

Authorities' Monitoring Report (AMR) summary note

An Authority Monitoring Report (AMR) reports on the Council's performance in implementing Ealing's existing Local Plan policies and its progress in producing new Local Plan documents and evidence base. The AMR must also consider the Council's performance against planning indicators at national and regional level, particularly where more recent policy changes at those levels have superseded some policies within Ealing's existing Local Plan.

The Council last published an Authority Monitoring Report in September 2015, which reported on the year 2013/14. The Council now seeks to publish an AMR that covers the years of 2014/15 – 2018/19. As this AMR traverses a five year period, it carefully considers the changes in planning policy over that period, both at national and regional level. Particularly relevant are the various versions of the London Plan, the most recent being the 2021 London Plan. The AMR seeks to explain the changes in policy over that period, as well as the different approaches monitoring the effectiveness and performance of those policies.

The data presented in the AMR, along with explanatory text, should be viewed as factual and objective. This should reduce the risk of data misinterpretation. In addition to policy changes over the AMR period, it is important to note that the Old Oak and Park Royal Development Corporation (OPDC) was established in April 2015 and have planning policy responsibility for part of the borough.

This AMR is labelled an 'Interim Report', as it does not include all the housing data that would allow the production of a Five Year Land Supply or Housing Trajectory. That data is awaiting migration to the Greater London Authority's database, which is the primary source for development monitoring statistics. Once this exercise is complete, the Council will seek to publish a final AMR, which will contain a Five Year Housing Land Supply and Housing Trajectory.

To assist the reading and interpretation of the AMR, below is a short summary of each of the key policy area chapters.

Housing (Chapter 2)

At a Borough level (including Ealing Planning area and OPDC planning area):

- Over the five year reporting period the total net housing approvals recorded was 18,004 units. Total net housing completions recorded amounted to 6,870 units.
- As net housing approvals are determined by the Council (subject to some decisions deferred Greater London Authority and Planning Inspectorate), it is the housing approvals and not the housing completions that are the best indicator of the Council's performance in respect of applying housing policy.
- This being said, as the majority of house building within the Borough is delivered by the private sector, the Council cannot guarantee the delivery of housing approvals. 11,134 units have had permission during this period that are yet unbuilt.
- The above housing approvals included a total of 2,945 net additional affordable homes approved (17.9% of total homes approvals), with 1,220 net additional affordable homes completed (20.3% of total homes completions) over the same period. Planning policy currently only permits councils to secure affordable housing units on schemes delivering more than nine homes (major planning schemes).
- For major planning schemes the proportion of net additional affordable home approvals rises to 37.3% of the total approved for major planning schemes only. As such, the

percentage of affordable homes approved in major schemes is the best indicator of the Council's performance in respect of applying affordable housing policy.

- Over the reporting period 84% of all large site residential delivery has occurred within the two growth corridors identified in the Development Strategy.

Business (Chapter 3)

For Ealing Planning area only (excluding OPDC):

- Over the reporting period both gains and losses of employment space (all B Use Classes) have been approved, which if implemented would result in a net loss of 211,113 sq. m. of floorspace. In respect of completions, a net loss of 79,041 sq. m. of employment floorspace was recorded over the reporting period.
- Under the previous London Plan, Ealing had been directed to reduce the volume of its strategic industrial land. Under the new London Plan, Ealing is required to increase the volume of its strategic industrial land. This includes a large volume of vacant development sites where no actual employment activity was taking place.
- Prior approval applications [permitting the right to change the use of premises in B1(a) office use to a C3 use without obtaining planning consent (Class O – previously Class J)] accounted for a loss of 78,076 sq. m. of B1(a) floorspace as approved over the reporting period. In respect of completions a loss of 30,820 sq. m. of B1(a) floorspace was recorded.

Town Centres (Chapter 4)

- In designated town and neighbourhood centres, combined planning approvals (if completed) would result in additional non-residential floorspace (Use Classes A2, A3, A5, C2, D1 and D2) of 17,939 sq. m.
- Consequently, planning approvals and that would result in the loss of non-residential floorspace (Use Classes A1, A4, B1, B2 and B8) amounted to 21,041 sq. m.
- This would result in an overall net loss of non-residential floorspace of 3,102 sq. m across designated town and neighbourhood centres, however most of the losses are within B Use Classes, amounting to 17,182 sq. m. These B Use Class losses have been comprehensively explained in Chapter 2.
- Focusing only on A Class Uses, there would be an increase of 6,630 sq. m. across the designated town and neighbourhood centres.

Social Infrastructure (Chapter 5)

- A total of 273 schemes were approved during the reporting period, which if implemented would result in a net gain of 90,763 sq. m. of D class floorspace
- A total of 199 schemes were completed during the reporting period which resulted in a net gain of 57,170 sq. m. of D class floorspace
- Six of the eight school allocations identified in the Planning for Schools Development Plan Document (DPD) have progressed, with most now complete.

Green Space (Chapter 6)

- A total of 80 schemes have been approved during the reporting period, which if implemented would give rise to a net gain of 3.495 ha of open space.
- A total of 45 schemes were completed during the reporting period, which resulted in a modest net gain of 0.468 ha of open space.

Climate Change and Sustainable Infrastructure

- The Council published a Level 1 Strategic Flood Risk Assessment in 2018.
- Utilising the Council's Automated Energy Monitoring Platform monitoring has commenced on a total of 49 schemes over the reporting period. Viewed collectively, the platform results indicate that actual CO₂ savings relative to predicted savings is very similar with a shortfall variance of -1.76%.

Should you have any questions about this AMR Interim Report please get in touch on planning@ealing.gov.uk and put 'AMR query' as the subject