

**Ealing Council
LOCAL DEVELOPMENT FRAMEWORK**

DELIVERING LOCAL DEVELOPMENT

**EALING COUNCIL'S
ANNUAL MONITORING REPORT 2004/5**

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Contents

List of Tables and Figures	2
1. Introduction	3
2. This is Ealing	5
2.1 Regional Context	5
2.2 The People	5
2.3 The Place	6
2.4 Looking Ahead	7
3. Delivering Local Development 2004/05	9
Topic 1 UDP Strategy	10
Topic 2 Environmental Resources and Waste	12
Topic 3 Green Space and Natural Environment	17
Topic 4 Urban Design	22
Topic 5 Housing	26
Topic 6 Business	31
Topic 7 Shopping and Town Centres	35
Topic 8 Community Facilities	39
Topic 9 Transport	42
Topic 10 Legal Agreements	44
Topic 11 Monitoring	47
4. Creating the Framework for Future Development - March 2005	49
5. Issues and Actions for Future Planning	57
Appendix One Housing Trajectory	59
Appendix Two Summary of Town Centre Health Checks - 2004	65
Appendix Three S106 Agreements 2004-2005	67

List of Figures and Tables

Figures

Figure 1 – Map of Ealing Borough	8
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Tables

Table 1 – Population and Household Projections 2001-2016	8
Table 2 – Conservation & Design Advice 2004/05 - Input by Conservation Officers	26
Table 3 – Housing Completions and Permissions 2004-2005	29
Table 4 – High Density Housing Sites 2004/05	31
Table 5 – Changes in Employment figures from changes in Employment floorspace	35
Table 6 – Satisfaction with Town Centres	38
Table 7 – Town Centre Vacancies	39
Table 8 – Satisfaction with Cultural Services	42
Table 9 – S106 Inflows 1991-2004	46

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 has an up-to-date UDP, adopted in October 2004. The government is now introducing a new development plan system, based on the Planning and Compulsory Purchase Act 2004. The Council is required to prepare new development plan documents (and other documents) in a '**Local Development Framework**' over a period of three years. Initially, the UDP and supplementary planning guidance will be incorporated in the emerging local development framework, but ultimately, the UDP will be superseded by development plan documents produced on the basis of the new legislation.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. The second document to be finalised is this **Annual Monitoring Report (AMR)**. These two, coupled with the adopted Unitary Development Plan (UDP) and supplementary planning guidance, provide the building blocks for the Council's local development framework.

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 49). 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 2004/05). This is followed by a list of the tasks

identified in the LDS, and their target dates. In future years, the Council's performance in achieving these targets will be monitored (Creating the Framework for Future Development). There is a concluding chapter on 'Issues and Actions for Future Planning', and finally, there are appendices - the Housing Trajectory, Town Centre Health Checks, and a table on S106 Legal Agreements.

This first AMR covers the period from 1st April 2004 until 31st March 2005. The Regulations specify that it must be submitted to the Secretary of State no later than the end of December 2005. The process is to be repeated annually. In Ealing, the target date for publication is June, so that the information is still current at the time of reading it, and in the event that targets are not met, there will be time to take remedial action. In addition, there will be time to reflect on any possible changes which may be needed in an update of the Local Development Scheme by March 2006.

2. This is Ealing

2.1 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, 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 London part of which stretches from Paddington through Park Royal and Wembley to Heathrow and its environs. The “Western Wedge” has been one of the most dynamic growth areas in the entire country.

Growth will continue. The London Plan has identified that West London could accommodate 45,000 additional homes and 86,000 new jobs. 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 derive particular benefit from the enormous business potential around Heathrow airport.

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

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

2.2 The People

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

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 also 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. Demand for an inclusive and accessible environment are a key issue for the borough.

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

2.3 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 seven town centres, comprising a metropolitan centre and six smaller town centres. It is well served by 3 underground lines and several 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 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 have 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 1 – Map of Ealing Borough

2.4 Looking Ahead

The latest population projections from the GLA suggest that the rate of growth will continue at an additional 1,700 persons per year, with the population of Ealing increasing to 333,489 by 2016 (Table 1). Projections from the Office of National Statistics suggest a lower rate of growth, from 305,000 in 2003, the latest Mid-Year Estimate, to 309,700 in 2016. Unlike the GLA projections however these are not linked to housing capacity and have not been adjusted to reflect recent changes in migration.

Projected numbers of households in the Borough indicate an increase of 9,684 households between 2001 and 2016 (Table 1), which relates to the UDP target of 9,750 new dwelling units by 2017 (see Housing Topic).

	2001	2006	2011	2016	Change 2001-2016	Rate p.a.
Population	308,072	315,077	324,102	333,489	25,417	1,694
Households	118,262	121,337	124,489	127,946	9,684	646

Source: 2003 Round Demographic Projections (Scenario 8.1), GLA, 2004

A number of sites have been identified for future development to meet the needs of the projected population increases and associated housing

requirements. Over the period of the Plan for the Environment (2002-2017), these sites aim to provide an additional 8,500 households and 19,500 jobs¹. These development sites include proposals for South Acton Housing Estate (providing an additional 2,200 homes), Dicken's Yard (providing an additional 225 homes, 100 jobs and retail and hotel floorspace), Havelock Housing Estate (providing an additional 1,800 homes) and Southall Gasworks (providing an additional 4,300 jobs).

¹ Note: Housing and Employment figures are estimates, based on potential floorspace.

3. Delivering Local Development 2004/05

Introduction

This chapter looks at information about planning policies and development in Ealing from 1st April 2004 until 31st March 2005.

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. First, they look at the published standard conditions and reasons for refusal. This publication has been prepared so that consistent wording is used for conditions and reasons that recur frequently in planning decisions. Hence, the policies underlying these conditions and reasons can be regarded as useful.

A sample survey has also been undertaken into the number of times that different policies were used as a basis for planning decisions in 2004/05. This information is considered for the policies in each topic. In addition, the policies used at appeal are examined. The report identifies the number of times that different policies are used in planning appeals, where the inspector has agreed with the local authority. These can be regarded as successful policies. The report also considers the use of policies in appeal decisions, where the inspector agreed with the appellant. The inspectors' letters were examined to see if inherent problems could be identified with any of the policies. Decisions on planning applications classified as 'departures' from the development plan were also considered, though there are very few of these.

Development

This section contains information on the amount of various types of development approved and completed in each topic in 2004/05. This 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.

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

Topic One UDP Strategy

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.**

UDP Strategy Policies

- 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
- 1.11 Monitoring

replace the adopted UDP strategy with a unique vision for Ealing, prepared on the basis of spatial planning principles.

The Government also published the UK Strategy for Sustainable Development. This strategy aims to enable people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations. This strategy sets out priorities for sustainability across the UK.

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

As a result of the new Act, the London Plan acquired the status of a 'regional spatial strategy' and is now an integral part of the development plan for the borough, along with the adopted UDP.

Relevant London Plan Policies: All

Relevant Supplementary Planning Guidance

SPG1 Sustainability Checklist
SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall

Locally, the Council formally adopted the 'New Plan for the Environment' as the statutory unitary development plan in October 2004. At the same time, a wide range of supplementary planning guidance was adopted. The UDP was deemed to be in 'general conformity' with the London Plan.

Relevant Local Strategies

Community Strategy
Neighbourhood Renewal Strategy

The Council published a Local Development Scheme in March 2005 under the new Act, setting out the documents to be prepared in the Local Development Framework for Ealing.

Context 2004-2005

The Planning and Compulsory Purchase Act came into force in 2004/05, introducing massive change to the planning system. Also, during the year, Planning Policy Statements on Development Plans (PPS12) and on Delivering Sustainable Development (PPS1) were published. The new legislation and policy has led Ealing Council to commit to the production of a new 'Core Strategy' to be adopted by July 2008. This will

Contextual Indicators

Deprivation

Ealing ranks 107th out of 354 English authorities, and 16th out of the 33 London Boroughs.

Community Cohesion

71% of Ealing residents think that their local area is a place where people

from different backgrounds can live together harmoniously.

Community Involvement

64% of Ealing residents think that they can influence decisions in their area by working together.

Source: Ealing Community Strategy

UDP Strategy Indicators

The Policies

The UDP Strategy policies are seldom quoted in decisions on planning applications or appeals. Only Policies 1.4 and 1.10 are referred to in planning decisions in 2004/05 - on 9 and 4 instances respectively. This is because the strategy policies give overall direction to each of the UDP topic chapters which follow. Hence, the more detailed policies in the topic chapters provide a clearer basis for individual development control decisions.

It is possible however, to examine the number of times that policies in each of the UDP topic chapters 2 - 9 are used in planning decisions, as an indication of how the UDP strategy is working.

An analysis of the policies listed against standard conditions and reasons for refusal shows that urban design and housing policies are used most in planning decisions. This makes sense in that there are many applications relating to residential property, and on many occasions, the detailed design will be likely to be a matter to be referred to in the decision. However, it is also the case that the

standard conditions and reasons were prepared some six years ago, and need to be reviewed.

A survey of planning decisions made in 2004/05 indicates the comparative frequency of use of policies in the different topics. This bears out the findings associated with the standard conditions and reasons for refusal, though, on aggregate, there is also a reasonable usage of other topic policies too. The lowest usage is for policies on Community Facilities (58) and Environmental Resources and Waste (78). With the exception of the Strategy policies, all other topics recorded policy usage of over 1000 occurrences.

A similar pattern emerges from a survey of appeal decisions. Urban Design and Housing, followed by Transport, 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.

Development

The planning permissions adding to the development pipeline in 2004/05, and the actual development completed on sites in Ealing, are considered in each of the following topic profiles.

An indication of overall progress is given by the fact that 25 of the 92 development sites listed in Table 10.21 of the plan, had planning applications approved or current in 2004/05. If this level of interest is maintained, planning approval would be achieved on all sites in five years.

Observations and Conclusions

In a year when the Ealing UDP was newly adopted, and when the whole planning system was subject to major change, the broad indications are that the UDP policies provided a comprehensive basis for planning decisions, and that there was sufficient interest expressed in the UDP development sites, for their designation to be regarded as successful.

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.**

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.4 Better use of aggregates
- 4A.5 Spatial policies to support the better use of aggregates
- 4C.6 Flood Plains
- 4C.7 Flood defences
- 4A.11 Water Supplies
- 4A.12 Water Quality
- 4A.16 Bringing contaminated land into beneficial use
- 4A.17 Dealing with hazardous substances
- 4A.7 Energy efficiency and renewable energy
- 4A.8 Energy assessment
- 4A.9 Providing for renewable energy
- 4A.10 Supporting the provision of renewable energy
- 4A.1 Waste strategic policy and targets
- 4A.2 Spatial policies for waste management

- 4A.3 Criteria for the selection of sites for waste management and disposal

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist
- SPG2 Water, Drainage, Flood Risk and Development
- SPG3 Air Quality & Pollution
- SPG4 Refuse and Recycling Facilities
- SPG12 Greening Your Home

Relevant Local Strategies

- Community Strategy
- Ealing's Air Quality Strategy and Management Plan
- Ealing Contaminated Land Strategy
- Ealing Waste Strategy

Context 2004-2005

In the last year the ODPM issued Planning Policy Statement 22 (PPS22) on Renewable Energy and Planning Policy Statement 23 (PPS23) on Pollution Control. These present the key principles and guide local authorities planning policy on renewable energy and pollution control. These supplement existing guidance on waste (PPG10) and flooding (PPG25).

The GLA issued the Toolkit 'Integrating Renewable Energy into New Developments', which provides an overview of the renewable energy technologies and their costs, an understanding of planning requirements and methods for meeting them, and information on policy formation.

Contextual Indicators

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: Ealing Community Strategy/Environment Agency General Quality Assessment

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 air quality has improved in Ealing over the last 3 years. For the last 2 years Ealing has also performed above DEFRA's urban average for this same indicator.

Source: Pollution Control/DEFRA

Waste Recycling

Ealing has achieved a steady increase in recycling levels for household waste, although Ealing is still below annual performance targets and the top quartile for London.

Source: Waste and Recycling Team

UDP Environmental Resources and Waste Indicators

The Policies

Analysing the use of policies in planning decisions, appeals and departures is a useful method of monitoring the effectiveness of policies in chapter 2.

When compared with other UDP chapters, the number of occasions when chapter 2 policies were quoted in planning decisions was generally small. This may be explained by the number of chapter 2 policies which are

only relevant to certain types of applications, i.e. waste facilities. Those policies referenced more frequently, were often those which dealt with site constraints such as flooding and contaminated land.

This trend was also evident in respect of appeal decisions given that no cases were recorded where those policies were quoted in Inspectors decision letters.

There was no reference to chapter 2 policies in any of the cases advertised as departures during the year.

Development

In considering the completions and permissions data for chapter 2 change in floorspace for waste and mineral facilities has been monitored. Analysis of all B2, B8 & Sui Generis completions has been undertaken to identify these facilities. In respect of completions there is only one record which relates to a change in waste facilities. In this case an additional 300 m² of floorspace was gained at Greenford Depot following the erection of a building for paper and leather storage and two additional open bays for storage of paper and glass for recycling (ref. P/2000/4510). No change was recorded in respect of floorspace for mineral facilities.

The approvals data indicates that no applications were approved during the year that resulted in a change of floorspace for waste or mineral facilities.

Data for S106 contributions were analysed to identify how much money was secured under the heading of Environmental Resources. The results indicate that no monies were secured during this period for such works. This is unfortunate since Policy 1.10 (Legal Agreements) specifically identifies that provision of recycling facilities could be secured through legal agreements.

Performance Indicators

Review of Sustainable Development Checklist

Policy 2.1 'Environmental and Other Sustainability Impacts' encourages applicants of major developments to complete the Sustainability Checklist. Initially it was hoped that the checklist could be used as a tool to measure the overall performance of major developments against sustainability issues this year. The checklist was completed for 19 developments. However, an analysis is unlikely to produce robust results as the checklist has been reviewed and so various different versions have been completed.

Despite the limited utility of surveying the checklist it is still useful to identify how proposed developments performed overall against the 9 different criteria set out in the checklist. From this analysis it should be possible to identify any trends/patterns in scoring. In this regard it is noted that developments scored well in relative terms against the criteria headed pollution, human activity and transport.

Developments tended to perform less well against the criteria for waste and community development. The relatively low level of scoring against these criteria might indicate that the criteria are difficult to meet, or that the applicants have tended to focus on other issues. It is probably the latter of the two reasons, as the criteria for these areas does not appear to be any more difficult or costly to achieve. Further guidance is needed explaining how this criteria could be satisfied, and further emphasis should be placed on meeting this criteria through negotiations with the applicants.

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

This indicator specifically monitors the success in implementing Policy 2.2 'Regeneration of Special Opportunity Sites'. There are six Special Opportunity Sites identified in the UDP. A short commentary on the planning status of each of these sites is set out below.

Southall Gasworks – No development has commenced yet on this site, although an application for mixed use development is expected. Temporary consent for the use of the site as a car park (for 8,000 cars) was renewed last year.

Atlas Road – No applications have been submitted or worked up for the redevelopment of this site.

Glade Lane – No applications have been submitted for the redevelopment of this site.

Grand Union Village – Presently under construction. 616 of the 701 units approved at outline stage now have details approved. Parts of phase 1 of the development are already occupied. The new care centre along the east side of the canal is also almost completed.

Southern Gateway/Gypsy Corner – The redevelopment of this site is mostly completed (Carphone Warehouse, industrial/office units, hotels, retail and new roads and a 15-storey residential block). Approximately 0.3 ha remains undeveloped.

Greenford Station – No new development on this site. A planning application is currently being considered for housing on the southern edge of the site on land south of Rockware Avenue.

The number of planning applications granted which are contrary to the advice of the Environment Agency in respect of flood risk.

The data available for the 2004/05 year does not allow this indicator to be assessed fully. Data collection methods need to be considered for future years. The data that is available however, indicates that the Environment Agency were notified of 7 applications where flooding might have been a constraint given the location of site in a flood risk area zones 2 and 3. However, of these it is unclear how many were approved/refused which were consistent with Environment Agency advice.

The number of planning applications where equipment for renewable power generation has been secured.

This indicator monitors success in implementing part 2 of Policy 2.9 'Energy'. Again this indicator has not been actively monitored or recorded to date. Provision for collecting this data in future years should be considered. Development Control officers report that one application was submitted during 2004/05 where renewables were incorporated as part of development. This application (ref. P/2004/4095) was for Acton High School, where 5.8% of their energy requirements are to be met through on-site renewable equipment. Despite the policy expecting applicants to meet

10% of their energy requirements by renewables, the incorporation of renewable energy generating equipment, regardless of overall energy contribution, is still significant. It signifies to other developers/applicants that the incorporation of renewables as part of a development scheme is feasible and achievable.

In addition, a number of major applications were approved during 2004/05 which were subject to the following condition:

Details of energy efficient design and consideration of on-site equipment for renewable power generation for the buildings shall be submitted to and approved in writing by the Local Planning Authority, and the details approved shall be so implemented prior to first occupation of any of the buildings or accommodation in the development and maintained thereafter for the life of the development.

Reason: To ensure that the buildings are acceptable in terms of the Local Planning Authority's energy policies, in accordance with adopted Policy 2.9.

The use of such a condition is important as it demonstrates that there is still scope to secure renewables through applications which have been approved during the year.

Given the pressure to reach planning decisions within the statutory time period, in most instances renewables will be secured through the use of such conditions.

Observations and Conclusions

Ealing performs well in respect of environmental issues such as air quality, water quality and the recycling of waste. However, there is still scope for further improvements to be made in respect of these issues, notably in the case of waste recycling.

As a comparison with other UDP topic areas, the policies dealing with environmental resources and waste are used infrequently in planning decisions, appeals and departures. One explanation for this trend is that a number of the policies are very narrowly defined and are only relevant to certain applications where certain conditions exist.

The monitoring of completions and permissions data indicates that one waste facility was completed this year, however no approvals were granted for new development of waste or mineral facilities (i.e. those uses which are specifically addressed by chapter 2 policies).

In respect of S106 contributions no monies were secured under the heading of Environmental Resources. Consideration needs to be given as to how more S106 funding can be made available for this topic area.

Considerable progress has been made over the year on the development of the borough's six special opportunity sites identified in chapter 2 of the UDP.

The implementation of Policy 2.9 in securing the incorporation of renewable generation as part of development has been limited. The individual case where renewables were secured demonstrates to applicants/developers that this is achievable.

Further consideration needs to be given to how various indicators can be better monitored for future AMRs.

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.**

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.8 Green Belt
- 3D.9 Metropolitan Open Land
- 4A.12 Water quality
- 3D.7 Realising the value of open space
- 3D.10 Open space provision in UDPs
- 3D.15 Burial Space
- 3D.12 Biodiversity and nature conservation

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist

- SPG9 Trees and Development Guidelines
- SPG22 A40 Acton: Green Corridor Strategy
- SPG on Development Sites

Relevant Local Strategies

- Community Strategy
- Parks and Open Space Strategy
- Ealing Allotment Strategy
- Ealing Biodiversity Action Plan

Context 2004-2005

In terms of national policy development draft PPS9 'Biodiversity & Geological Conservation' was published which replaces the existing PPG9.

Contextual Indicators

67% of residents are satisfied with the borough's open spaces.

Source: BVPI Report 2004/05

In respect of the quality of Green Space in the borough, during 2004/05 the Council achieved Green Flag awards for both Southall Park and Acton Park. For Acton Park this is the second year running that it has been awarded this standard. The Green Flag award is a national standard for parks and open spaces in England and Wales, which recognises the best green spaces in the country.

The Policies

Analysing the use of policies in planning decisions, appeals and departures is a useful means of monitoring the effectiveness of policies within a chapter.

The number of times chapter 3 policies were quoted within decisions on planning applications was relatively small when compared with other chapter areas such as Urban Design and Housing. What is particularly evident is the number of times (100) Policy 3.3 'Heritage Land' was quoted in planning decisions. This high number was surprising given that this policy would only be applicable to a small number of sites within the borough. The reason for this however can be explained by the sampling and weighting method used (see Appendix Five). The number of occasions where reference was made to Policies 3.1 and 3.2 was less surprising, given that these relate to open space designations which cover large areas of the borough, i.e. Green Belt, Metropolitan Open Land and Green Corridors. This trend also highlights the pressure for development which faces these sites.

A similar analysis can also be made with regard to the use of policies in appeals (both dismissed and allowed). Where policies have been quoted in appeal decisions which have been dismissed these are taken as indicating a policies success. Particularly noteworthy were the number of instances where reference was made to Policy 3.2 'Green Corridors and the Waterway Network'. In respect of those appeals allowed there were two instances where policies in chapter 3 were quoted. In both cases Policy 3.1 was referenced. Whilst the Inspector disagreed with our interpretation of the policy they identified no inherent flaws with this policy.

Of the applications advertised as departures from the development plan during the year, one was advertised because it was contrary to open space policies. The application (ref. P/2004/4095) for the redevelopment of Acton High School involved a loss of land designated as Public and Community Open Space, which would be contrary to Policy 3.4 of the UDP. The redevelopment of the school required a change to its footprint which encroached on existing open space. Whilst this would be contrary to Policy 3.4 of the UDP the scheme was designed in such a way as to ensure that there was no net loss in either Public or Community Open Space across the site as a whole. This loss of designated open space was compensated for by a land swap with land currently accommodating the footprint of the existing school, which is to be demolished as part of the redevelopment. Accordingly an exception to the policy was considered acceptable in this instance.

Development

In considering the completions and permissions data for chapter 3, gains or losses in open space resulting from new development have been identified. Firstly in respect of completions, no new developments have been identified which have resulted in either a loss or gain in open space. It should be noted that open space in this context refers to designated open space, i.e. Green Belt, MOL, Green Corridor, Public Open Space, Community Open and Heritage land.

With regard to the permissions data only one application (ref. P/2003/2861) for a residential development at the Golf Links Estate has been approved which has resulted in a loss of 750 m² of open space to residential. Given that this figure is for site area, it is unclear what the resultant gain in floor space for residential has been. It should be noted that this open space

was incidental open space to the existing residential properties, and was not subject to any formal designations in the UDP. This low figure indicates the strength of the open space policies in safeguarding existing areas of open space.

S106 contributions for green/open space projects/works are useful indicators to monitor. Data for S106 contributions can be analysed to identify how much money has been secured under the heading of green space and nature conservation as a comparison with other policy topic areas, including Urban Design, Housing, Shopping and Town Centres etc. Under the heading of Green Space and Nature Conservation the types of projects which have been funded have included environmental improvements (tree planting and landscaping) to local parks and the local vicinity. It should be noted that street planting could also be categorised under the heading of Urban Design. A distinction has also been made in collecting this data between those agreements which are sealed and those which are minded to grant. Taking the sealed agreements first, as a proportion of all contributions secured, 13.6% was secured for green space and nature conservation works. Whilst this proportion was lower than some of the other topic areas, it is still a significant amount, given that monies can potentially be shared between 8 topic areas. One trend evident from the data is that when compared with the other topic areas, the number of instances when money was secured for green space works was higher but the amount received in each instance was generally smaller.

Performance Indicators

Loss of Designated Open Space

As noted above, designated open space includes Green Belt, Metropolitan Open Land, Green Corridor, Heritage Land, Public Open

Space and Community Open Space. This is a useful indicator for monitoring the strength of our open space policies (3.1, 3.2, 3.3 and 3.4) in safeguarding existing open space. The permissions and completions data is a good starting point for identifying those applications which have given rise to a loss of open space. As identified above, only one application was identified which resulted in a loss of 750 m² of open space. However this open space was not subject to a formal open space designation in the UDP. In addition to the completions and permissions data, analysis of all the major planning applications which have been reported to Planning Committee was undertaken. This process identified a further four (of which one application was out of the borough) applications which involved a loss of designated open space. Two of the applications involved development within Metropolitan Open Land. Of the two, one was refused at Committee and the second was for a modest sized extension to the Lime Tree Play Centre. A third application was approved for development within Green Belt at Northala Fields. In respect of this application the development was for landscaped mounding, the creation of a fishing lake and a visitors centre, which is consistent with its open space function, and would thus not be contrary to policy.

Loss of Nature Conservation Sites

As for designated open space, the permissions and completions data was also monitored to identify any applications/development which have given rise to a loss of land designated as a nature conservation sites (whether this be a partial loss of a site or the total loss of the site). Given that many of the nature conservation sites will also share other open space designations, these sites should already have been identified above. Of the open space sites identified, two of these sites are subject to nature

conservation designations. Northala field forms part of a Nature Conservation Management Area but does not comprise any specific nature conservation sites. Whilst the Virgin Active application is also partly identified as a nature conservation site, this application was refused. As with the other open space policies in chapter 3, these findings indicate the strength of UDP policies, notably 3.8 and 3.9, in safeguarding nature conservation sites.

Open Space Projects

Chapter 3 of the UDP identifies various open space projects/proposals whose implementation the UDP actively supports through the development process. These are identified on map sheet 3 of volume 2 of the UDP as Proposals. They include achieving District Park status for Acton Park and creating new bridges at Spikes Bridge and King George's Playing Field, to create links with adjoining open space in Hillingdon.

Acton Park is currently designated as a Local Park in the UDP. The Council's aspirations for this park are to achieve District Park status. The achievement of this status will be important in helping to address the District Park deficiency which currently exists in this part of the borough. Addressing park deficiency is a key objective of Policy 3.4. District Park status is likely to be achieved for Acton Park through establishing direct links with the Park Club to the east. It is

hoped that this can be achieved through the planning process, although to date limited progress has been made.

With regard to the creation of the proposed bridge links at Spikes Bridge and King George's Playing Fields, enhancing access to existing open space is also central to UDP policies. Whilst limited progress has been made in respect of these proposals, S106 monies (50k) has been secured from the Grand Union Village development which could be used to help fund these works. Enhanced links between King George's Playing Fields and Spikes Bridge is also desirable.

In addition to the projects which are specifically identified within the UDP, the Policy team are also involved in a number of other open space projects which help implement the UDP policies in this chapter. These include a project to enhance Community Open Space on a backland site off Clitherow Avenue in Hanwell, and the preparation of an open space brief for the Twyford Avenue Sports Ground. Significant progress has been made on both projects during this year. In respect of the Clitherow Avenue COS project an Action Plan for the site has been prepared and a Community Association has been established. With regard to the Twyford Avenue Sports ground, a first draft of the open space brief has been prepared and reported to Area Committee. Further work will be undertaken over the next year to take forward this brief as a Supplementary Planning Document.

Observations and Conclusions

The quality of formal open space in the borough is high. Two parks (Acton and Southall) were awarded Green Flag Awards.

As a comparison with other chapters, the frequency by which policies in chapter 3 were quoted in planning decisions, appeals and departures was relatively low. Where policies in chapter 3 were referenced, they usually related to those policies applicable to large areas of the borough, i.e. Green Belt and Metropolitan Open Land. The fact that these policies have been used highlights the pressure to develop open space in the borough. Where no reference has been made to specific policies,

this was because the policies are only applicable to certain types of applications, or where certain conditions were evident.

In terms of completions and permissions only 1 application was identified which resulted in a change (either gain or loss) in open space.

In respect of S106 contributions, as a comparison with other topic areas, a considerable amount of money was secured for projects which fall under the heading of green space. This funding is to be used for various environmental improvement works including planting and landscaping.

The UDP identifies various open space projects. Only limited progress has been made in respect of these projects. In addition, there has been progress in advancing various other open space projects, notably the establishment of Boundary Nature Reserve (at the Clitherow Avenue Community Open Space) and the preparation of an open space brief for Twyford Avenue Sports Ground.

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.**

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

- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.10 London's built heritage
- 4B.11 Heritage Conservation
- 4B.12 Historic conservation-led regeneration
- 4B.14 Archaeology

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

Relevant Local Strategies

- Ealing Community Strategy
- 2004/05 Urban Design Action Plan
- Neighbourhood Renewal Strategy

Context 2004-2005

PPS1 introduced a new focus on the importance of good design in the development of sustainable communities. The amendment to PPG3 was also significant in this respect. New Part M of the Building Regulations brought in a change in ideology, in that the focus has now changed from designing for 'people with disabilities', to 'access for all', a much wider design remit. In October 2004, the final parts of the Disability Discrimination Act came into force, requiring physical adaptations to buildings where services to the public are provided.

At the London level, Urban Design London was established as a pan London best practice vehicle for local authorities in urban design. The Ealing Regeneration and Major Projects Team played an influential role in the work of the forum, particularly with respect to West London.

The GLA contributed by publishing supplementary planning guidance on Accessible London, and a draft Sustainable Design and Construction guidance note. Ealing adopted supplementary planning guidance on preparing Urban Design Statements, and nearly 100 design briefs for key development sites in the borough.

The Urban Design Action Plan monitored progress on a number of key tasks, including the preparation of Streetscape Design and Liveability Guides for key town centres, a comprehensive review of Conservation Areas, regular Acton Design Summits on design and regeneration projects in Acton, the establishment of an Urban Design Panel to provide independent scrutiny of proposals, and joint award schemes with Ealing Civic Society.

Regular meetings with the Ealing Access Committee resulted in important inputs on the refitting of the Councils customer service centre, at Perceval House.

Contextual Indicators

Accessibility of Local Authority buildings

In 2003/04 only 1.3% of the Council's buildings open to the public were suitable for and accessible to disabled people. The target for 2004/05 was 10%.

Source: BVPI Report 2004/05

UDP Urban Design Indicators

The Policies

The UDP urban design policies are quoted the most frequently of all the policies in decisions on planning applications or appeals. This is to be expected for certain types of decisions, where the policies are very specialised and specific, namely for Advertisements, Listed Building

Consents, Listed Demolitions, and Conservation Area Consents.

Policy 4.1 is by far the most frequently used policy, appearing in 30 standard conditions and reasons for refusal. This is understandable, given its broad design remit. Policy 4.6, 4.7 and 4.10 are also used frequently.

Urban design policies (along with housing) are the most frequently used policies listed against standard conditions and reasons for refusal. This makes sense as on many occasions, the detailed design will be likely to be a matter to be referred to in the decision.

A survey of planning decisions made in 2004/05 indicates the comparative frequency of use of policies in the different topics, Policy 4.1 was used considerably, 3024 times in a total of 5376 decisions.

A survey of appeal decisions showed that Policy 4.1 is relatively successful in dismissing appeals, it was referred to 65 times in a total of 98 dismissed appeals. However it also features the most frequently in allowed appeals, 20 times in a total of 29 allowed appeals.

In an analysis of inspectors' letters, there were no identifiable instances in which the Inspectors indicated that the urban design policies were inherently unsupportable, although the inspectors did not always agree with the local planning authority's application of the policy to a particular site.

Performance Indicators

Secured by Design

The Crime Prevention Design Advisor for the Metropolitan Police provides weekly advice on 'designing out crime' to the development control officers. In 2004/05 the Advisor was consulted on 301 applications. At least two thirds of these applications were minor developments of a non-residential or business nature (35.5%), although

both major (17.3%) and minor residential developments (17.6%) were also regularly consulted on. Three developments achieved a 'Secured by Design Award', the South Acton Estate Phase 1 New Build, YMCA Bordars Road, Hanwell and Rear of 234 Western Road, Southall. There are four others that are newly completed or nearing completion that are expected to achieve the award and some five others at the final planning or early stages of development. Design input on three new PFI schools and four PFI Care homes was also an important achievement for the year.

Accessible Design

A total of 308 written observations on planning applications were made by the Access Officer. This was more than double the number of applications sent to the Access Officer, suggesting that ongoing involvement is an important element of this advice. The most frequently raised issues were the Lifetime Homes Policy, disabled car parking requirements and communal staircases.

Conservation and Design Advice

The Conservation Officers made a total of 665 written observations on various applications over the year. Over half of these related to applications in a Conservation Area. The extent and breadth of input that these officers have is very significant, as is reflected by the following table:

Major Applications	Twyford Abbey, Twyford C of E School, St. Bernards Hospital, UGC Cinema, Sinclair House, Waitrose West Ealing, Candy House, Orbit House, Arcadia, Daniels
Council Strategies and publications	Town Centre Plans, Site specific briefs, Liveability projects and Streetscape Initiatives, Residential Design Guide, Conservation/management plans
Council assets	Dickens Yard, Acton Town Hall, Pitzhanger Manor, Southall Manor House, Acton Ice House, Cherington Road Depot, Jubilee Gardens, Greenford Town Hall, PFI bid for street lighting, South Acton Estate, Ealing Town Hall, South Ealing Cemeteries

Local Satisfaction with Urban Design

A short survey was prepared, which consisted of four questions to gauge local satisfaction with urban design in the borough. This survey was circulated to the members of the Development Control User Group - 19 members in all. This group consists of community representatives from Conservation Area Advisory Panels, Residents Associations, Ealing Family Housing Association, the Ealing Civic Society, and others.

Responses to this survey will be published as a supplement to the report.

Observations and Conclusions

Accessible Design was brought to the forefront of peoples thinking about the design and use of buildings in 2004/05, through mechanisms such as the DDA provisions, Building Regulations, and guidance from the Mayor of London.

Urban design policies are the most frequently quoted policies in the UDP. Policy 4.1 appears in 30 standard conditions and reasons for refusal. The urban design policies

appear to stand up well in planning appeals, and have not been challenged by Inspectors.

Considerable input into the design of planning applications has been made by a number of design specialists, including Conservation Officers, the Access Officer, and the Crime Prevention Design Advisor (Metropolitan Police).

Achievements include design amendments to major PFI projects including schools and care homes and corporate projects, such as the redesign of Council's customer service centre to reflect accessible design principles. The adoption of design briefs for development sites across the borough, and a review of the Conservation Areas were also significant events.

Resourcing issues need to be resolved to ensure that important urban design initiatives such as the Urban Design Action Plan and Urban Design Panels are carried forward in the future. Resourcing Conservation advice input is also a critical issue.

Systems should be put in place to monitor the impact that specialist design advice has, in contributing to physical changes of development proposals.

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.**

UDP Housing Policies

- 5.1 Housing Supply
- 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.4 Housing choice
- 3A.7 Affordable housing targets
- 3A.10 Special needs and specialist housing
- 3A.11 London's travellers and gypsies
- 4B.1 Design principles for a compact city
- 4B.6 Sustainable design and construction

Relevant Supplementary Planning Guidance

- SPG4 Refuse and Recycling Facilities
- SPG6 Plot Ratios
- SPG8 Safer Ealing
- SPG11 Affordable Housing
- SPG12 Greening your Home
- SPG13 Garden Space
- SPG14 Indoor Living Space
- SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall

Relevant strategies for Housing

- Ealing Community Strategy
- Ealing Housing Strategy 2004/09

Context 2004-2005

The amendment to PPG3 Housing means that local authorities must now consider the benefit of provision of affordable housing on non-housing allocated sites.

The GLA produced important guidance over the year, including the draft London Housing Plan, a Housing Advice Strategy, the Greater London Housing Requirements Study, a draft toolkit on sustainable suburbs as well as a draft SPG on the implementation of policies on affordable housing in the London Plan.

The most significant event for Ealing was the establishment of Ealing Homes Ltd, an Arms Length Management Organisation in September, 2004. Ealing Homes employs 330 people to manage 14,000 tenanted and 5,000 leasehold properties.

Contextual Indicators

% of new homes on previously developed land

The target of 80% was well exceeded, and sits 99%.

Source: BVPI report 2004/05

Unfit homes

In 2002 the number of unfit homes per 1000 dwellings was 52.

Affordable Housing Ratio (house price/earnings affordability ratio)

In 2002 this ratio was 8.2, a decrease in affordability from the previous year's figure of 7.4. (Note: The higher the ratio indicates a lower affordability).

Source: Ealing Community Strategy

UDP Housing Indicators

The Policies

The UDP Housing policies are the most frequently quoted policies in decisions on planning applications or appeals, alongside the urban design policies.

An analysis of the policies listed against standard conditions and reasons for refusal shows that Policy 5.5 is the most frequently used (25 conditions), Policy 5.9 is used in 8 conditions and Policy 5.1 in one. This makes sense as the majority of applications relate to residential property.

A survey of planning decisions made in 2004/05 indicates the comparative frequency of use of policies. Of the **Development**

housing policies, Policy 5.9 (2246 occurrences) and Policy 5.5 (1647 occurrences) are by far the most frequently used policies.

A survey of appeal decisions revealed that Policy 5.5 was quoted in 50% of appeals that were dismissed, although it was also quoted in approximately 30% of allowed appeals. Policy 5.9 was quoted in approximately 30% of dismissed appeals, as well as in 47% of allowed appeals.

Analysis of planning decisions by inspectors who allowed appeals against the Council's original decision was also undertaken. One Inspector commented on the balance between the requirements for family accommodation and smaller units (1 Third Avenue) in Policy 5.6, saying that he found this to be 'appropriate'. However, another Inspector felt that the policy distinction between the number of rooms in the original house and its existing lawful state insignificant in determining when a house could be subdivided into smaller units (40 Milton Road).

Table 3: Housing Completions and Permissions 2004-2005

	Residential Units Completed (Net)	Residential Units Completed (Gross)			Affordable Units	
		New Build	Conversion/ Change of Use	Total	No.	%
Completions	860	350	609	959	266	27.7%
Permissions	1,920	1,823	210	2,033	562	27.6%

Source: Ealing Development Monitoring Database

NB: Not included above, a further 13 units (net), originally refused, have been allowed on appeal.

The current target for housing completions is 650 new units p.a. This target was exceeded in 2004/05 with 860 units recorded as completed. Large schemes completed or under way include Grand Union Village, Southall; the conversion of offices at Bromyard House, Acton; and development at Willow Tree Primary School, Northolt.

Major housing approvals included further details for Grand Union Village, and revised upward figures at Gypsy Corner, North Acton (now 446 units). Approval subject to legal agreement was granted for conversion of two office blocks in Greenford involving 69 and 76 flats, the redevelopment of Daniels in West Ealing to provide 137 units, and approval for a further 12 units was granted for the office conversion at 46-50 Uxbridge Road W5 (now 132 units in total). Revised permission for 129 live/work units and 41 duplex/flats, retail and light industry, at Cowley Road, Acton also complied with policy promoting mixed use.

Performance Indicators

Ealing Housing Trajectory

The housing trajectory (see Appendix One) charts Ealing's progress towards meeting the housing supply target in the Unitary Development Plan 2004, over the plan period. It is shown as a schedule of major sites (10+ units), with the proposed residential capacity and possible phasing of development, the likely contribution from small sites, and in the early part of the plan period, the actual number of residential units which have been completed. It forms

part of the Ealing Housing Delivery Action Plan and has been produced in consultation with the Government Office for London.

Identified sites include those currently under construction, those with planning permission or with permission subject to legal agreement, and those identified as development sites in the UDP. Identification of sites has been co-ordinated with work on the London Housing Capacity Study 2005. Unlike the previous Housing Capacity Study (2000), no allowance has been made for major windfall sites.

Dwellings on Previously Developed Land

The number of houses built on previously developed land ('brownfield sites') is reported as a national Best Value Performance Indicator (BV106) each quarter. Usually this is 100% for Ealing but in 2004/05 six houses on vacant land were completed at Halsbury Road West, Northolt, bringing this figure down to 99%. This is well above the target figure of 80% (see the Contextual Indicators section above).

Housing Densities

In 2004/05 planning permission was given for 1,920 residential units in Ealing. The UDP allows for a range of densities, from 200 habitable rooms per hectare (hrh) up to 350 rooms, although up to 700 hrh may be appropriate on high density sites. High density housing has been permitted on the following sites.

Table 4: High Density Housing Sites 2004/05		
Address	Number of units	Density (hrh)
46-50 Uxbridge Road W5	12 additional units to give 132	1,363
217 Uxbridge Road W13	13	838
Daniels, Uxbridge Road W13	137	700
320 Ruislip Road, Greenford	69	657
132A Uxbridge Road, Hanwell	13	586
Bricklayers Arms, Western Road, Southall	19	570
Beatrice House, Gunnersbury Lane, Acton	54	550
Grand Union Village	154	538 (Overall limit not to exceed 300 hrh)
10-18 Horn Lane, Acton	45	517

Note: hrh = Habitable rooms per hectare

Source: Ealing Council Planning Committee Agendas

Affordable Housing

The provision of affordable homes across London is a major issue and the gap between household incomes and house prices has been considered at that level in the 'Greater London Housing Requirements Study', GLA, 2004. A revision of Ealing's Housing Needs Study has been started and its findings will be reported in next year's Annual Monitoring Review.

266 affordable homes were completed in Ealing in 2004/05. This represents 28% of the total homes completed in 2004/05, under the target of 50%. The number of affordable homes has however been increasing:

2001 55 affordable homes completed
 2002 30
 2003 244
 2004 197

123 of the units in the past year (2004/05) were developed by Housing Associations in five schemes; and 135 units in one private sector development. No information is available at present on whether these were social rented or intermediate provision, but subsequent monitoring should be able to monitor this against the 70:30 ratio in the development plan.

The pipeline of planning permissions indicates that on the sites with permission for 15 or more units, the average provision is 44% affordable housing. It appears that there was one case with no affordable housing, but several with 100%, and of the rest, the lowest proportion was 31%.

Observations and Conclusions

Market housing is becoming relatively less affordable, but strong pressure from government and house builders to increase the supply of housing¹. Major organisational change too, especially the transfer of the Council's housing stock to an 'arms length management organisation'.

Housing policies used consistently in planning decisions, and not challenged by inspectors at appeal.

¹ (Local residents on the other hand, have expressed misgivings on this).

Development targets met - 99% housing built on previously developed land and net increase of 860 residential units completed (targets 80% and 650 respectively).

Housing pipeline is healthy too - net gain of 1,920 units granted planning permission. The average proportion of affordable housing on sites above the threshold where affordable housing is required as a matter of policy was 44% - edging closer to the policy level of 50%.

A housing trajectory was produced for the year, indicating the stock of sites which are envisaged for development over the plan period. This indicates more than is required in terms of the annual housing provision target.

High housing densities were permitted on 9 major sites, of which two were above the guidelines envisaged in the UDP.

Increasing numbers of affordable housing units were completed during the year - net gain of 266 completed. However, at 28% of the total, affordable housing is lagging behind 50% target. Information is not available on the split between social rented and intermediate tenures at present.

These comprise good results in general - but there is still a need to work for improvement on affordable housing, using the techniques available to test the viability of developers' projects when they come forward with less than the proportion of affordable housing indicated by council policy.

There is also a need to provide better information on the composition of affordable housing provided.

Topic Six Employment

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.**

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 Office provision
- 3B.4 Mixed use development
- 3B.5 Strategic employment Locations
- 3B.9 Creative industries
- 3D.6 Visitors accommodation and facilities
- 5D.1 The strategic properties for Central London

Relevant Supplementary Planning Guidance

- SPG6 Plot Ratio
- SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall

Relevant Local Strategies

- Community Strategy
- Neighbourhood Renewal Strategy
- Draft Economic Development Strategy

Context 2004-2005

Important guidance on assessing the demand and supply of employment land was issued by the ODPM (Employment Land Reviews). The guidance states that site allocation needs to reflect changing sectoral demands on employment land.

An important study 'Industry & Warehousing Land Demand in London' (August 2004) was published by the GLA. The study reveals that the West sub-region has a total built industrial/warehousing stock of 7.86 million m². 65.1% of this stock is warehousing, including major concentrations of property around Park Royal and around Heathrow. Ealing has the largest stock within the sub-region, with 28.5% of the total.

Between 2000 and 2003 Ealing saw the biggest increase in warehouse space in the sub-region, increasing by 25.9%.

Historically the West London sub-region has been the largest office market in outer London. The annual London Office Policy Review (2004) released by the GLA states that the potential gain to stock in Ealing at the end of 2003 was about 0.9 million sq ft, excluding applications and pre-application sites. Thus, when looked at in terms of likely demand based on employment predictions, Ealing has insufficient office development capacity to meet longer-term demand up to 2016.

Further publications for 2004/05 include the West London Economic Development Strategy in December by the West London Partnership, and work on a Local Economic Development Strategy for Ealing, by the Local Strategic Partnership.

Contextual Indicators

Employment Structure

The employment structure in Ealing is changing. The largest sector, business and financial services, comprising about one-fifth of total jobs, declined between 1998 and 2002. Employment in the wholesale, retail, and transport/storage sectors has increased. Manufacturing has continued to decline, but still accounts for about one in ten jobs in the Borough.

Source: 'Ealing in Figures'/Nomis, ONS ©
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Unemployment

Figures for unemployment in March 2005 (numbers of claimants) put the unemployment rate in Ealing at 3.9%, below the London average of 4.6%. Nearly 6,000 people were unemployed. The percentage of young people unemployed, 8.8%, was much greater than for older age groups, 3.3% for the 25-59/64 age group. 15% of all unemployed had been unemployed for over one year, compared with 19% across London as a whole.

Higher rates of unemployment were recorded in the borough's Community Regeneration Areas. Dormers Wells Ward recorded 6.3% and Southall Broadway 5.9%. In South Acton, the unemployment rate in was 5.8% and Northolt West End also had a high rate at 5.7%.

Source: GLA

Labour Market Activity

Census 2001 figures show that 68.4% of people aged 16-74 are economically active, slightly above the London figure of 67.6%. More males (75.1%) are economically active than females (61.9%) in the borough.

UDP Business Indicators

The Policies

An analysis of the policies listed against standard conditions and reasons for refusal shows that only one business policy is used in standard conditions, Policy 6.4, which is used in two standard conditions.

A survey of planning decisions made in 2004/05 revealed that the business policies are used infrequently.

Policy 6.7 was the only policy quoted by an inspector in an appeal decision, and this only occurred once in a dismissed appeal, and no allowed appeals.

One departure from the policies was notified over the year, on land north of Johnson Street, Southall. The site in particular was part of a Major Employment Location, and the application was for the demolition of existing industrial buildings and erection of a nursing home and associated accommodation. A comprehensive list of policies was listed in the decision, the key employment policies being 6.1 and 6.4.

The pressure on sites designated as Employment Land and Major Employment Locations has been very strong this year, with a number of pre-applications relating to residential developments on employment land. An employment land review initiated in April 2005 should provide an up-to-date evidence base for making informed decisions on the release or retention of such sites in the future.

Development

An examination of the planning approvals granted in 2004/05 shows that both general industry (B2) and storage and distribution (B8) recorded a net loss of over 50,000 m² of floorspace permitted in 2004/05. B1 uses, including offices, showed a net increase of 12,000 m².

Two large, industrial proposals were approved this year, 12 industrial units at Scotts Road (Southall), and the redevelopment of land at Auriol Drive (Greenford).

In general land has been moving out of industrial/warehousing use. A new cash & carry warehouse was permitted in Park Royal Road; the remaining B8 storage use at Chelsea House, West

Gate was approved for office use; and more significantly a loss of Major Employment Location land at Johnson Street, Southall resulted in a mixed use, comprising a nursing home and residential units. This application was the official departure from adopted UDP policy reported above. The only large office permission granted, subject to a S106 agreement, was at Chiswick Park Station.

The table below indicates the potential employment impact of these changes. The table shows a significant loss of jobs in B2 and B8 floorspace.

In terms of completions, there was a net loss of 26,130 m² of B1 floorspace, and 19,860 m² of B8 floorspace. B2 floorspace increased by 7,623 m².

Table 5: Changes in Employment figures from changes in Employment floorspace			
Use	B1	B2	B8
m ² /worker*	17.9	31.8	40.1
Floorspace (m ²)	12,053	-21,779	-26,698
No. of Jobs	673	-685	-666

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

Performance Indicators

Vacant Premises and Land

The latest survey (March-May 2005) of Major Employment Locations and Employment Sites indicated that there were 175,108 m² of industrial and warehousing premises vacant. This represents 7.9% of total stock. While there has been an increase in vacant land since 2002 (165,607 m² vacant) it is not considered excessive.

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

Latest figures from West London Business (May 2005) indicate that 29,229 m² of office space was

currently on the market in Ealing. This represents about 5.8% of total stock.

Loss of Employment Floorspace

The retention of an appropriate supply of land for business uses is a recognised issue, particularly with the pressure of development for other uses such as housing. The current Employment Land Review for Ealing will consider this in more detail. In 2004/05 however, approval was granted for the loss of 43,439 m² of employment floorspace to non-B Use Classes, largely for housing (20,761 m²), mixed retail/residential (7,714 m²), and residential/live/work (5,562 m²). This represents a potential employment loss of 1,440 jobs in the B Use Classes.

Observations and Conclusions

Ealing Council recognises need to assess the supply of land for business use, based on studies from government and the GLA. The economy is based on offices, wholesale, transport, retail jobs, and a still significant manufacturing sector. Unemployment is low, except in the community regeneration areas.

Business policies are not used frequently in planning decisions - with the exception of the hotels policy. A departure from the Major Employment Location policy was approved, on the basis that the replacement use (a nursing home) included employment, was socially beneficial, and improved the environment in the area.

High demand remains for business use of land in Ealing, and there is a low vacancy rate in the borough.

A net increase of 7,623 m² industrial floorspace was completed, while offices and warehousing experienced a net loss in 2004/05.

On the other hand, planning permissions were granted for a net increase of 12,000 m² of office/light industry floorspace, and a net loss of 50,000 m² was approved in general industry and warehousing. This would see a loss of 678 jobs overall.

Permissions were granted for housing (including live-work units) and mixed use (retail/residential) on some sites formerly in business use, leading to a loss of 43,439 m² business floorspace i.e. a potential loss of 1440 jobs on these sites.

The use of the employment policies needs to be considered, including in a review of the standard conditions and reasons for refusal.

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, and in the year ahead this guidance will be applied. 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.**

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

- 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

Relevant Supplementary Planning Guidance

- SPG 18 Places for eating, drinking and entertainment
- Acton Town Centre Strategy
- Ealing Town Centre Strategy
- Greenford Town Centre Strategy
- Hanwell Town Centre Strategy
- Southall Town Centre Strategy
- SPG on Development Sites for Acton, Ealing, Greenford / Northolt / Perivale, Hanwell, Southall

Context 2004-2005

In March 2005, the ODPM published Planning Policy Statement 6 (PPS6) which sets out the Government's objectives for town centres. The key objective is to promote the vitality and viability of town centres by planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

The ODPM has also updated the Use Classes Order to reflect changes in town centre uses and the importance of the night-time economy.

In September 2004, the GLA produced a retail study, 'Comparison Goods Floorspace Need in London', which presents a comprehensive picture of current and future comparison retail goods floorspace needs throughout London.

Town Centre Strategies were adopted as SPG in October 2004 for the five main town centres in Ealing. These strategies were prepared by Council officers with key town centre partners and set out a 10-year plan for improvements to the town centre. Specific aims for each town centre are described, with goals, actions and indicators.

The 2003 Town Centre Health Checks were carried out in 2004. This is a regular survey required by the GLA that looks at the health of town centres

in each London Borough. A survey was undertaken of all retail units in each town centre, and statistics were provided about floorspace, offices, education, health and community facilities, markets and shopping trends, town centre capacity, shopping yields and rents, parking facilities, shopmobility, pedestrian flows, as well as town centre management, accidents and crime.

A comparative analysis study is to be published shortly, showing changes in the town centres since the last Town Centre Health Checks in 1999/2000. This will show that there has been a general trend of improvement in Ealing's town centres.

Contextual Indicators

Satisfaction with Town Centres

Town Centre	Category	Residents Satisfied
Ealing	Metropolitan	66%
Southall	Major	46%
Acton	District	49%
Greenford	District	50%
Hanwell	District	35%
Northolt	Neighbourhood	37%

Source: Question 6. Ealing Residents Panel
Topline Survey 2002

The table above shows the number of residents satisfied with their closest town centre. The panel was asked questions relating to the provision of types of shops, services and facilities and the physical environment. A similar survey will be undertaken in 2005 to assess whether satisfaction has improved.

Town Centre Health Checks 2004

For most of Ealing's town centres, the town centre health checks show that they have good levels of vitality and viability. Careful management of all town centres is required so that the viability and vitality is maintained, with

a focus on improving levels of customer satisfaction, particularly in centres with relatively low ratings.

UDP Shopping and Town Centres Indicators

The Policies

An analysis of the use of policies in planning application decisions shows the frequency with which the policies were used. Policy 7.4 is the most frequently used policy, perhaps reflecting the number of applications for changes from retail to non-retail uses in non-designated shopping frontages. Policy 7.6 was also used quite frequently, probably reflecting the continued growth in A3 uses within town centres.

Planning applications are often granted subject to a number of conditions that ensure the proposed development proceeds in accordance with the policies. There are 4 standard conditions that are used in respect of the policies in this section, relating to hours of operation, restricting music or amplified sound, restricting the use of the premises and maintaining shop displays. 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.

Appeals are often made when the Council refuses planning applications. There were a total of 8 appeals relating to shopping and town centres in the monitoring period, of which 5 were allowed and 3 were dismissed.

Six appeal cases related to Policy 7.3 (Designated Shopping Frontages), which deals with the loss of shopping floorspace (A1).

In most cases, the inspector did not criticise the policy itself, but rather disagreed with the application of the policy, and the anticipated outcome of

the proposed development. One example of this was the appeal against the decision to refuse permission for a change of use from an A1 retail shop to an amusement arcade. The Council argued that the proposal would decrease pedestrian footfall, cause a loss of prime retail floorspace and add to the increasing number of non-A1 uses in the town centre. The Inspector deemed that from the evidence provided, this change of use would not detract from the vitality of Ealing town centre.

75% of the appeals related to applications for changes of use from A1 (shops) to A2 (financial and professional services) and A3 (food and drink).

Development

There were 30 completed developments in the A Use Class. Overall there was a net loss of 401m² of floorspace. There was a net loss of 662m² of A1 floorspace, no change in A2 floorspace and a net gain of 257m² of A3 floorspace. There were no completions for retail development over 1,000m².

In terms of approvals granted, there were 127 developments given approval in the A Use Class, resulting in an estimated net gain of 12,648m² of floorspace, should all the proposals go ahead. This translates to a net gain of 13,605m² of A1 floorspace, a net loss of 2,481m² in A2 floorspace and a net gain of 1,524m² of A3 floorspace. Five applications were granted for retail development over 1,000m², including Waitrose West Ealing, Gipsy Corner, Former Jet Service Station (Southall), Lidl Supermarket (Greenford) and the West Five Centre (Western Avenue). These include mixed-use developments with major retail outlets and large residential developments. The proposals at Gipsy Corner and Western Avenue are major retail

developments located outside of the defined town centres in the borough.

Section 106 - Legal Agreements

A total of £430,000 has been allocated to fund improvements to shopping and town centres from new developments. This will be used to fund improvements including Shopmobility in Ealing town centre, Ealing Summer Festival, community events and other initiatives.

Performance Indicators

Vacancies

Vacant Units	2000	2004
Ealing	4%	5%
Southall	4%	4%
Acton	13%	11%
Greenford	4%	4%
Hanwell	18%	13%

For the five main town centres, the percentage of vacant units has in most cases decreased or remained the same. In Ealing town centre there has been a slight increase, that is most likely due to the refitting of a number of existing shops.

Town Centre Health Check 2004

A survey and report on the health of Ealing's town centres was completed in 2004, looking at retail outlets and floorspace, offices, education, health and community facilities, markets and shopping trends, town centre capacity, shopping yields and rents, parking facilities, shopmobility, pedestrian flows, as well as town centre management, accidents and crime. A summary of the findings can be found in Appendix Two.

Managing the Night-Time Economy - Ealing Town Centre

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

Key findings of this report identified Ealing Broadway as a 'hotspot' in relation to a range of indicators of crime and disorder used by the Metropolitan Police. These levels of criminal activity occur in an area that has a concentration of licensed premises, 67 in total. Reports of drunkenness and rowdy behaviour in this area suggest a link between the number of licensed premises and crime incidents.

The level of activity in Ealing town centre in the evenings, particularly at the weekend puts pressure on the physical town centre and services such as public transport, parking and rubbish collection. 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's Licensing Policy. This policy aims to limit the cumulative impact experienced in the Central Ealing Zone from licensed premises.

Observations and Conclusions

The shopping and town centres policies have been implemented through planning decisions as well as a range of other methods. One indication of the success of these policies is the level of satisfaction expressed by local residents. This ranges from 66% in Ealing town centre to 35% in Hanwell. This survey will be repeated in 2005 and will monitor improvement in satisfaction levels.

While approvals for A1 development show an anticipated increase in net A1 floorspace, the actual completions for the last year show a net loss. This implies that not all previous approvals were given effect to, and that in the coming years we should see a gain in the amount of A1 floorspace. In the last year two applications have been granted for major out-of-centre retail developments in the Gipsy Corner area. In order to maintain and enhance the vitality and viability of the town centres, it is important that the majority of retail development are located within the town centres.

In terms of the number of A3 uses in Central Ealing, analysis shows that the growth of A3 floorspace has slowed dramatically in the last year. This is a positive sign both in terms of halting the loss of A1 floorspace and the cumulative impact of such a concentration of A3 uses.

An annual survey of retail units in the town centres is proposed. This would allow specific trends and patterns to be observed more accurately.

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.

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.15 Protection and enhancement of social infrastructure and community facilities
- 3A.16 The voluntary and community sector
- 3A.17 Health objectives
- 3A.18 Locations for health care
- 3A.19 Medical excellence
- 3A.21 Education facilities
- 3A.22 Higher and further education
- 3A.25 Social and economic impact assessments

Relevant Supplementary Planning Guidance

- SPG7 Accessible Ealing
- SPG17 Baby Care Facilities
- SPG19 Community Facilities

Relevant Strategies for Community Facilities

- Ealing Community Strategy
- Ealing Cultural Strategy

Context 2004-2005

There were a number of important PFI schools projects. The Education Department negotiated a land transfer between Brentford High School and Council, in order to improve access to Brent River Park. Another land transfer between the Parks and Countryside service and Education resulted in a large grassed area being incorporated into the Down Manor Primary School grounds. A strip of land from Gilford Primary School was taken over, to provide community access to Northala Fields.

In order to improve security at another school, a small area of public open space was swapped for funding to provide an enlarged park at Acton. Work commenced on the relocation of Brentside Primary School to a new site. The site will be released for some housing, as well as an enlarged health centre run by the NHS.

An improvement strategy for property in Southall has been prepared to improve Council owned land and buildings in line with community needs. This strategy recommends a number of actions for the use and development of facilities.

Contextual Indicators

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. This means that there is an

increased demand amongst school-aged children and working aged people for community facilities.

Community Facilities

Ealing has 12 public libraries, 11 sports and leisure centres and 11 community centres that serve the borough.

Satisfaction with Cultural Services

Table 8: Satisfaction with Cultural Services	
Cultural Service	Residents Satisfied
Sports/Leisure Facilities	42%
Libraries	60%
Museums	27%
Open Spaces	67%

Source: Ealing Council Best Value Performance Indicators

Education

Ealing has nine nursery schools and nursery units in 56 of its infant and primary schools. There are 64 primary and 13 high schools, in addition there are six special schools that cater for pupils with moderate and severe learning difficulties, physical disabilities and language and communication difficulties, as well as pupils with more multiple and complex needs

UDP Community Facilities Indicators

The Policies

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

There are no standard conditions that relate to the policies in this chapter of the UDP.

A survey of planning decisions made in 2004/05 indicates the comparative frequency of use of policies. Of the community facilities policies, Policy 8.4 (20 occurrences) and Policy 8.7 (20

occurrences) are the most frequently used policies.

Policy 8.2 (Major Developments and Community Facilities) has been used very infrequently which raises some concerns. This policy requires developers to prepare a statement of social impacts to address the increase in demand on community facilities for all major residential or business proposals.

A survey of appeal decisions revealed that only two appeals in the monitoring period related to community facilities. One appeal was allowed while the other was dismissed. The policy content was not challenged in either case.

Development

There were 15 completed developments in the D Use Class. Overall this contributed a net gain of 6,253m² of floorspace. This comprised 4,965m² of D1 floorspace and 1,288m² of D2 floorspace.

In terms of approvals granted, there were 56 developments given approval in the D Use Class, contributing an estimated net gain of 19,291m² of floorspace, should all the approvals be implemented. This translates to a net gain of 6,675m² of D1 floorspace, and a net gain of 12,616m² in D2 floorspace.

Performance Indicators

Mixed-Use Development

Eight applications were approved for developments with a mixed-use component that include community facilities. These developments anticipate a total net gain of 7,363 m² in floorspace. These included developments such as the redevelopment at Ealing Hammersmith & West London College in Acton and the Perivale Park Athletics Track and Gymnasium.

Section 106 - Legal Agreements

A total of £799,400 has been allocated to fund community facilities from 13 new developments with legal agreements. This figure makes up 32% of allocated S106 funding. This will be used to fund new community facilities or upgrade existing facilities.

community facilities, 10 specify funding for education, 1 specifies funding for play and leisure facilities and education, 1 specifies the construction of a playground and another specifies improvements to Pitzhanger Manor. No funding has been specifically allocated for health or health facilities.

Of the 13 new developments with S106 agreements funding allocated to

Observations and Conclusions

Important corporate developments included a number of land swaps, to facilitate the most efficient use of land in terms of education and open space functions.

Community facilities policies are not quoted in any standard conditions or reasons, and a community facility policy was only quoted twice in appeals determined over 2004/05.

There was a total gain of 4,965m² in D1 floorspace and 1,288m² gain in D2 floorspace over the year. In terms of planning approvals, a further 6,675 m² D1 floorspace and 12,616 m² D2 floorspace was approved.

Eight developments with a mixed-use component were approved over the year. This is disappointing, given the focus in the Unitary Development Plan 2004 of promoting mixed-use developments with a community facility component.

S106 Contributions to community facilities was made in 10 sealed legal agreements and amounted to £701,400. Of the total contribution, this is 32% of the total funding.

Policy 8.2 requiring developers to prepare a statement of social impacts to address the increase in demand on community facilities has not been used at all in 2004/05. This policy needs to be either reviewed or implemented more carefully.

Progressing the Community Facilities and Legal Agreements supplementary planning documents should assist in raising the profile of community facilities needs, in terms of negotiations on S106 agreements, and contributions to, and provision of, key community facilities.

Closer links need to be established with key providers, such as the Primary Care Trust, in order to deliver the spatial planning requirements for community facilities.

Topic Nine

Transport

OVERALL OBJECTIVE

- 1.9 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.**

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 London Plan Policies

- 3C.19 Improving conditions for buses
- 3C.20 Improving conditions for walking
- 3C.21 Improving conditions for cycling
- 3C.22 Parking Strategy
- 3.C.23 Parking in Town Centres
- 3C.24 Freight strategy
- 3C.25 Rail and intermodal facilities

Relevant Supplementary Planning Guidance

- SPG20 Transport Assessments
- SPG21 Green Travel Plans
- SPG22 A40 Acton Green Corridor

Other Relevant Strategies

Mayor of London's Transport Strategy
Ealing's Local Implementation Plan
Borough Spending Plan
LBE - Marketing Cycling

Context 2004-2005

The Mayor's Transport Strategy sets out a programme to improve reliability and enhance capacity to meet growing needs, and to improve transport infrastructure. Ealing Council has recently produced a Local Implementation Plan relating to the Mayor's Strategy.

Two key strategic projects affecting public transport in the borough have been in the design stages in 2004/5. These are the West London Tram Scheme and the CrossRail project. Ealing Council is involved in these schemes to ensure that the transport and regeneration benefits for residents and businesses are fully realised.

There is also a phased programme to introduce controlled parking zones on the basis of local people's consent.

Contextual Indicators

Modes of Travel: used by Ealing residents to visit nearest town centre - 32% bus; 31% car/van; 31% on foot; 3% by tube, 2% by bike; 1% by train.

Accidents Rates: 72 out of every 100,000 residents were in transport accidents where someone died or was seriously injured.

Source: Ealing Community Strategy

UDP Transport Indicators

Policies

Policies on parking, cycling, highways and traffic management and parking areas were most used in planning conditions and reasons for refusal in 2004/5. Walking and streetscape and Accessible Transport were next most used. The other policies were seldom used, and the policies on interchanges and on freight did not appear in decisions.

Transport policies were not often the subject of planning appeals. The parking policy (9.1) was quoted in 20 dismissed appeals and 5 appeals which were upheld. Highways and traffic management (policy 9.9) was quoted in 18 dismissed appeals and 2 upheld appeals, and Parking Areas (9.11) was quoted in 10 dismissed appeals and 2 upheld appeals. On scrutinising the inspectors' letters relating to upheld appeals, the

application of the policies to the site was regarded as the problem, rather than there being anything inherently wrong with the policy.

Development

Details of transport characteristics were not monitored systematically in 2004/5. However, the Principal Transport Planner's records indicate that there were no on major development cases in which parking provision was allowed at more than the maximum stated in the UDP, though there were a few cases where the 'policy' level was to be achieved through a phased reduction.

There were 18 projects under consideration in 2004/05, where city car club provision was being negotiated. In all 36 major cases approved, the UDP minimum provision for disabled persons' parking bays and for cycle parking was provided.

There were 25 sealed legal planning agreements, raising over £5 million in planning benefits in 2004/5. Transport accounted for a third of this - the largest share of the total.

Observations and Conclusions

Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy. The two key projects in the borough - CrossRail and West London Tram are proceeding on schedule. In a survey of how residents travel to their shopping centres, the modes of travel used are about a third each by bus, car and on foot, with very small proportions of journeys by bike, tube and train.

The parking and design policies were the most frequently used transport policies in planning decisions in 2004/05. The only policies which were not used were those on interchanges and on freight.

The frequency of use of transport policies should be investigated, and model wording considered to give effect to policies which are not currently utilised.

Progress on the West London Tram and the CrossRail projects means that it is the right time to undertake a study to consider the impact of these projects on development potential in the vicinity of stopping points along their transport corridors, and where there are intersecting routes.

Topic Ten Legal Agreements

OVERALL OBJECTIVE

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.

Relevant London Plan Policies

6A.4 Priorities in planning obligations

6A.5 Planning obligations

Context 2004-2005

In November 2004 the ODPM produced a draft revised Circular on Planning Obligations for consultation. The proposed changes aim to reform and improve the current system of legal agreements. The Government aims to create a system that is faster, more transparent and accountable, and which gives greater clarity and certainty to all concerned. Changes proposed include the introduction of standard charges for the funding of infrastructure and community requirements associated with development proposals.

Contextual Indicators

Data on S106 agreements and funding has been collected since 1991/92. In order to get a reliable contextual indicator for the Council's performance, the data has to be recorded in a way that allows a comparison to be made overtime. As this is the first Annual Monitoring Report, there have not been such comparisons before.

S106 inflows show severe annual differences over the past 13 years. They range between 79 £K (1992/93) and 5291.5 £K (2000/01), with no steady trend evident. Under these circumstances, last year's inflows do not provide a particularly helpful indicator as they do not represent the

past. A much better indication can be given by the average, which summarises the S106 inflows in previous years and is shown in the table below.

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
Average	1627.1

The inflow from 'Sealed' agreements for 2004/05 is 5187.3 £K, which is well above the average figure for the last 13 years.

West London Boroughs

In comparison with the S106 inflows for other West London boroughs Ealing sits in the mid-range. However, there is no consistent trend for Ealing or the other boroughs.

Performance Indicators

S106 funding is usually allocated into eight categories according to the nature of the proposed development and the impact it is anticipated to have.

The categories mirror the UDP topic chapters. 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.

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'. Given the distinction between the two, the figures for MTG and Sealed should not be compared. Data on MTG agreements is less reliable as an indicator, and so less weight is attached to it as part of this monitoring exercise. It does however provide an indication of possible future funding available for the borough. The potential inflow through MTG agreements for 2004/05 was 1147.5 £K.

The tables in the appendix illustrate the distribution of funding across the different topic areas. An analysis of this distribution can be useful in highlighting those areas which are performing well in respect of securing monies, and those which have secured little or no contribution.

In respect of the sealed agreements the table in the appendix illustrates the distribution between the different topic areas.

Before analysing this distribution it should be noted from the outset that the biggest source of funding secured through a sealed legal agreement could not be categorised at all. The

benefits of the Sunningdale Court development in Southall (no. 25) contribute more than half of the total of all last year's contributions (51.5%), but they are to be distributed by London Borough of Ealing in a flexible way. This means that the money can theoretically be distributed across all categories to reflect the current financial planning situation and needs within the borough. This development is therefore not included in the statistics.

The results of all other developments can be summarised as follows: four categories (9. Transport, 8. Community Facilities, 7. Shopping & Town Centres, 3. Green Spaces & Nature Conservation) experience significant cash funding through several developments, whereas the others can be seen as marginal (below 5%, two of them zero). The biggest area benefiting from funding is Transport, securing nearly a third of the total (31.3%), from a total of 14 individual agreements.

Despite the limitations noted above regarding the MTG data, an analysis of its distribution is still a useful exercise. The MTG data illustrates that the vast majority of funding has been secured under the headings of Housing, Transport and Green Spaces & Nature Conservation. Combined, they attract more than 90% of the all funding secured through the MTGs. The funds for Housing were secured from a single one-off development and represent more than half of the total (50.5%). The other two categories (Transport and Green Space) contribute nearly a quarter (23.8%) and a sixth (15.8%) respectively of the total funding. All other categories are insignificant in terms of the contributions received: They range from zero funding to 6.5% (for Shopping and Town Centres).

Observations and Conclusions

The inflow for 'Sealed' S106 agreements for 2004/05 is £5187.3K. A comparison of S106 funding collected over the years since 91/92 to date, does not indicate any particular trends in inflow throughout this period. The amount secured varies significantly from year to year.

In comparison with the S106 inflows for other West London boroughs Ealing sits in the mid-range. However, there is no consistent trend for Ealing or the other boroughs.

In analysing the distribution of funding across the different topic areas a distinction is made between Minded to Grant and Sealed agreements. For minded to grant agreements the vast majority (90%) of monies were secured under the heading of housing, transport and green space. For sealed agreements Transport, Community Facilities, Shopping and Green Space experienced significant funding.

Further consideration should be given to how to ensure the most appropriate distribution of funding across the different category headings. For those categories which have received little or no funding the types of projects which could be potentially funded under these headings should be defined.

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.

Context 2004-2005

The ODPM produced a Good Practice Guide on Local Development Framework Monitoring in March 2005. This document provides advice on the need for monitoring, indicator development, the Annual Monitoring Report, and the analysis of policy implementation.

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 has been provided in draft on a system of Sustainability Appraisal for planning and transport, 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.

Local Policies and Development

There are particular requirements to assemble baseline data and to maintain information for the purposes of sustainability appraisal of the emerging local development documents, including the requirement for Strategic Environmental Assessment.

Studies on waste management, housing, retail and business development are also priorities for research. The first consideration of these matters will be through the work on West London's sub-regional development framework. Research commissioned by the Greater London Authority will make a major contribution to the borough-level consideration of these important and pressing issues.

Observations and Conclusions

GLA requirement for monitoring many topic areas including Housing, Shopping & Town Centres and Employment Land. The London Development Database is part of this resource that Ealing Council enter data into.

The ODPM has recently issued a Good Practice Guide on Local Development Framework Monitoring, including guidance on the AMR, and this has informed Ealing's first Annual Monitoring Report, June 2005.

The monitoring requirement is now wider than reporting on the number of new dwellings and associated development. When this section of the UDP is reviewed this policy will need to be amended to reflect this.

A set of indicators for each topic area will be developed further, and a data collection action plan developed to collect this information over the year.

4. Creating the Framework for Future Development - March 2005

Within the context of creating the Local Development Framework (LDF) for Ealing, a key responsibility of the local planning authority is to produce a Local Development Scheme (LDS). The LDS for Ealing 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.

The very first ingredients in the framework are the Council's adopted unitary development plan and supplementary planning guidance. Progressively, over the three-year period, additional documents will be produced. These include the Development Plan Documents and Supplementary Planning Documents, the Statement of Community Involvement, the Annual Monitoring Report, Sustainability Appraisals of each Local Development Document (LDD), and background documents which will inform the production of LDDs. Ealing's 17 LDS documents and space for comments on progress are listed below.

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 of these documents, the way in which the work will be done and the resources needed to do it. It effectively establishes the Council's priorities for forward planning, and includes consideration of further reviews of the documents once they have been prepared and adopted. The framework will be continuously evolving and the LDS will be revised as necessary to publicise changes to the programme.

The LDS will be monitored, and can be altered as the need arises. In any case there will be an annual review to consider whether the LDS needs to be revised. An important prompt for any updating will be the council's annual monitoring report. This might include changing target dates for the production of documents because of new circumstances identified in the monitoring report. It could also mean that evidence revealed in the monitoring report (e.g. about environmental quality or housing supply) leads to a conclusion that a new study or policy document should be initiated.

The LDS builds on the framework of policy and guidance already in place, and indeed significant parts of the recently adopted UDP and guidance are up to date. However, the LDS includes challenging but realistic targets for taking forward the plans for development in Ealing.

The authority is confident that it can achieve the targets indicated for the LDF by September 2007. The scheme provides for the local framework to be consistent with the Mayor of London's Spatial Development Strategy (The London Plan), and the Community Strategy for Ealing. It will also provide a framework where the documents are internally consistent, and have a chain of conformity, from the core strategy to other development plan documents and supplementary planning documents.

EALING PLANNING DOCUMENTS 2004/07 AND BEYOND

	Document	Stages	Target Dates*
1.	The London Plan Mayor of London's Spatial Development Strategy	Published Alterations proposed Alterations published	02/04 05/05 05/08
2.	Adopted Unitary Development Plan 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.	Adopted Supplementary Planning Guidance (Adopted SPG) <ul style="list-style-type: none"> • Topics • Town Centre Strategies • Sites in Acton • Sites in Ealing • Sites: Greenford/ Northolt/Perivale • Sites in Hanwell • Sites in Southall 	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.	Approved Draft Supplementary Planning Guidance (Draft SPG)- <ul style="list-style-type: none"> • Topics Water, Drainage & Flooding Air Quality Affordable Housing Greening your Home Community Facilities • Areas Northolt Neighbourhood Shopping Centre • Sites in Southall 	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.	Approved Draft Interim Planning Guidance <ul style="list-style-type: none"> • Greenford Hall Area 	Draft Interim Guidance approved	10/04
6.	Planning & Compulsory Purchase Act 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.	Ealing's Community Strategy 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.	Local Development Scheme (LDS) <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 PLANNING DOCUMENTS 2004/07 AND BEYOND

	<i>Comment</i>	<i>Organisational Lead</i>
1.	Updated London Plan by 2008. The alterations have not been published on the date anticipated in the LDS. There will be a need for relatively concentrated and intensive work to maintain involvement in the alterations process when they do appear.	Planning Policy
2.	Ealing's plan policies are 'saved' i.e. retain development plan status, in the LDF until October 2007. This arrangement holds unless an extension is approved, or unless policies are superseded by new development plan documents prior to that date.	Planning Policy
3.	When UDP policies cease to be saved in the LDF, the SPG relating to these policies can no longer be retained within the LDF.	Planning Policy
4.	Where approved drafts need no further updating, it will remain in the LDF in its present form.	Planning Policy
5.	Policy to be reconsidered as part of the Sites Development Plan Document.	Planning Policy
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) and planning policy colleagues across London through the Association of Borough Planning Officers /Development Planning Committee, and the Association of London Government.	Planning Policy
7.	Reports to the Local Strategic Partnership on the new spatial planning system, and the opportunities for involvement in the preparation of local development documents. Consideration of the means of ensuring that the emerging LDF is related to the Community Strategy and the work of the LSP.	Planning Policy
8.	Following liaison with Government Office, Mayor's Office and other boroughs, the LDS was published in March 2005. GOL subsequently confirmed on behalf of the Secretary of State that there would be no intervention.	Planning Policy

EALING PLANNING DOCUMENTS 2004/07 AND BEYOND

	<i>Document</i>	<i>Stages</i>	<i>Target Dates*</i>
9.	Annual Monitoring Report	2004/05 2005/06 2006/07	06/05 06/06 06/07 etc
10.	Statement of Community Involvement	Pre-production - scoping Production Consultation and participation on draft (Analysis of) Representations on proposals Preparation & submission of SCI Examination (Analysis of) Reps on submitted SCI Pre-examination meeting Examination Receipt of binding report Adoption	04/05 06/05 08/05 10/05 11/05 01/06 02/06 03/06
11.	The Mayor of London's Sub-Regional Development Framework	Publication of Draft Response to Mayor's office Publication of final version	03/05 06/05 09/05
12.	Sustainability Appraisal and Strategic Environmental Assessment	Report on approach Assembly of data	04/05 09/05
13.	Development Plan Documents (DPDs) 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.	Pre-production - evidence gathering Production Issues & options prepared in consultation Participation on preferred options Analysis of representations on pref. options Preparation of Submission DPDs Submission of DPDs / Public participation Examination Analysis of) Representations on DPDs Pre-Examination Meeting Examination (completed) Receipt of binding report Adoption Monitoring and Review	09/05 12/05 03/06 06/06 12/06 02/07 06/07 07/07 11/07 04/08 06/08 ongoing
14.	Supplementary Planning Documents (SPDs) – tranche one Topics • Affordable Housing (revised) • Community Facilities (revised) • Sustainable Transport (City Car Clubs, Parking Permits, Transport Tariffs, Road Adoptions) • Residential Design (including bungalows) • West London Tram Route Conservation (1): appraisals, guides, characterisation and design guides.	Pre-production - evidence gathering Production Preparation of draft SPD in consultation Public participation on draft Analyse representations and finalise SPD Adoption	06/05 09/05 11/05 01/06 03/06

EALING PLANNING DOCUMENTS 2004/07 AND BEYOND

	<i>Comment</i>	<i>Organisational Lead</i>
9.	Published June 2005	Planning Policy
10.	<p>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.</p> <p>The process for producing Ealing's statement should be complete by March 2006.</p>	Planning Policy
11.	Ealing has been involved in work on the consultation draft for the West London Sub-Regional Development Framework. The draft SRDF is not now expected to be published until the end of June 05. The review will lead to an updated London Plan by 2008.	Planning Policy
12.	Sustainability Appraisal and Strategic Environmental Assessment is required for all LDDs to ensure they reflect sustainable development objectives. Government guidance on this has yet to be finalised.	Planning Policy
13.	<p>Commencement of the DPDs will begin in July 2005. The Core Strategy sets out the Council's vision and strategic objectives for the next 10 years and contains the spatial strategy and core policies which are intended to achieve them. The Core Strategy is consistent with national policy and in general with the Mayor's 'London Plan'. The other DPDs will conform to the Core Strategy.</p> <p>At the time of writing, the proposals for a West London DPD on Waste are on course.</p>	Planning Policy
14.	<p>The SPDs listed will be taken forward for adoption in two tranches by March 2007.</p> <p>Government Office have advised that the Council should reconsider whether the proposed document on the Submission and Validation of Planning Applications should be taken forward as an SPD. In addition, on government office advice, the Council will reconsider taking forward guidance on conservation areas as SPDs where this comprises factual information about the character of the area.</p> <p>On the other hand, the Council's decision to complete an SPD for the Twyford Avenue Community Open Space within the timescales for tranche one, will be taken forward, and incorporated in the next edition of the LDS.</p>	Planning Policy

EALING PLANNING DOCUMENTS 2004/7 AND BEYOND

	Document	Stages	Target Dates*
15.	<p>Supplementary Planning Documents (SPDs) - tranche two</p> <p>Conservation (2): additional appraisals, general guidelines, characterisation and design guides, local listed buildings.</p> <p>Legal Agreements and Planning</p>	<p>Pre-production - evidence gathering</p> <p>Production Preparation of draft SPD in consultation Public participation on draft Analyse representations and finalise SPD</p> <p>Adoption</p>	<p>06/06</p> <p>09/06 11/06 01/07 03/07</p>
16.	<p>Background Reports <i>(Evidence in support of Local Development Documents)</i></p> <p>Waste - <i>Existing info and additional local research, work with WLA.</i></p> <p>Housing Need and Supply - <i>using GLA housing capacity study and local needs information</i></p> <p>Industrial and Office Development - <i>using GLA industrial land survey and office policy review</i></p> <p>Retail Need & Supply - <i>using Town centre health checks; review of designated frontages, GLA studies.</i></p> <p>Community Premises - Need and Supply</p> <p>Green Space Need and Allocations</p>	<p>Report</p> <p>Report</p> <p>Report</p> <p>Report</p> <p>Report</p> <p>Report</p>	<p>09/05</p> <p>09/05</p> <p>09/05</p> <p>09/05</p> <p>09/06</p> <p>09/06</p>
17.	<p>Additional DPDs - Generic Development Control Area Action Plans Site-specific allocations Alterations to Proposals Map Potential review of SCI</p> <p>Additional SPDs on Sites & Areas</p> <ul style="list-style-type: none"> • Acton • Ealing • Greenford, Southall, Perivale • Hanwell • Southall <p>Additional background documents</p>	<p>Work scheduled for completion beyond 2007.</p>	<p>09/10</p>

EALING PLANNING DOCUMENTS 2004/7 AND BEYOND

	<i>Comment</i>	<i>Organisational Lead</i>
15.	As noted in relation to item 14 in the scheme, the Council will reconsider taking forward guidance on conservation areas as SPDs where this comprises factual information about the character of the area. This arises from government office advice	Planning Policy
16.	These and other studies are being initiated in order to broaden Ealing Council's evidence base for local development documents.	Planning Policy
17.	As the Council's understanding of the potential of the new planning system becomes clearer, there will be further consideration of how the range of development planning tools may be used for the benefit of the borough.	Planning Policy

5. Issues and Actions for Future Planning

This first 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.

In summary, the salient points are -

Strategy - in a period when the planning system has been undergoing a major transformation, with a new Act and policy frameworks at all levels, performance in Ealing has been gaining strength. Of the 92 sites identified for development in the adopted plan, 25 had planning applications approved or current in 2004/5.

Environmental Resources and Waste - progress has been made on the development of the identified special opportunity sites, though action is needed to promote the implementation of new policies such as renewable energy provision in development.

Green Space and Natural Environment - policies in the UDP have been successful in preventing losses to open space. Progress has also been made in advancing open space projects, including proposals for the Boundary Nature Reserve (Clitherow Avenue, Hanwell) and the Twyford Avenue open space brief.

Urban Design - these policies are well used in development control, and there is specialist input to decisions in respect of conservation, access for all, and crime prevention. Resource issues need to be resolved in respect of the Council's ground breaking Urban Design Panels.

Housing - development targets are being met in terms of housing supply, and performance is increasing in the development of affordable housing through the planning system. However, further work is still needed to meet targets for affordable housing.

Business - economic activity is buoyant and industrial development experienced a net increase in floorspace completed in 2004/5. The pipeline of planning permissions indicates an increase offices and a decline in other business floorspace.

Shopping and Town Centres - development completed in 2004/5 showed a decrease in retail floorspace overall, but the pipeline of planning permissions indicates future gains in the town centres. A3 (pubs, cafes etc) slowed down in Central Ealing, where studies have indicated that harm can arise from the cumulative impact of this type of development. In general terms, town centres are demonstrating viability and vitality, though there customer satisfaction is low in some centres.

Community Facilities - planning agreements yielded significant benefits to community facilities in 2004/5, and eight major developments with mixed use were approved. There were net gains in institutional and leisure floorspace.

Transport - progress continued with the CrossRail and West London tram projects, and the programme of controlled parking zones. Development applications and decisions were characterised by car parking no higher than the maximum, and often lower, and the development of city car clubs. Transport benefits achieved through planning agreements represented a relatively high proportion of the total.

Legal agreements and monitoring processes have been relatively successful.

Action

The above information points to a need for action to promote the policies on affordable housing and on environmental sustainability.

The experience of working on the monitoring process has also provided lessons for the future - in particular the need to update the model conditions and reasons for refusal so that the full range of appropriate adopted policies are represented. The method of monitoring can be more accurate in forthcoming years, on the basis that all the policies used in decisions are now recorded, as distinct from merely those used in conditions and reasons for refusal, which were used in this year's survey. As far as development monitoring is concerned, the roll-out of the London Development Database in 2005/6 will improve the range and quality of data available for the future.

Housing Trajectory

The housing trajectory charts progress towards meeting the housing supply target in the UDP over the plan period. It is shown as a schedule of major sites (10+ units), with the proposed residential capacity and possible phasing of development, the likely contribution from small sites, and in the early part of the plan period, the actual number of residential units which have been completed. It forms part of the Ealing Housing Delivery Action Plan and has been produced in consultation with the Government Office for London.

Identified sites include those currently under construction, those with planning permission or with permission subject to legal agreement, and those identified as development sites in the UDP. Identification of sites has been coordinated with work on the London Housing Capacity Study 2005. Unlike the previous Housing Capacity Study (2000) no allowance has been made for major windfall sites.

The current target for housing completions is 650 new units p.a. 2004/05 saw this figure exceeded: 860 units were recorded as completed. Large schemes completed or under way included Grand Union Village, Southall; the conversion of offices at Bromyard House, Acton; and development at Willow Tree Primary School, Northolt.

Major housing permissions have included further details for Grand Union Village, and revised upward figures at Gipsy Corner, North Acton (now 446 units). Permission subject to legal agreement has been granted for conversion of two office blocks in Greenford involving 69 and 76 flats; redevelopment of Daniels in West Ealing to provide 137 units; and permission for a further 12 units has been granted at the office conversion at 46-50 Uxbridge Road W5 (now 132 in total). Revised permission for 129 live/work units and 41 duplex/flats, retail and light industry, at Cowley Road, Acton also complies with policy promoting mixed use.

Ealing Housing Trajectory (April 2005)

Site	Status	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Acton																	
Govt bdgs, Bromyard Av	u/c	541					271	271									
62 Horn La	s	10							1	1	1	1	1	1	1	1	1
St Aidan's Ch, Old Oak Common Lane	s	15							2	2	2	2	2	2	2	2	2
South Acton Estate	s	2,000							222	222	222	222	222	222	222	222	222
Churchfield Rd, Hooper's Mews	s	60							7	7	7	7	7	7	7	7	7
Crown St, Mill Hill Terrace, High St, Acton	s	50							6	6	6	6	6	6	6	6	6
10-18 Horn Lane	p	45					6	6	6	6	6	6	6				
264-278 High St	s	15							2	2	2	2	2	2	2	2	2
Beechworth House, 40-48 High St	s	10							1	1	1	1	1	1	1	1	1
Acton Town Hall & Baths	s	300							33	33	33	33	33	33	33	33	33
N London Line Yard, Birkbeck Road	s	200												50	50	50	50
Southern Gateway (Gipsy Corner)	u/c	446					223	223									
ex Leamington Park	s	20							2	2	2	2	2	2	2	2	2
Liverpool Victoria Sports Ground, Carbery Ave.	u/c	74					74										
Cowley Rd/ Swainson Rd W3	p	170					24	24	24	24	24	24	24				
ActonGreen Methodist Church, Steele Rd W4	p	13					2	2	2	2	2	2	2				
52 Churchfield Rd W3	p	10					1	1	1	1	1	1	1				
107-11 Churchfield Rd W3	p	15					2	2	2	2	2	2	2				
Beatrice House, Gunnersbury Lane W3	p	24					3	3	3	3	3	3	3				

APPENDIX ONE

353 Uxbridge Road W3	p	14					2	2	2	2	2	2	2				
Perivale																	
CPC (UK) site, Horsenden Lane S	p	230					33	33	33	33	33	33	33				
Southall																	
Gas Site Southall	s	4,500							500	500	500	500	500	500	500	500	500
Adelaide Depot	s	35							4	4	4	4	4	4	4	4	4
Havelock Housing Estate (not to proceed)	s	(702)															
220 Uxbridge Rd	s	50							6	6	6	6	6	6	6	6	6
1-63, rear 5-35 High St and rear 2 Lady Margaret Rd	s	50							6	6	6	6	6	6	6	6	6
75 High St, 4-8 North Rd	s	15							2	2	2	2	2	2	2	2	2
44-92 High St, Red Lion Hotel, Southall Mkt	s	25							3	3	3	3	3	3	3	3	3
31-57 South Rd and car pk, telephone exchange Cambridge Rd	s	20							2	2	2	2	2	2	2	2	2
35-43 The Green/Kingston Rd	s	10							1	1	1	1	1	1	1	1	1
Southall West	s	150							17	17	17	17	17	17	17	17	17
1-5 King St	s	10							1	1	1	1	1	1	1	1	1
The Fairground, Montague Way/Regina Rd	s	12							1	1	1	1	1	1	1	1	1
Beaconsfield Rd/South Rd	s	17							2	2	2	2	2	2	2	2	2
Garage/Southall Bdwy	u/c	38					38										
Windmill Pk Phase 2B	s	25							3	3	3	3	3	3	3	3	3
Land adj.57 Beresford Rd	p	13					2	2	2	2	2	2	2				
The Guest House, The Green, Southall	u/c	10					10										
Park Avenue, Rlwy land	p	10					1	1	1	1	1	1	1				

APPENDIX ONE

Featherstone Primary School, Featherstone Rd.	s	27							3	3	3	3	3	3	3	3	
Featherstone Clinic	s	11							1	1	1	1	1	1	1	1	
Albert Dane Centre, Western Rd	s	12							1	1	1	1	1	1	1	1	
Jubilee Gardens Library and Clinic	s	14							2	2	2	2	2	2	2	2	
Heller House, Norwood Rd	s	16							2	2	2	2	2	2	2	2	
Sunningdale Court, Golf Links Estate	p	52					7	7	7	7	7	7	7				
<i>Land N. of Johnson St.</i>	p	72					10	10	10	10	10	10	10				
<i>Bricklayers Arms, Western Road</i>	p	19					3	3	3	3	3	3	3				
Greenford																	
Grand Union Village (*underway) (in LBE)	u/c	616					308	308									
Town Centre car park, 2-16 and 22B The Bdwy	s	30							3	3	3	3	3	3	3	3	
19-25 Oldfield Lane S, Greenford Hall, Methodist Church, 2-12 Ruislip Rd	s	6							1	1	1	1	1	1	1	1	
19-31 The Broadway	s	23							3	3	3	3	3	3	3	3	
309 Ruislip Rd	p	76					11	11	11	11	11	11	11				
320 Ruislip Rd E	p	69					10	10	10	10	10	10	10				
458-462 Greenford Rd	s	25							3	3	3	3	3	3	3	3	
311-319 Ruislip rd E / 412-424 Greenford Road	s	50							6	6	6	6	6	6	6	6	
<i>Adj. Ambulance Station, Greenford Road</i>	p	19					3	3	3	3	3	3	3				
Ealing																	
S side Manor Rd	s	50							6	6	6	6	6	6	6	6	
Singapore Rd, multi storey pky	s	40							4	4	4	4	4	4	4	4	
2-4 Uxbridge Rd and 131-149 The Broadway	s	48							5	5	5	5	5	5	5	5	

APPENDIX ONE

Waitrose, Drayton Green Rd/Alexandra Rd	u/c	115					58	58								
Gosai Cinema, Northfield Ave	p	34					5	5	5	5	5	5	5			
The Bell and 51+53 The Mall/Northcote Ave	s	18							2	2	2	2	2	2	2	2
ex M&S, W Ealing	u/c	130					65	65								
Town Hall Annexe and car pk	s	250							28	28	28	28	28	28	28	28
The Broadway/Leeland Terr/Leeland Rd/Leeland Terr car pk	s	70							8	8	8	8	8	8	8	8
Existing UGC cinema and other props	s	36							4	4	4	4	4	4	4	4
23-45 High St, 7-11 New Bdwy, Sandringham Mews	s	110							12	12	12	12	12	12	12	12
Arcadia Centre and other props	s	220							24	24	24	24	24	24	24	24
Ealing Bdwy Stn	s	55							6	6	6	6	6	6	6	6
N of Uxbridge Rd sites (52-58)	s	110							12	12	12	12	12	12	12	12
9-10 North Common Road	u/c	23					23									
Impact Car Care Centre, Culmington Rd	p	14					2	2	2	2	2	2	2			
Celotex, St Marys Rd	u/c	18					18									
55-59 Grange Rd	u/c	12					6	6								
46-50 Uxbridge Road W5	u/c	132					132									
9-13 Broadway W13	p	18					3	3	3	3	3	3	3			
16-17 Hanger Lane W5	p	10					1	1	1	1	1	1	1			
217 Uxbridge Road W13	p	13					2	2	2	2	2	2	2			
96-122 Uxbridge Road W13 (Daniels)	u/c	137					69	69								

APPENDIX ONE

<i>Amherst Lodge, Amherst Rd W13</i>	p	26					4	4	4	4	4	4	4				
Hanwell																	
Hanwell Community Centre, Westcott Cres	p	50					7	7	7	7	7	7	7				
64-88 Uxbridge Rd	s	9							1	1	1	1	1	1	1	1	1
11,11a-c Boston Rd	s	11							1	1	1	1	1	1	1	1	1
16 Boston Rd	s	9							1	1	1	1	1	1	1	1	1
7a-11 Cherington Rd, 33-35 York Av	u/c	22					11	11									
144-64 Uxbridge Rd	s	26							3	3	3	3	3	3	3	3	3
3-21 Broadway Buildings, Boston Rd and 132a Uxbridge Rd	s	17							2	2	2	2	2	2	2	2	2
79-101 Uxbridge Rd	s	40							4	4	4	4	4	4	4	4	4
Brentside High School, Greenford Avenue	u/c	16					8	8									
<i>Murray's Yard, St Margarets Rd W7</i>	p	14					2	2	2	2	2	2	2				
Northolt																	
631-635 Whitton Avenue West	p	24					3	3	3	3	3	3	3				
The Manse, Tithe Barn Way	p	10					1	1	1	1	1	1	1				
<i>The Oast House, Petts Hill</i>	p	14					2	2	2	2	2	2	2				
<i>Peel House , Church Road</i>	p	12					2	2	2	2	2	2	2				
Small sites							140	140	140	140	140	140	140	140	140	140	140
TOTAL		12,352	377	337	440	864	1,608	1,313	1,266	1,266	1,266	1,266	1,266	1,160	1,160	1,160	1,160

TOTAL 15,910
 (Total (Excl.small sites): 14,370
 Rate p.a: 1,061

Notes:
 u/c- under construction
 p - planning permission (incl. waiting Legal agreement)
 s - site designated in UDP
 Capacity : Net residential units

Summary of Town Centre Health Checks - 2004

Attraction and Diversity of Uses	Town Centre Indicator	Ealing			Southall			Acton			Greenford			Hanwell		
		2000	2004	change	2000	2004	change	2000	2004	change	2000	2004	change	2000	2004	change
	Number of Units	253	219	-13%	195	156	-20%	76	70	-8%	69	47	-32%	34	37	9%
	Comparison	48	51	6%	67	49	-27%	31	37	19%	28	23	-18%	20	17	-15%
	Convenience	67	196	193%	81	111	37%	68	122	79%	46	48	4%	36	55	53%
	Service	18	32	78%	19	18	-5%	37	36	-3%	6	5	-17%	25	20	-20%
	Vacant	68	72	6%	29	30	3%	29	30	3%	12	9	-25%	10	13	30%
	Restaurants and Cafes	15	22	47%	27	22	-19%	15	22	47%	5	9	80%	7	11	57%
	Takeaways	21	28	33%	8	8	0%	20	21	5%	2	3	50%	6	5	-17%
	Pubs and Bars and Nightclubs	490	620	27%	426	394	-8%	276	338	22%	168	144	-14%	138	158	14%
	Total Number of Outlets			2			1			1			1			1^
	Library			3			1			3			1			1
	Leisure Facilities (Gyms, Swimming Pools, Snooker Halls etc.)			2			2			2			3			1
	Schools			3			3			4			1			0
	Health Facilities			Police Station Fire Station Town Hall and Council Offices Magistrates Court Community Centre			Community Centre Police Station Fire Station			Magistrates Court Police Station Community Centre Fire Station			Greenford Hall Police Station			None
	Community Facilities															
	Office Floorspace (m ²) 2002 (ODPM)			129,060			7,180			13,740			4,670			No data available

Source: Town Centre Survey, Ealing Council, September 2004

Accessibility																
	Percentage using Car for Main Shop			36%			32%			32%			32%			27%
	Percentage on Foot for Main Shop			19%			17%			29%			14%			24%
	Percentage using Public Transport for Main Shop			21%			21%			13%			16%			16%
	Number of Bus Services			16			10			10			15			6
	Number of Underground Services			District and Central			None			None			None			None
	Number of Train Services (Peak)			8 per hour			4 per hour			4 per hour			None			2 per hour
	Off-street car parking spaces (Public)			654 + (300 weekends)			513			134			160			59
	Off-street car parking spaces (Semi-Public)			1108			71			256			36			114
	Percentage who find it easy to move around the Town Centre by foot			92%			76%			83%			83%			89%
	Percentage who agree there should be more space on the roads for bus/cycle lanes			45%			58%			42%			49%			28%

Source: Resident's Panel Survey, RBAresearch, February 2002

APPENDIX TWO CONTINUED OVER

APPENDIX TWO

Amenity	2000	2004	change	2000	2004	change	2000	2004	change	2000	2004	change	2000	2004	change	
Conservation Area (ha)	26.62	32.73	23%	None	None	N/A	9.91	13.55	37%	None	None	N/A	1.91	2.24	17%	
Open Spaces	Dean Gardens Ealing Green Walpole Park Haven Green			Manor House Gardens			Woodlands Recreation Reserve			Ravenor Park			None			
Percentage satisfied with attractiveness of Town Centre	60%			28%			29%			43%			24%			
Percentage satisfied with the general upkeep of Town Centre	77%			17%			47%			61%			46%			
Percentage who feel safe - day	92%			79%			86%			85%			91%			
Percentage who feel safe - night	47%			29%			30%			28%			33%			
Reported Crime (2004)	3393			1840			1385			485			278			
<i>Source: Ealing Council Records, February 2005; Resident's Panel Survey, RBAresearch, February 2002; Community Safety Unit, May 2005</i>																
Customer Views	Percentage satisfied - food shops	53%			61%			48%			38%			36%		
	Percentage satisfied - non food	70%			47%			31%			25%			34%		
	Percentage satisfied - services	52%			58%			55%			37%			26%		
	Percentage satisfied - high street shops	81%			32%			30%			27%			28%		
	Percentage satisfied - libraries	81%			50%			67%			71%			36%		
<i>Source: Resident's Panel Survey, RBAresearch, February 2002</i>																
Action and Management	Town Centre Partnership	Yes			Yes			Yes			Yes			Yes		
	Town Centre Strategy	Yes			Yes			Yes			Yes			Yes		
	Streetscape Design and Liveability Guide	Draft			Draft			Draft			Draft			Draft		
<i>Source: Ealing Council, February 2005</i>																

S106 Agreements 2004-2005

APPENDIX THREE

Legal Agreements (S106) in 2004/2005 – 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)										
01) Former TA HQ, Artillery House, Horn Lane W3 (Springfield, residential)		20.0		20.0						
02) Bromyard House, Acton W3 (Vale, residential / office)		640.0		60.0			50.0	50.0	200.0	280.0
03) Ealing, Hammersmith & West London College, Mill Hill Road (South Acton, college buildings)		15.0								15.0
04) 353 Uxbridge Road, W3 (South Acton, residential)		45.0		35.0					10.0	
05) 10-18 Horn Lane, W3 (Acton Central, residential)		45.0		35.0					10.0	
06) Acton Green Methodist Church, Steele Road, Chiswick, W4 (Southfield, residential)		10.0		10.0						
07) Land on East Side, Westgate, W5 (Hanger Lane, wholesale warehouse)		40.0		40.0						
08) 31-37 Park Royal Road, 55-57 Standard Road, NW10 (East Acton, warehouse)		25.0								25.0
09) Chelsea House, Westgate, W5 (Hanger Hill, offices)		30.0								30.0
10) Waitrose, 2 Alexandria Road, W13 (Elthorne, retail)		345.0			40.0			100.0	90.0	115.0
11) St. David's Home, 12 Castlebar Hill, W5 (Cleveland, residential)		73.0							73.0	
12) Ealing College, Ealing Green, W5 (Walpole, college buildings)		50.0		25.0					25.0	
13) 90-94 Broadway, W13 (Marks & Spencer, Elthorne, retail / residential)		320.0					5.0	125.0	125.0	65.0
14) Ealing Squash & Fitness Club, 41 Haven Green, Ealing W5 (Ealing Broadway, fitness club)		25.0								25.0
15) Gosai Cinema, Northfield Avenue, W13 (Ealing Broadway, community facility, residential)		35.0		35.0						
16) Daniels Department Store, 96-122 Uxbridge Road, W13 (Ealing Broadway, retail / residential)		250.0			65.0			105.0	10.0	70.0
17) Amherst Lodge, 47 Amherst Road, W13 (Ealing Broadway, residential)		31.4		4.0					20.4	7.0
18) 132 A, B, C Uxbridge Road, W7 (Elthorne, residential)		10.0		10.0						
19) Southall & West London College, (Southall Broadway, college buildings)		20.0								20.0
20) 130-152 The Broadway, (Southall Broadway, residential)		190.0		50.0				50.0	30.0	60.0
21) Kensington Lodge, Dolphin Road, (Northolt West End, residential)		14.0		4.5					9.5	
22) 320 Ruislip Road East, (Greenford Green, residential)		53.0		13.0						40.0
23) Land R/O 24-40 Wordsworth Ave, R/O 445-463 Greenford Rd. (Greenford Green, residential)		20.0								20.0
24) Warehouse - Entertainment UK Site, Horsenden Lane South (Perivale, residential)		211.5							196.5	15.0
Number of cases ►			1	12	2	0	2	7	10	14
Total		2517.9	0.0	341.5	105.0	0.0	55.0	430.0	799.4	787.0
Percentage* ►			0.0%	13.6%	4.2%	0.0%	2.2%	17.1%	31.7%	31.3%
(25) Sunningdale Court, Fleming Road, Gold Links Estate, UB1 (Dormers Wells, residential)		2669.4	Flexible distribution of benefits ("in LBE's discretion")							
* = Total is 100%. Difference caused by rounding on one decimal place		Total	No totals available							

Planning Policy Team
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Ealing Council

