



London Borough of Ealing

# Infrastructure Topic Paper: Supporting Appendix A

Supporting the Borough's New Local Plan

October 2022

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# Introduction

# Infrastructure Topic Paper

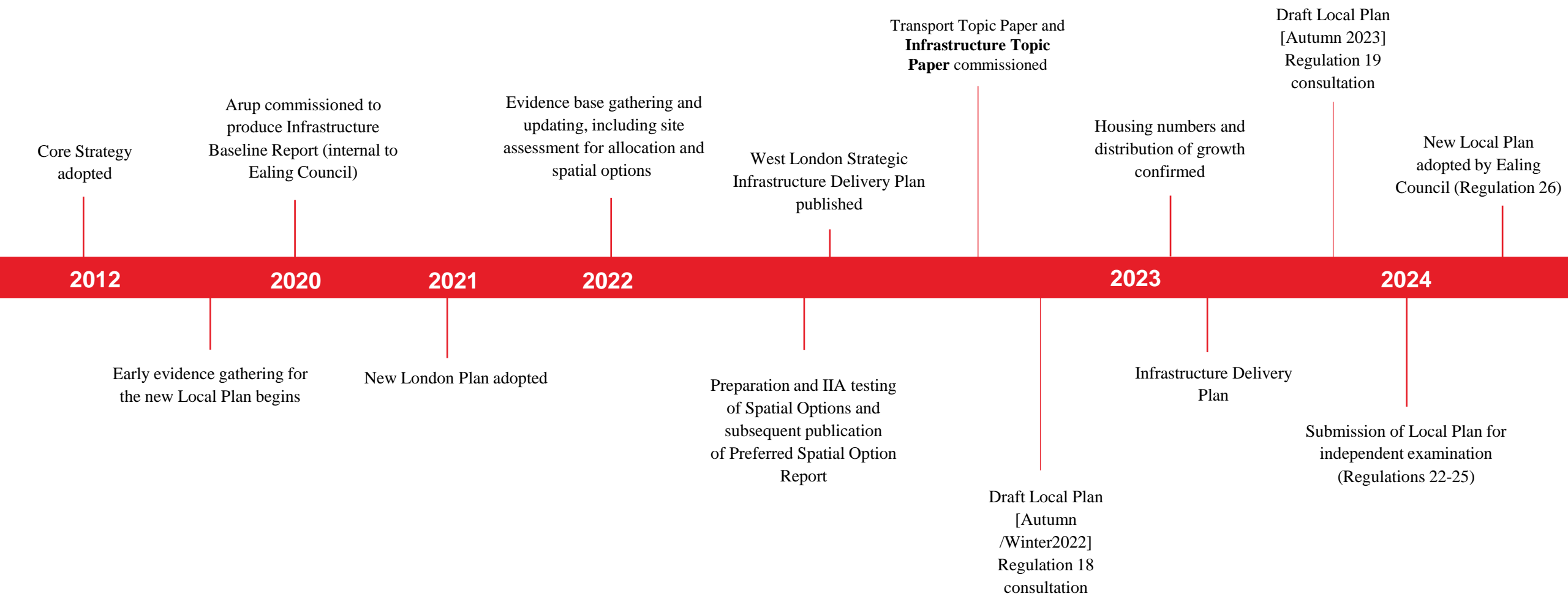
## Introduction

This document should be read in conjunction with the Infrastructure Topic Paper and provides further detail in relation to:

- The methodology and scope of the work
- The national, regional and local policy context
- The evidence base documents and strategies reviewed to inform Ealing's current infrastructure position
- Known funding streams for each infrastructure topic
- Existing provision and priorities and actions for sports and leisure
- Existing provision for community facilities and green infrastructure and open space

# Infrastructure and the Local Plan timeline

## Ealing’s new Local Plan



# Methodology

# Infrastructure Topic Paper

## Methodology

Following project inception, the Infrastructure Topic Paper followed five stages:

### **Stage 1 - Context and Policy Review**

This stage provided an overview of national and regional policy and how the Topic Paper aligns with the development of the Regulation 18 Local Plan. It also included the gathering of all relevant existing studies undertaken by Ealing Council, its partners and other infrastructure providers to compile a concise summary of the wider evidence base.

### **Stage 2 – Infrastructure Issues and Opportunities**

This stage identified the existing issues and opportunities of scoped infrastructure types, providing: a summary of evidence base documents; an overview of each infrastructure type and funding streams (where known); a summary of existing provision and capacity (where known); a summary of the key issues and opportunities; and a review of planned investment to address any deficiencies.

### **Stage 3 – Ealing Council Engagement**

This stage entailed engagement with internal stakeholders at Ealing Council to test preliminary findings from Stage 2 and gather information on each infrastructure type beyond that in published documents. Emerging infrastructure projects and planned investment were also discussed and documented.

### **Stage 4 – Next Steps**

This stage identified where there are any gaps in the existing information regarding infrastructure types and mapped out the next steps and further analysis and engagement necessary to develop the full Infrastructure Delivery Plan.

### **Stage 5 – Finalised Topic Paper**

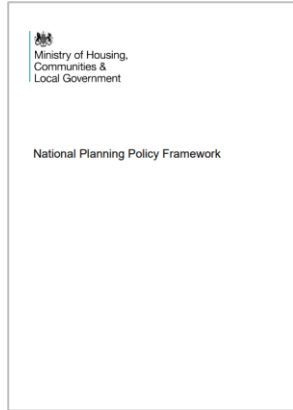
This stage finalised the Topic Paper write-up, summarising the information gathered through stages 1 to 4 to provide an overview of current infrastructure provision across the borough.

# Policy context



# Policy context - national

## The framework for infrastructure planning



The revised *National Planning Policy Framework* (NPPF) (2021) states that local planning authorities must prepare a robust and evidence-based Local Plan which seeks to deliver sustainable development. As part of the statutory requirement to produce a Local Plan, national policy has placed a greater responsibility on local planning authorities to plan for the delivery of various forms of infrastructure. Specifically, the NPPF states that both strategic (paragraph 20) and non-strategic (paragraph 28) policies should set out the overall strategy for the pattern, scale and quality of development, and make sufficient provision for infrastructure, including transport and community facilities (such as health and education).

More guidance on infrastructure planning is provided by the *Planning Practice Guidance* (PPG), with the following sections being of particular relevance: viability (2019), planning obligations (2019) and plan-making (2021). The Local Plan should identify what infrastructure is required and how it can be funded and brought forward. This requires working alongside infrastructure providers to identify deficits, requirements and opportunities for provision.

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet all the tests set out in Paragraph 57 of the NPPF: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The PPG states that local authorities should consider the combined total impact of such requests, so they do not undermine the deliverability of the plan.

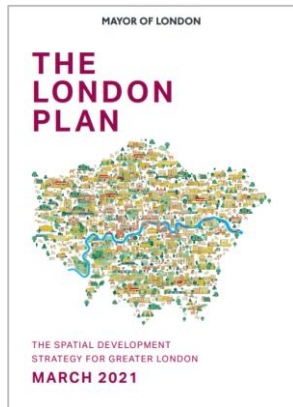
Following the 2019 amendment to the *Community Infrastructure Levy (CIL) Regulations* (2010), it is a legal requirement for all local authorities to prepare Infrastructure Funding Statements (IFS). IFSs should be

used to set out the anticipated funding from developer contributions and the choices local authorities have made about how these contributions will be used to fund infrastructure. At examination this can be used to demonstrate the delivery of infrastructure throughout the plan-period.

The *Levelling Up and Regeneration Bill* sets out a direction of travel for planning and supports the levelling up agenda. The Bill proposes to replace CIL with a framework for a new mandatory levy system. The new levy will be set locally, with financial contributions based on the gross development value of the property when permission is granted, rather than on floorspace. The thresholds of the levy are proposed to be based on the context of a given site. These changes could lead to improved flexibility and potentially increased revenue to support infrastructure delivery, but, until further detail is brought forward through legislation, there is still a great deal of risk and uncertainty as to how it will function. The development of a CIL for Ealing will need to take account of this changing context. As part of the local plan, the council intends to develop a CIL to secure funds to support necessary infrastructure across Ealing.

# Policy context – regional and sub-regional

## The framework for infrastructure planning



At the regional level, *The London Plan* (2021) provides the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years. The Plan is part of the statutory development plan for London. As such, its policies will inform decisions on planning applications in the London Borough of Ealing and Ealing's New Local Plan must be in 'general conformity' with the London Plan.

*The London Plan* is underpinned by the Mayor's vision for 'Good Growth'. This is defined as growth which is socially and economically inclusive and environmentally sustainable. The plan emphasises that inclusive growth should provide access to good quality community spaces, services, amenities and infrastructure which are all critical in accommodating strong communities.



*The London Plan* places great importance on the provision of local infrastructure to support the scale of growth identified through Local Plans. It recognises that infrastructure capacity and needs should be identified and assessed through Infrastructure Delivery Plans (IDPs) and Local Plans. Boroughs should then work with applicants and infrastructure providers to ensure that there is sufficient capacity to support proposed densities (including the impact of cumulative development).

The *West London Strategic Infrastructure Delivery Plan* (2022) provides information on the future strategic infrastructure requirements for the seven London Boroughs that form the West London Alliance (WLA). The document notes a lack of orbital connectivity within the region, poorly connected strategic growth areas, the



need for growth to drive energy decarbonisation, flood risk, water stress, open space deficiencies and the role of digital connectivity in driving growth sectors.

The *West London Build and Recover Strategy* (2020) sets out a bold plan to drive post-Covid economic recovery by working on shared priorities, including 'Housing and Infrastructure'. Through this plan, Ealing Council affirmed its intention to: work with landowners, developers and the construction industry to tackle barriers to development (including infrastructure provision), adopt a Local Plan that gives certainty to support the provision of housing and infrastructure, work with Transport for London to develop the West London Orbital business case and with the WLA to find new ways of funding and delivering strategic infrastructure needed to support growth, and to utilise compulsory purchase order powers where appropriate.

The *West London Sub-Regional Transport Plan* (2016) emphasises the importance of enhancing north-south public transport connectivity, identifies measures to increase cycling and proposes improvements for walking routes and improvements to safety and security.

# Policy context – local

## The framework for infrastructure planning

Ealing Council is currently developing the borough's new Local Plan. The new Local Plan will provide the spatial strategy for the borough, allocate key sites for development, outline how the borough will develop in line with the London Plan and provide additional development management policies where necessary.

Reflecting local priorities, Ealing Council has identified three inter-related 'Core Themes' that will be embedded across the emerging Local Plan. The three core themes are fully informed by the social, economic and environmental challenges and trends the borough is expected to encounter over the next fifteen years. The themes are Tackling the Climate Crisis, Fighting Inequality and Creating Good Jobs and Growth.

Ealing Council is also developing a spatial vision and strategic objectives for the borough, responding to the council's core themes, identified issues and opportunities and the Local Plan policy framework. Together, these elements comprise a local framework within which infrastructure will be planned for and delivered.

The core themes and spatial vision presented here will be consulted on as part of the Local Plan's Regulation 18 stage.

Tackling the  
Climate Crisis

Fighting  
Inequality

Creating Good  
Jobs and Growth

Ealing will enhance the unique characteristics and cultural identities of each of Ealing's seven towns will be respected and enhanced, through the application of locally sensitive Good Growth principles.

The vision is to become the engine of West London's new economy, with growth managed to provide equitable access to jobs that provide decent living incomes that can support genuinely affordable homes for all. We want growth in Ealing to be inclusive where people can both contribute to and benefit from growth. Ealing will grow and diversify its business space, and further strengthen the role of its industrial areas.

By promoting 20-minute neighbourhoods across the borough, where most daily needs can be met within a short walk or cycle, Ealing will become a cleaner, greener and more sustainable borough. Firm action will be taken on climate change to protect the borough's future, whilst taking a range of measures to foster civic pride and belonging, promote thriving communities and spread the benefits of access to modern infrastructure.

The future being shaped is a borough in which all children and young people get a fairer start in life, and everyone can enjoy long, healthy lives. A focus on fighting crime and inequality will enable more people to fulfil their dreams and aspirations.

Local Plan Core Themes (top), Local Plan draft Spatial Vision (bottom)

# Evidence base

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of transport infrastructure in Ealing:

- Transport Topic Paper (Arup, 2022)
- West London Strategic Infrastructure Delivery Plan 2021 – 40 (West London Alliance, 2022)
- Travel in London Report 14 (Transport for London, 2021)
- Travel in London Report 13 (Transport for London, 2021)
- Ealing Transport Strategy 2019 (Ealing Council, 2019)
- Local Implementation Plan (Transport) 2019 – 2022 (Ealing Council, 2019)
- Ealing Council Parking and Loading Plan 2019 (Ealing Council, 2019)
- Travel to School Report 2018 – 2020 (Ealing Council, 2019)
- Ealing Council Cycle Plan 2019 – 2022 (Ealing Council, 2019)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Mayor's Transport Strategy (TfL, 2018)
- Consultation with council officers September 2022
- Travel in Ealing Charter (Ealing Council, 2022)

# Energy and utilities

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of energy and utilities infrastructure in Ealing:

### Potable water

- Water Resources Management Plan 2019 (Thames Water, 2020)
- Building a Better Future – Enhancing Thames Water’s Business Plan for 2020 to 2025 (Thames Water, 2019)
- Water Resources Management Plan 2020 – 2080 (Affinity Water, 2020)
- West London Strategic Infrastructure Delivery Plan 2021 – 2040 (West London Alliance, 2022)
- PR19 Final Determinations: Strategic Regional Water Resource Solutions Appendix (Ofwat, 2019)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with the council and West London Alliance officers September 2022

### Wastewater

- Our Draft Drainage and Wastewater Management Plan 2025 – 2050 (Thames Water, 2022)
- Mogden Catchment Strategic Plan – Part of our Drainage and Wastewater Management Plan (Thames Water, 2022)
- Beckton Catchment Strategic Plan – Part of our Drainage and Wastewater Management Plan (Thames Water, 2022)
- West London Strategic Infrastructure Delivery Plan 2021 – 2040 (West London Alliance, 2022)
- London’s Wastewater Future (Thames Water, 2017)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with the council and West London Alliance officers September 2022

### Energy

- West London Electrical Capacity Constraints (Greater London Authority, 2022)
- West London Strategic Infrastructure Delivery Plan 2021 – 2040 (West London Alliance, 2022)
- Consultation with the council and West London Alliance officers September 2022

# Flood defence

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of flood defence infrastructure in Ealing:

- West London Strategic Flood Risk Assessment (West London Alliance, 2018)
- Ealing Local Flood Risk Management Strategy (Ealing Council, 2016)
- West London Strategic Infrastructure Delivery Plan (West London Alliance, 2022)
- London Environment Strategy (GLA, 2018)
- Ealing Climate & Ecological Emergency Strategy (Ealing Council, 2021)
- London City Resilience Strategy (GLA, 2020)
- London Sustainable Drainage Action Plan (GLA, 2016)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with the council officers September 2022

# Digital connectivity

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of digital connectivity infrastructure in Ealing:

- Ofcom Connected Nations Data (May 2020)
- West London Alliance – Annual Report (2019)
- GLA London Connectivity Map (Accessed September 2022)
- London Assembly Regeneration Committee Digital Connectivity in London (June 2017)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- GLA Connected London Website (Accessed September 2022)
- TfL Connected London Website (Accessed September 2022)
- West London Alliance Website (Accessed September 2022)
- West London Alliance Strategic Infrastructure Delivery Plan (March 2022)



## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of education infrastructure in Ealing:

### Early years provision

- London Education Report – Early Years (GLA, 2021)
- Ealing Childcare Sufficiency Assessment 2017 – 2018
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with Ealing Education Authority

### Primary school provision

- London Education Report – Primary Education (GLA, 2020)
- Ealing Planning for Schools Development Plan Documents 2016
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- School Capacity Survey (SCAP) (Ealing Council, 2022)
- Consultation with Ealing Education Authority

### Secondary school provision

- London Education Report – Secondary Education (GLA, 2021)
- London Education Report – Education and Training (GLA, 2019)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- OPDC Social Infrastructure Needs Addendum (OPDC, 2021)
- School Capacity Survey (SCAP) (Ealing Council, 2022)
- Consultation with Ealing Education Authority

### SEND school provision

- Ealing SEND Strategy for provision and inclusion 2018-2022
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with Ealing Education Authority

### Higher and further education provision

- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with Ealing Education Authority

# Sports and leisure

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of sports and leisure infrastructure in Ealing:

- Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 31
- Consultation with council officers September 2022
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Sports England Strategic Assessment of Need for Sports Hall Provision in London 2017 – 2041
- Sports England Strategic Assessment of Need for Swimming Pools 2017 – 2041

# Health and social care

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of health and social care infrastructure in Ealing:

- Ealing Health and Wellbeing Strategy 2016-2021 (currently undergoing a refresh anticipated to complete in autumn 2022)
- North West London Health and Care Partnership Five Year Strategic Plan 2014-2019
- North West London Health and Care Partnership Strategic Delivery Plan (2019 Draft)
- North West London Healthcare ‘Way forward delivery programme’ (Autumn 2020)
- Consultation with council officers September 2022
- OPDC Social Infrastructure Needs Assessment 2021
- Local Plan Health Study (Arup, 2022)

# Emergency services

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of emergency services infrastructure in Ealing:

- London Ambulance Service NHS Trust (2018) Our plans for the future
- London Fire Brigade (2017) London Safety Plan
- London Fire Brigade. Our Plan to Keep London Safe 2023-2029
- London Fire Brigade (2022) Our Plan to Keep London Safe 2023 -2029 - Delivery plan 2023-2029

# Community facilities

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of community facilities infrastructure in Ealing:

### Libraries

- Ealing Council Library Strategy (2019 – 2023)
- Ealing Council Ealing Library Strategy Needs Assessment (2019 – 2021)
- Ealing Council website (New opening times and community managed libraries)
- Ealing Council website (Temporary closure of Wood End Library)
- Hanwell Community Library website
- Pitshanger Library website
- Perivale Hive website
- West Ealing Community Library website
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with council officers September 2022

### Community halls and centres

- Ealing Council Community Centre Strategy (2014)
- Ealing Council website (Housing estate community centres)
- Ealing Council website (Community centres)
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with council officers September 2022

### Youth clubs

- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Young Ealing website
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Consultation with council officers September 2022

# Green infrastructure and open space

## Evidence base

The following sources of information were reviewed to provide an up-to-date understanding of green infrastructure and open space infrastructure in Ealing:

- Ealing Council Green Space Strategy (2012 – 2017)
- Consultation with council officers September 2022
- Ealing Infrastructure Baseline Report (Arup, unpublished)
- Ealing Council Climate and Ecological Emergency Strategy (2020)
- London Plan (2021)
- Fields in Trust Guidance for Outdoor sport and Play – England
- National Society of Allotment and Leisure Gardeners Allotment Standards
- Data received from Greenspace Information for Greater London (GiGL)
- Ealing Council Climate and Ecological Emergency Strategy (2021)
- Ealing Council Ealing Green Belt and Metropolitan Open Land Review Stage 1 Report
- Greenspace Information for Greater London (GIGL, August 2018)

# Known funding streams

# Transport

## Known funding streams

- Developer S106 contributions (TfL and the West London Alliance are compiling a database of developments which can support transport scheme delivery)
- Community Infrastructure Levy (CIL)
- Transport for London Local Implementation Plan (LIP) funding allocation
- Central government funding (around high streets, electric vehicles, active travel, and similar)

Noting uncertainties around the future of TfL funding, Ealing faces a challenging and unclear funding environment. There is a need to explore innovative funding opportunities, such as Land Value Capture and Business Rate retention.

# Energy and utilities

## Known funding streams

### Potable water

- Thames Water and Affinity Water

### Wastewater

- Thames Water

### Energy

- Developer contributions (including carbon offset fund)
- Central Government funding / borrowing
- Mayoral funding (e.g. Mayor's Energy Efficiency Fund)



# Flood defence

## **Known funding streams**

- Developer S106 contributions (including carbon offset fund)
- Community Infrastructure Levy (CIL)
- Central government funds
- Mayoral funding
- Environment Agency
- Thames Water (drainage)

# Digital connectivity

## **Known funding streams**

- Further engagement to identify funding streams coming forward during the plan period.

# Education

## Known funding streams

- Free Schools
- Basic Needs Funding
- Mainstream borrowing by the council
- School putting funds forward
- Developer contributions
- SNCF (school nursery capital fund)
- High needs capital
- Central Government grant for SEND places
- School rebuilding programme
- The formula for S106 contributions is dated – does not cover the real costs of providing school places

# Sports and leisure

## Known funding streams

The impact of Covid-19 has resulted in an uncertain future for Sports and Leisure funding, with few opportunities existing for substantial funding streams. The following known funding streams have been identified through consultation with Ealing Council:

- Sport England
- The London Marathon Charitable Trust – the Trust is hoping to re-open grant applications in January 2023
- John Lyon – education focused funding which often funds staff as opposed to built infrastructure
- Heathrow Community Trust
- Football Foundation – recently launched a new fund at Gunnersbury for informal play areas. The Foundation also provide small grants for football clubs, stadia and small building developments
- Lawn Tennis Association – currently has a small grant out for tennis clubs, for which Ealing Council are at Stage 2 for grass roots tennis courts funding.
- Individual sports club fundraising – capable of funding smaller projects
- Padel-specific funding – Padel court developments have come forward which are fully funded and only require land from the council
- London Sport – charities can apply for many funding streams, however there is less available for council. Ealing Council have previously partnered with voluntary organisations to tap into this funding stream

# Health and social care

## **Known funding streams**

- Funding sought by the NHS
- One Public Estate funding

# Emergency services

## **Known funding streams**

- Further engagement to identify funding streams coming forward during the plan period

# Community facilities

## Known funding streams

The impact of Covid-19 has resulted in an uncertain future for Community Facilities funding, with few opportunities existing for substantial funding streams. The following known funding streams have been identified through consultation with Ealing Council:

- The National Lottery Community Fund

# Green infrastructure and open space

## Known funding streams

Green infrastructure and open space has not received capital funding for the past four years, with there instead being a significant reliance on S106 funding. In the future, harnessing funds from the Community Infrastructure Levy will help tackle the challenges associated with development specific S106 contributions, enabling funds to be spent more broadly.

The Mayor of London announced a tree planting funding package in July 2022, which will incorporate the following:

- A £0.8m top up to the Mayor's Grow Back Greener community grant scheme. As well as supporting projects that increase access to green space the fund will now also support communities and boroughs to plant more trees for shade.
- A £1m street trees programme including supporting borough sign up to the Trees for Streets tree sponsorship initiative and match funding 1,000 trees in areas of low canopy cover, helping residents, businesses and boroughs to green our streets. The Mayor will also be funding borough surveys to identify potential tree planting locations, ready to support more tree planting next winter.
- £320k for community tree packs to community groups and schools with The Conservation Volunteers
- £1m for transformational tree planting and woodland creation projects to create shady groves in areas of high heat risk. Call for sites from landowners and developers for ideas and locations.

# Sports and leisure

# Sports and leisure – sports halls

Site	Operation	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb	Peak Hours	Total Hours	Capacity (visits in weekly peak period)
Ada Lovelace High School	Educational	4-court	33 x 18	594	2020	-	34	46	1,088
Alec Reed Academy Sports Centre	Educational	4-court	33 x 18	594	2005	-	34	38	1,726
		Activity	18 x 10	180			34	38	
Ark Soane Academy	Educational	4-court	33 x 18	594	2022	-	34	46	1,088
Ealing Fields High School	Educational	3-court	28 x 18	502	2020	-	34	46	816
Elthorne Sports Centre	Public	4-court	35 x 20	690	1984	2005	34	48	1,088
Featherstone Sports Centre (Southall)	Educational	5-court	41 x 21	867	1996	2020	40	90	1,600
Greenford Sports Centre	Public	4-court	35 x 20	690	2008	-	34	40	1,688
		Activity	18 x 10	180			32	40	
Gunnersbury Park Sports Hub	Public	5-court	44 x 22	968	2021	-	46	99	1,840
Hanwell Community Centre	Public	4-court	33 x 18	594	1938	2009	44	91	2,464
		3-court	41 x 18	743			44	91	
Kajima Community (Brentside Site)	Educational	4-court	33 x 18	609	2003		34	40	1,088
Northolt High Sports Centre	Educational	4-court	35 x 20	690	2006	-	34	44	1,088
Notting Hill & Ealing High School	Educational	4-court	33 x 18	594	2013	-	15	15	480
Perivale Community Centre	Public	3-court	25 x 17	425	1994	-	45	98	1,080
Reynolds Sports Centre	Public	4-court	33 x 18	594	2007	-	34	38	1,088
St Benedict's School	Educational	4-court	31 x 18	558	1994	2009	29	39	928
The Ellen Wilkinson School for Girls	Educational	4-court	35 x 20	690	2009		15	15	958
		Activity	18 x 17	306				15	
Twyford Sports Centre	Public	4-court	33 x 18	596	1989	-	34	38	1,088
William Perkin High School	Educational	4-court	33 x 20	667	2016	-	34	46	1,088
<b>Total</b>				12,925	-	-	-	-	22,284

Table A1 Ealing's sports halls which meet the Sport England Facility Planning Model and are open at the time of writing  
Source: *Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 – Part 2: Built Facilities Strategy 2022: May 2022 – Please note: this strategy is a working draft copy*

# Sports and leisure – natural-turf pitches

Acton Ealing Whistlers	W5 1HW	Football	Northolt RFC, Cayton Green Park	UB6 8BJ	Rugby, Football
Actonians Sports Ground	W5 4LL	Football, Cricket, Rugby	Osterley Cricket Club	UB2 4LW	Cricket, Football
Actonians Boddington Gardens	W3 9AP	Football, Cricket	Osterley Sports Ground	UB2 4LW	Football
Alwyn Gardens Sports Ground	W3 0JH	Football	Perivale Park Sports Ground	UB6 8HA	Football, Cricket
Brentham Sports Club Ground	W5 1NP	Football, Cricket	Pitshanger Park, Scotch Common	W128DL	Football
Brentfield Cricket Ground	UB1 3EB	Cricket	Popesfield Sports Ground	W5 4LP	Cricket, Football
Brentside High School Playing Fields	W7 3DJ	Football	Queens Drive Playing Field	W3 0BP	Football
Club des Sports	W3 7HB	Cricket, Football	Rectory Park	UB5 6GR	Football, Cricket
Dormers Wells Leisure Centre grass pitches	UB1 3HX	Football	Shamrock Sports Club Ground	W3 0BP	Football
Drayton Manor High School Playing Fields	W7 3DD	Football, Cricket	Shepherds Bush Cricket Club Ground	W3 7BP	Cricket, Football
Ealing Central Sports Ground	UB6 8AP	Football, Cricket	SKLPC Sports Ground	UB5 6RE	Cricket
Ealing Cricket Club Ground	W5 2HS	Cricket	Southfield Recreation Ground	W3 7QH	Football
Elthorne Waterside	W7 2AD	Football	Spikes Bridge Sports Ground	UB1 2AS	Cricket, Football
Gunnersbury Park Sports Hub	W3 8LQ	Football, Cricket, Rugby	St Benedicts School Playing Fields	UB6 8TL	Rugby, Cricket
Hanwell Town FC	UB6 8TL	Football	Trailfinders Sports Club	W13 0DD	Rugby, Cricket, Football
Islip Manor Park	UB5 5RG	Cricket	Uni of West London Argyle Road Sports Pitches	W13 0AY	Football
London Playing Fields Greenford	UB6 8LS	Cricket, Rugby, Football	Wasps FC Twyford Avenue Sports Ground	W3 9QA	Rugby, Football
Lord Halsbury Memorial Playing Fields	UB5 5TD	Football	West Ealing Bowls Club	W13 9UW	Football
North Acton Playing Fields	W3 0AX	Football, Cricket	William Perkin High School	UB6 8QD	Cricket
North Greenford United, Berkeley Fields	UB6 0NX	Football			

Table A2 Ealing Council's natural-turf playing pitches

Source: *Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031 – Part 1 Playing Pitches Strategy* – Please note: this strategy is a working draft copy

# Sports and leisure

## Priorities and actions (short term)

Table A3 Ealing's short term priorities and actions.

Source: *Ealing Council Indoor and Outdoor Facilities Strategy – Part 2: Built Facilities Strategy 2022: May 2022 – Please note: this strategy is a working draft copy*

Project and Sport	Description	Cost and Funding Considerations
Sports Halls – Education Sites	Investigate options to increase the hours of community use for Sports Halls on education sites, particularly in the Acton area.	
Health & Fitness – Featherstone Sports Centre	Support Featherstone SC in assessing the feasibility to replace and refurbish the health and fitness facility.	
Health & Fitness – Additional provision	Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and/or Dormers Well Leisure Centre to accommodate new demand from housing and population growth.	
Squash – Enhancing provision	Sports clubs and the NGB to consider the refurbishment needs for the squash courts at both the Actonians Sports Club and Osterley Health and Wellbeing Centre.	
Squash – Replacement provision	Ensure two squash courts are provided as part of the housing development on the Ealing Squash Club site, as per planning procedure.	Developer funded
Gymnastics – Perivale Community Centre	Refurbish the Perivale community centre studio used by West London Gymnastics.	
Gymnastics – Education Sites	Assess the opportunity to run more community gymnastics sessions out of the borough's schools or leisure centres (to complement the current offer).	
Athletics – Education sites	Investigate the feasibility to open up facilities on school sites at The Japanese School and West Twyford Primary School.	
Tennis – Ealing LTC	Refurbishment of Ealing Lawn Tennis Club's indoor courts (airhall).	
Tennis – West Middlesex LTC	West Middlesex Lawn Tennis club development of two hard courts into artificial clay courts and the replacement of the floodlights on 5 of the courts (club led).	
Tennis – Enhancing Park provision	Assess the feasibility of refurbishing and implement the LTA gated system at park sites (3 courts at Churchfield Recreation Ground, 2 courts at Ravenor Park, 2 courts at Spikes Bridge and the 2 courts at Wolf Fields.)	
Tennis – Elthorne Park	Support the implementation of the LTA gated system at Elthorne Park.	
Netball – Elthorne Sports Centre	If possible, provide netball posts for Elthorne Sports Centre to enable use of the newly refurbished Court 3.	Court reconstruction £35,000 per court estimate from LTA (similar surface)
Cycling – Gurnell Leisure Centre	Ensure the Gurnell BMX track is re-provided as part of the overall leisure development of Gurnell Leisure Centre.	
Bowls	Review key grounds where the council maintenance needs to be improved.	



# Sports and Leisure

## Priorities and actions(medium/long term)

Table A4 Ealing's medium / long term priorities and actions.

Source: *Ealing Council Indoor and Outdoor Facilities Strategy – Part 2: Built Facilities Strategy 2022: May 2022 – Please note: this strategy is a working draft copy*

Project and Sport	Description	Cost and Funding Considerations
Swimming - New pool provision	Re-development of Gurnell Swimming pool	
Swimming - New pool provision	Replacement of Dormers Wells Leisure Centre	
Swimming - New pool provision	Identify location(s) for new swimming pool facilities in areas of unmet demand	
Sports hall – New provision	Identify location(s) for new sports hall facilities in areas of unmet demand	
Health & Fitness – Additional provision	Assess the demand and feasibility of replacing or expanding the health and fitness provision as part of the Gurnell Leisure Centre and/or Dormers Well Leisure Centre.	
Health & Fitness – Women only provision	Re-provide a women's only gym at Dormers Wells Leisure Centre	
Squash – Additional provision	Consider options for providing more squash courts in Ealing	
Judo – Dedicated facility	Assess the feasibility of securing a new dojo for Ealing	
Gymnastics – Dedicated facility	Subject to feasibility, funding and planning, support the development of a purpose-built gymnastics/trampolining facility in the borough	
Athletics – Spikes Bridge	Investigate improvements needed to the Active Track at Spikes Bridge	Retexture costs £90,000 Line marking £9,000 UKA estimates.
Athletics – Perivale Athletic Track	Refurbish track as per maintenance schedule	
Tennis – West Middlesex LTC	Assess the feasibility of providing a Airhall for two courts at West Middlesex Lawn Tennis Club (Club led)	
Tennis – Padel provision	Explore the opportunity to provide Padel provision at Lammas Park and/or alternative sites e.g., Pitshanger Park Bowls facility.	
Netball – Elthorne Sports Centre	Assess the feasibility of refurbishing courts 1 and 2 at Elthorne Sports Centre to improve the quality of the site for netball.	
Cycling – Increasing participation	Train more volunteer cycle leaders (road and off-road) including female leaders and improve marking and promotion of more off-road routes.	

# Sports and leisure

## Action plan for Ealing's playing pitches

Figure 5.1 Actions

Site	Timescale	Sport(s)	Action(s)	Lead	Partners	Cost
Acton Ealing Whistlers FC	Short	Football	Clubhouse improvements to improve suitability for W&G (FA Wildcats centre)	Club	FA/FF LBE	tbc
Acton Ealing Whistlers FC	Short	Football	Delivery of pitch improvements (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	FA/FF LBE	tbc
Acton Ealing Whistlers FC	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf	LBE		
Actonians Sports Ground	Short	Cricket	Provide an electronic scoreboard	Cricket Section	Sports Association	tbc
Actonians Sports Ground	Medium	Rugby, football, cricket	Major improvements to pavilion/changing or replace, including options for reorientation of cricket pitch	Sports association	FA, RFU, ECB LBE	tbc
Actonians Boddington Gardens	Medium	Hockey	Commission feasibility study for provision of a second pitch alongside the existing hockey AGP	Sports association	ECB LBE	£15k
Alwyn Gardens	Medium	Football	Small sided (9v9) 3G (subject to agreement with private owner)	FC Samurai	FA/FF	£600k+
Blondin Park	Short	Football	Provision of grass pitches (currently coned areas only - Northfields United)	LBE		tbc
Brentham Club	Short	Cricket	Replace junior non turf practice net and review upgrade need for other NT nets	Brentham Club		
Brentham Club	Medium	Football	Pitch improvements	Sports Association	FA/FF	tbc
Brentfield Cricket Ground	Short	Cricket	Remove derelict NTP	Ealing Hanwellians CC		
Brentfield Cricket Ground	Long	Cricket	Replace pavilion	Ealing CC		500k+
Club des Sports	Short	Cricket	Acton CC seek to negotiate a lease with owners for land for a cricket pavilion and consent to install a NTP at end of existing square	Acton CC	Club des Sports	
Cuckoo Park	Short	Football	Investigate the possibility of formalising the use of the casual football pitch in connection with Hanwell CC	LBE		
Drayton Manor High School	Short	Cricket	Club to negotiate security of access/reduced hire fee from, 2023	Perivale Phoenixians CC	Middlesex Cricket	
Ealing Central Sports Ground	Short	Cricket Football	Installation of high ball strike netting to allow adult play on the northernmost square	LBE	ECB	
Ealing Central Sports Ground	Long	Football Cricket	Replacement pavilion	LBE	FA /FF ECB	£690k
Ealing CC Ground	Medium	Cricket	Improve toilets and extend pavilion	Ealing CC	ECB	tbc
Elthorne Waterside pitches	Medium	Cricket, Football Rugby	Investigate the possibility of development as a cricket and winter sports venue including changing rooms/pavilion	LBE		
Hanwell Town	Short	Football	Delivery of pitch improvements P2, P3 (recent award of grant from FF Grass Pitch Maintenance Fund)	Club	FA/FF	tbc
London Playing Fields Greenford		Football	Avenue Park improvements	LPFF	FA/FF	
Lord Halsbury Sports Ground	Short	Football	Delivery of pitch improvements (recent FF GPMF grant)	Larkspur Rovers	FA/FF	tbc
Lord Halsbury Sports Ground	Short	Football	Secure funding and consents to upgrade main pitch to Step 6 standards (surrounding rail, dug outs, lighting etc.)	Larkspur Rovers	Stadia Improvement Fund?	tbc
Lord Halsbury Sports Ground	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf	LBE		

Marnham Fields	Short	TBC	Reinstate pitches and ancillary provision	LBE/Club partner		
New Stadium Pitch	Medium	Football	Feasibility Study for new stadium pitch as home for Southall Town FC	LBE		£25k approx
North Acton Playing Fields	Short	Cricket	Installation of irrigation system to cricket squares Enhanced maintenance	LBE	ECB	tbc
North Acton Playing Fields	Short	Football	Pavilion improvements	LBE	FA/FF	tbc
Northolt RFC	Short	Rugby Gaelic sports	Improvements to kitchen and toilets in clubhouse	Club	RFU LBE	tbc - club has applied for an RFU loan
Norwood Hall Playing Fields	Short	Cricket Football	Potential disposal as a sports ground with a reserve minimum plus conditions of future use for sport	LBE/WL College		
Osterley Cricket Ground	Short	Football	Delivery of pitch improvements (recent FF GPMF grant) to include work to 2nd square levels and enhanced maintenance.	Osterley CC/ Cademy YFC	FA/FF Middlesex PSN	tbc
Osterley Cricket Ground	Medium	Cricket	Club to implement plans for a small junior pavilion adjacent to the 2nd square	Osterley CC		£150k
Osterley Sports Ground	Short	Football	Concorde Rangers to negotiate improved security of access with Gurdwara Delivery of pitch improvements (recent FF GPMF application)	Concorde Rangers FC	Gurdwara FA/FF	
Osterley Sports Ground	Long	All sports	Potential for a wide range of sports on site, options to be encouraged and supported to meet the sporting needs of the local community	Owner		
Perivale Park	Short	Cricket	Enhanced maintenance and installation of irrigation point by squares	LBE		
Perivale Park	Short	Hockey	Complete review of current sports and recreation use to include consideration of a floodlit AGP for hockey.	LBE		

Table A5 Action plan for Ealing's playing pitches.

Source: *Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031 – Part 1 Playing Pitches Strategy* - Please note: this strategy is a working draft copy

# Sports and leisure

## Action plan for Ealing's playing pitches

Perivale Park	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf with pitch side shelter	LBE		
Popesfield Sports Ground	Medium	Cricket	Install a second Non turf pitch	LBE	Ealing CC ECB	£20k
Queens Drive Playing Field	Short	Football	Secure funding for pitch improvements	London Japanese FC	London Bunka Yochien School/ FA/FF	
Rectory Park (north side)	Short	Cricket	Investigate the possibility of installing a cricket pitch – fine and/or non turf with pitch side shelter	LBE		
St Augustine's Priory School	Short	Hockey	Club to continue to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and provision of ancillary facilities for shared use and/or coaching support	Ealing HC	St Augustine's School	
St Augustines Priory School	Medium	Hockey	Upgrade of playing surface (potential for partnership agreement - see short term actions)	School	Ealing HC EH	£450k?
St Benedict's School	Short	Hockey	Club to seek to secure a long-term access agreement with the school, potentially through partnership investment in the pitch (resurfacing) and/or coaching support	Ealing HC	St Benedict's School	
SKLPCC Ground	Short	Cricket	Replace NT nets, carry out soil analysis	SKLPCC		
Southfield Recreation Ground	Medium	Football	Replacement pavilion	LBE	FA/FF	£690k
Spikes Bridge Park	Short	Cricket	Pitch improvement works, train more volunteers in GM	London Tigers CC	Middlesex PSN	
Spikes Bridge Park	Medium	Football Cricket	Changing room extension	London Tigers	FA/FF	tbc
Spikes Bridge Park	Long	Football	Small sided 3G (7v7)	London Tigers		£450k +
Sports Halls in borough	Short	Hockey	Continue to explore the available options to accommodate regular indoor hockey sessions in a suitable sports hall in the borough (NB Gunnersbury now confirmed as NOT suitable despite size)	LBE	PHC Chiswick	n/a
Trailfinders Sports Club	Short	Cricket	Complete relocation and reinstatement of pitch moved to accommodate new indoor training building	Trailfinders Sports Club		
Warren Farm Sports Ground	Short	Cricket Football	Complete options appraisal for sporting need recognising the council's response to the climate emergency and ecology strategy.  Commission detailed feasibility with a view to securing funding and consents to build a new outdoor sports facility including a number of reinstated playing pitches in line with the level of demand identified in this strategy alongside a nature reserve	LBE		
Wasps FC Twyford Avenue Sports Ground	Short	Rugby	Match quality floodlights to a second grass pitch	Club	RFU	
Wasps FC Twyford Avenue Sports Ground	Medium	Rugby	Install second rugby compliant AGP	Wasps FC	RFU	£1.2m
Wasps FC, Twyford Avenue Sports Ground	Long	Rugby	Major refurbishment or replacement of pavilion to facilitate development of club and W&G rugby in particular	Wasps FC	RFU	tbc
West Ealing Bowls Club	Medium	Football	Upgrade pavilion	Ealing United FC	West Ealing BC FA/FF	tbc
William Perkin School	Short	Cricket	Remedial works to pitch and enhanced maintenance regime	Brentham CC	William Perkin School	

Table A6 Action Plan for Ealing's Playing Pitches.  
Source: *Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031 – Part 1 Playing Pitches Strategy* -  
Please note: this strategy is a working draft copy

# Sports and leisure

## Opportunities to extend community sports provisions

Table A7 Potential opportunities to extend community sports provisions

Source: Ealing Indoor and Outdoor Sports Facility Strategy 2022 - 2031 – Part 1 Playing Pitches Strategy - Please note: this strategy is a working draft copy

**Figure 5.2 Opportunities for providing or extending community sports opportunities to be investigated further at the following sites, all pending funding and relevant permissions; all potential opportunities listed are dependent on the support of the site owners/operators**

Ada Lovelace HS		All sports ideally football	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	School
Dormers Wells HS		All sports ideally football	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	School
Education sites to open for community use		All sports	Encourage all schools to promote the use of school facilities to the wider community for out of school hours sports use	Schools
Ellen Wilkinson HS		All sports ideally hockey	Convert existing redgra pitch to sand-based hockey pitch	School
Formers Barclays Bank Sports Ground		All sports ideally hockey	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Former Eversheds Sports Ground		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Land adjacent to Wasps FC Sports Ground		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	Owner
Pitshanger Bowls Green and pavilion		All sports	Provide sports facilities on site which meet the wider sports facility gap analysis for Ealing	LBE

# Community facilities

# Community facilities

## Community halls and centres in the London Borough of Ealing

Community Centre	Centre Type	Address
Hanwell Community Centre	Ealing Council Managed	Westcott Crescent, Hanwell
Dominion Centre	Ealing Council Managed	112 The Green, Southall
Islip Manor Youth and Community Centre	Ealing Council Managed	19 Poppy Close, Northolt
Greenford Community Centre	Ealing Council Managed	170 Oldfield Lane South, Greenford
Northfields Community Centre	Ealing Council Managed	71a Northcroft Road, Ealing
Northolt Village Community Centre	Ealing Council Managed	The Manor House, Ealing Road, Northolt
Perivale Community Centre	Ealing Council Managed	Horsenden Lane South, Perivale
Viking Community Centre	Ealing Council Managed	Radcliffe Way, Northolt
Copley Close Community Centre	Housing Estate Managed	189 Copley Close, Hanwell
Golf Links Community Centre	Housing Estate Managed	Fleming Road, Southall
Green Man Lane Community Centre	Housing Estate Managed	Romsey Road, West Ealing
Gurnell Grove Community Centre	Housing Estate Managed	Gurnell Grove, West Ealing
Havelock Community Shop	Housing Estate Managed	39 Hunt Road, Southall
High Lane Community Centre	Housing Estate Managed	High Lane, Hanwell
Southall Manor House	Independently Run	The Green King Street Southall
Acton Vale Community Centre	Independently Run	Oak Way, Acton
Joan Blandon Room, Northolt	Independently Run	[Not provided]
Smith's Farm	Independently Run	Hotspur Rd, Northolt
The Pitzhanger Hub	Independently Run	Mattock Lane, West Ealing

Table A8 Community halls and centres in LB of Ealing

Source: *Source: Ealing Council website and consultation with Ealing Council*

# Green infrastructure and open space

# Green infrastructure and open space

## Summary table

Green Space / Infrastructure Type	No. of Sites / Assets	Total Area (ha)
Parks & Gardens	56	159
Amenity Green Space	24	18.33
Outdoor Sport Facilities	38	176.81
Natural Green Space	35	259.45
Green Corridors	12	16.13 (89.5 km)
Allotments, community gardens & city farms	74	53
Cemeteries & churchyards	8	20.74
Provision for Children & Teenagers	Playgrounds in parks = 100 MUGAs = 31 Fitness areas = 14	
Street trees	24,000	n/a
Trees in parks	50,000	n/a

Table A9 The classification of green spaces and infrastructure in Ealing according to the green space typology

Source: Adapted from Ealing Green Space Strategy 2012 – 2017

[updated with Arup (2022) Spatial Options Report data and consultation with Ealing Council]



ARUP