



London Borough of Ealing

Infrastructure Topic Paper

Supporting the Borough's New Local Plan

October 2022

Document Verification

Project title London Borough of Ealing Infrastructure Topic Paper

Document title

Job number 287323-03

Document ref

File reference

Revision	Date	Filename			
	04/10/2022	Description			
			Prepared by	Checked by	Approved by
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	21/10/2022	Filename			
		Description			
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Issue Document Verification with Document



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Introduction

Introduction

What is the Infrastructure Topic Paper?

The council is taking a staged approach to understanding infrastructure needs across the borough. At this stage of preparing Ealing's Local Plan, the growth strategy and the sites to be allocated for development are not confirmed and therefore the infrastructure needed to support growth is not yet fully known.

This Infrastructure Topic Paper has been developed in the context of Ealing's Council Plan (2022 to 2026) and brings together evidence to summarise existing infrastructure provision across the borough and highlight any current known capacity issues.

Following the consultation period, the feedback received will inform the next stages of preparation of the Local Plan and the preparation of the full Infrastructure Delivery Plan (IDP). The IDP will identify the specific infrastructure projects required as well as the phasing of infrastructure delivery, the costs and the available funding.

The Old Oak and Park Royal Development Corporation (OPDC) covers the north-eastern corner of Ealing as shaded on figure 1. The OPDC has its own planning powers and Infrastructure Delivery Plan (IDP) for the area. The area is anticipated to experience a lot of growth, therefore, this paper has been developed in the context of the OPDC's IDP and the needs of OPDC will continue to be considered as Ealing develops its IDP for the borough.

Funding from development has traditionally been secured through S106 legal agreements in Ealing. As part of the local plan, the council intends to adopt a Community Infrastructure Levy which will secure strategic funds to support infrastructure across the whole borough.

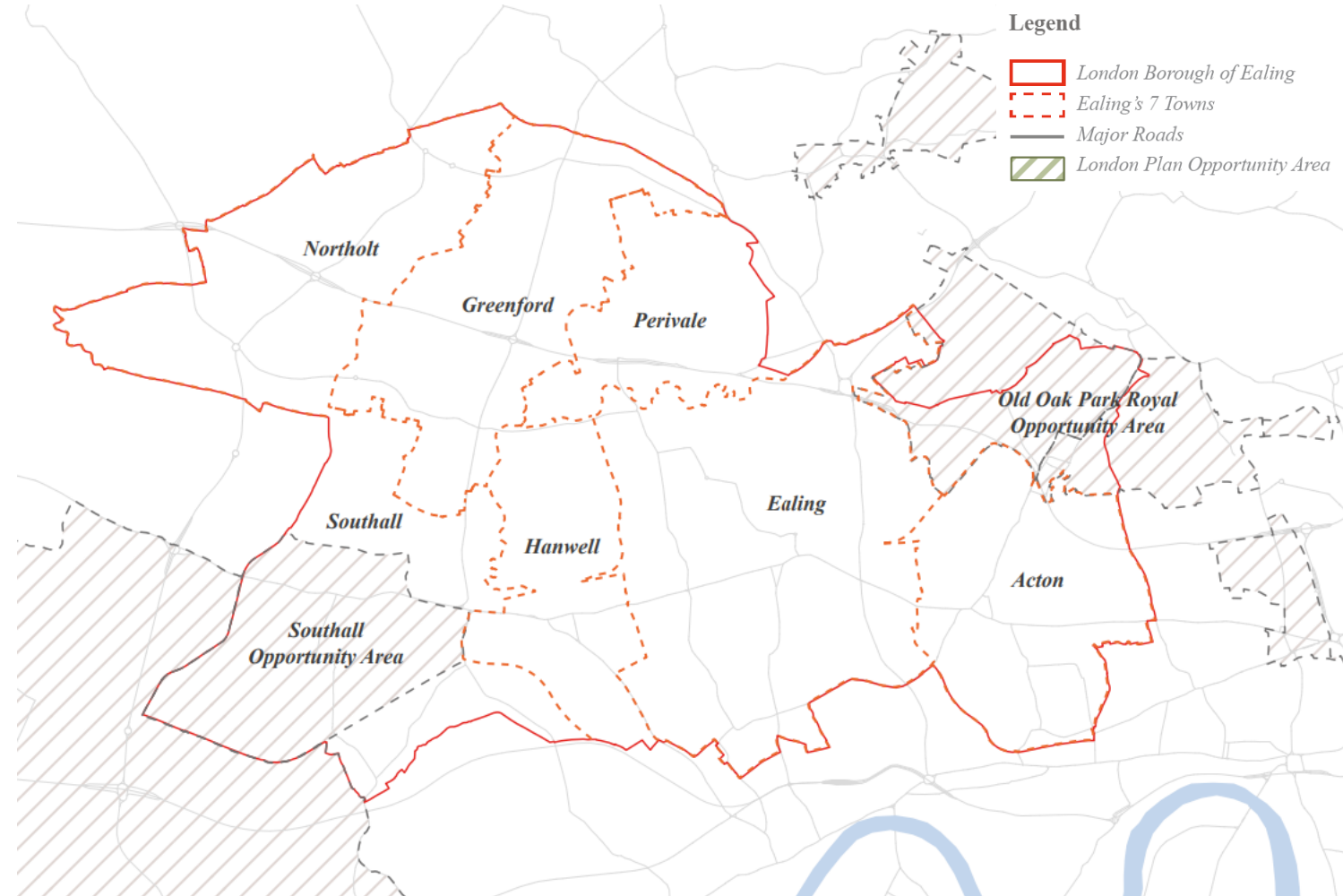


Figure 1: Study area for the Infrastructure Topic Paper depicted by Ealing Council boundary
Source: Arup, 2022 based on OS Boundary Line dataset

Infrastructure types

Infrastructure types

Infrastructure included in the Topic Paper

Group	Type	Infrastructure
Physical Infrastructure	Transport	Roads, walking and cycling, public transport
	Energy and Utilities	Energy, drinking water, wastewater
	Flood Defence	Flood defence
	Digital Connectivity	Broadband coverage
Social Infrastructure	Education	Early years, primary education, secondary education, education provision for 16-18 year olds, Special Educational Needs and Disability (SEND) education
	Sports and Leisure Facilities	Indoor sports facilities, sports halls, outdoor sports facilities, multi-use games areas
	Health and Social Care	Primary healthcare (incl. GP surgeries), secondary healthcare (incl. outpatient centres), adult social care
	Emergency Services	Ambulance, police, fire and rescue service
	Community Facilities	Youth services, library service, community halls
Green Infrastructure	Green Infrastructure and Open Space	Parks and gardens, amenity greenspace, provisions for children and young people, natural and semi-natural greenspace, allotments, churchyards and cemeteries

In addition to the topics listed above the IDP will cover acute care, mental health services, children's social care, mobile phone coverage, waste and recycling.

Transport

Transport – road network

Overview of existing provision and capacity

- Well-served by main roads running north-south and east-west.
- Good connections to the national motorway network and other strategic roads.
- There is a 20mph speed limit on all council-controlled roads.

What are the issues and constraints?

- Private motor vehicles are the most common transport mode – 36% of daily trips in Ealing between 2017 and 2020 (which is 2% lower than the average across the borough's five neighbouring boroughs)¹.
- The network is congested. Five roads (highlighted yellow in figure 2) in Ealing have greater than 1.5 minutes' delay per kilometre driven (the highest indicator for congestion):
 - A406 - along the whole length of the road through the Borough;
 - A4000 - along Gunnersbury Lane and Horn Lane;
 - A4020 - along the Uxbridge Road, particularly at West Ealing, Ealing, Southall and Acton;
 - A4127 - along most of Greenford Road;
 - A3005 - along South Road and Merrick Road (running south from Southall Broadway).

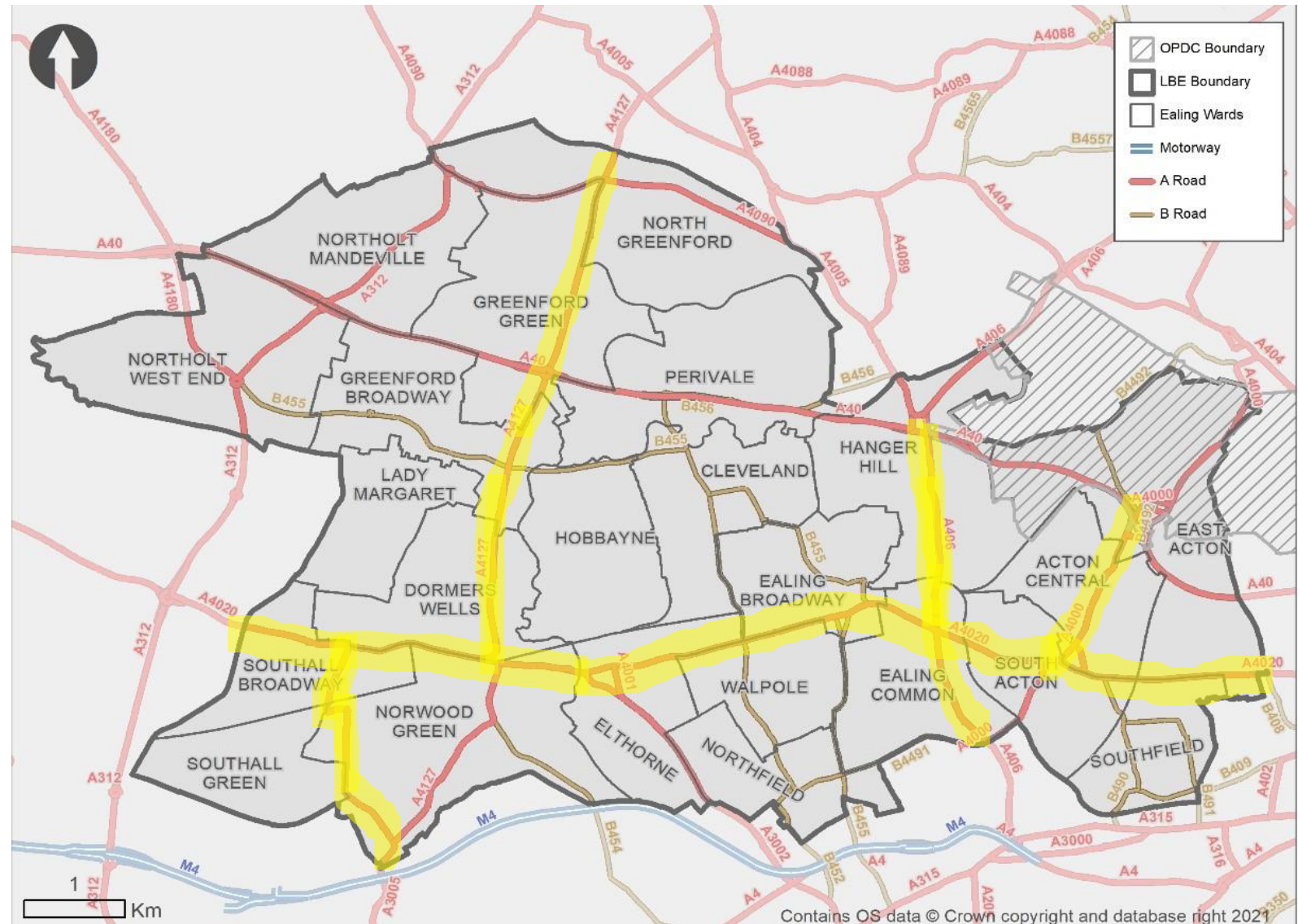


Figure 2: Main Road network in Ealing

Transport – walking and cycling network

Overview of existing provision and capacity

- 62.2% of journeys in Ealing are either by cycling or walking². Good overall coverage of cycle routes in the borough of Ealing.
- Relative lack of cycle routes in Southall and Northolt.
- Cycle network in Ealing needs upgrading (shown as red routes in figure 3).
- Three e-scooter companies offer rentals in Ealing and up to 500 e-bikes are now available for rental across the borough.

What are the issues and constraints?

- Fragmented cycle network, with barriers to movement including railways, canals and A roads.
- Conventional on-street parking constrains active travel.
- Barriers to cycling exist, including perceptions around road safety, particularly on busy A roads.
- Not enough secure cycle parking relative to demand. TfL indicated in 2019 an immediate demand for 1,000 parking spaces in Ealing.

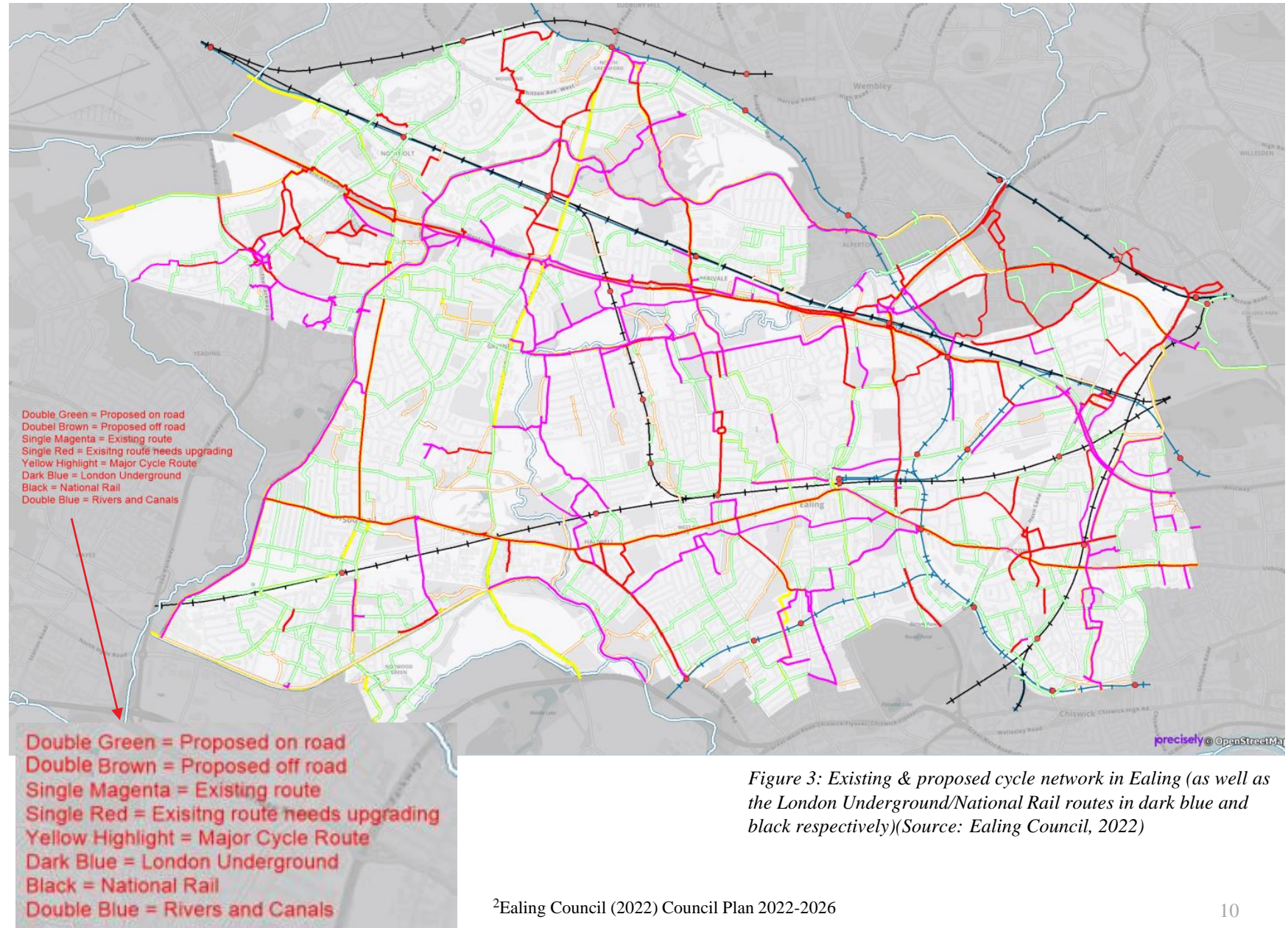
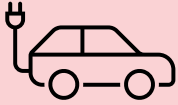
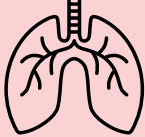




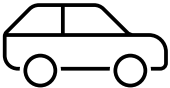



Figure 3: Existing & proposed cycle network in Ealing (as well as the London Underground/National Rail routes in dark blue and black respectively)(Source: Ealing Council, 2022)

Potential solutions and planned projects

	<p>Electric vehicles</p> <ul style="list-style-type: none"> • Currently more than 300 on-street Electric Vehicle Charging Points (EVCs) in Ealing. • The council plans to increase this to at least 2,000 across the borough by 2026. 		<p>Ultra low emissions zone expansion</p> <ul style="list-style-type: none"> • Eastern parts of Ealing included in the recent expansion of ULEZ in 2021. • TfL is consulting on expanding the ULEZ to cover the entirety of Greater London by mid-2023.
	<p>Canal towpaths</p> <ul style="list-style-type: none"> • Ealing has an extensive canal network, which connects many key employment areas. • The council is working with the River Trust to upgrade the towpaths for active travel use by 2026. 		<p>Bike parking</p> <ul style="list-style-type: none"> • The council is installing on-street parking at town centres, shopping parades and rail stations to meet its target of 300 new stands (each for 2 bikes) between 2019 and 2022. • The council is also increasing the number of bike hangars in the borough to at least 150 by 2026 (providing around 900 bike parking spaces in residential streets).
	<p>Cycle routes</p> <ul style="list-style-type: none"> • Proposed cycleways, including Ealing to Greenford and Shepherd's Bush to Southall. • Expansion of routes connecting to the Uxbridge Road remain a priority for the council. 		<p>20-minute neighbourhood frameworks</p> <ul style="list-style-type: none"> • To create attractive, safe, inclusive neighbourhoods that prioritise walking, cycling and public transport. • West Ealing Liveable Neighbourhood is proposed.
	<p>Car clubs</p> <ul style="list-style-type: none"> • The borough now has 90+ bays for car club provision. • The council wants to ensure car clubs are added to all new developments where possible. 		<p>E-mobility</p> <ul style="list-style-type: none"> • Increase e-bikes and e-scooters usage is expected to result in significant additional demand for EV charging points.

Further work required for the IDP.

- Further review of data on existing use, network condition and capacity across all modes.
- Engagement with Ealing Council transport officers, TfL and other stakeholders to review the implications of proposed housing and employment growth across all modes.
- Engagement with Ealing Council transport officers and TfL to review schemes and projects to be included in the IDP Schedule, their likely cost, phasing and potential funding sources.

Transport – public transport (rail)

Overview of existing provision and capacity

- Underground network consists of parts of the Central, District, Piccadilly and Elizabeth lines.
- Overground network comprises the London Overground, Great Western Railway and Greenford Branch.
- 15% of trips in the borough were by rail (between 2017 and 2020³, comparable to Ealing's five neighbouring boroughs).
- Parts of central and western Ealing do not have good access to the rail network, particularly parts of Southall, Greenford and Northolt.

What are the issues and constraints?

- Usage of the underground has not yet returned to pre-pandemic levels (20% lower than pre-pandemic levels in June 2022). However, there are notable capacity issues on the underground lines at peak commuter times.
- The Piccadilly Line is particularly constrained due to a combination of passengers to Heathrow and commuters.
- Poor connectivity from north to south Ealing
- Parts of central and western Ealing lie more than 1km away from a rail station.
- Likely reduction in available funding from TfL for rail projects.

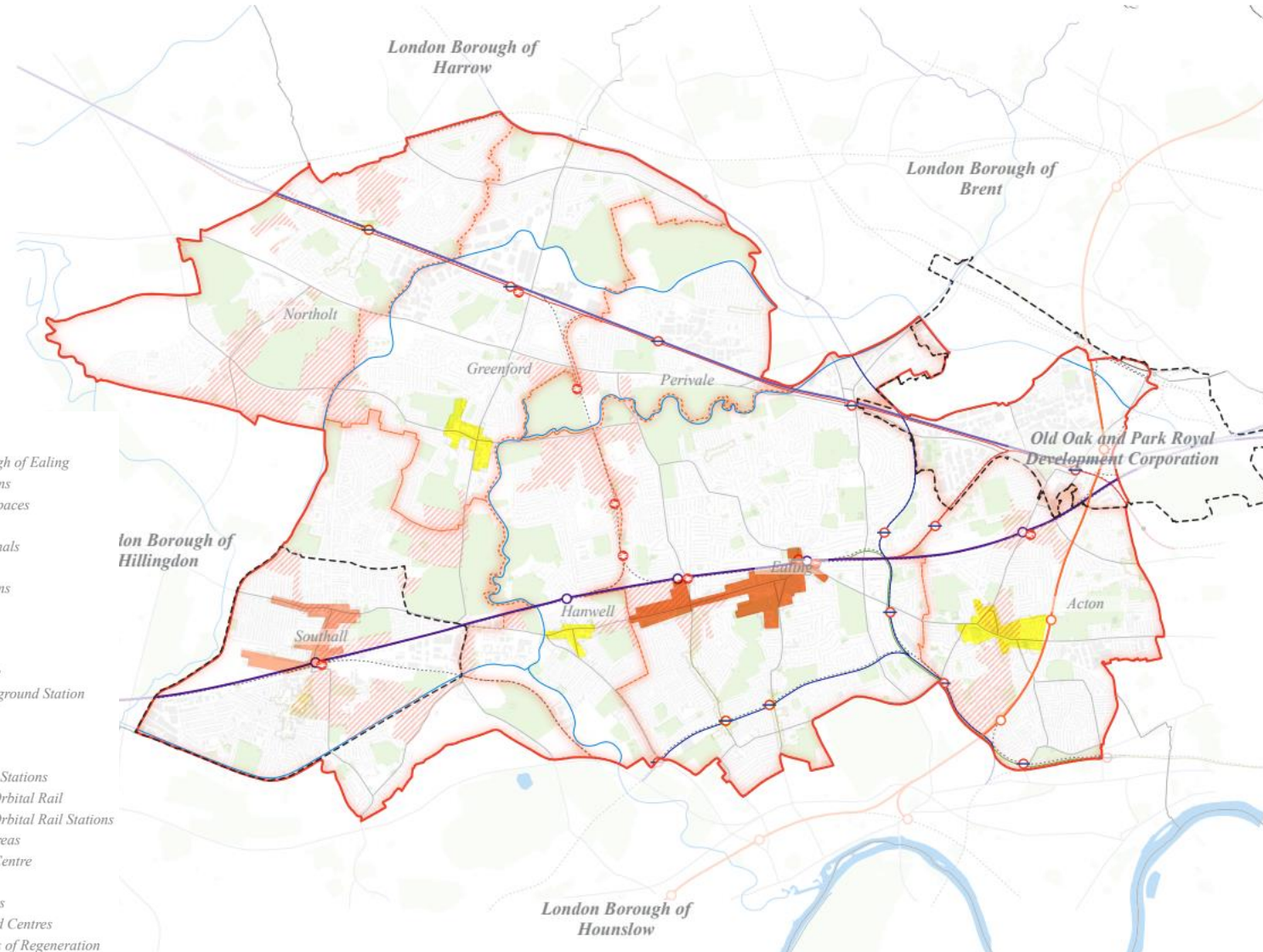
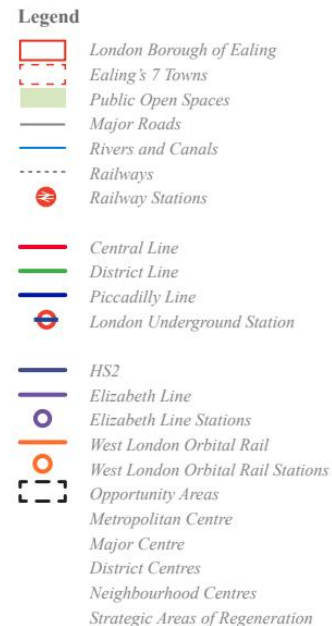


Figure 4: Overground and underground rail network in Ealing

³ Rail data – Ealing Travel in London data 2017/18 to 2019/20.

Transport – public transport (bus)

Overview of existing provision and capacity

- 38 bus routes serving 700 bus stops in the borough.
- Around 14% of journeys in Ealing are by bus (between 2017 and 2020)⁴, 2.5% higher than Ealing's 5 neighbouring authorities.
- 13 bus routes in the borough operate 24 hours a day. Less night coverage in the west of the borough.
- Majority of the borough is within 400m of a bus stop.
- Results of Central London Bus Review consultation awaited – this may result in changes to some bus routes in Ealing.

What are the issues and constraints?

- The bus network is mainly centred on Ealing Broadway and is comprehensive in the east of the Borough (Acton).
- Areas in the west (parts of Southall, Greenford and Northolt) are less well served.
- There are barriers to north-south movement such as rail lines and the A40 with a very limited number of crossing points which are often congested.
- Poor bus connectivity to Heathrow Airport at times when workers need to travel (often early in the morning).

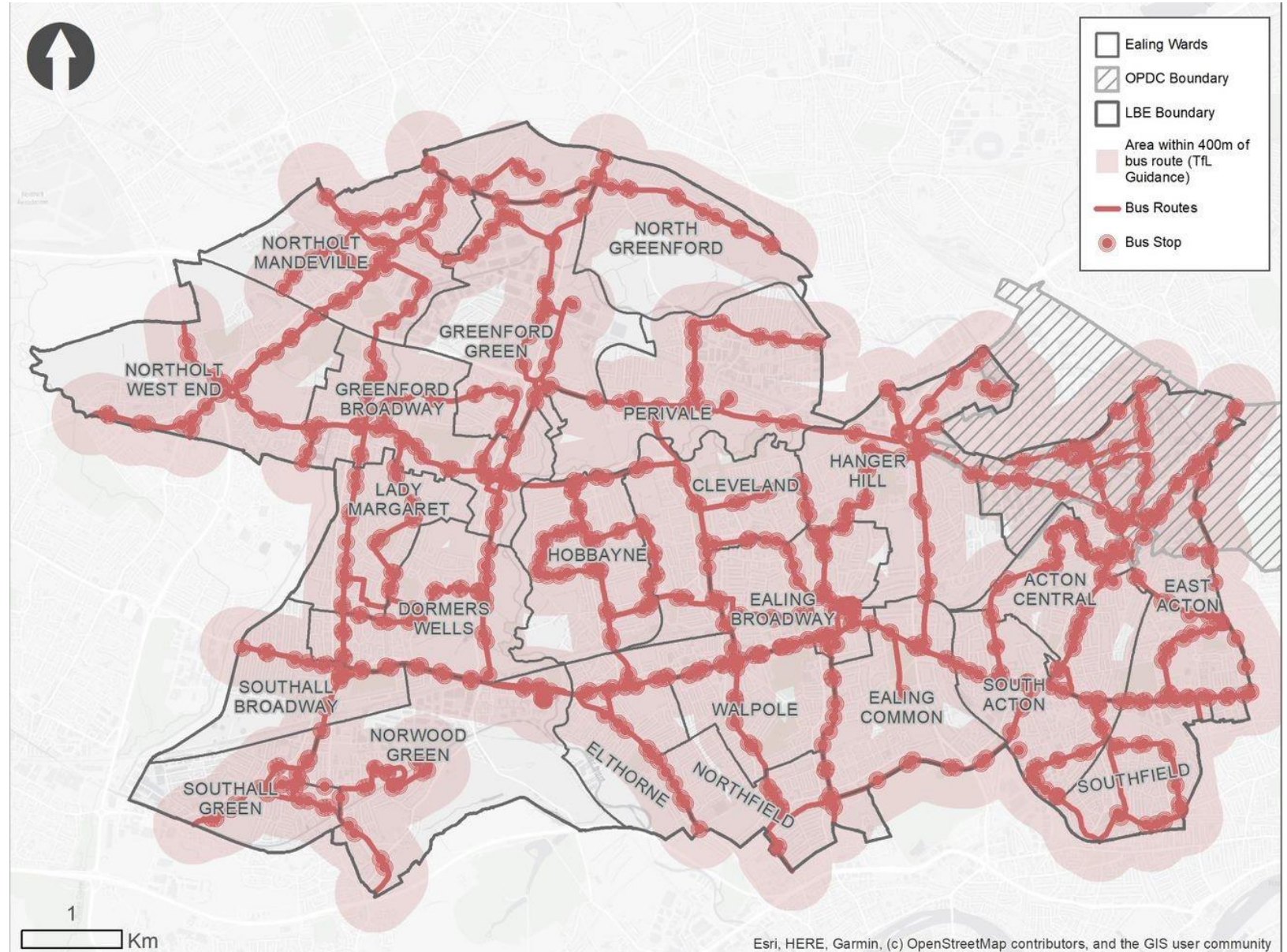
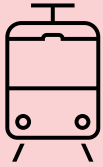


Figure 5: Bus network in Ealing

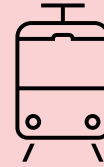
⁴Transport for London (2020) Travel in London Report 13

Potential solutions and planned projects



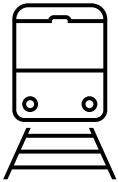
West London Orbital railway (WLO)

- WLO would provide a new rail service on existing rail lines, connecting Hounslow and Kew Bridge with Hendon and West Hampstead in the north, with three stations serving Ealing (South Acton, Acton Central and Old Oak Common).
- Developing a business case with stakeholders.
- If funding secured, due to open around 2030.



Old Oak Common and High Speed Rail 2 (HS2)

- Construction of phase 1 of the new high-speed rail link from London Euston to Birmingham commenced in 2018.
- By 2030, Old Oak Common station will be a “transport super hub”, linking HS2, Great Western Rail, the Heathrow Express, the Elizabeth Line and Overground services.



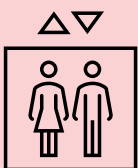
Four line modernisation

- TfL is funding four-line signal upgrades (4LM) for the District, Circle, Hammersmith & City and Metropolitan lines.
- It will boost the frequency of trains and increase peak passenger capacity.



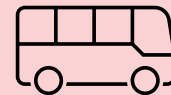
Greenford branch line enhancements

- Ealing Council is lobbying for increased service frequency on this line, which links Greenford with the Elizabeth line at West Ealing.
- An electric train trial will begin in 2023, funded by the Department for Transport and Great Western Railway.



North Acton station enhancements

- S106 funding is being used to upgrade and expand North Acton station.



Bus fleet modernisation

- Retrofit/replacement of existing bus vehicles to create a more environmentally-friendly fleet (electric and hybrid buses).

Further work required for the IDP.

- Further review of data on use/passenger numbers and capacity across all modes.
- Engagement with Ealing Council transport officers, TfL and other stakeholders to review the implications of proposed housing and employment growth across all modes.
- Engagement with Ealing Council transport officers and TfL to review schemes and projects to be included in the IDP Schedule, their likely cost, phasing and potential funding sources.

Energy and utilities

Energy and utilities – drinking water

Overview of existing provision and capacity

- Drinking water is supplied by both Thames Water and Affinity Water, as shown in figure 6.
- Both providers have a significant supply-demand deficit in their London regions – meaning that the supply of water does not match projected demand.
- The deficit is forecast to worsen over the next 80 years.

What are the issues and constraints?

- Supply-demand deficit is driven by combination of population growth and reductions in water availability due to climate change.
- Leakage due to old/weak pipes, temperature changes and ground movement is a major problem. Across the entire Thames Water supply area, almost 24% of water supply is lost through leaks.
- Major housing developments and accompanying population growth increase demand for water.
- Flooding poses a risk to local water quality.

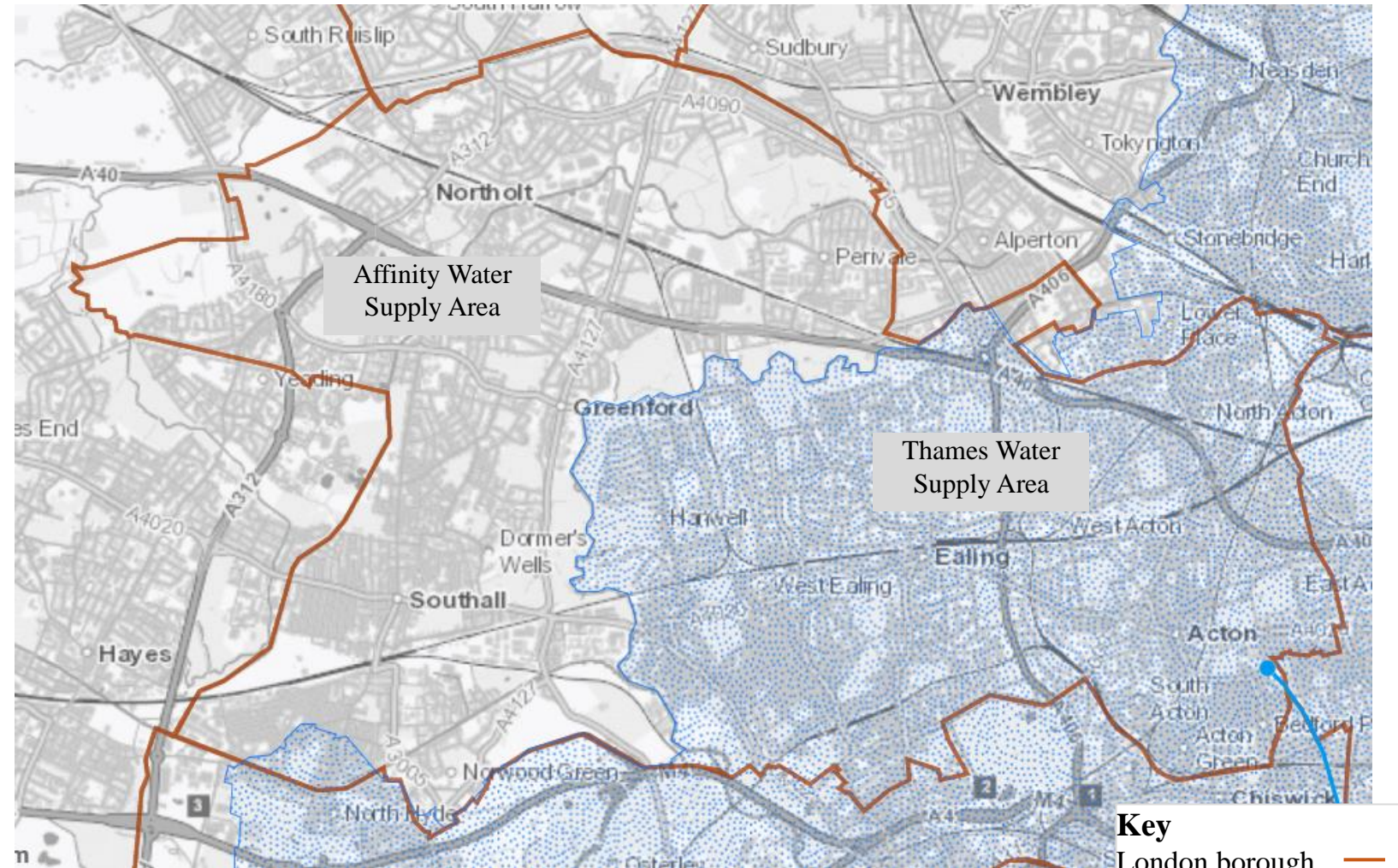
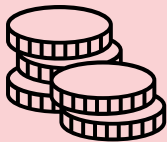


Figure 6: Thames Water / Affinity Water potable water provision split (GLA infrastructure mapping application)

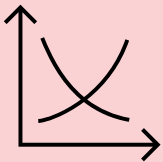
Key
London borough
boundaries

Potential solutions



Investment in security of supply

- Thames Water and Affinity Water are investing to ensure a resilient supply of water.
- Measures include funding infrastructure to transfer surplus water from other areas and the re-use of wastewater at sewage treatment facilities.
- Water companies need to drastically reduce leakage.



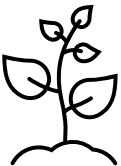
Demand management

- Water companies increasingly focus on demand management/reduction programmes.
- Measures include educational campaigns and installation of technology like smart meters.



Water usage in developments

- Existing planning policy for London regulates water usage in buildings, requiring developments to include water saving and recycling measures to reduce demand.



Flood risk management

- Existing planning policy for London regulates development proposals to reduce the risk of flooding (through provision of green space, for example), which reduces the likelihood of floods affecting local water quality.

Planned projects

- Further engagement with Thames Water and Affinity Water required to confirm planned projects.

Further work required for the IDP.

- Engage with Thames Water and Affinity Water to identify projects to address the supply-demand deficit and specific programmes for proactive management of pipe network to minimise leaks, demand management and reduction in water use. As well as the likely cost, phasing and potential funding sources of these projects.
- Further understand implications of proposed housing and employment growth and future opportunities.

Energy and utilities – wastewater

Overview of existing provision and capacity

- Thames Water is the statutory body for processing wastewater and managing the sewer system in Ealing.
- Two sewage treatment works (STW) deal with wastewater treatment for Ealing:
 - The majority of Ealing falls within the ‘Risk Zone 2’ area for Mogden STW, with most of the borough’s wastewater is therefore treated at Mogden STW; and
 - A small portion arising in the east of the borough (Acton) is treated at Beckton STW in Newham.

What are the issues and constraints?

- Demand is anticipated to increase with population growth and climate change.
- Ageing sewer network increases risk of blockages/collapse.
- Land constraints mean limited scope to expand the built footprint of both STWs, so upgrades to increase capacity are confined to the existing site area.
- Flooding increases the risk of sewer flooding and poses a risk to water quality.
- East Ealing (Acton) is at particular risk of surface water flooding, largely due to the extent of impermeable surfaces in this area.
- Significant investment is needed in the future to increase capacity at Mogden STW in line with demand. Beckton STW is undergoing upgrade and expansion works (due for completion by September 2023).

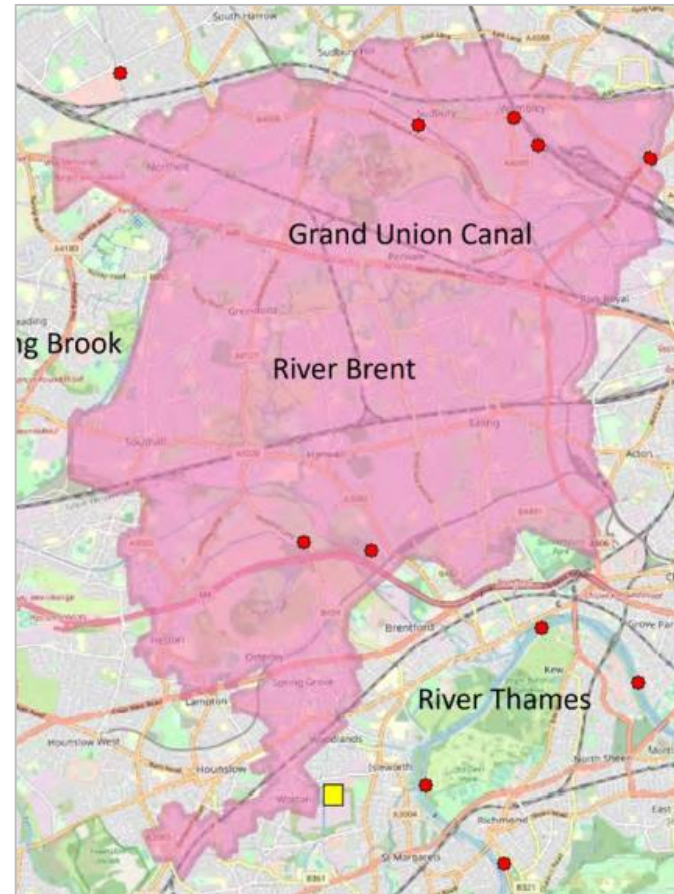


Figure 7: Mogden STW catchment 'Risk Zone 2'

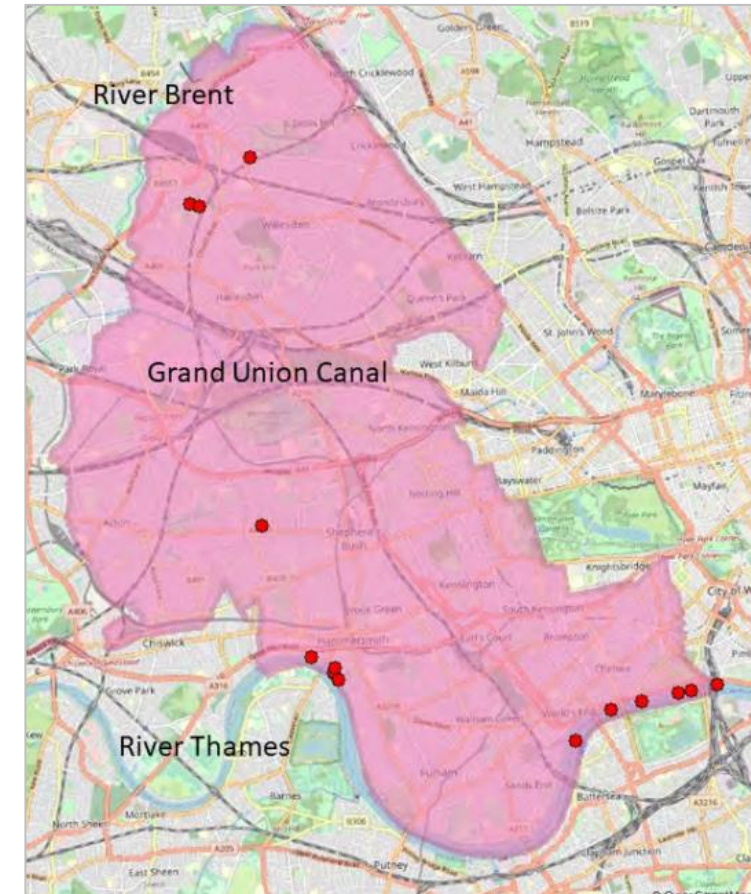
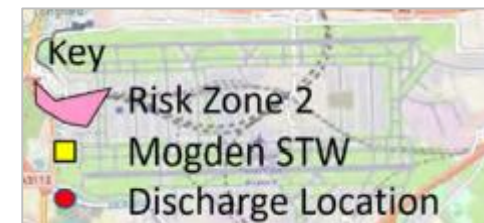
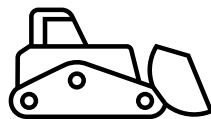


Figure 8: Beckton STW catchment 'Risk Zone 2'



Planned projects



Thames Tideway

- The Tideway project is a new tunnel in London that will greatly increase the capacity of the sewer network.
- The tunnel will run from Acton Storm Tanks to Abbey Mills pumping station in East London, transferring sewage to Beckton SWT for treatment.
- It is expected to be operational by 2024.



Mogden STW upgrades

- Mogden STW has been significantly extended recently to increase capacity.
- However, almost £4bn of additional investment is needed to tackle population/housing growth and climate change between 2025-2050 on top of day-to-day maintenance.

What are potential solutions?

- To improve wastewater treatment capacity at STW.
- To improve surface water management.

Further work required for the IDP.

- Engage with Thames Water and Affinity Water to identify solutions, planned projects and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.
- Review Thames Water Drainage and Wastewater Management Plan (DWMP) – the final report due for publication in March 2023 and is expected to set out how wastewater systems, and the drainage networks that impact them, are to be extended, improved and maintained to ensure future resilience.

Energy and utilities – energy (gas, electricity & other)

Electricity

Overview of existing provision and capacity

- Distribution Network Operators (DNO) are the companies that run regional electricity networks that connect businesses, homes and other users to the National Grid.
- The main DNO in Ealing is Scottish & Southern Electricity Networks (SSEN).
- The grid network is at capacity in some areas of West London, which will affect the ability of some new developments to connect to the grid (in turn affecting the deliverability of new developments).
- While there is actually surplus capacity on the network, it has been allocated to future users, which is now preventing new requests for electricity connections.

What are the issues and constraints?

- Additional demand from electric vehicles, electrified heating, and data centres adds to overall demand on the network.
- ‘First come first served’ approach (a requirement of Ofgem) means that applicants who have ‘reserved’ new supply have priority, even though there is no certainty that their development will come forward.

Gas

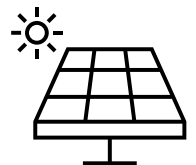
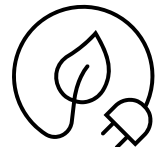
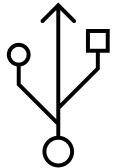
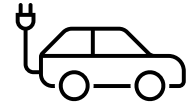
What is the existing provision and capacity?

- Demand for natural gas in London has been decreasing, with a 25% reduction since 2000.
- This is expected to continue to decrease due to improved efficiency, low carbon decentralised energy alternatives and decarbonisation of the electricity grid.
- No capacity issues for gas provision have been indicated.

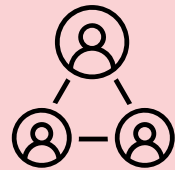
Other Sources

What is the existing provision and capacity?

- Heat Network Priority Areas (HNPAs): much of Ealing falls within HNPAs, indicating sufficient heat density for heat networks to provide a competitive solution for supplying heat to buildings/consumers. HNPA coverage in Northolt, Greenford and Perivale is not as comprehensive as in the rest of the borough.
- Solar Opportunity: large buildings in/around the industrial sites in Greenford, Perivale, North Acton, South Acton and Southall have potential to generate large amounts of solar energy through solar panels.

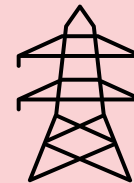


Potential solutions



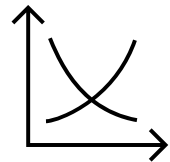
Better management/allocation of capacity

- Improving the process for securing connections to the National Grid (moving away from ‘first come, first served’).
- Coupled with a better understanding of the phased electrical requirements of committed connections.



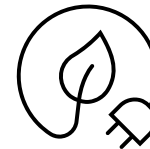
Connecting to UK Power Networks (UKPN)

- UKPN is the neighbouring Distribution Network Operator and has surplus electricity capacity.
- However, connecting developments via more distant connection points will add expense and be more disruptive.



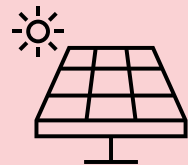
Demand management

- Incentivising a more even spread of demand throughout the day to avoid exceeding supply at peak times (7am – 10am, 6pm – 10pm).
- For example, using tariffs tied to peak and off-peak times.



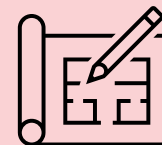
Increasing the energy efficiency of buildings

- Retrofitting the existing building stock (using grant/other funding) to lower energy demand.
- Use planning policy to regulate energy efficiency of new buildings.



Renewable energy generation

- More onsite renewable and storage solutions in new developments to reduce demand on / increase supply to the National Grid.



Low/zero carbon heat networks

- Connecting into decentralised heat networks run on renewable energy sources offers a means to reduce demand for gas while reducing fossil fuel use.

Planned projects

- Further engagement required to identify planned projects.

Further work required for the IDP.

- Engage with SSEN around planned projects to increase electricity capacity.
- Engage again with Ealing Council Energy/Climate team to identify up-to-date energy projects and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities for energy supply.
- Review West London Local Area Energy Plan once published (2023) – expected to set out current patterns of energy demand, examine constraints, assess future demand and identify infrastructure to meet demand.

Flood defence

Flood defence

Overview of existing provision and capacity

- Ealing has a number of critical drainage catchments with a number of locations with a high risk of surface water flooding (see figure 9).
- Figure 9 shows fluvial flood risk (flooding from rivers) zones 2/3.
- Surface water flood risk is worsened by changing variables, for example; heavy rainfall and blocked drains.
- Combined sewer systems (which move surface water and foul water) are prevalent in eastern parts of Ealing, resulting in reduced capacity for both surface and foul water and more incidents of sewer flooding.

What are the issues and constraints?

- Fluvial flood risk - areas in the vicinity of the River Brent.
- Surface water risk - loss of green space and expansion of impermeable surfaces.
- Ageing sewers - sewage system dates from the Victorian era and designed to much older standards.
- Climate change – more frequent and intense rainfall.

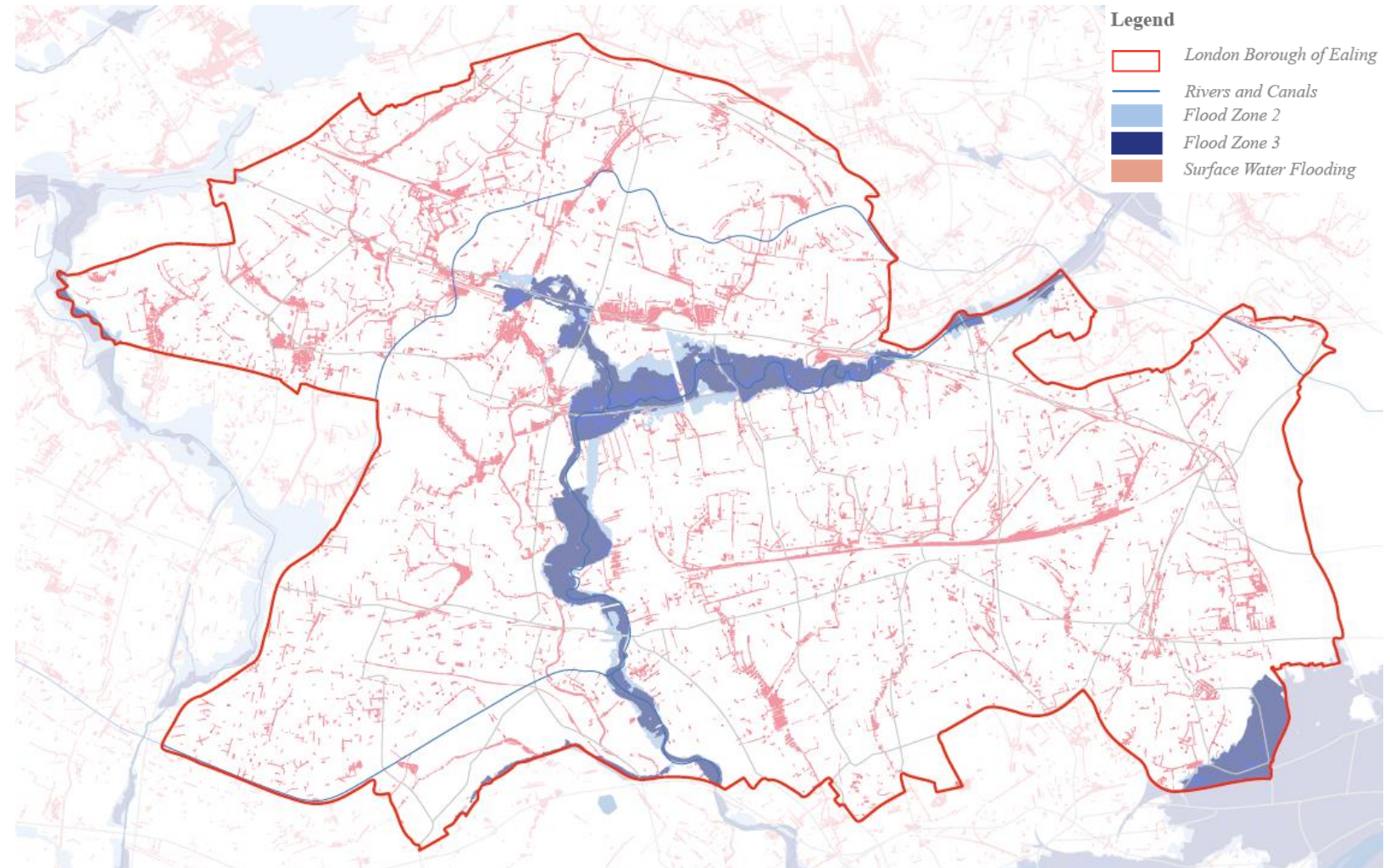
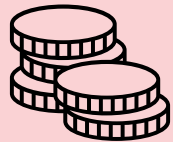


Figure 9: Sources and Assessment of Flood Risk⁵ (Arup, adapted from West London Alliance (2018) West London Strategic Flood Risk Assessment)

⁵Surface water risk can be seen on the SFRA Mapping Tool in more detail and is generally not categorised as zones but high to low.

Potential solutions



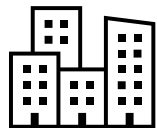
Catchment based approach

- Defining the hydrological catchment (river/surface water flooding) and using natural flood management principles to identify solutions to reduce flood risk.
- Assess flood risk on a catchment wide basis and use S106 funding to develop flood alleviation schemes.



Partnership work

- London Drainage Engineers Group (LoDEG) and 'Drain London' project shares best practice and creates an ongoing partnership for managing local flood risk.
- Ealing is part of the North-West London Flood Risk Management Strategic Partnership.



Sustainable urban drainage planning policy

- Manage surface water run-off as close to its source as possible, e.g. sustainable urban drainage systems.
- Ealing Council as Lead Local Flood Authority (LLFA) has identified areas for surface water management and is a statutory consultee on planning applications to help reduce flood risk.



All London Green Grid (ALGG)

- ALGG is a London-wide policy framework to promote the design and delivery of green infrastructure.
- It provides a range of benefits, including reducing flooding.

Planned projects



Thames tideway tunnel

- Significant boost to sewer capacity.
- Intercept overflows and transfer flows for treatment at Beckton STW.



Flood alleviation schemes

- Planned schemes at Northfields Avenue and Carr Road (Harrow) by Ealing Council will transform the flood alleviation potential in Ealing.



Water storage in Ealing's parks

- Helps to mitigate surface water and fluvial flooding and increase sewer capacity in some locations.
- Potential future projects subject to funding are expected to include Glade Lane, Northfields Flood Alleviation Scheme (FAS) (Lammas Park), Greenford Flood Alleviation Scheme (Paradise Fields and Ravenor Park) and Perivale Park.



Sewer capacity enhancements

- Thames Water Funding has been provisionally secured to improve sewer capacity at Dean Gardens (West Ealing), Belvue Park (Northolt) and Northfields FAS.

Further work required for the IDP.

- Once the proposed locations of growth have been established, a more detailed assessment of areas at risk of flooding needs to be undertaken.
- Engage again with Ealing Council Flood Defence team to identify up-to-date flood defence projects their likely cost, phasing and potential funding sources.

Digital connectivity

Digital connectivity

Overview of existing provision and capacity

- Broadband coverage in Ealing includes superfast broadband (offers speeds of 30Mbit/s or more), gigabit-capable broadband (offers speeds of 1000Mbit/s) and full fibre broadband (dedicated connection that runs straight to homes and offers speeds of 1000Mbit/s).
- Superfast broadband and gigabit-capability is higher in Ealing than the England average but the availability of full fibre is lower (as shown in table 1).

What are the issues and constraints?

- Small pockets of poor connectivity to superfast broadband in Central Ealing, North Acton, Greenford, Southall, Perivale and Northolt (shown in the areas not shaded in figure 10).
- Southall has restricted access to gigabit-capable broadband, with pockets of poor connectivity dispersed through the borough (shown in the areas not shaded in figure 11 on next page).

Location	Superfast broadband availability (% premises)	Gigabit-capable availability (% premises)	Full fibre availability (% premises)
London Borough of Ealing	98.1	75.8	20.6
England	97	67	31

Source: Ofcom Connected Nations data, January 2022

Table 1 Broadband availability for commercial and residential properties in London Borough of Ealing compared to the England average

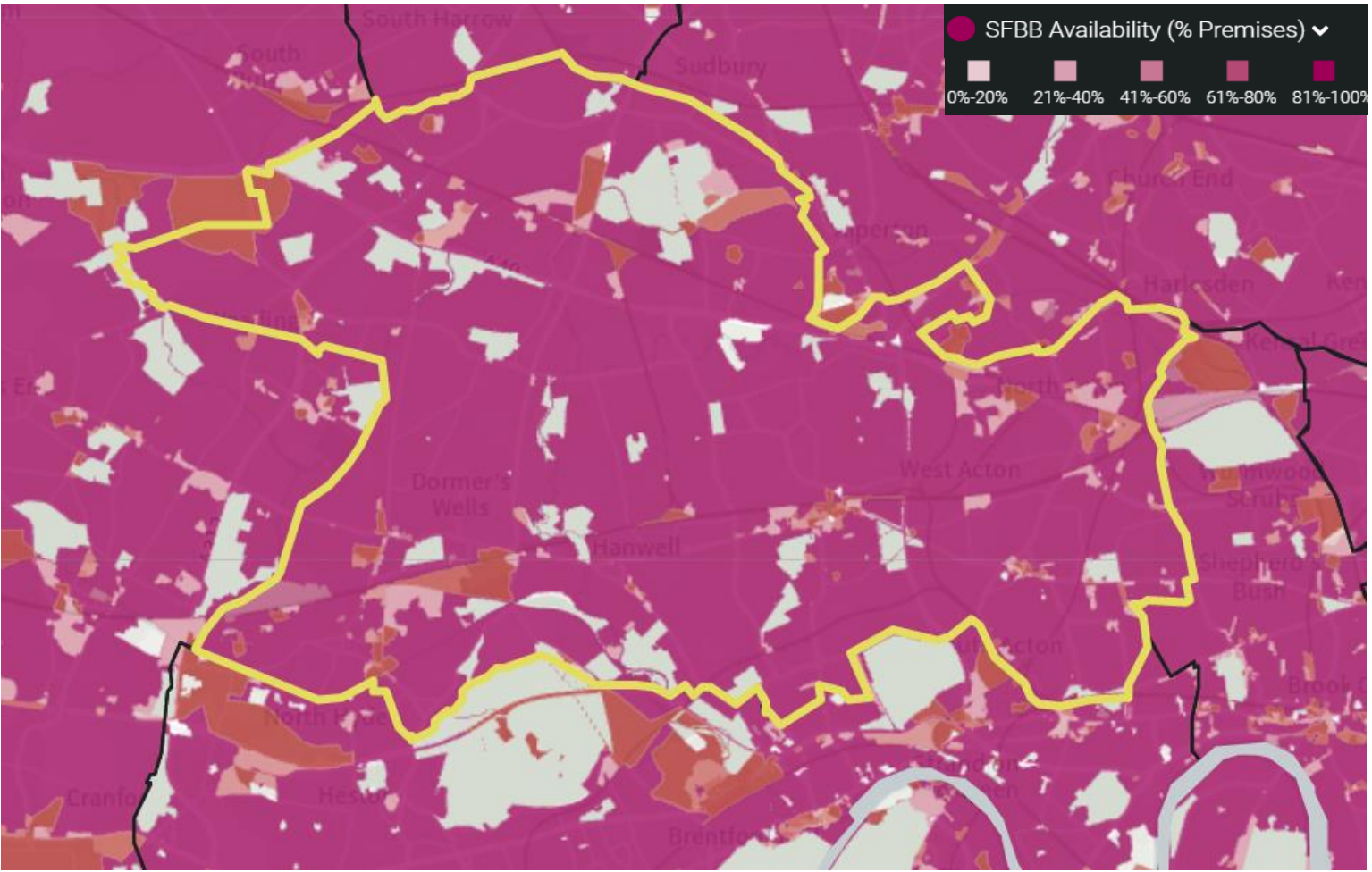


Figure 10 Percentage of properties with access to super fast broadband availability (Source: GLA London Connectivity Map, 2022)

Digital connectivity

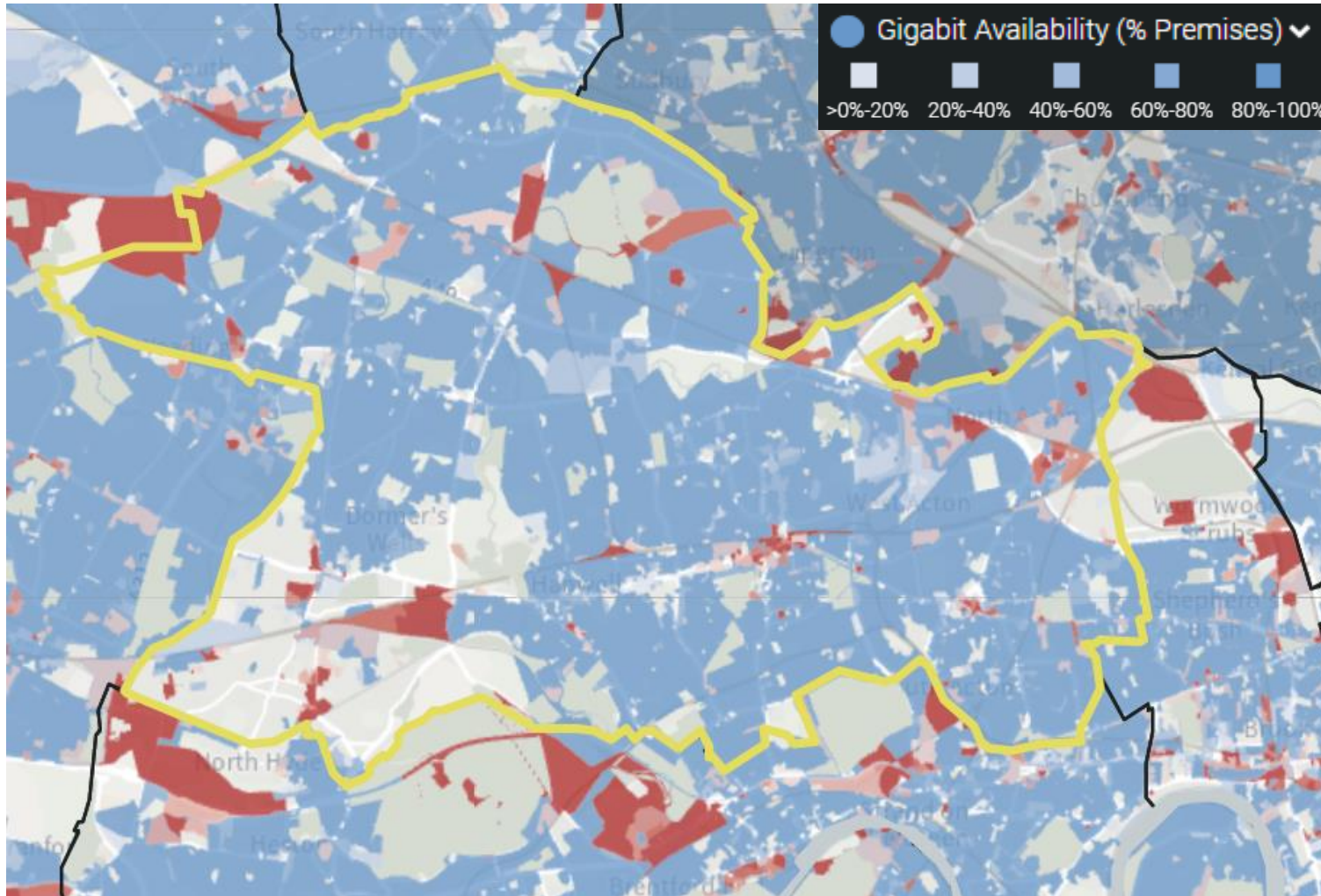


Figure 11 Percentage of properties with access to gigabit-capable availability (Source: GLA London Connectivity Map, 2022)

What are potential solutions?

- West London Alliance (WLA) are exploring ways to facilitate 5G and full-fibre roll out across Ealing.
- Adopting smart thinking (innovative and creative ways to utilise technology) to help improve the broadband coverage.

Planned projects

- **WLA Digital West Programme:** scheme secured £7.7 million in business rates through Strategic Investment Pool (SIP) funds to address areas of poor connectivity in West London.
- **Openreach pilots** have taken place in Park Royal (OPDC) to accelerate connectivity for some of its premises with a full fibre to the premises (FTTP) network for up to 25% of existing businesses.

Further work required for the IDP.

- Further capacity work to identify areas of deficit for full fibre broadband.
- Further understand implications of proposed housing and employment growth and future opportunities.
- Engage with Ealing Council and the relevant WLA teams to identify up-to-date digital connectivity projects and their likely cost, phasing and potential funding sources.
- Identify mobile network coverage and accessibility to the network across Ealing.

Education

Education – early years

Overview of existing provision and capacity



100 childcare providers (nursery classes, nursery schools, pre-school playgrounds and children's centres)

237 registered childminders and nannies

- Three- and four-year olds are eligible for 15 hours of nursery covered by Free Early Education Funding (rising to 30 hours for eligible children with working parents).
- Ealing has good levels of provision and there are currently sufficient childcare places for 0-4 years to meet demand in the borough, particularly given reduction in demand due to falling birth rates.
- Vacancy rates indicate that there is spare capacity available if demand increases.
- There has been an overall reduction in demand for nursery provision within primary schools.
- More primary schools offering extended or all day nursery provision to provide more flexibility in response to parental needs.

What are the issues and constraints?

- Funding for facilities is limited and rising costs are resulting in many providers having to close down.
- Staff recruitment and retention is a key problem.
- Affordability of child care is a nationwide problem and is particularly acute in London.

What are potential solutions?

- Ealing Council to work closely with primary schools to manage any surplus in provision.
- Further planning for future supply once growth distribution is confirmed.

Provision	No. in Ealing
Nursery classes in state-funded primary schools	64
Nursery school	4 (2 in Southall, 2 in Acton)
Pre-school playground	5
Children's centres	27
Childminders	221
Nannies and babysitters	16

Table 2 Provision of early years facilities across Ealing in September 2022

Planned projects

- There are no known planned projects for additional early years provision.

Further work required for the IDP.

- Reassess demand and capacity once Housing Trajectory is updated.
- Engage with Ealing Council early years team to identify any early years projects and their likely cost, phasing and potential funding sources.

Overview of existing provision and capacity



66 state-funded primary schools in Ealing, 1 all through school and 15 independent schools

- Slight net import in primary school children (in 2021, the borough had a net import of +394 (1%) children for primary education).
- Currently sufficient primary school places in Ealing to meet demand, including cross-border movement. However, areas of local pressure remain with popular schools oversubscribed.

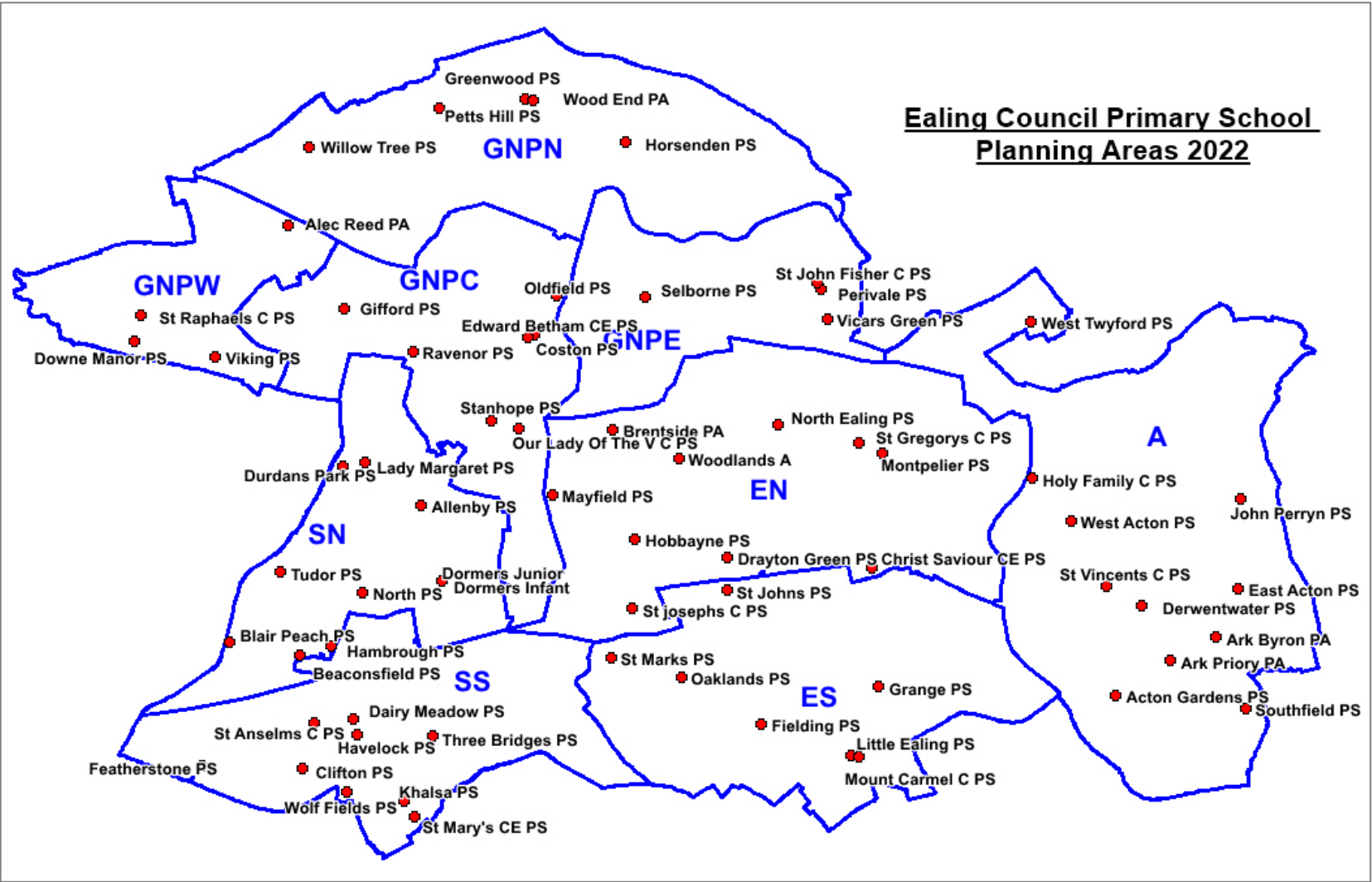


Figure 12: Ealing Council Primary School Planning Areas and Borough Primary Schools (Ealing Council, 2022)

What are the issues and constraints?

- A fall in birth rates led to falling demand for primary school places, which led to a recent reduction in Published Admission Numbers (PAN) in a number of schools across Ealing.
- Pockets of sustained high demand remain, particularly in central, south and east Ealing where schools are near or at capacity.
- There is unncertainty around future pupil forecasts - the impacts of economic downturn and migration on demand are not yet clear.
- Planned growth in Southall and north Acton (as part of the Old Oak and Park Royal development area) is expected to increase demand for primary school places over the longer-term.
- Surplus places are expected over the next five-year period.

What are potential solutions?

- Ealing Council to work closely with schools to manage projected surplus over the next five years.
- Planning for future supply once growth distribution is confirmed.

Planned projects



Stanhope Primary School

- Planned redevelopment of existing provision to provide improved facilities.



Provision of 2FE schools

- Provision of 2 form-entry (FE) class schools at Southall Waterside and Middlesex Business Centre developments has been secured through the relevant S106 Agreements.



Projects schools condition programme

- An Ealing Council programme of improvements to improve the schools estate.

Further work required for the IDP.

- Once the distribution of planned housing growth and the housing trajectory are confirmed, further work will be undertaken to update pupil forecasts to account for demand from new development.
- Engagement with Ealing education to review schemes and projects to be included in the IDP Schedule, their likely cost, phasing and potential funding sources.
- Review further updates on pupil forecasts and capacity as data becomes available.

Education – secondary school

Overview of existing provision and capacity



16 secondary schools and 1 all through school in Ealing.

- Majority of secondary schools are oversubscribed and have waiting lists. The most popular schools may receive over 1,000 more applications than there are spaces.
- Net exporter of secondary pupils to neighbouring boroughs, mainly Hounslow and Hillingdon, due to oversubscription of local schools, parental preference and the geographical distribution of faith-based educational provision.
- The lower cohorts at primary school level are now moving into secondary school. However, the impact of this on demand for secondary places and surplus capacity may be more limited than at primary level because so many schools are heavily oversubscribed. As space frees up in more popular schools, children who would otherwise have had to leave the borough may in future get places in Ealing schools.
- Capacity issues are particularly acute in Southall - all schools are now oversubscribed.
- Three schools have opened in the borough to address greatest demand at that time, as identified in the Planning for Schools Development Plan Document; Ada Lovelace, Ealing Fields and Acton Sloane.

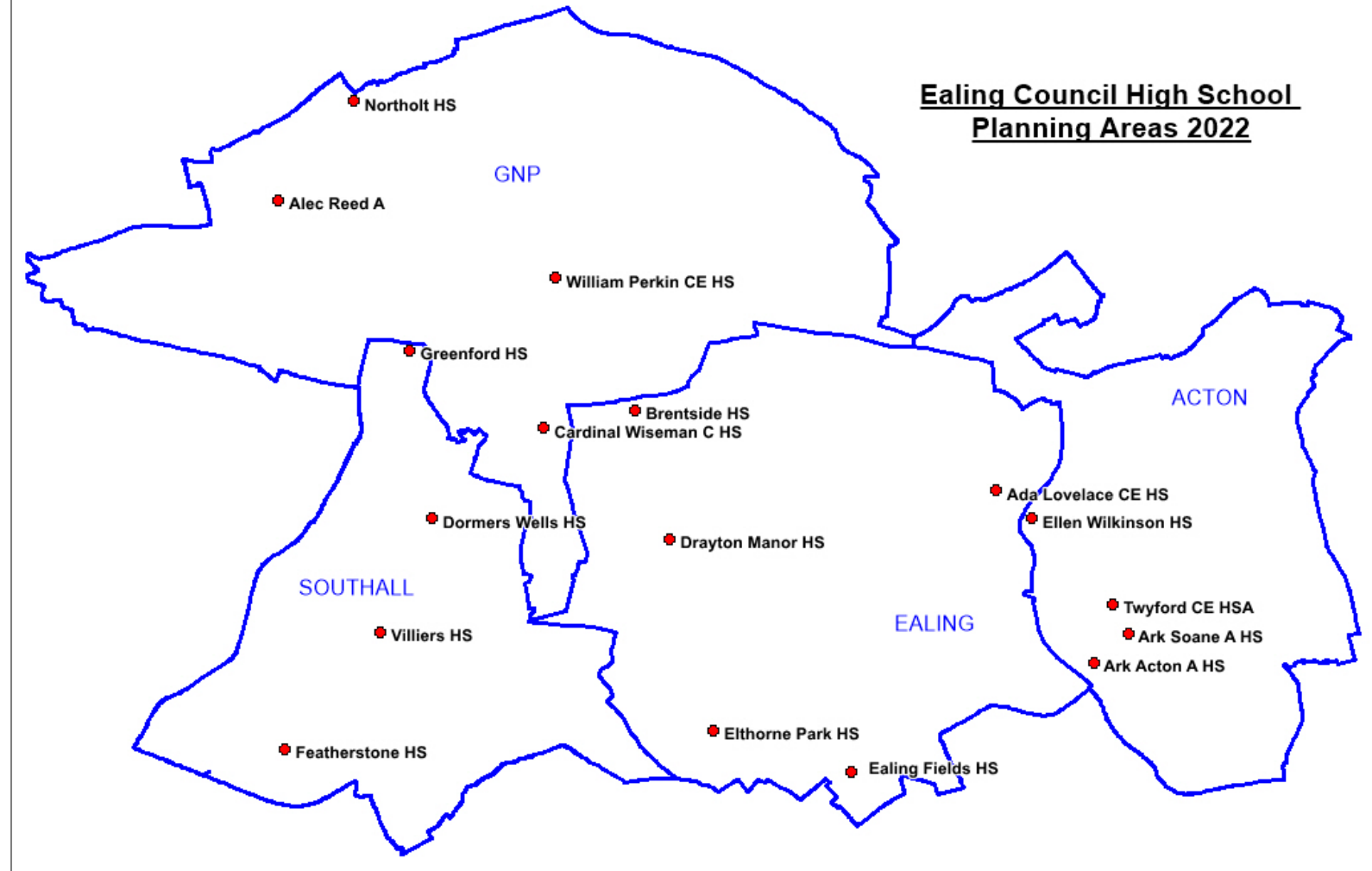


Figure 13: Ealing Council Secondary School Planning Areas and Borough Secondary Schools (Ealing Council, 2022)

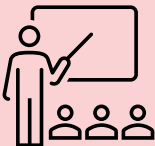
What are the issues and constraints?

- Population growth as a result of development in Southall and north Acton (as part of the Old Oak and Park Royal development area) is likely to increase demand for secondary school places.

What are potential solutions?

- Ealing Council to work closely with schools to address issues of limited capacity over the next five years, exploring the need for additional school provision as appropriate.

Planned projects



Villiers High School (Southall)

- Ealing Council is about to consult on adding an additional form of entry (1 FE) and one Additionally Resource Provision (ARP) (subject to statutory process), which provides classrooms and support facilities specifically designed for specialist and targeted support for children with special educational needs (SEN).




Northolt High School (Northolt)

- Planned redevelopment of existing provision to provide new facilities with potential to add an ARP (subject to statutory process).

Further work required for the IDP.

- Once the distribution of planned housing growth and the Housing Trajectory are confirmed, further work will be undertaken to update pupil forecasts to account for demand from new development. Subsequent work to identify how additional demand for school places should be met.
- Engagement with Ealing education to review schemes and projects to be included in the IDP Schedule, their likely cost, phasing and potential funding sources.
- Review further updates on pupil forecasts and capacity as data becomes available.

Overview of existing provision and capacity



6 SEND schools in Ealing, as well as 2 pupil referral units
and 5 non maintained or independent SEND schools
900 SEND school places in Ealing, together with 936
special school places, 218 Additionally Resourced Provision
(ARPs) places in primary schools and 105 ARP places in
secondary schools.

- There has been a significant increase in demand for SEND provision in recent years (particularly in the wake of the Covid-19 lockdown).
- Demand is sufficiently high that not all of it can be provided within the borough.

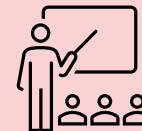
What are the issues and constraints?

- Supply does not meet demand for SEND places: Ealing Council is increasingly having to utilise non maintained and independent specialist provision both in and out-of-borough, with the latter being:
 - More expensive for Ealing Council;
 - Less convenient for children / parents; and
 - Typically less sustainable due to increased distances that need to be travelled.

What are potential solutions?

- Ealing is in discussion with schools with ARPs regarding the potential for increased capacity.
- A review of schools that have reduced their PAN is being undertaken to consider what could be repurposed for SEND provision. However, some surplus capacity needs to be retained to provide flexibility to respond to changing demand.
- Capital programme provided funding for three further ARPs in mainstream schools:
 - Havelock Primary School (now complete);
 - Fielding Primary School (due to be occupied in January 2023); and
 - Elthorne Park High School (under construction).

Planned projects



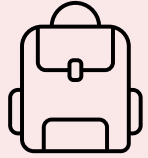
- The current capital programme recently provided funding for three further ARPs in mainstream schools: one at Havelock Primary School (now complete), one at Fielding Primary School (due to be occupied in January 2023) and the expansion of the ARP at Elthorne Park High School (under construction).

Further work required for the IDP.

- Once the distribution of planned housing growth and the Housing Trajectory are confirmed, further work will be undertaken to update pupil forecasts to account for demand from new development.
- Review further updates on pupil forecasts and capacity as data becomes available.
- Further work to understand additional SEND places required to support growth and how this might be accommodated.

Education – provision for 16 to 18 year olds

Overview of existing provision and capacity



14 secondary schools with sixth forms and colleges in Ealing provide other forms of post-16 education.

- Ark Soane school, which opened in September 2021, will also have a 6th form taking in its first year 12 pupils in September 2026.
- The Ealing, Hammersmith, and West London (EHWL) College has four sites in Ealing which provide a range of vocational courses:
 - Ealing Green College – Creative Media and applied science
 - Park Royal College – Infrastructure and Built Environment
 - Southall Community College – Construction and Community
 - West London Construction College (Southall) – Construction training
- The Capel Manor College in Gunnersbury also provides a range of horticultural courses.

Planned projects.

- There are no known planned projects for additional higher education (16 to 18 year olds) provision.

Further work required for the IDP.

- Once the distribution of planned housing growth is confirmed, further work will be undertaken to understand future demand for post 16 provision.
- Engage with Ealing Council education team to identify any higher education projects and their likely cost, phasing and potential funding sources.
- Engage with colleges and other providers of post 16 education in Ealing
- Consider how to address higher education in the IDP (noting that Ealing Council only have a statutory duty to provide education until age 18).

What are the issues and constraints?

- Similar capacity issues as for secondary school provision: oversubscription in popular borough sixth forms.

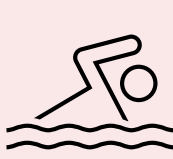
What are potential solutions?

- Ealing Council to work closely with sixth forms to address issues of limited capacity over the next five years.

Sports and leisure

Sports and leisure – swimming pools

Overview of existing provision and capacity



- 7** publicly accessible swimming pool facilities:
- 4 commercial across Acton, Greenford, Ealing and Hanwell.
 - 3 public across Dormers Wells, Acton and Northolt.

2 further pools based on school sites:

- 1 at Hornesden Hill Primary School.
- 1 at Notting Hill & Ealing High School restricted by planning conditions to curriculum use only.

What are the issues and constraints?

- There is a deficit of swimming pool provision now and through to 2031. This deficit will decrease if the W3 Club facility in Acton is re-opened.
- Gurnell Leisure Centre currently closed awaiting redevelopment. Ealing Council also plans to redevelop Dormers Wells Leisure Centre to provide a new facility.
- Without the redevelopment of Gurnell and Dormers Wells Leisure Centres, supply will not meet projected demand in 2031.
- Southall and Acton have greatest demand for pool space.
- Large areas of the borough are outside a 20-minute walk of a public pool.

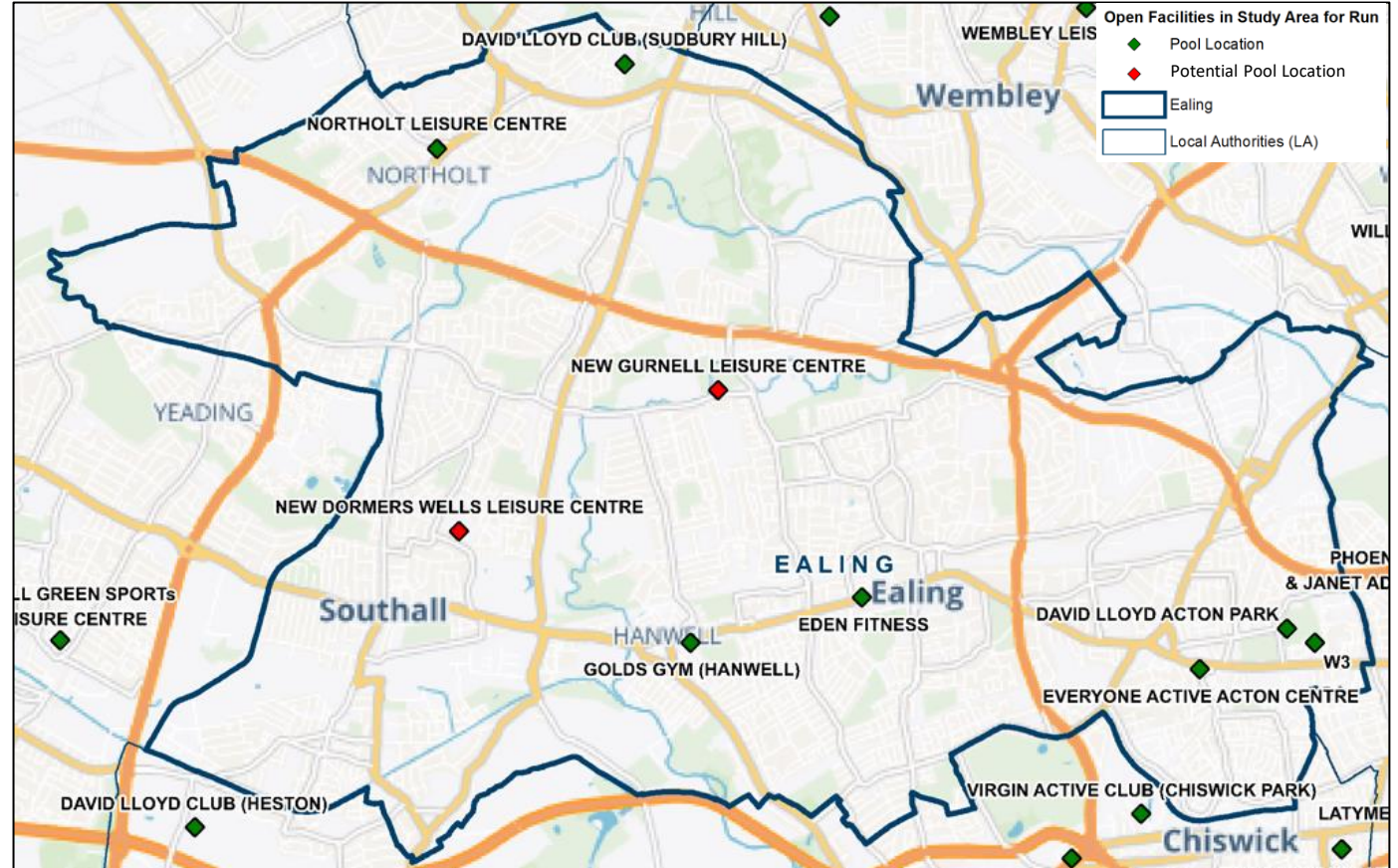


Figure 14 Location of Swimming Pool Sites in Ealing (existing and potential)

Source: Adapted from *Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31*

What are potential solutions and planned projects?

- Manifesto pledge for a new lido facility to be developed in the borough (subject to feasibility study).
- Re-develop Gurnell and Dormers Wells Leisure Centres.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period for swimming pools and their likely cost, phasing and potential funding sources.
- Further understand implications proposed housing and employment growth and future opportunities.

Sports halls

Overview of existing provision and capacity



19 sports hall facility sites:

- 9 sports centre sites offer public pay and play facilities, the remaining 10 are available for club use.
- 16 sites are used by schools during the day.

What are the issues and constraints?

- All sports halls are at 100% capacity during the weekly peak period (London average = 94%).
- Approximately 30% of Ealing residents live outside a 20-minute walk of at least one sports hall site, particularly in Southall, Hanwell, North Greenford and Acton.
- Projected demand for sports halls by 2031 exceeds accessible supply:
 - 2031 supply = 19 sports hall facilities including a new 8 court sports hall at Dormers Wells Leisure Centre to replace the existing 6 court sports hall providing **69 courts** for community use in the peak period.
 - 2031 demand = **101 courts** in the peak period, demand highest in Southall.

What are potential solutions and planned projects?

- Increase access to educational sports hall sites for community use (see Table A1 in Appendix A). Ark Soane Academy in Acton is due to open its new sports hall in late 2022.

Other indoor facilities

Overview of existing provision and capacity



26 health and fitness sites (inc. 2 women-only gyms)

7 indoor tennis courts (across 2 venues – one tennis club and one commercial)

5 indoor netball courts **5** boxing facilities **3** squash courts **2** climbing walls

What are the issues and constraints?

- There are no dedicated gymnastics and trampolining facilities or public pay and play indoor tennis facilities in the borough.
- Demand for flexible spaces such as small halls or large studios is growing.

What are potential solutions and planned projects?

- Develop a purpose-built gymnastics/trampolining facility to support the development of the sport as well as build an indoor pay and play tennis facility.
- Also see Tables A3 and A4 in Appendix A, outlining short, medium and long term priorities and actions.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period for sports halls and other indoor facilities, and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Sports and leisure – football pitches and rugby pitches

Football pitches

Overview of existing provision and capacity

101 natural turf pitches for community use

15 artificial pitch sites of various sizes primarily for football



What are the issues and constraints?

- Shortfall in supply for youth/mini soccer football and training.
- Demand exists for more 3G artificial pitches at peak times.
- Additional natural turf and artificial pitches required for match play by 2031 in light of population growth and limits to increasing capacity of existing pitches.
- Increased future unmet demand for womens and girls football.
- Overall there is not enough community use provision to meet current or future demand for football pitches.

What are potential solutions and planned projects?

- Provide or extend community sports opportunities at existing school sites or sports facility sites. See Table A7 in Appendix A.
- See Tables A5 and A6 in Appendix A, outlining an action plan for pitches.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Rugby pitches

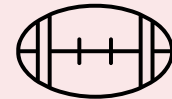
Overview of existing provision and capacity

16 rugby pitches at 8 sites

3 sites offer artificial pitches



Current supply
meets demand



What are the issues and constraints?

- 2.71 pitches required to meet future demand.
- Growing demand for boys and girls mini / junior rugby.

What are potential solutions and planned projects?

- Provide or extend community sports opportunities at existing school sites or sports facility sites. See Table A7 in Appendix A.
- See Tables A5 and A6 in Appendix A, outlining an action plan for pitches.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

NB: for a list of natural-turf playing pitches in the borough, please refer to Table A2 in Appendix A.

Cricket pitches

Overview of existing provision and capacity



24 fine turf pitch sites 3 artificial pitch sites

- Demand for casual and non-club-based pitches, and for council-run facilities in parks.
- There is not enough provision to meet current or future demand for cricket pitches.

What are the issues and constraints?

- Teams are using facilities outside the borough.
- Council-owned sites are of average or poor quality - all located in public parks.
- Most fine turf pitches are close to or above their playing capacity.

What are the potential solutions and planned projects?

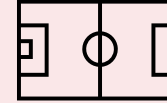
- To co-locate additional fine turf and /or artificial pitches at existing sports grounds. See Table A7 in Appendix A.
- See Tables A5 and A6 in Appendix A, outlining an action plan for pitches.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Hockey pitches

Overview of existing provision and capacity



3 artificial pitches 1 non-compliant pitch

- A minimum of 1 additional England Hockey compliant pitch.

What are the issues and constraints?

- Overall there is not enough provision to meet current or future demand for hockey.
- Two of three clubs in the borough rely on access to school pitches for matches and training (one of which is non-compliant).

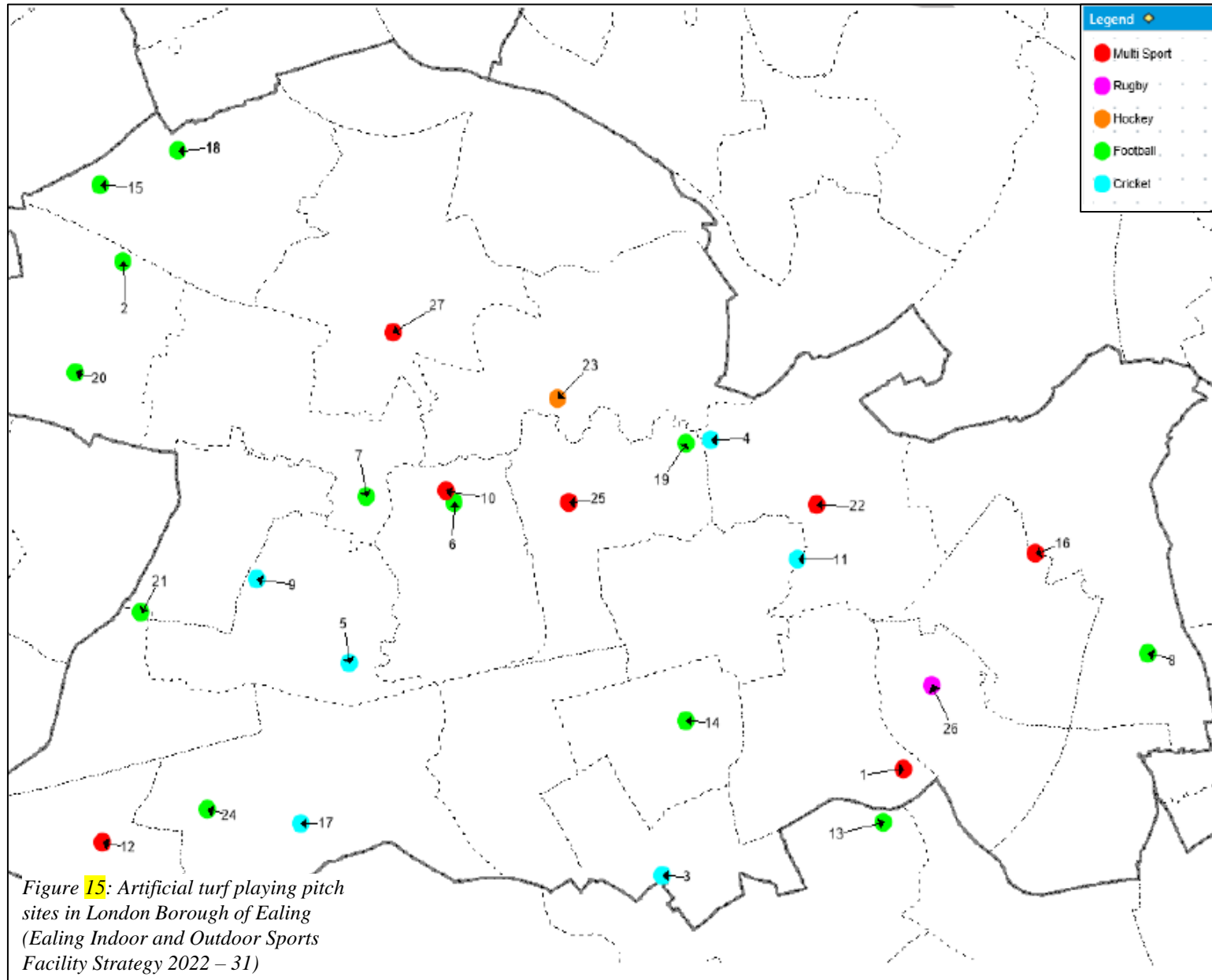
What are potential solutions and planned projects?

- Provide or extend community sports opportunities at existing school sites or sports facility sites. See Table A7 in Appendix A.
- See Tables A5 and A6 in Appendix A, outlining an action plan for pitches.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Sports and leisure – artificial turf pitches



1. Actonians Boddingtons Gardens
2. Alec Reed Academy Sports Centre
3. Blondin Park
4. Brentham Club
5. Brentfield Cricket Ground
6. Brentside High School
7. Cardinal Wiseman School
8. Club des Sports
9. Dormers Wells High School
10. Drayton Manor High School
11. Ealing Cricket Club Ground
12. Featherstone High School Sports Centre
13. Gunnersbury Park Sports Hub
14. Lammas Park
15. Lord Halsbury Memorial Playing Fields
16. North Acton Playing Fields
17. Osterley Cricket Club Ground
18. Northolt High School Sports Centre
19. Pitshanger Park
20. Rectory Park
21. Spikes Bridge Sports Ground
22. St Augustines Priory School
23. St Benedicts School
24. Swift Road Outdoor Sports Centre
25. Trailfinders Sports Club
26. Wasps FC Twyford Avenue Sports Ground
27. William Perkin High School

Sports and leisure – outdoor tennis courts & other outdoor sports facilities

Outdoor tennis courts

Overview of existing provision and capacity



182 outdoor tennis courts across 40 sites

88 being floodlit courts distributed across clubs, parks, educational and community sport centre sites

- Existing provision is considered to be sufficient to meet current demand, both for community clubs and pay and play facilities.

What are the issues and constraints?

- Demand likely to increase due to population growth. This may be most acute in the north west of the borough, which has the fewest accessible community tennis courts.

What are potential solutions and planned projects?

- Redevelopment of West Middlesex Lawn Tennis club.
- See Tables A3 and A4 in Appendix A, outlining short, medium and long term priorities and actions for further detail.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Other outdoor sports facilities

Overview of existing provision and capacity



- **1** outdoor synthetic track with field event facilities for training and competition
- **43** outdoor netball courts, (39 floodlit)
- **2** floodlit skate parks
- **1** BMX facility (1 lane pump track)
- **7** bowls sites (four council owner and three private)
- **1** croquet facility
- **39** outdoor gym locations
- **1** horse riding facility
- **41** Multi Use Games Areas of various sizes
- **14** outdoor Table Tennis Tables
- **2** fishing lake locations
- **10** golf facilities
- **23** distance marker routes

What are the issues and constraints?

- There is demand for additional informal outdoor sports facilities, such as outdoor gym equipment, parkour, skating and Cycling/BMX facilities, distance marker routes and a high ropes facility.

What are potential solutions and planned projects?

- See Tables A3 and A4 in Appendix A, outlining short, medium and long term priorities and actions for further detail.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Health and social care

Primary healthcare

Overview of existing provision and capacity

- Primary health care includes; General Practitioner (GP) practices, healthcare centres, clinics, walk-in centres and pharmacies.



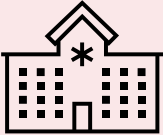
166 primary healthcare facilities: 78 GP practices, 77 pharmacies, 9 health centres and 2 clinics.

- Majority of GP surgeries in Ealing (70%) are over capacity, particularly in Hanwell (100%), Southall (90%), and Northolt (83%).
- Many GP practices in Ealing are privately owned and located in converted houses.
- Four GP practices in Ealing have more than 5,000 patients per one Full Time Equivalent (FTE) GP (the national benchmark is 1,800).
- Southall contains the highest concentration of facilities, at approximately 28%.
- Apart from Ealing Common, all wards have GP practices and pharmacies.

Secondary healthcare

Overview of existing provision and capacity

- Secondary health care includes outpatient centres, hospitals, sexual health, urgent and emergency centres.



9 secondary healthcare facilities, with 25% located in Ealing and 75% located in Southall.

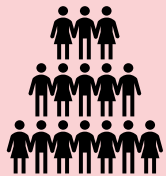
- Ealing neighbourhood area has one urgent and emergency service facility, one sexual health centre and one mental health centre.
- Southall has one hospital, one sexual health centre, two mental health centres and two urgent and emergency service facilities.
- There is no secondary healthcare infrastructure present in Acton, Perivale, Hanwell, Greenford or Northolt.

What are the issues?



Ageing and diverse population

- Ageing population which results in increased demand for some health and social care services.
- Ealing is an ethnically and religiously diverse area, with different groups having different health care needs and issues.



Population growth

- Increased demand for new and/or improved services and facilities.
- Particularly the case in high population growth areas such as Acton and Southall.



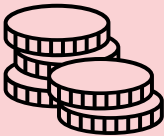
Health inequalities

- Areas of high levels of deprivation combined with population growth in Acton, Southall and Northolt, result in increased demand for services.
- Particular concentration of deprivation and poor health outcomes in Southall which puts pressure on local health facilities and services.



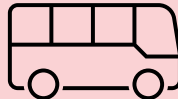
Existing premises

- Infrastructure is aged and non-compliant with current design standards for the delivery of primary care services (e.g. space and accessibility standards).
- Small and medium sized premises which are generally fully, or over-utilised, and requires investment in backlog maintenance.



Developer contributions

- The approach to securing S106 contribution for health facilities needs to be improved to ensure that premises are affordable and fit for purpose.



Journey time to hospital

- Majority of households in the borough (68%) are within a 30-minute public transport journey to a hospital
- Areas without this level of access in the north and centre of the borough.

What are potential solutions?

- Opening new health facilities; Acton Gardens Health Centre (South Acton ward in Acton) opened at the end of March 2022.
- Upgrading and renovating older facilities.
- Considering a new and improved approach in attaining developer contributions for health facilities.

Planned projects

Ealing has a number of Health estate schemes that are emerging namely:

- Southall Waterside – planning stage (Southall);
- 1 Portal Way – site opportunity (OPDC area);
- North Ealing – site opportunity (Ealing neighbourhood area);
- The Limes –planning stage (Southall);
- Cloister Road - reconfiguration to increase capacity (Acton); and
- Grand Union Village - reconfiguration to increase primary care space (Northolt).

Funding for these is being sought by the NHS.

Future health provision

- Based on GLA housing led population projections, the Healthy Urban Development Unit (HUDU) modelling projects that the total demand for additional health infrastructure floorspace within or accessible to the borough for the period between 2022 and 2037 is approximately 18,565 sqm. These outputs represent what could be needed rather than what will be needed as they are subject to many factors, including changing ways of working and delivering health services.
- Recommendations to address health issues and health priorities in Ealing have been set out in the Local Plan Health Study for Local Plan Policy, SPD guidance and recommendations beyond policy/guidance.

Neighbourhood area	Years	Floorspace (approx. sqm)					Total Cost (approx. £)
		Primary Care	Mental Health	Intermediate	Acute Health	Total	
Acton	2022-2037	1,820	465	570	3,140	5,995	£28,500,000
Ealing	2022-2037	460	25	290	1,590	2,365	£11,500,000
Greenford	2022-2037	545	65	235	1,325	2,170	£10,500,000
Hanwell	2022-2037	115	-10	85	430	620	£3,000,000
Northolt	2022-2037	45	-40	75	340	420	£2,000,000
Perivale	2022-2037	85	-10	55	290	130	£2,000,000
Southall	2022-2037	2,065	430	660	3,710	6,865	£49,000,000
Borough Total	2022-2037	5,135	925	1,970	10,825	18,565	£105,500,000

Further work required for the IDP.

- Further engagement with the NHS to address how future health provision will be delivered across the different neighbourhood areas, and what the likely cost, phasing and potential funding sources for this provision will be.
- Further understand implications of proposed housing and employment growth and future opportunities.

Table 3 Projected demand for additional health infrastructure floorspace between 2022 and 2037

Adult social care infrastructure

Overview of existing provision and capacity

- Adult social care is the support provided to adults with either physical or learning disabilities, or physical or mental illness.



20 properties in Ealing’s adult services portfolio.

- Physical support and support with memory and cognition were the most predominant support for older adults in 2020-2021 (see figure 16).
- Learning disability support was the highest for younger adults in 2020-2021 (see figure 16).

What are the issues and constraints?

- Ealing Council is a net importer of care home residents due to the large provision of care homes in the borough.
- Ealing places a higher number of elderly residents into care homes compared to the London average. In 2020-2021, Ealing placed 595 elderly people in Residential & Nursing homes compared to the London average of 466 (see table 4), however, Ealing does have the third largest population in London (Census, 2021)

Residential & Nursing Placements	65 and over	18-64
Ealing	595	180
London	466	296
England	530	192

Source: SALT data submitted for 2020-21

Table 4: 2020-21 Residential & Nursing Placements (Source: Short and Long Term (SALT) data submitted for 2020-21)

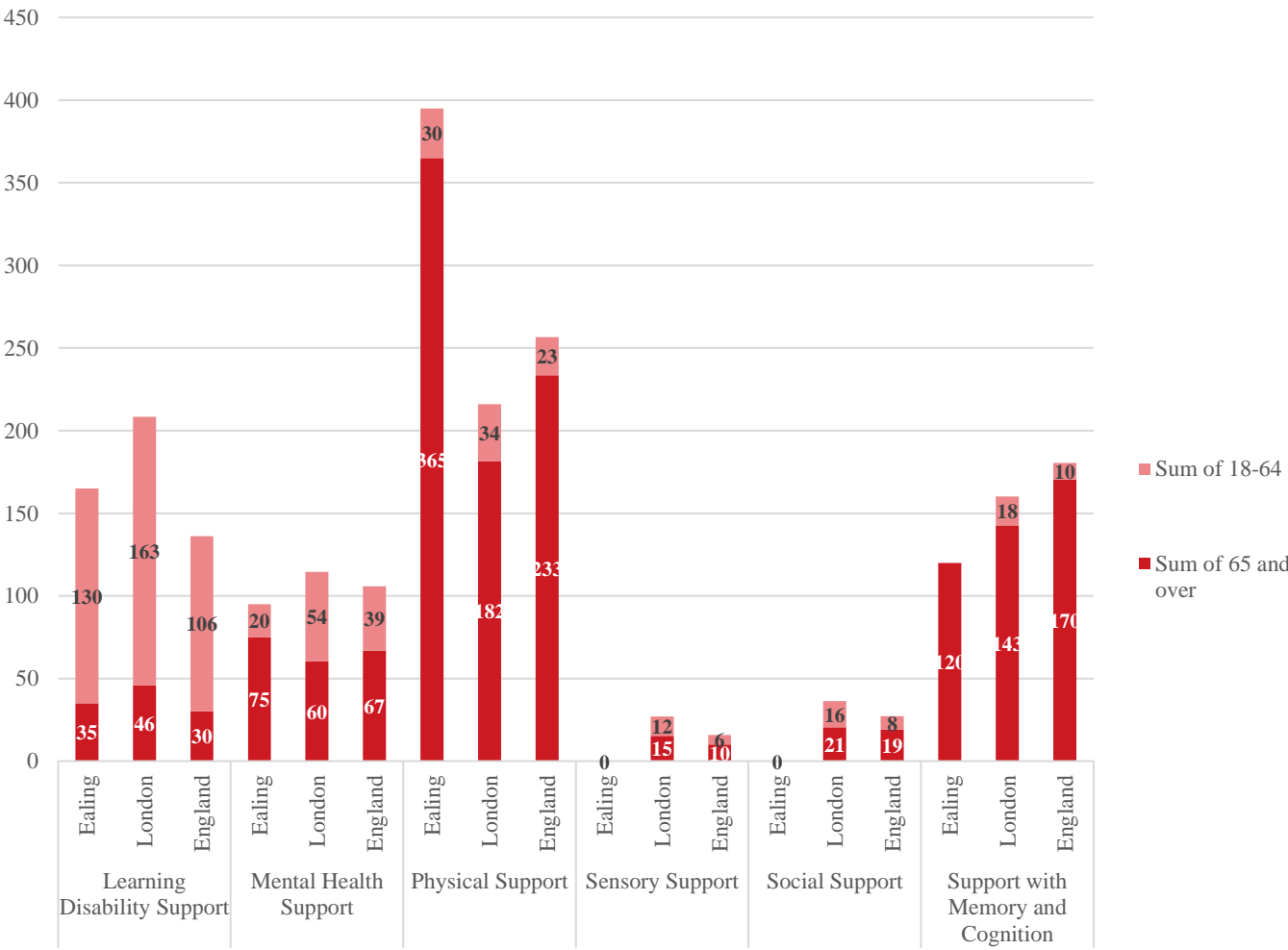
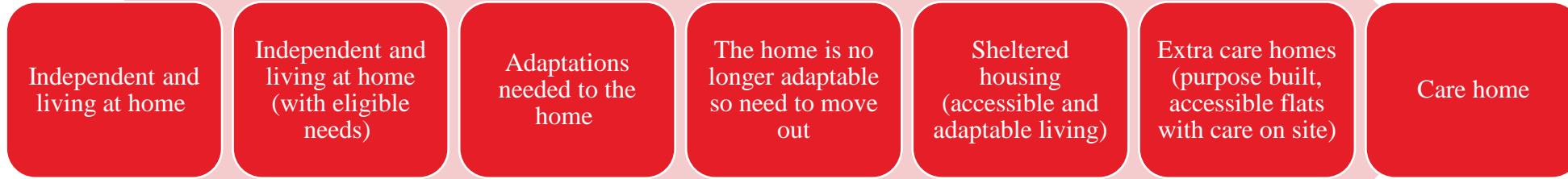


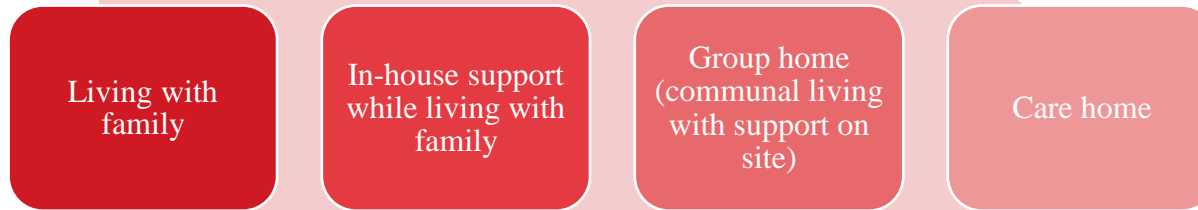
Figure 16: 2020-21 Ealing long term placements by Primary Support Reason compared to London and England (Source: SALT data submitted for 2020-21)

Health and adult social care infrastructure

Social care support



Disability support



The council's strategy is to support residents living at home for as long as possible which will be set out in the forthcoming *Adult Social Care Transformation programme*. This approach empowers local people and families who receive or are in need of social care to have greater freedom.

Further work required for the IDP.

- Further analysis of data in relation to care home placement and demand for sheltered housing and extra care.
- Further engagement to identify opportunities to deliver additional sheltered housing and extra care schemes. .
- Engagement with Childrens Social Care services to understand provision and needs over the plan period.
- Work to further understand implications of proposed housing and employment growth for adult and child social care and future opportunities.

What are potential solutions?

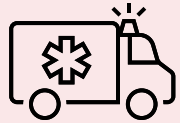
- Ealing needs more sheltered housing and extra care schemes to provide alternatives to placement in care homes.
- Work with community-based facilities and extra care scheme developers to deliver more suitable adult social care provision.
- Provide more support for residents living at home.

Planned projects

- Further engagement and analysis required.

Emergency services

Overview of existing provision and capacity



2 ambulance stations within the borough which are run by the London Ambulance Service NHS Trust.

- Greenford Ambulance Station (Greenford Road). Hanwell Ambulance Station (Boston Road).
- London Ambulance Service is at capacity.



4 fire stations within the borough which are run by London Fire Brigade (Acton, Ealing, Northolt and Southall).

- An increase in population is likely to increase demand for prevention and protection services.
- There is sufficient capacity to manage an increase in emergency response demand, however LFB operates within the usual financial constraints that exist across the public sector.



1 police station at Acton (two stations have closed in Greenford and Ealing Broadway respectively).

- The borough is home to a large vehicle depot at Perivale, just one of two strategic sites in the borough.
- Engagement with the Metropolitan Police will be undertaken at the next stage of work and will inform the IDP.

Planned projects

No planned projects have been identified.

What are the issues and constraints?

- London Ambulance Service:
 - Further capacity is needed across the borough to meet rising demand and the needs of an ageing population.
 - Transition to electric vehicles will require more electric vehicle charging points for an efficient service.
- London Fire Brigade:
 - London-wide budget gap of £13.5 million, along with pressures arising from the Covid-19 pandemic, and the rising cost of utilities and fuel which will put pressure on the service.
- Crime is on the increase, particularly shop lifting and antisocial behaviour.
- A rising year-on-year trend on total notifiable offence volumes in Ealing and Southall, with relatively stable year-on-year figures for Acton, Greenford, Hanwell and Perivale, and a falling trend in Northolt.

What are potential solutions?

- Assess assets (both property and vehicles) to ensure they are optimally placed.
- Future requirements should be assessed on an on-going basis, and the council should work with the emergency services to facilitate this.
- The Council has committed to investing £13million in fighting antisocial behaviour, burglary and violent crime.
- Dynamic and flexible assets to meet changing demands and strategic needs.

Further work required for the IDP.

- Engagement with the Metropolitan Police.
- Further engagement with emergency services to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

Community facilities

Community facilities – libraries

Overview of existing provision and capacity



6 council managed libraries (Acton, Ealing central, Northolt, Southall, Jubilee Gardens and Northolt Leisure Libraires)

5 community managed libraries (Greenford and Wood End)

2 community supported library (Greenford and Wood End)

- The West London Mental Health Trust provides a library service to the staff and patients at St Bernard's Hospital.

Town	Library	Library Type
Acton	Acton Town Hall Library	Council Managed
Ealing	Ealing Central Library	Council Managed
	Northfields Community Library	Community Managed
	West Ealing Library (ran by Ealing CVS)	Community Managed
Greenford	Greenford Library	Community Supported
Hanwell	Hanwell Library (ran by Ealing Law Centre)	Community Managed
Northolt	Northolt Library	Council Managed
	Northolt Leisure Centre Library	Council Managed (Branch)
	Wood End (Closed pending redevelopment)	Community Supported
Perivale	Perivale Library (rain by Community Hive)	Community Managed
	Pitshanger Library	Community Managed
Southall	Southall Library	Council Managed
	Jubilee Gardens Library	Council Managed (Branch)

What are the issues and constraints?

- Community petitions have called for services at proposed Community Managed Libraries to remain council-run, citing concerns of job losses and restricted access to books for certain groups.
- Risk that library services are lost if community partners cannot be found to facilitate the running of potential Community Managed Libraries.

What are potential solutions?

- Renovate libraries into new 'community hubs':
 - Access council services in one place, including library services.
 - The main sites are to be at Acton, Ealing, Northolt, Greenford and Southall

Planned projects

- The current Greenford library is to be vacated when the new hub is secured.
- Permission granted for Ealing Council office redevelopment to include library to replace existing Ealing Central Library.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- A comprehensive assessment of all community facilities by town area.
- Further understand implications of proposed housing and employment growth and future opportunities.

Table 5: Libraries in London Borough of Ealing

Community facilities – community halls and youth clubs

Community halls and centres

Overview of existing provision and capacity



- 8 Ealing Council managed community centres
- 6 Housing estate managed community centres
- 5 Independently run community centres

- Used for services such as early years, after school clubs, sports activities, hobby groups, health improvement and activities for old people and people with disabilities.

Please refer to Table A8 in Appendix A for further details on the borough's community centres

What are the issues and constraints?

- Hanwell Community Centre and Dominion Community Centre (Southall) community halls are both in need of renovation.

What are potential solutions?

- Northolt Grange Community Centre is currently closed for redevelopment.

Planned projects

- Hanwell Community Centre has been allocated for a lottery fund application for heritage restoration, an Expression of Interest is to be submitted.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- A comprehensive assessment of all community facilities by town area.
- Further understand implications of proposed housing and employment growth and future opportunities.

Youth clubs

Overview of existing provision and capacity



- 3 dedicated youth centres are currently operating in the borough.

- Used for services such as early years, after school clubs, sports activities, hobby groups, health improvement and activities for old people and people with disabilities.

What are the issues and constraints?

- Youth service staff for Northolt are having to use Bollo Brook YC as a base, further inhibiting the services which can be offered.
- Existing provision of buildings in Northolt is insufficient, preventing the delivery of youth programmes in the area.

What are potential solutions?

- Further youth service provision is being developed in Southall through a neighbourhood partnership, operating from different venues across estates.

Planned projects

- No specific planned infrastructure projects have been identified for Youth Clubs.

Further work required for the IDP.

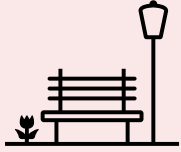
- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- A comprehensive assessment of all community facilities by town area.
- Further understand implications of proposed housing and employment growth and future opportunities.

Green infrastructure and open space

Green infrastructure and open space

Public open space

Overview of existing provision and capacity



56 parks and gardens = 159ha.
of District Parks or smaller

Open space provision = **0.63ha per 1,000 population** (Fields in Trust standard is 0.8ha)

- No regional or metropolitan parks in the borough.

868ha Metropolitan Open Land

309ha Green Belt Land

Ealing is a green borough, given the extensive Green Belt (GB) and Metropolitan Open Land (MOL), much of which is publicly accessible.

- 98% of the borough's population are within a 10-minute walk of a publicly accessible open space, when GB and MOL is taken into account.

What are the issues and constraints?

- Uneven distribution of green and open space, with notable deficiencies of accessible spaces in; Southall, Acton, Old Oak and Park Royal, Hanger Lane, Perivale, central Ealing and north of Greenford and Northolt town centres.
- Some existing green and open spaces are not of high quality.

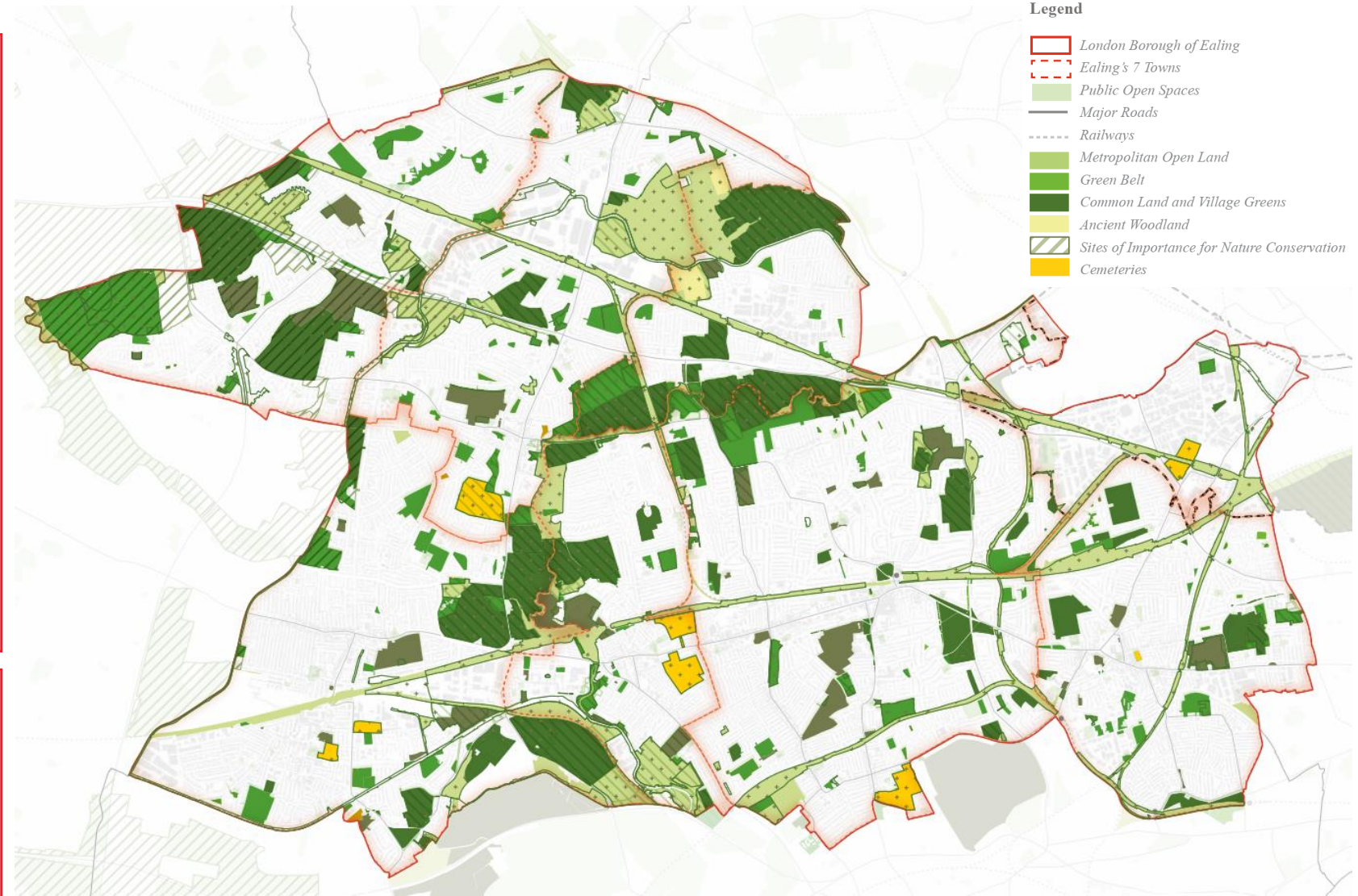


Figure 17 Open Space in Ealing
(Source: Arup, 2022, London Borough of Ealing Spatial Options)

Green infrastructure and open space

Public open space

What are potential solutions?

- Explore opportunities to enhance GB / MOL land to increase its accessibility and functional role.

Priorities for investment (also see Nature objectives as part of the *Climate and Ecological Emergency Strategy (2021)*):

- Metropolitan, District, or Local Parks located in areas of deficiency - typically face greater demand, or are important due to lower levels of open space in the vicinity.
- Pledges for 10 new parks have been made, through the creation of new sites as well as redesignation of existing spaces.
- Investment in green spaces in areas of low public open space provision or areas with low average quality levels of open space, as well as green spaces that are currently of lower quality.

Planned projects

- Southall Gasworks – redevelopment to provide new areas of open space, and links across a canal.

Further work required for the IDP.

- Further engagement to update on the planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.



Figure 18 Belvue Park, Northolt
(Source: Provided by London Borough of Ealing, 2022)

Green infrastructure and open space

Natural green spaces

Overview of existing provision and capacity



102 Sites of Importance Nature Conservation (SINCs) covering over 1,000 hectares of land.

This equates to **4.26ha per 1,000 of population**, well above the FIT standard of 1.8ha.

What are the issues and constraints?

- Distribution / accessibility of SINCs is not equal across the borough.
- Some SINCs are not publicly accessible e.g. green corridors along rail lines.
- Typically urban south and eastern areas are more than 1km walking distance to a publicly-accessible SINCs.

What are potential solutions and planned projects?

- The council has committed to plant 50,000 trees.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

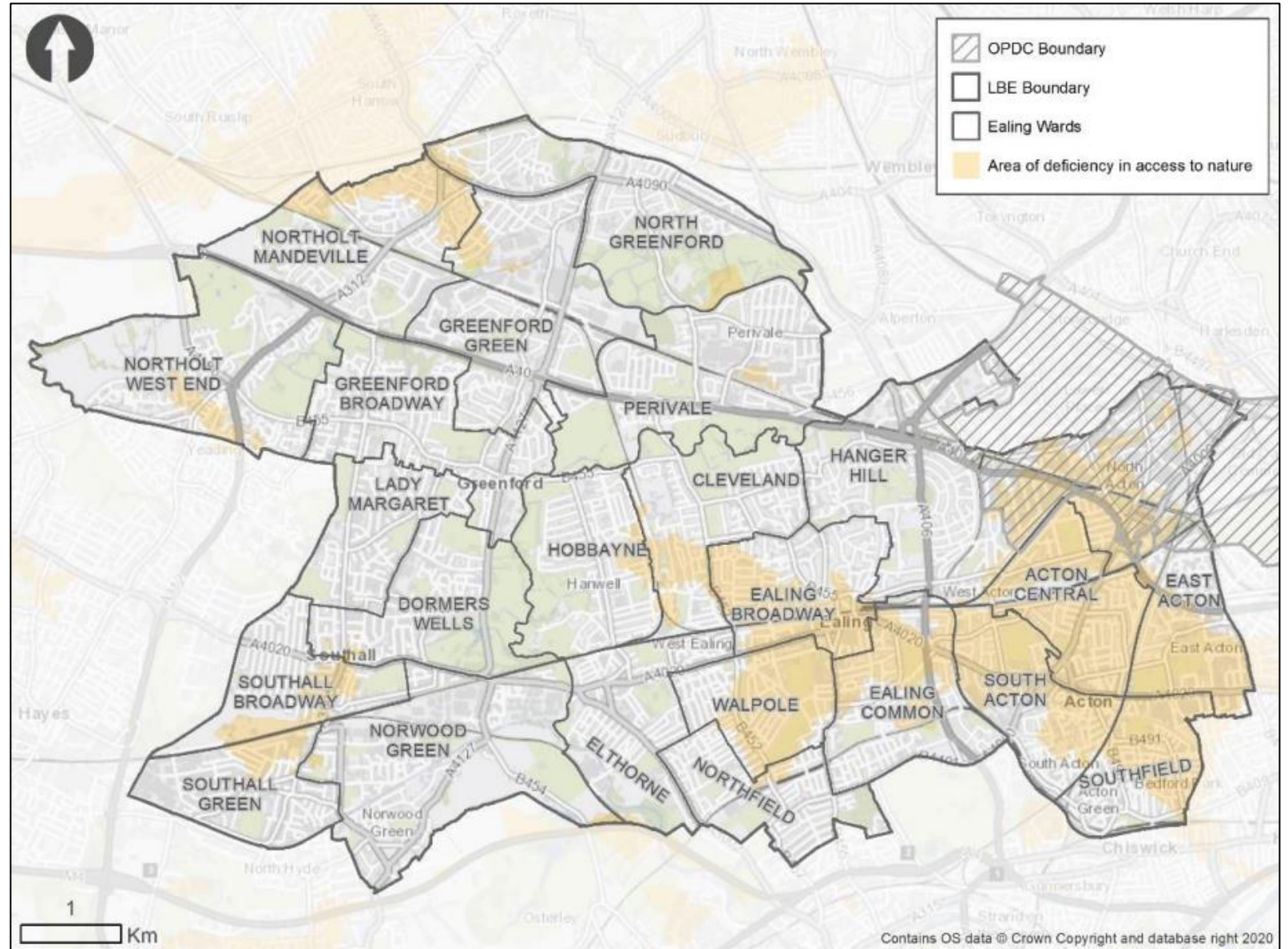
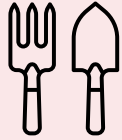


Figure 19 Areas that are deficient in access to nature
(Source: London Borough of Ealing Internal Data, 2020)

Green infrastructure and open space

Allotments

Overview of existing provision and capacity



74 allotments covering
53.16ha.

This equates to **0.21ha per 1,000 households**, exceeding the National Society of Allotment and Leisure Gardeners standard, 0.2ha.

What are the issues and constraints?

- Provision not equally distributed across the borough.
- There is limited provision in more urban areas of the borough, such as Central Ealing.

What are potential solutions and planned projects?

- None identified.

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

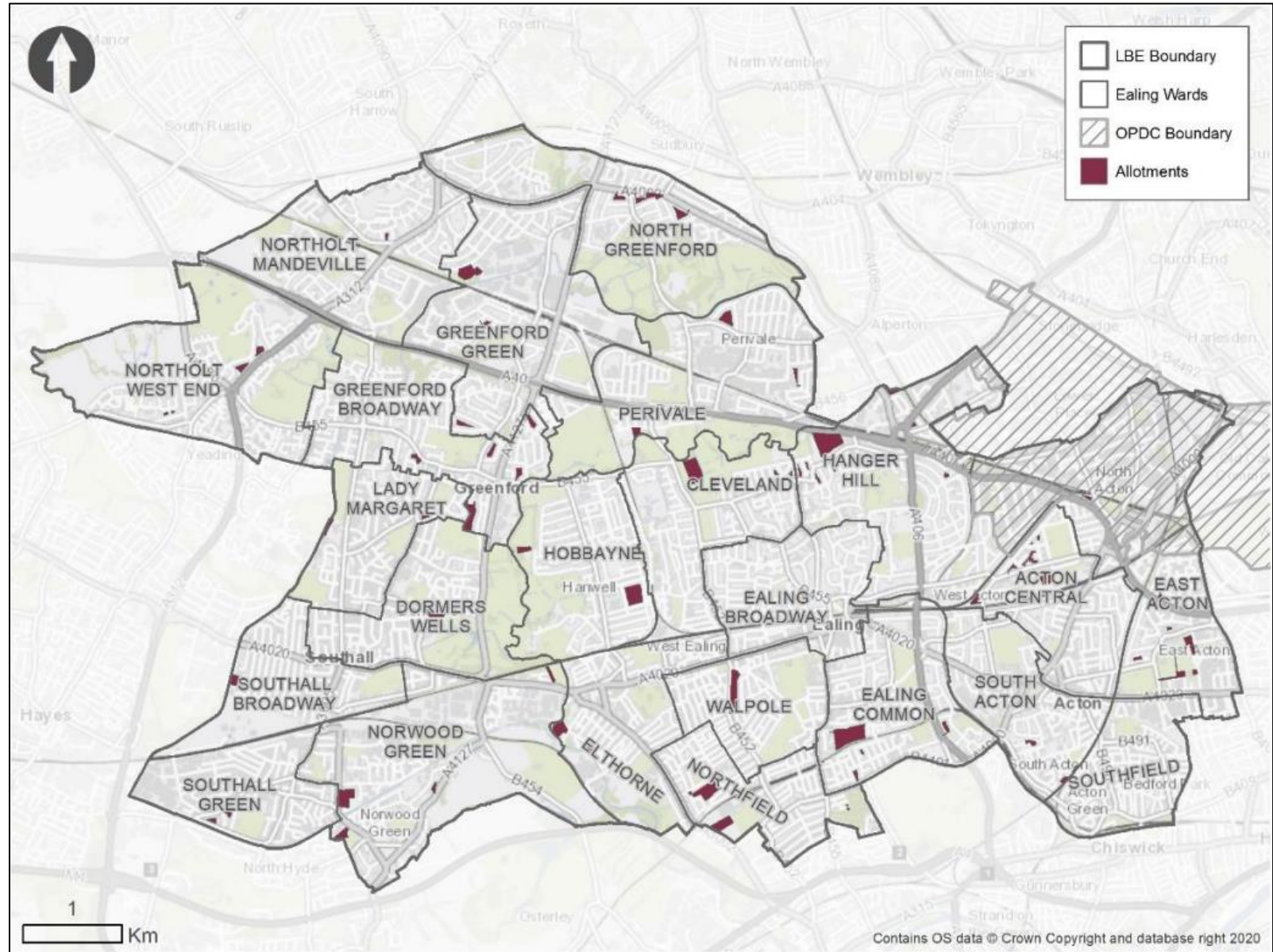
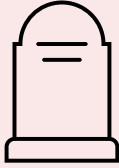


Figure 20 The provision of allotments in London Borough of Ealing
(Source: London Borough of Ealing Internal Data)

Green infrastructure and open space

Cemeteries

Overview of existing provision and capacity



8 sites classified as churchyards/cemeteries covering more than **20 ha.**

2 sites are managed by external Local Authorities (the Royal Borough of Kensington & Chelsea and the City of Westminster) and no burial provision is provided for Ealing Council residents.

What are the issues and constraints?

- Some cemeteries are no longer in use.
- Capacity is a significant problem at present.
- Insufficient burial space for Muslims at present.

What are potential solutions and planned projects?

- Explore opportunities to extend existing cemeteries where possible

Further work required for the IDP.

- Further engagement to identify planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Further understand implications of proposed housing and employment growth and future opportunities.

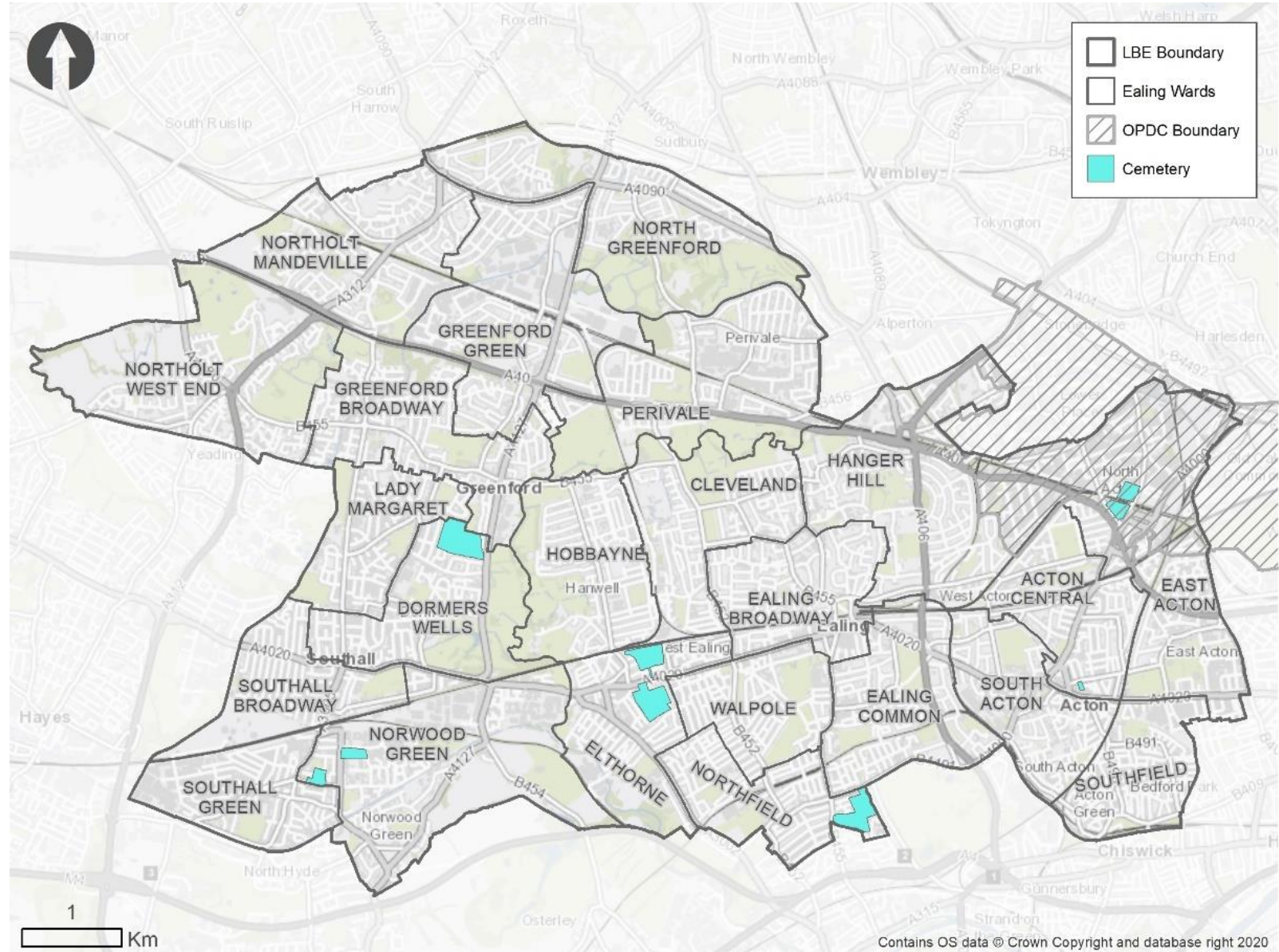
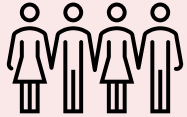


Figure 21 The provision of cemeteries in Ealing
(Source: London Borough of Ealing Internal Data)

Green infrastructure and open space

Provision for children and teenagers

Overview of existing provision and capacity



100 play areas **41** Multi-Use Game Areas
2 skate parks **9** teen zones **1** BMX track

- Play provision in parks is generally of a high standard, following significant investment in provision such as the 2009/2010 Playbuilder scheme.

What are the issues and constraints?

- Further work is required to sustain investment and maintenance into existing facilities to ensure that levels of quality are maintained.

What are potential solutions and planned projects?

- Improvements to four or five playgrounds from Autumn 2022 to Autumn 2023.

Further work required for the IDP.

- Further engagement to update on the planned projects coming forward during the plan period and their likely cost, phasing and potential funding sources.
- Improvements to four or five playgrounds from Autumn 2022 to Autumn 2023.



Figure 22 Hanger Hill Park, Ealing
(Source: Provided by London Borough of Ealing, 2022)

Next steps

Next steps

- The Infrastructure Topic Paper will be published for public consultation alongside the Regulation 18 Local Plan in Autumn/Winter 2022.
- Feedback on this Topic Paper will be reviewed and considered as the Infrastructure Delivery Plan (IDP) is developed.
- The IDP will be a comprehensive document outlining the needs for each Infrastructure type, detailing projects required to support the level of growth set out in the Local Plan, reflecting the needs of different neighbourhoods in Ealing. The IDP will also set out phasing and costs associated with the projects as well as potential funding sources. This will be driven by the gaps in existing provision identified within this paper that need to be addressed in the IDP.
- As the IDP is developed, further engagement with internal and external stakeholders will be undertaken for all infrastructure types, as well as with neighbouring boroughs to fully test the infrastructure needs that traverse borough boundaries.
- A full IDP will be produced for publication in 2023.

ARUP