 (£166,433) but much lower than the two previous years 2005/06 (£2,058,000) and 2004/05 (£799,400).

## Observations and Conclusions

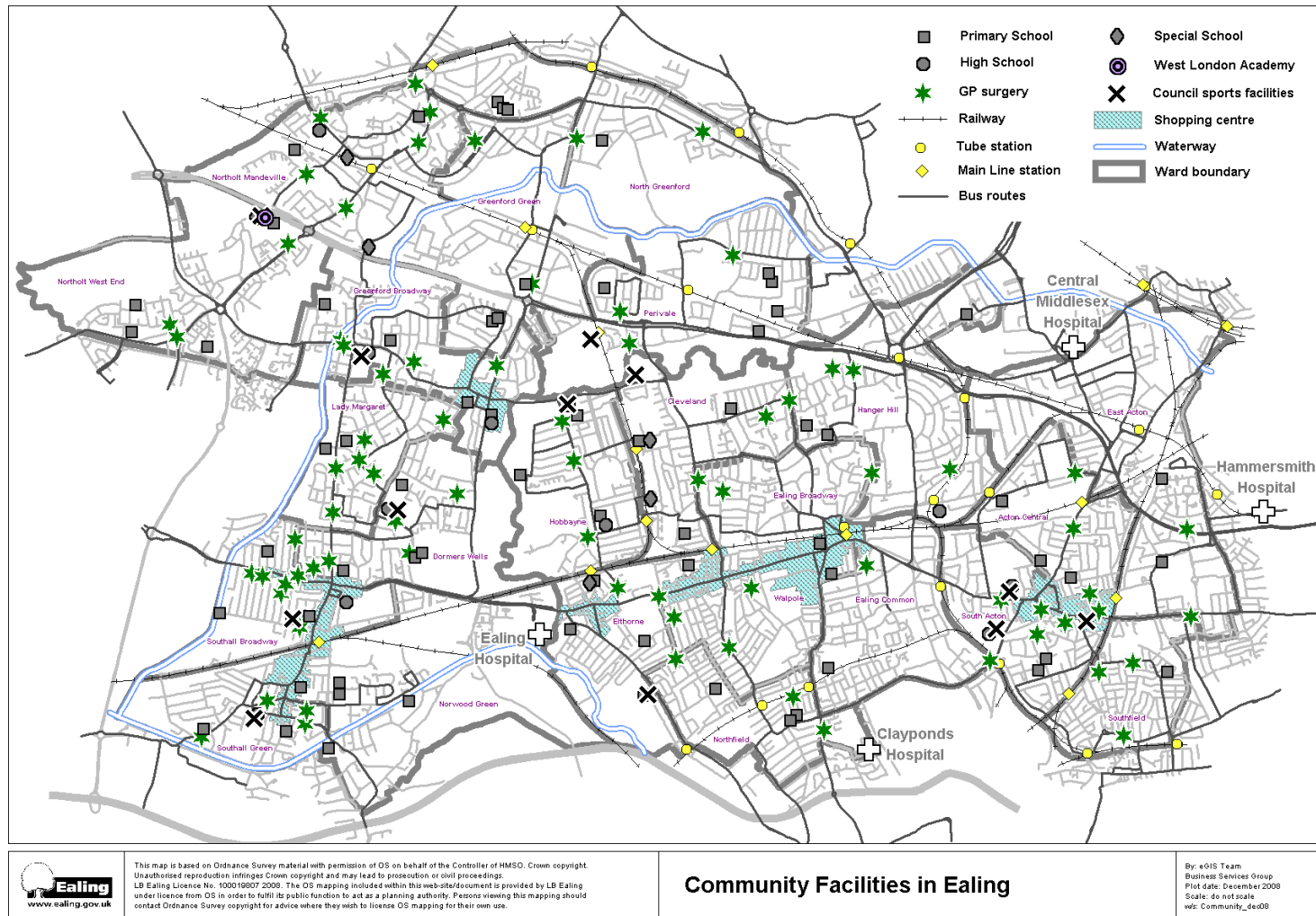
Emphasis on the importance of community infrastructure to support sustainable communities continued to grow in 2007/8, at all policy levels. DCLG consulted on a proposed Community Infrastructure Levy to ensure that community facilities are provided appropriately as part of new development schemes.

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 2007/08, 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 6 sealed legal agreements and amounted to £790,140 contributing to 34.2% of the total funding allocation.

**Figure 4 – 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 public transport capacity; and, ensure proper transport infrastructure available for major developments.

## Context 2007-2008

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.

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 is expected to make a decision on CrossRail in Summer 2008. (NB In fact it was confirmed CrossRail would go ahead on July 23<sup>rd</sup> 2008).

The Mayor also released comprehensive guidance for Workplace and Residential Travel Planning, which The Council endorsed, in March 2008.

## Contextual Indicators

Modes of Travel: used by Ealing residents to visit their nearest town centre – 37% Bus; 23% Car/Van; 32% on Foot; 2% by Bicycle; and, 4% by Train. This shows a significant increase in bus and walking use and a decrease in car travel on previous the AMR report.

(Source: West London Retail Needs Study 2006 – Centre Assessments).

Accidents Rates: 43 out of every 100,000 residents were in transport accidents where someone died or was seriously injured (This is a further reduction from 2006/07, 2005/6 and 2004/5, when the figures were 44, 50 and 70 respectively). Source: Accsmap.

## UDP Policy Indicators

Policies on Parking (9.1), 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. This shows almost no change from that of the 2006/07

results. Transport policies were in the top three most frequently used topics, with Urban Design and Environmental Resources and Waste policies.

In planning appeals, the parking policy (9.1) was quoted in 24 cases of which 8 were allowed and 16 were dismissed. The relevant figures in 2006/7 were 25, 7 and 18 respectively and in 2005/6 were 39, 16 and 23 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 6 cases (as it was in 2006/07 & 2005/06). In these cases, 3 were allowed and 3 were dismissed compared to 1 and 5 respectively in 2006/07.

The parking area policy (9.11) was not quoted in any cases compared to 5 cases in 2007/08.

In short, more appeals were dismissed than allowed, and that the borough's improvement since 2005/6 has been sustained. In those cases where appeals were allowed, Inspectors did not criticise the policies in their own right.

In the 2006/07 AMR it was noted that the council was proposing to remove the UDP policies promoting the West London Tram (9.3, 10.1 and 10.19) and the parking standards Transport Appendix) and that all other transport policies should be retained. In September 2007, the Secretary of State directed that all transport policies should be retained. It was emphasised that this was for procedural reasons and did not imply support or opposition to the council's approach.

## 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 1207 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. (Note that the housing development target for 2007/08 was 848 net units).

The above statistic does not include information for minor residential development completed in Ealing in 2007/8.

### 3. Car Club parking bays provided

Two on-street parking bays for car club use have been provided through transport budgets in Ealing. One on street bay has been secured through a Section 106 agreement. 18 developments have provided off street car club bays. In the past year there have been a number of projects under negotiation with a projected increase of 39 on street bays by the summer of 2008.

### 4. S106 Agreements

In 2007/08, there were contributions for transport in 8 of the 27 sealed legal planning agreements. This raised £623,310 for transport, accounting for 27% of total contributions gained from planning obligations compared to 18% in 2006/07.

## Observations and Conclusions

The year 2007/8 was significant in terms of the evolution of transport policy in Ealing. First, government gave the go-ahead for CrossRail. Second, in response to campaigning by local people and Ealing Council, the Mayor of London agreed not to go ahead with the West London Tram Project.

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 has 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 three most frequently used policies in planning decisions in 2007/8 and they were used successfully at appeal.

Finally, there was an increasing 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

on the background to the new 'Community Infrastructure Levy' (CIL). It contained more detail on the relevant provisions previously included in the Planning Bill published in November 2007 and explained how the government will consult on these proposals during 2008.

Table 13: S106 Inflows 1991-2008	
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
<b>Average</b>	<b>1905.5</b>

#### Context 2007/8

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.

The Department for Communities and Local Government published guidance

#### Contextual Indicators

As Table 13 above shows data on S106 agreements and funding has been collected since 1991/92. There

have been significant annual differences over the past 16 years. They range between £79k (1992/93) and £5291.5k (2000/01).

This year's figure of £2307.4K represents a significant increase on the previous year that had been the lowest in over 10 years.

## **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 twenty-seven legal agreements sealed in 2007/8 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.

### **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 14: S106 Agreements 2007-08**

Legal Agreements (S106) in 2007/2008 – 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)									
<b>ACTON</b>									
1) 166/168 High Street, W3 (Acton Central) (Residential)	8.00		8.00						
2) The Studio Site, Church Path, Chiswick (Southfield)(Residential)	56.52			20.10				36.42	
3) Chiswick Park, Acton W4 (Southfield)(Business Park, Offices & Parking) (Variation)	0.00								
4) 53 Old Oak Common Lane, W3 (East Acton)(A2)	1.40			1.40					
5) 172 & 172A Southfield Road (Southfield) (Residential)	16.00		12.00	4.00					
6) 2 Bollo Lane, Chiswick W4 (Southfield)(Office)	360.00		280.00					80.01	
7) 20/24 Beaumont Road (Southfield)(Residential)	4.00		4.00						
8) BBC Depot, Kendall Avenue, W3 (East Acton)(B1c,B2 & B8)	33.50			3.50					30.00
<b>EALING</b>									
9) 50-54 The Broadway, West Ealing (Elthorne)(Mixed:A1, A3 & Residential)	24.00		24.00						
10) 138-140 The Broadway, West Ealing (Elthorne)(Residential)	18.50		14.00	4.50					
11) 201-211 Northfield Avenue, W13 (Northfield)(Mixed: A1 & Residential)	26.00		16.00	10.00					
12) 261 Northfield Avenue, W5 (Northfield)(Residential & A1)	4.00		4.00						
13) Westel House, 32/38 Uxbridge Road, W5 (Ealing Broadway)(Residential/Office)	465.26		34.00					306.26	125.00
14) Bedford Hall, Bedford Rd, West Ealing, W13 (Elthorne)(Residential)	6.00		6.00						
15) 28-35 Kirchen Road, W13 (Elthorne)(Residential)	69.13			38.10				31.03	
16) 79-89 Uxbridge Road, W5 (Walpole)(B1a)	299.20			120.89		75.00			103.31
17) 22-24 Uxbridge Road, W5 (Ealing Broadway)(Mixed:C1, A3, B1)	170.00			60.00		40.00			70.00
18)154 Uxbridge Road, W.Ealing W13 (Ealing Broadway)(Mixed:A1&C3)	18.50		14.00	4.50					
19) 2-4 Creffield Lodge, Creffield Road, Ealing, W5 (Ealing Common)(Residential)	52.42		16.00					36.42	



**Table 14: S106 Agreements 2007-08 (continued)**

Legal Agreements (S106) in 2007/2008 – 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)									
<b>GREENFORD</b>									
20) Garages at 35 Wordsworth Ave (Greenford Green)(Residential)	8.10		6.00	2.10					
21) 46-48 Oldfield Circus (Greenford Green)(A5)	12.00				12.00				
22) Auriol Drive (Greenford Green)(Mixed: B1c, B2 & B8)	33.00								33.00
<b>HANWELL</b>									
23) 1-35 Cambridge Yard, Hanwell, W7 (Elthorne)(Mixed: Residential & Offices)	425.00		25.00					300.00	100.00
24) Former Manor House School and adjoining garages (Elthorne)(C2:Care Home)	10.00			10.00					
<b>PARK ROYAL</b>									
25) Park Royal Business Centre, 9-21 Park Royal Road (East Acton)(Office)	4.90			4.90					
<b>SOUTHALL</b>									
26) Featherstone High School, Montague Waye (Southall Green)(D1)	12.00								12.00
27) USC Site, Scotts Road, Southall (Southall Green)(B1, B2 & B8)	170.00			20.00					150.00
<b>Number of cases</b>	►	0	14	14	1	2	0	6	8
<b>Total</b>	£2307.43	0	463.00	303.99	12.00	115.00	0	790.14	623.31
<b>Percentage</b>	►	0.0%	20.1%	13.2%	0.5%	5.0%	0.0%	34.2%	27.0%

**Note:** \* This table does not include any contributions linked to Westel House, 32-38 Uxbridge Road, W5 for public art (including appropriate sculpture, street furniture, landscaping or architectural detailing within the development) as the owner and the council may agree up to a value of £50.00K.

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 14 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. It should be noted that £309,000 (or 13% of the total) was actually secured as a result of housing policies (Chapter 5) through 16 separate agreements but spent elsewhere.

Table 15 below allows comparison between the proportions of how s106 funding received has been spent in the different topic areas in 2004/5, 2005/6, 2006/7 and 2007/8. It will be seen that green space, community facilities and transport have been the most significant over the last two years.

**Table 15: Proportions of S106 funding agreed, by topic area, 2004 - 2008**

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%

## Observations and Conclusions

The inflow for 'sealed' S106 agreements for 2007/8 is £2,074,300. A comparison of S106 funding collected over the years since 1991/92 to date indicates that this year's contributions are significantly higher than 2006/7 but lower than that achieved in the previous three years. 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 2007/8, the main beneficiaries were community facilities, transport and green space. 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 borough councils should include borough-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 2007/08

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.

#### Other Relevant Information

BVPI information - the Best Value Performance Indicators provided by local authority services to the Audit

Commission. These will not figure beyond 2007/8 as they have been superseded by new National Indicators.

Improvements have been introduced in the development monitoring form used locally, and this has been assisted by the introduction nationally of the 'One-App' planning form. Again, the benefits will be apparent in next year's report.

## **Local Policies and Development**

### **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 SPDs 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 forthcoming 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 LDD 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.

### **Other aspects of the LDF evidence base**

Section four of the AMR, which follows, sets out the list of background documents undertaken and planned as part of the LDF process. These will include data which needs to be monitored on a continuing basis, to keep the evidence base up to date.

## **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. Likewise, the introduction of 'One-App' and local improvements to data collection will yield improvements in development monitoring in future years.

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 2008**

In creating a Local Development Framework (LDF), Ealing Council's initial responsibility was to produce a Local Development Scheme (LDS). The Ealing LDS was adopted in March 2005. 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. 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.

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.

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 March 2005 LDS set out target dates for reaching key stages in the process. The following pages indicate the Council's performance in achieving these targets in 2005/06, 2006/07 and 2007/08. Performance is indicated in green, amber and red, based on achievement on target, within six months of target, or more than six months of target, respectively.

As indicated above, a revised LDS had been put in place by September 2007. However, this version is not used as the basis for assessing the Council's performance in plan making. The assessment can only use the LDS which is in place at the beginning of the year in question. The performance of the Council in relation to the 2005 targets is indicated below, but this is artificial, as the authority was not attempting to maintain the 2005 programme during the years 2006/7 or 2007/8.

It will be clear that progress on local development documents has not been achieved as planned in the 2005 LDS. The reasons for this are set out below. The 'headline' message is that priorities have been reviewed as a result of the administration change at Ealing, and that major effort has gone instead into 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.



## LDF AND RELATED DOCUMENTS – PROGRAMME AS AT MARCH 2008

	<i>Document</i>	<i>Stages</i>	<i>Target Dates*</i>
1.	<b>The London Plan</b> Mayor of London's Spatial Development Strategy	Published Alterations proposed Alterations published	02/04 05/05 05/08
2.	<b>Adopted Unitary Development Plan</b> PLAN FOR THE ENVIRONMENT	UDP Adopted  Expiry of the period during which the UDP policies are saved (unless SoS approves an extension to the period)	10/04  10/07
3.	<b>Adopted Supplementary Planning Guidance (Adopted SPG)</b> <ul style="list-style-type: none"> <li>Topics</li> <li>Town Centre Strategies</li> <li>Sites in Acton</li> <li>Sites in Ealing</li> <li>Sites: Greenford/ Northolt/Perivale</li> <li>Sites in Hanwell</li> <li>Sites in Southall</li> </ul>	SPG Adopted  Expiry of the period during which the associated UDP policies are saved (unless SoS approves an extension to the period)	10/04  10/07
4.	<b>Approved Draft Supplementary Planning Guidance (Draft SPG)-</b> <ul style="list-style-type: none"> <li><b>Topics</b> Water, Drainage &amp; Flooding Air Quality Affordable Housing Greening your Home Community Facilities</li> <li>Areas Northolt Neighbourhood Shopping Centre</li> <li>Sites in Southall</li> </ul>	Draft SPG approved* <i>*Modifications were made in the light of deposit consultation and approved by Council. The modified SPG have not been subject to a further deposit period, and hence have not been 'adopted'.</i>  Expiry of the period during which the associated UDP policies are saved (unless SoS approves an extension to the period)	10/04  10/07
5.	<b>Approved Draft Interim Planning Guidance</b> <ul style="list-style-type: none"> <li>Greenford Hall Area</li> </ul>	Draft Interim Guidance approved	10/04
6.	<b>Planning &amp; Compulsory Purchase Act</b> Commencement of Act, regulations, orders, circulars, government policy statements and guides	Commencement of new development planning system. Reports as required. <i>(Responses to govt consultation and identifying implications of govt publications.)</i>	09/04 10/04 & on-going
7.	<b>Ealing's Community Strategy</b> This and other relevant strategies are important source documents for spatial planning in Ealing.	<i>Co-ordination with the Ealing LSP Community Strategy and other strategies produced by Ealing Council and major stakeholders in the borough.</i>	On-going to 09/07 and beyond
8.	<b>Local Development Scheme (LDS)</b> <i>The LDS will be reviewed annually or more frequently if circumstances require this.</i>	Draft LDS Adopted LDS Draft updated LDS Adopted LDS Draft updated LDS Adopted LDS	10/04 03/05 01/06 03/06 01/07 03/07 etc

## EALING PERFORMANCE IN ACHIEVING TARGETS, AS AT MARCH 2008

	<i>Performance</i>			<i>Comment</i>
	<i>03/06</i>	<i>03/07</i>	<i>03/08</i>	
1.	10/05 proposed alterations	12/06 initial alterations finalised	02/08 Composite London Plan published	Early alterations to the London Plan were finalised in December 2006. Further alterations were proposed before the end of 2006/7, and a new composite London Plan was finalised/published in February 2008.
2.		03/07	09/07	Ealing's plan policies were 'saved' i.e. retained statutory development plan status until October 2007. Following consideration in earlier AMRs, Cabinet in March 2007, recommended policies to be saved. Council submitted this to the Secretary of State and a direction was made confirming that all policies except 1.1 – 1.9, 1.11 and 5.1 are saved until superseded by new LDF policies.
3.		Ditto	Ditto	When UDP policies cease to be saved in the LDF, the SPG relating to these policies can no longer be retained within the LDF. An extension to the life of relevant UDP policies was requested within the deadline. A direction confirming that all policies required as context for SPGs was made in September 2007.
4.		Ditto	Ditto	Where approved drafts need no further updating, they will remain in the LDF in their present form. An extension to the life of the relevant UDP policies was requested within the deadline. A direction confirming that all policies required as context for SPGs was made in September 2007.
5.				Policy to be reconsidered as part of the Sites Development Plan Document.
6.				Team involvement in keeping abreast of new legislation, regulations and policy. This included close liaison with the Government Office, the Mayor of London's office and the West London Boroughs (through the West London Alliance).
7.		07/06	09/07	Sustainable Community Strategy approved in June 2006 and updated Sept 2007. In this context, the Local Strategic Partnership receives reports on planning and transport policy matters and sustainability appraisal, and implications for the LSP, through a Climate Change & Sustainability Board.
8.	10/04 03/05 01/06	09/06	06/07 09/07	Following liaison with Government Office, Mayor's Office and other boroughs, the LDS was published in March 2005. GOL subsequently confirmed the LDS programme on behalf of the Secretary of State. The programme has been under review following electoral change in May 2006, with a new administration changing LDF priorities, and responding to GOL advice on how to proceed (see 13 below). New LDS adopted in September 2007.

## LDF AND RELATED DOCUMENTS – PROGRAMME AS AT MARCH 2008

	<b>Document</b>	<b>Stages</b>	<b>Target Dates*</b>
9.	<b>Annual Monitoring Report</b>	2004/05 2005/06 2006/07	06/05 06/06 06/07 etc
10	<b>Statement of Community Involvement</b>	<b>Pre-production</b> - scoping <b>Production</b> Consultation and participation on draft (Analysis of) Representations on proposals Preparation & submission of SCI <b>Examination</b> (Analysis of) Reps on submitted SCI Pre-examination meeting Examination Receipt of binding report <b>Adoption</b>	04/05  06/05 08/05 10/05  10/05 11/05 01/06 02/06 03/06
11.	<b>The Mayor of London's Sub-Regional Development Framework</b>	Publication of Draft Response to Mayor's office Publication of final version	03/05 06/05 09/05
12	<b>Sustainability Appraisal and Strategic Environmental Assessment</b>	Report on approach Assembly of data	04/05 09/05
13	<b>Development Plan Documents (DPDs)</b>  Core Strategy Waste* Site Specific Allocations Proposals Map *The Waste DPD will be undertaken with the other Ealing DPDs unless the council participates in a West London joint DPD on Waste which requires a revised timetable.	<b>Pre-production</b> - evidence gathering <b>Production</b> Issues & options prepared in consultation Participation on preferred options Analysis of representations on pref. options Preparation of Submission DPDs Submission of DPDs / Public participation <b>Examination</b> Analysis of) Representations on DPDs Pre-Examination Meeting Examination (completed) Receipt of binding report <b>Adoption</b> <b>Monitoring and Review</b>	09/05  12/05 03/06 06/06 12/06 02/07  06/07 07/07 11/07 04/08 06/08 ongoing
14	<b>Supplementary Planning Documents (SPDs) – tranche one</b>  <b>Topics</b> <ul style="list-style-type: none"><li>Affordable Housing (revised)</li><li>Community Facilities (revised)</li><li>Sustainable Transport (City Car Clubs, Parking Permits, Transport Tariffs, Road Adoptions)</li><li>Residential Design (including bungalows)</li><li>West London Tram Route</li></ul> <b>Conservation (1):</b> appraisals, guides, characterisation and design guides.	<b>Pre-production</b> - evidence gathering <b>Production</b> Preparation of draft SPD in consultation Public participation on draft Analyse representations and finalise SPD <b>Adoption</b>	06/05  09/05 11/05 01/06 03/06

## EALING PERFORMANCE IN ACHIEVING TARGETS, AS AT MARCH 2008

	Performance			Comment
	03/06	03/07	03/08	
9.	06/05	2/06	2/07	Published June 2005 and then, on GOL advice in Dec 2006. Locally decided to publish each Dec. This was confirmed in the adopted LDS in September 07.
10.	04/05 06/05 08/05 01/06  02/06 02/06 03/06	      4/06 6/06		The Statement of Community Involvement sets the standards by which Ealing Council will involve the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The process for producing Ealing's statement was adopted 3 months later than the target date, in June 2006.
11.	06/05 10/05	07/06		The draft SRDF was published late, at the end of June 05. Following consultation, the document was finalised by July 2006.
12.	04/05 09/05	A implementation 006/7 & 07/8.		Sustainability Appraisal was established in advance of the government's guidance being finalised.
13.	09/05  12/05 03/06	Review of local priorities for LDF development plan documents		Work on Ealing's DPDs began in July 2005. The Core Strategy, Sites Allocation Document and Proposals Map are to being undertaken by Ealing Council. Issues and Options for Spatial Planning (encompassing all three documents) were subject to consultation in March 06, on target. However, since election in May 06, with review of local priorities, GOL advised to issue New Issues and Options when the Council's position is clear, rather than going on to Preferred Options. This was done on target (ie new local target) in September 2007.  The agreement to a Joint West London Waste DPD was endorsed in 06/7 and progressed in 07/8.
14.	06/05  09/05 02/06 03/06 03/06	Implementation of SPDs.		The SPDs listed were taken forward for adoption by March 2006.  As indicated in the first AMR, the Council (on advice from GOL) did not proceed with SPD on the Submission and Validation of Planning Applications and to take forward SPD guidance on conservation areas as part of the tranche two SPDs, when character statements have been completed.  On the other hand, the Council's decided to add an SPD for the <b>Twyford Avenue Community Open Space</b> within the timescales for tranche one.  The tranche one SPDs were adopted on target.

## LDF AND RELATED DOCUMENTS – PROGRAMME AS AT MARCH 2008

	<b>Document</b>	<b>Stages</b>	<b>Target Dates*</b>
15	<b>Supplementary Planning Documents (SPDs) - tranche two</b>  <b>Conservation:</b> additional appraisals, general guidelines, characterisation and design guides, local listed buildings.  <b>Legal Agreements and Planning</b>	<b>Pre-production</b> - evidence gathering <b>Production</b> Preparation of draft SPD in consultation Public participation on draft Analyse representations and finalise SPD <b>Adoption</b>	  06/06  09/06 11/06  01/07 03/07
16	<b>Background Reports</b> <i>(Evidence in support of Local Development Documents)</i>  Waste - <i>Existing info and additional local research, work with WLA.</i>  Housing Need and Supply - <i>using GLA housing capacity study and local needs information</i>  Industrial and Office Development - <i>using GLA industrial land survey and office policy review</i>  Retail Need & Supply - <i>using Town centre health checks; review of designated frontages, GLA studies.</i>  Community Premises - Need and Supply  Green Space Need and Allocations  Other studies – see comments	  Report   Report   Report   Report   Report   Report   Reports	  09/05   09/05   09/05   09/05   09/06   09/06   03/08
17	<b>Additional DPDs -</b> Generic Development Control Area Action Plans Site-specific allocations Alterations to Proposals Map Potential review of SCI  <b>Additional SPDs on Sites &amp; Areas</b> <ul style="list-style-type: none"> <li>• Acton</li> <li>• Ealing</li> <li>• Greenford, Southall, Perivale</li> <li>• Hanwell</li> <li>• Southall</li> </ul> <b>Additional background documents</b>	       Work scheduled for completion beyond 2007.	       09/10

## EALING PERFORMANCE IN ACHIEVING TARGETS, AS AT MARCH 2008

	Performance			Comment
	03/06	03/07	03/08	
15.		12/06		As noted in relation to item 14 in the scheme, the Council is taking forward guidance on conservation areas as SPD in tranche two. However, tranche two started late because of the changes in Council priorities. It is envisaged that the two SPDs will be adopted in 2009.
16.	01/06  01/06  01/06  09/05			<p>These and other studies are being initiated in order to broaden Ealing Council's evidence base for local development documents. In addition to the 2005/6 scheduled documents, the 'Background to Issues and Options' was produced in February 2006.</p> <p>Publication of the documents programmed for 2006/7 was delayed to coincide with consultation on New Issues and Options (September 2007).</p> <p>While work on LDDs was held in abeyance, considerable effort was put in to broadening the evidence base, reflecting the Council's priorities -</p> <ul style="list-style-type: none"> <li>• West London Retail Need Survey</li> <li>• Town Centres work on Ealing, Greenford, Southall (inc Gas site).</li> <li>• Park Royal (for Opportunity Area Framework).</li> <li>• Estate Regeneration studies,</li> <li>• Work with Travellers Interagency Forum.</li> <li>• Strategic Flood Risk Assessment</li> <li>• Reviews – parking, West London Tram, Heathrow Airport issues, CrossRail, Ealing Council's property holdings, playing fields.</li> </ul>
		09/06 09/06	03/08	
17.				There will be further consideration of how the range of development planning tools may be used for the benefit of the borough.



## 5. Issues and Actions for Future Planning

This fourth 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** – strategic integration within the local authority and the local strategic partnership gained strength in 2007/8. The Council administration elected in May 2006 made progress with priorities for development planning introduced after the election. The Consolidated London Plan was published in February 2008, and, together with new local planning objectives linked to Ealing's updated Sustainable Community Strategy, this has set a positive context for dispensing with most of the UDP part one policies. Overall, the strategic priority in 2007/8 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. A new local development scheme was approved in September 2007.

**Environmental Resources and Waste** - progress has been made on the development of the identified special opportunity sites, and there has 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 progress, but this is likely to improve in the year ahead.

**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. Finally, further progress has been made on UDP open space projects in 2007/8.

**Urban Design** - these policies are the most frequently quoted in the UDP and have stood up well at planning appeals in 2007/08. 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 have had a major effect on decisions in Ealing. Proposed Urban Design Panels have not been able to go ahead in 2007/8, though there has been improved liaison with the Commission and Architecture and the Built Environment (CABE).

**Housing** - this has been a successful year for housing policies and development. The policies have been used consistently in planning decisions, and development targets have been met - 100% housing built on previously developed land and a net increase of 1,397 units completed (target 848). The housing pipeline is healthy, and the housing trajectory indicates a clear five year

supply. The proportion of affordable housing was 31% (42% last year) – and although this comprised more than 50% of the target figure for Ealing, it was less than 50% of the total additional housing completed.

**Business** - there remains high demand for business use of land in Ealing, and there is a low vacancy rate. Completed development included 50,000 m<sup>2</sup> industrial floorspace. Planning permission was granted for a net increase of 29,000sqm of B1 development, which could generate 1,800 jobs. At the same time, 7.7ha. of land was lost from employment use, though very little was lost from strategic industrial locations.

**Shopping and Town Centres** - there was an increase in retail floorspace in 2007/8, and the Council decided, in the light of new evidence, that restrictions on retail development in Ealing Town Centre should be lifted. Vacancy rates have increased in the town centres for which data was available, and more appeals relating to Class A uses have been upheld this year than in the previous two years. 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.

**Community Facilities** - the importance of social infrastructure to support sustainable communities continued to grow in 2006/7. 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.

**Transport** – the key change has been that the Mayor of London has agreed with the Council that the West London Tram project should not go ahead. Also, and of more positive significance, government has confirmed that CrossRail will go ahead. The Council has indicated that it would allow additional car parking in development schemes where this can be justified, while still being committed to sustainable transport. The UDP transport policies were in the top two or three most frequently used policies in planning decisions in 2006/7. 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 2007/8 than in the previous year. Work progressed on a supplementary planning document on planning obligations, which should improve performance in future years.

**The monitoring process** is increasing in sophistication, and there are proposals for more comprehensive monitoring linked to sustainability appraisal in the years ahead.

Progress could not be made in achieving the 2005 Local Development Scheme targets for development plan documents in 2007/8, as the Council progressed its

new priorities. However, substantial work was undertaken on regeneration studies, which will underpin further work on the Local Development Framework, as this resumes its progress with a revised Local Development Scheme.

### **Action**

In spite of successes in planning for transport, housing and the protection of green space, improved performance is needed in affordable housing, and in wider 'green' issues relating to environmental sustainability. A wide range of background work has been undertaken to assist in promoting the borough's town centres, and to secure significant contributions from developers to tackle the impacts of proposed development. By the end of the next monitoring period, the Council will have made significant progress in its new direction, shaping a new LDF core strategy and sites allocation document.



**Planning Policy**  
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