

## London Borough of Ealing

Infrastructure Delivery Plan

Part One: Infrastructure Baseline Report

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| 09 February 2024

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**Ove Arup & Partners Limited**

8 Fitzroy Street

London

W1T 4BJ

United Kingdom

[arup.com](https://www.arup.com)

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# 1. Introduction

## 1.1 Purpose of the Infrastructure Delivery Plan

Ove Arup and Partners was commissioned by Ealing Council in January 2023 to prepare an Infrastructure Delivery Plan (IDP) in support of its new Local Plan. The purpose of the IDP is to set out the infrastructure that will be required to deliver planned housing and employment growth across the borough. The IDP draws on existing studies and strategies produced by the council, the Greater London Authority (GLA), and infrastructure providers. It has been informed by stakeholder consultation.

Ealing Council is currently developing a new Local Plan, which will include site allocations as well as new policies for the determination of planning applications. The council has recently consulted on the Regulation 18 draft Local Plan, alongside the Ealing Infrastructure Topic Paper which brought together evidence to summarise existing infrastructure provision across the borough and highlight any known capacity issues. The feedback provided from the Regulation 18 consultation covered an array of different issues related to infrastructure provision with key themes surrounding the provision of healthcare facilities, sports and leisure facilities and transport. The representations made have informed the development of this IDP.

The new Local Plan will cover the period 2024 to 2039. Ealing Council is working towards a Regulation 19 Local Plan for consultation to be held in winter 2023. This will be the proposed submission version of the new Local Plan. The 6-week consultation period will provide an opportunity for people to comment on the Local Plan before it is examined by a planning inspector. The Local Plan is currently scheduled for adoption in 2024.

The IDP will form a key element of the council's evidence base to support the Local Plan. The development of the IDP provides clear recognition of the infrastructure needed to respond to identified constraints and support new development at the earliest stage possible. It provides the focus for Ealing Council to work with infrastructure providers and stakeholders to proactively plan for and enable the delivery of infrastructure.

Within the context of limited and diminishing funding, establishing a reliable and concise IDP will ensure any investment decisions are based on a sound understanding of infrastructure requirements and growth. This will offer greater certainty to service providers, funders and developers about how infrastructure will be funded and delivered, enabling growth and encouraging investment.

The IDP will also be used by the council as part of the development management process, to underpin the development of Community Infrastructure Levy (CIL) charging and negotiations for developer contributions, to inform the whole-plan viability assessment, as well as the ongoing monitoring and prioritisation of projects through the Infrastructure Funding Statement.

## 1.2 Approach to the Infrastructure Delivery Plan

The IDP has been prepared in two stages:

**Part 1 - Baseline Infrastructure Report (this report):** This provides the baseline context for existing infrastructure capacity in the borough by:

- Analysing infrastructure and service providers' investment plans;

- Providing an understanding of infrastructure services, networks and facilities in the borough, and identifying any existing capacity surpluses and deficits on a local authority wide basis; and
- Identifying how these infrastructure capacity constraints might have implications for the Local Plan, including setting out any issues that might constrain future growth.

**Part 2 - Infrastructure Delivery Plan:** sets out the infrastructure requirements associated with the development strategy which will form the basis of the Regulation 19 Local Plan, finalised following Part 1. It includes:

- The required infrastructure, including details of the responsible infrastructure service provider, capacity required, likely cost, and funding gap where known; and
- A clear identification of the methodology taken to assess infrastructure requirements, identify infrastructure surpluses and deficits and calculate costs.

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information will naturally date and alter over time. It is therefore recommended that the IDP is updated on a regular basis by the council.

### 1.3 Ealing Council IDP Scope

The scope of the IDP addresses the infrastructure listed in Table 1, including local services but also in some cases wider strategic provision of services across administrative boundaries.

The role of Ealing Council in delivering different infrastructure types differs across provisions. For some types of infrastructure, the council has a clear role for the delivery and funding of provision, for example, community facilities, green infrastructure and open space, and sports and leisure. For others the role is shared with other infrastructure providers, for example, education, health and social care, transport, waste management facilities and flood management. For the remaining types the council’s role is more limited with the responsibility of delivery being private infrastructure providers, for example, energy and utilities, and digital connectivity.

**Table 1 Infrastructure Delivery Plan Scope by Topic**

Infrastructure topic	Sub-topic	Local influence	Strategic influence
Community facilities	Libraries	Yes	No
Community facilities	Community centres	Yes	No
Green infrastructure / Open space	Parks and gardens	Yes	Yes
Green infrastructure / Open space	Amenity green space	Yes	No

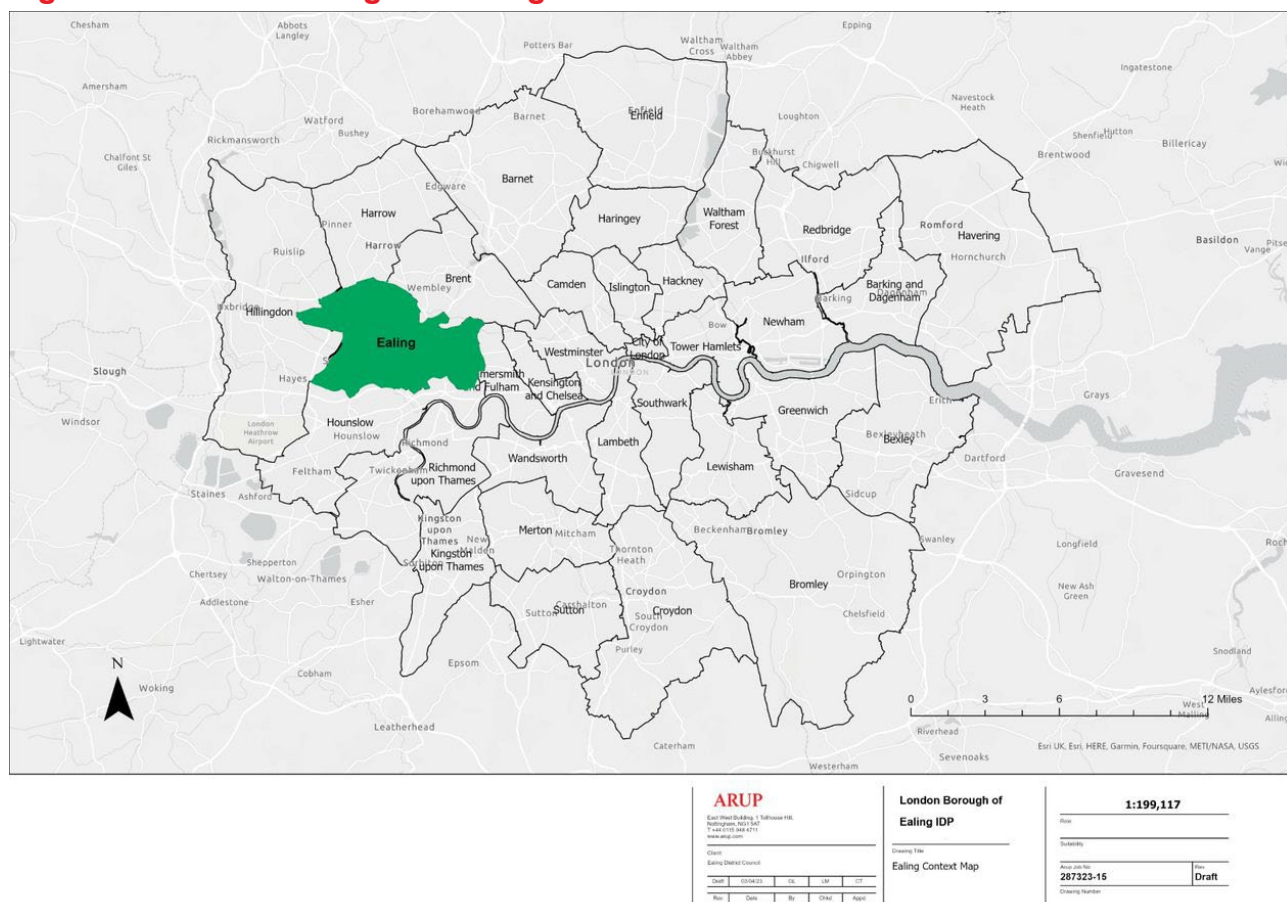
Infrastructure topic	Sub-topic	Local influence	Strategic influence
Green infrastructure / Open space	Natural and semi-natural greenspace	Yes	Yes
Green infrastructure / Open space	Allotments	Yes	No
Green infrastructure / Open space	Cemeteries	Yes	No
Sports and leisure	Sports facilities	Yes	No
Sports and leisure	Sports halls	Yes	No
Sports and leisure	Multi-Use Game Areas (MUGAs)	Yes	No
Education	Early years	Yes	No
Education	Primary education	Yes	No
Education	Secondary education	Yes	Yes
Education	16-18 years education	Yes	Yes
Education	Special Educational Needs and Disabilities (SEND)	No	Yes
Health and social care	Primary healthcare	Yes	N
Health and social care	Secondary healthcare	Yes	Yes
Health and social care	Social care	Yes	No
Transport	Highways	Yes	Yes
Transport	Public transport (rail)	Yes	Yes
Transport	Public transport (bus)	Yes	Yes
Transport	Walking, cycling and micromobility	Yes	No
Waste management facilities	Waste & recycling	Yes	Yes
Flood management	Flood mitigation	No	Yes

Infrastructure topic	Sub-topic	Local influence	Strategic influence
Emergency services	Ambulance	Yes	Yes
Emergency services	Police	Yes	Yes
Emergency services	Fire	Yes	Yes
Energy and utilities	Potable water	No	Yes
Energy and utilities	Wastewater	No	Yes
Energy and utilities	Gas supply	No	Yes
Energy and utilities	Electricity supply	No	Yes
Digital connectivity	Broadband/wired and fixed mobile communications	Yes	Yes

## 1.4 Study area

The London Borough of Ealing is located in West London and shares borders with Hammersmith & Fulham, Hounslow, Hillingdon, Harrow, Brent, and Kensington & Chelsea. Figure 1 illustrates the boundaries of the borough and its surrounding authorities.

**Figure 1 London Borough of Ealing and wider environs**



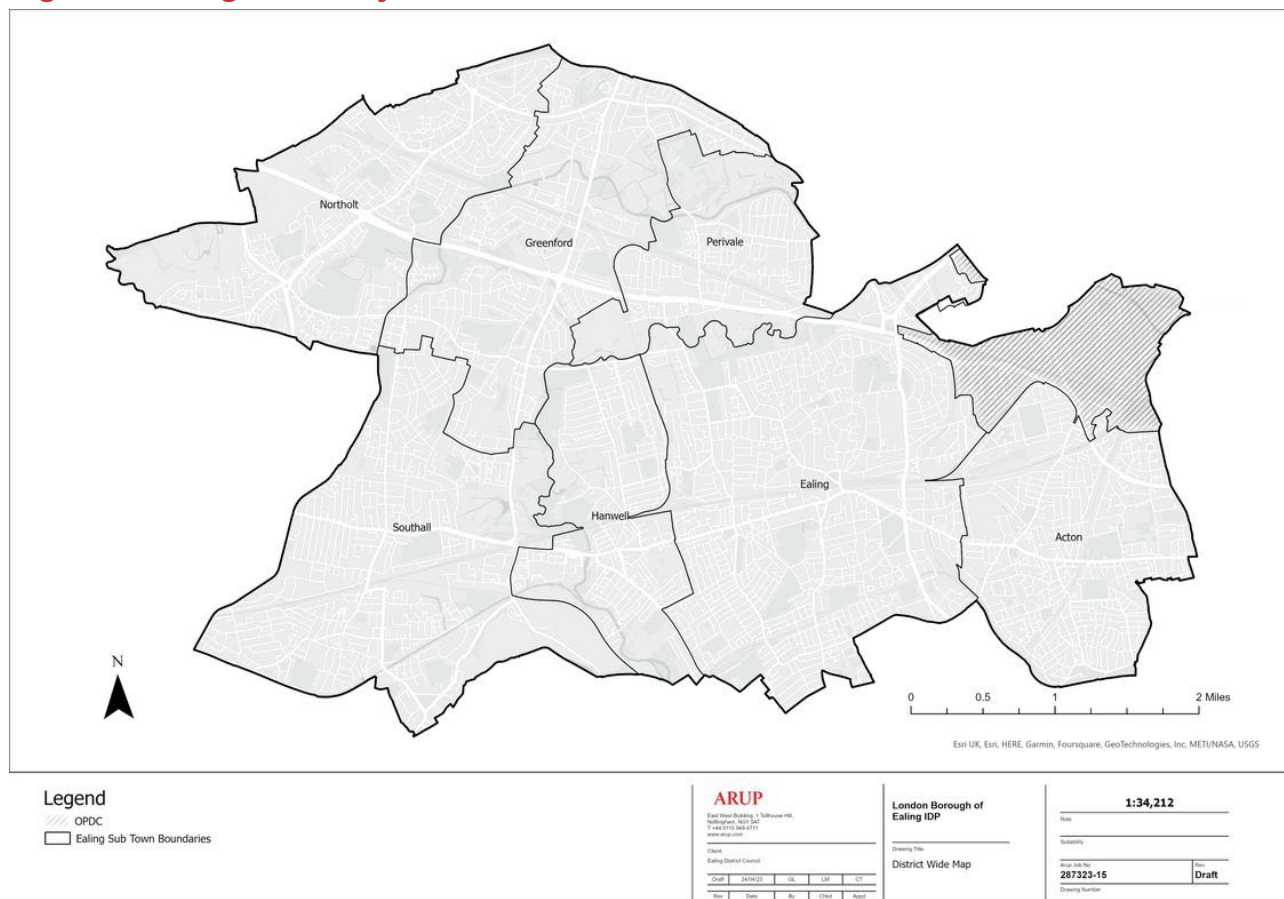
Source: data.gov.uk

The Old Oak and Park Royal Development Corporation (OPDC) is a Mayoral Development Corporation and the local planning authority for the Old Oak Opportunity Area identified for future growth and development within the London Plan. The Opportunity Area is partially located in the north-eastern corner of the borough as shaded on Figure 2. It spans an area which includes parts of Ealing, Brent, and Hammersmith & Fulham.

For the purposes of infrastructure planning within this IDP, an area of study has been defined for the baseline analysis. This divides the borough into seven towns that comprise the study area, excluding the Old Oak and Park Royal Development Corporation area, which has its own IDP. Figure 2 sets out the study area for the Ealing IDP. The seven towns are as follows:

- Acton
- Ealing
- Greenford
- Hanwell
- Northolt
- Perivale
- Southall

**Figure 2 Ealing IDP study area**



Source: data.gov.uk

## 1.5 Document Structure

The Part 1 Baseline Infrastructure Report is intended to provide a baseline assessment of existing infrastructure provision and is intended to be read alongside the Stage 2 Infrastructure Delivery Plan once this is produced. The Infrastructure Baseline Report is structured as follows:

- **Section 2** provides a summary of all the infrastructure baseline and planned/proposed infrastructure across the borough. It is ordered by infrastructure type that the Council has most responsibility in delivering through to those types which are provided by external providers.
- **Section 3** provides an overview of infrastructure across the seven towns.
- **Appendices** set out the national and local policy context, provide a summary of the methodology used to identify the infrastructure requirements across the borough and provide a detailed overview of each infrastructure topic, including tables of facilities and the Stage 1 Baseline Infrastructure Delivery Schedule.



## 2. Infrastructure provision

### 2.1 Community facilities

#### 2.1.1 Library services

##### Overview

Local Authorities are responsible for delivering a comprehensive and efficient library service. Contemporary library services provide access to a wide range of digital and media resources, including Wi-Fi access, along with physical spaces for community use in addition to the traditional functions of a library.

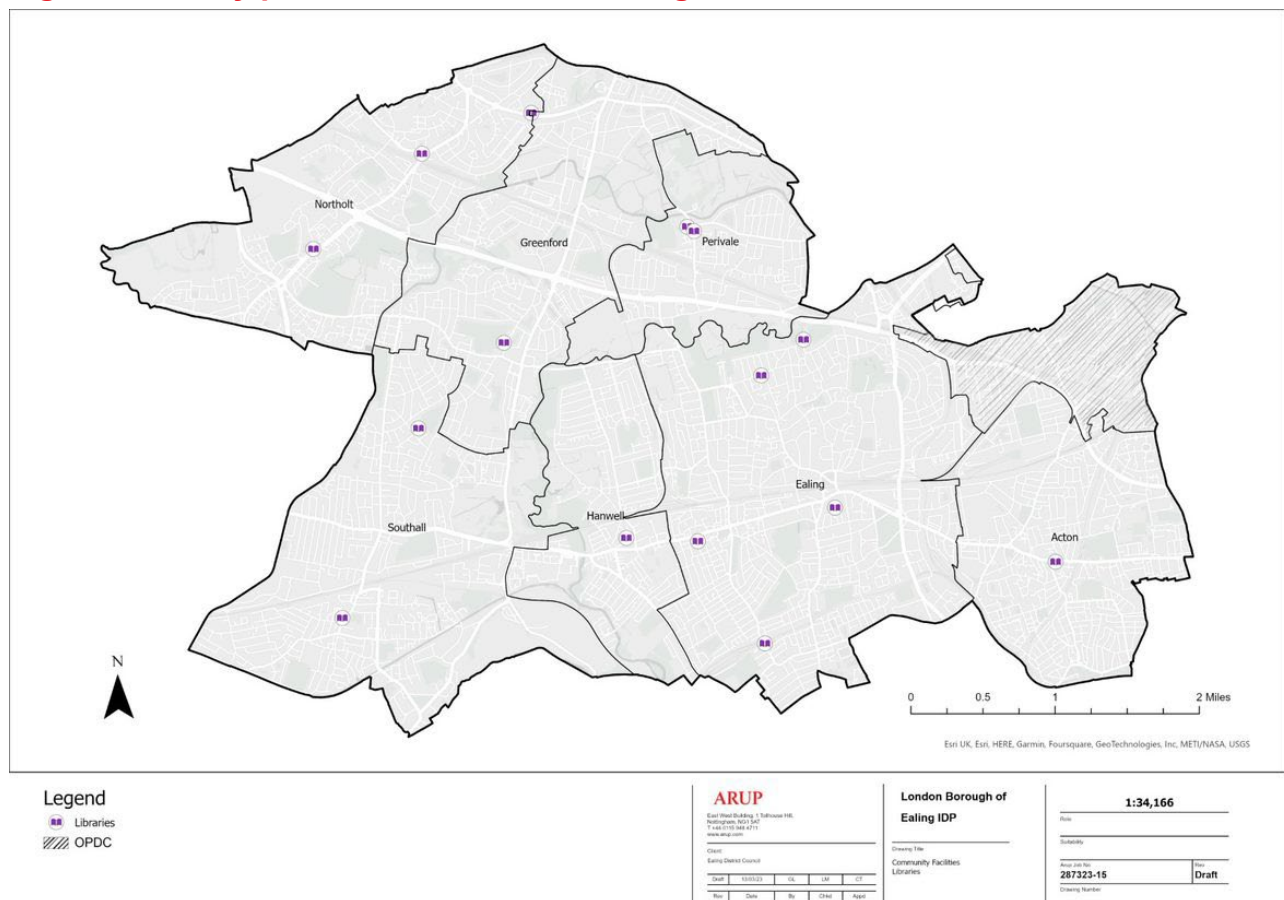
The library service in the borough is delivered through a mixed model, with seven libraries directly funded and managed by the council, and five libraries commissioned to local organisations to operate as community managed libraries. Local authorities have a statutory duty (under the Public Libraries and Museums Act 1964) to ensure the provision of a 'comprehensive and efficient library service' that encourages both adults and children to make full use of the library services.

##### Existing provision and capacity

The borough has 13 libraries, five of which are managed by the council, and the remaining five are operated by community organisations as community managed libraries.

The provision is set out in Figure 3 and Table 2.

**Figure 3 Library provision across the borough**



Source: Ealing Council

**Table 2 Libraries provision in the borough**

Facility	Town	Operator
Acton Town Hall Library	Acton	Council
Ealing Central Library	Ealing	Council
Northfields Library	Ealing	Community (run by Northfields Community Library)
Pitshanger Library	Ealing	Community (run by Friends of Pitshanger)
West Ealing Library	Ealing	Community (run by Ealing CVS)
Greenford Library	Greenford	Council
Perivale Library	Perivale	Community (run by Perivale Hive)
Wood End Library	Northolt	Council
Hanwell Library	Hanwell	Community (run by Ealing Law Centre)
Northolt Leisure Centre Library	Northolt	Council
Northolt Library	Northolt	Council
Jubilee Gardens Library	Southall	Council
Southall Library (Dominion Centre & Library)	Southall	Council

Source: Ealing Council



## 2.1.2 Community centres

### Overview

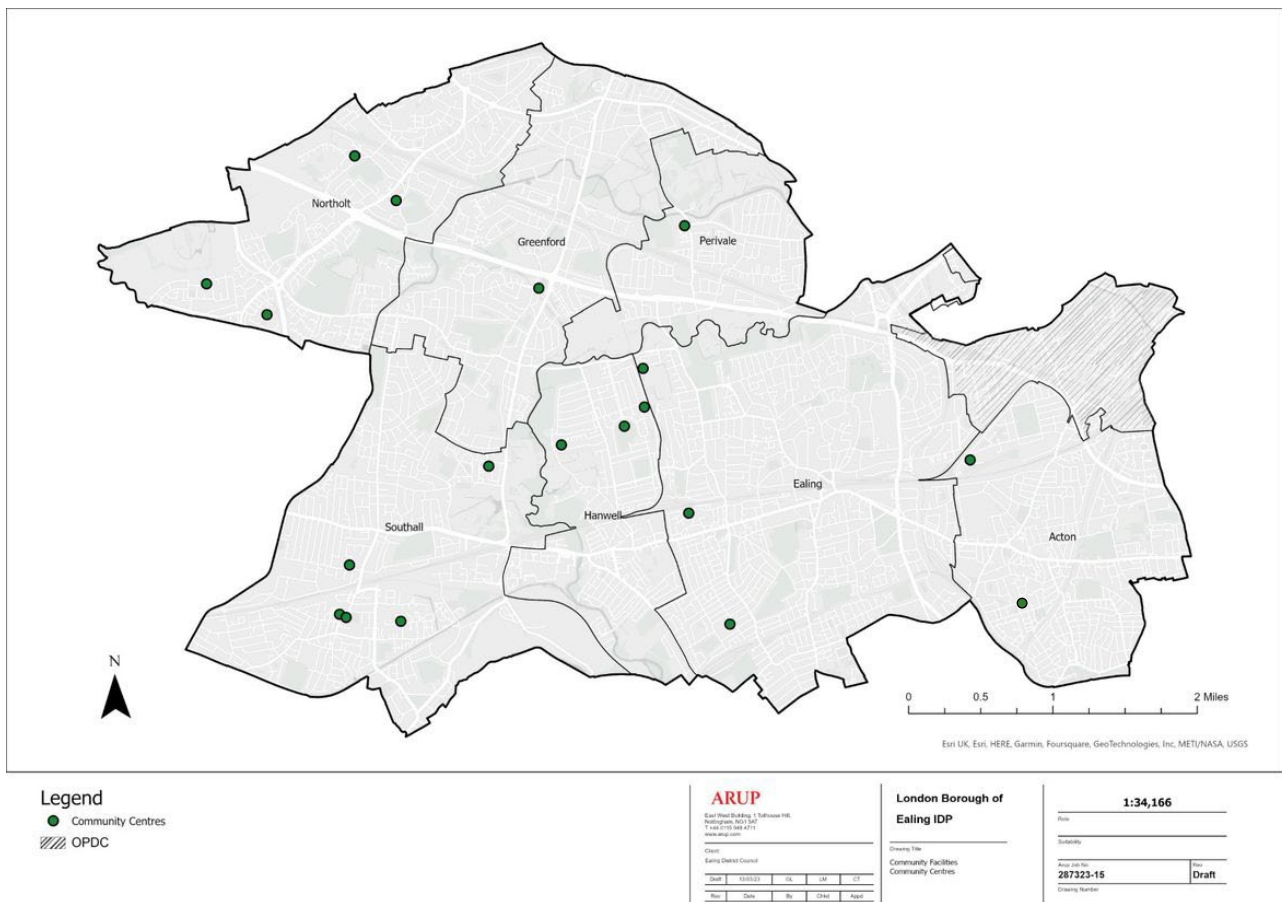
Community centres are significant focal points for local community activities. Depending on the type and location, community centres in the borough are generally the responsibility of the council, housing estates, or independent organisations. They provide physical venues where residents can access services such as early years education, after-school clubs for children and young people, sports activities, hobby groups, health improvement and activities for the elderly and people with disabilities.

Furthermore, community centres play a crucial role in supporting a variety of cultural and civic activities. In March 2023, Ealing Council published a five-year cultural manifesto and action plan to promote arts, culture, and creative industries. The goal is to inspire more creative people, more creative communities, and more creative places. The action plan identifies potential for community centres to be transformed into state-of-the-art performing arts centres or music venues, which offer spaces for grassroots participation and affordable creative workspaces.

### Existing provision and capacity

Ealing currently has 18 community centres, two of which are managed by the council. Figure 4 shows the distribution of provision across the borough (see Appendix A.1.4). In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses. It is noted that the current provision may not be easily accessible for all residents across Ealing. For example, there is only one community centre each in Greenford and Perivale, and only two in Acton.

Ealing also has three youth centres – Bollo Brook Youth Centre in Acton, Westside Young People's Centre in Ealing, and the Young Adult Centre in Southall. These specifically cater to the needs of young people in the borough. The youth centres are managed by Ealing Council's Integrated Youth Service which aims to support young people in the borough aged 11-25. The centres regularly hold a range of sports, cultural, social and employment/training activities which support the physical and mental health and well-being of young people.



**Figure 4 Community centres in the borough**

Source: Ealing Council

## 2.2 Green infrastructure and open space

Green infrastructure refers to the multifunctional, integrated network of open and green spaces and features. Green spaces can provide multiple benefits for people and wildlife including flood management, urban cooling, improving physical and mental health, resilience to climate change, green transport links (through walking and cycling routes), ecological connectivity and food growing. Local Authorities should work collaboratively with other partners, such as Local Nature Partnerships and Natural England to protect and improve the provision of green infrastructure and open space.

The London Plan<sup>1</sup> places great emphasis on the need for urban greening as it can help to meet other policy objectives while providing a range of benefits. The Plan introduces an Urban Green Factor to help boroughs and developers in determining the appropriate provision of urban greening for new developments.

The Environment Act 2021 is set to make biodiversity net gain mandatory from November 2023, which is an approach to development that leaves biodiversity in a better state than before. The Biodiversity Action Plan 2022-2027<sup>2</sup> sets out that the planning obligations process will work alongside the BNG process. Where BNG cannot be achieved on development sites, then losses must be offset by gains elsewhere.

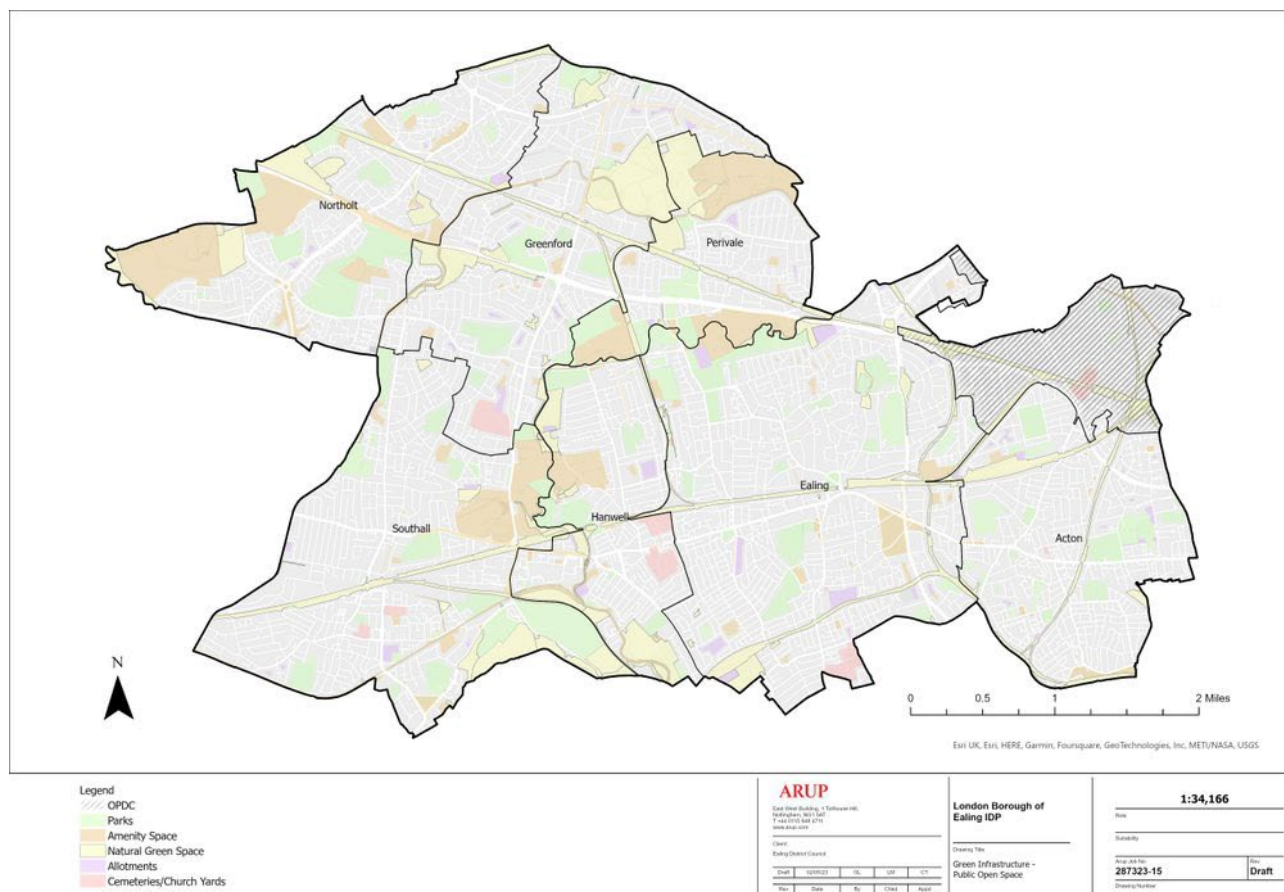
Ealing is a green borough particularly given the extensive areas of Green Belt (309 ha) and Metropolitan Open Land (868 ha), large areas of which are accessible to the public. Green infrastructure in Ealing includes Green Belt, Metropolitan Open Land, parks and gardens, a range of other amenity spaces and natural green spaces, allotments and cemeteries. This section of the IDP draws mainly on the Ealing Open Space Strategy 2012 to 2017 and is organised according to the open space typologies used in that study. Given the multi-functional nature of open spaces, there are therefore often overlaps between the different categories. The Open Space Strategy categorises Public Open Space as parks and gardens, outdoor sports facilities, natural and semi-natural green space and amenity green space. Whereas Community Open Space includes allotments, sports grounds & golf courses, and cemeteries & churchyards.

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<sup>1</sup> Available at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

<sup>2</sup> Available at: [https://www.ealing.gov.uk/downloads/download/6680/biodiversity\\_action\\_plan\\_2022](https://www.ealing.gov.uk/downloads/download/6680/biodiversity_action_plan_2022)

**Figure 5 Green infrastructure in the borough**



Source: Ealing Council

### **Parks and gardens**

Parks and gardens provide public open space for outdoor exercise as well as various leisure activities. This includes all public urban parks, country parks and formal gardens. The importance of parks and gardens has particularly been highlighted over the course of the Covid-19 pandemic, where accessible outdoor spaces have been important in enhancing and maintaining physical and mental health and well-being. Parks are generally managed and maintained by the council for public use.

**Table 3 Parks in the borough**

Type	Number of sites in Ealing	Total Area (hectares)
Regional Park	0	0
Metropolitan Parks	10	156.9
District Parks	14	137.9
Local Parks	51	280.5
Small Open Space	41	37.3
Pocket Parks	46	8.9

*Note: Data taken from the Ealing Green Space Strategy 2012 – 2017 and follows the Open Space Hierarchy set out in the London Plan.*

There are 47 parks and gardens across Ealing, equating to a total of 155.99 hectares of open space.

However, it has been noted that there is an uneven distribution of green and open space, with notable deficiencies of access to public open spaces including parks and gardens in: Southall, Acton, Old Oak and Park Royal, Hanger Lane, Perivale, central Ealing and north of Greenford and Northolt town centres. Moreover, the last audit undertaken to inform the Green Space Strategy indicated that some existing green and open spaces are not of high quality.

### **Amenity Green Space**

Amenity greenspace typically refers to public open space most situated in housing areas, including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens.

There are currently 24 spaces which were categorised as amenity green space sites in Ealing, which equates to 18.33 hectares in total area.

### **Natural and semi-natural greenspace**

Natural and semi-natural urban green spaces include woodlands, urban forestry, grasslands (e.g., downland, commons, and meadows), wetlands, open and running water, wastelands, and derelict open land and rock areas.

Ealing has 35 natural green space sites, which equates to 259.45 hectares of total area. There are also 102 Sites of Importance for Nature Conservation (SINCs) in the borough, covering over 1,000 hectares of land in total. This equates to 4.26 hectare per 1,000 population, which is well above the standard set out by Fields in Trust (i.e., 1.8 hectare per 1,000 population).

However, it has been noted that the borough does not have equal distribution and accessibility to its SINCs. Some SINCs are not publicly accessible, for example green corridors along rail lines. The urban south and eastern areas of the borough are typically more than 1 km walking distance to a publicly accessible SINC.

It is noted that Ealing's SINC network is currently under review, with any recommended changes being carried forward through the new Local Plan.

### **Allotments**

Allotments are a form of community open space which allow residents to grow their own produce on areas of land leased from the local council, charities or private bodies. Allotments form part of the long-term promotion of sustainability, health, and social inclusion.

There are currently 73 allotments in Ealing, covering a total of 52.91 hectares in area. This equates to 0.21 hectare per 1,000 households, which is below the standards set out by the National Society of Allotment and Leisure Gardeners (i.e., 0.5 hectare per 1,000 households). The provision is set out in Appendix A.1.5.

It is noted that the provision of allotment sites is not equally distributed across the borough. There is limited provision in the more urbanised area of the borough, such as Central Ealing, however at present, there are no identified schemes to increase provision to meet the standards set by the National Society of Allotment and Leisure Gardeners.

## Cemeteries

Ealing Council is responsible for ensuring adequate provision of cemeteries across the borough. Cemeteries are generally run and managed by the council. Traditional Islamic burial spaces are also offered to cater to cultural needs.

There are currently seven sites across Ealing that have been classified as churchyards or cemeteries, covering 20.74 hectares in area. Two of the 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. The provision is set out in Table 4.

The Audit of London Burial Provision report notes that Ealing is unlikely to be able to meet demand for burial space over the next 20 years. This is due to a significant problem with cemetery capacity, with some cemeteries no longer in use. There is also insufficient traditional Islamic burial space at present. However, there are currently no identified schemes planned to meet demand.

**Table 4 Cemeteries in the borough**

Facility	Town
Acton Cemetery	Acton
South Ealing Cemetery	Ealing
Greenford Park Cemetery	Greenford
Gunnersbury Cemetery (managed by the Royal Borough of Kensington and Chelsea)	Hanwell
Hanwell Cemetery (managed by the City of Westminster)	Hanwell
Havelock Cemetery	Southall
Hortus Cemetery	Southall

## 2.3 Sports and leisure facilities

There is no statutory requirement for councils to provide sports and leisure facilities, but they do on a discretionary basis because they recognise the immense value of these services and infrastructure to their communities.

Local Authorities are currently the largest investor in sport and leisure facilities. The pandemic has hit sports and leisure provision hard, compounding existing economic challenges facing the sector with an ageing leisure estate. At the time of writing, there is a call for the new Office for Health Improvement and Disparities to recognise the importance of public leisure services on the nation's wellbeing and the need for capital investment to improve the leisure estate.

### 2.3.1 Sports facilities

#### Overview

Sports facilities include both indoor and outdoor facilities. Indoor sports facilities include a variety of venues which allow residents to participate in a range of sporting and recreational activities.

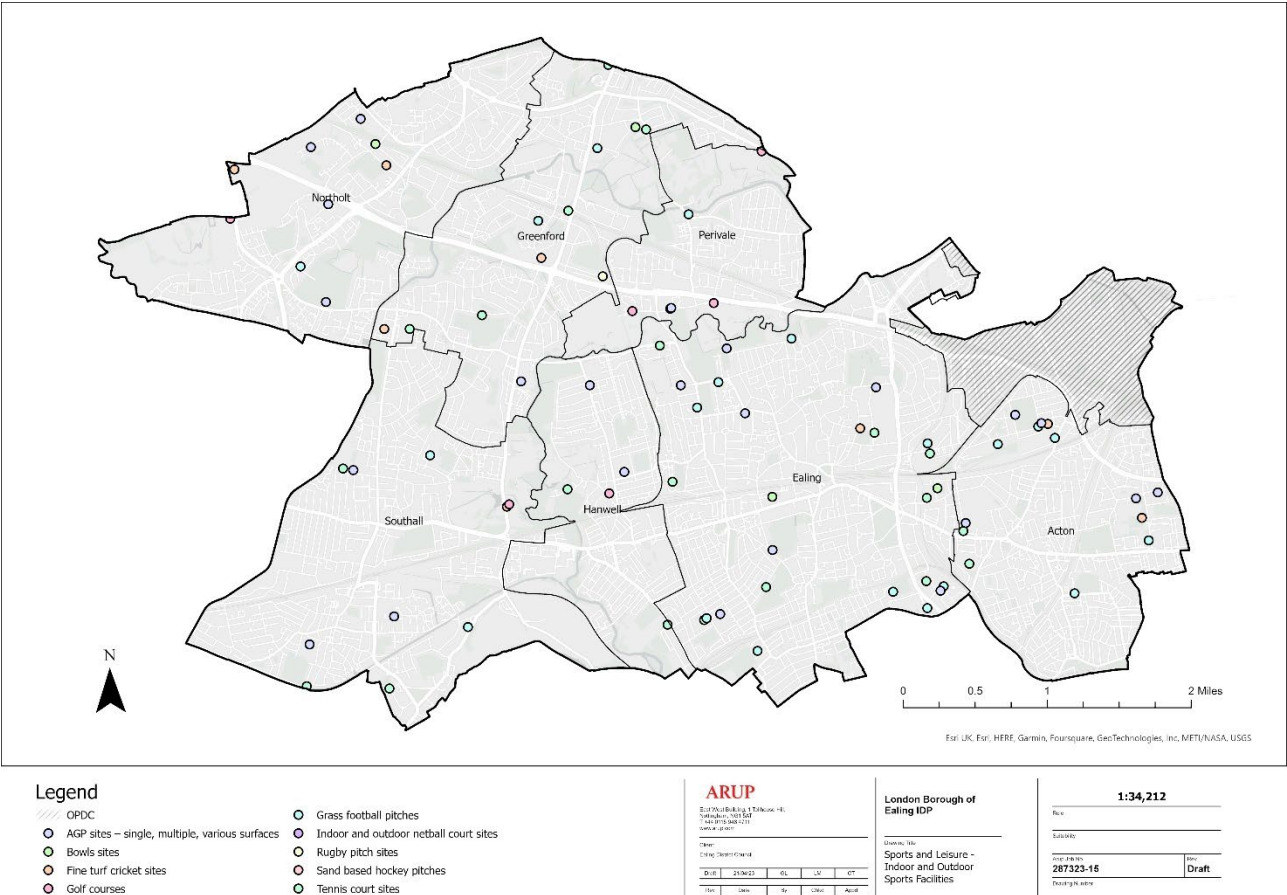
Outdoor sports facilities provide residents with venues for a range of physical exercise and sports activities. Depending on the type of facility, they may be owned and operated publicly or privately.

#### Existing provision and capacity

Figure 6 shows the existing indoor and outdoor sports facilities in Ealing. The full list is set out in Appendix A.1.6. As seen from Figure 6, there is generally an even distribution of outdoor sports facilities across the borough. Popular facilities such as football pitches and tennis courts are situated in locations that are accessible to residents across the towns. There are also provisions for other special sports facilities such as squash courts and sand-based hockey pitches.



Figure 6 Sports facilities in the borough



Source: Ealing Council

Football pitches

There are currently 30 grass football pitch sites in the borough which are available for club and/or community use. The overall provision is insufficient to meet current and future demand. There is a particular shortfall in supply for youth/mini football matches and training. Demand also exists for more 3G artificial football pitches. Given increased demand because of future population growth and limited potential to increase the use of existing pitches, additional natural turf and artificial pitches will be required.

Rugby pitches

There are currently eight rugby pitch sites in the borough, three of which offer floodlit artificial grass pitches. The current provision is insufficient to meet demand. An additional three pitches or an additional floodlit rugby compliant artificial grass pitch would be needed to meet anticipated future demand. There is also growing demand for boys and girls mini/junior rugby, which will impact on the demand for rugby pitches.

Cricket pitches

There are currently 24 fine turf cricket pitch sites in the borough, which is insufficient to meet both current and future demand. Cricket teams have had to use facilities outside the borough. In addition to demand for more club cricket grounds, there is also both casual and non-club-based demand for cricket pitches, including for council-run facilities in parks. Council-owned cricket pitches, which are all located in public parks, are of average or poor quality, due to the challenges of maintaining outdoor facilities that are not secure or



protected from use by people for uses other than cricket. In addition, most fine turf cricket pitches are close to, or have exceeded their playing capacity.

### *Outdoor tennis courts*

There are currently 41 outdoor tennis court sites in the borough. These provide 183 outdoor tennis courts, 96 of which are floodlit courts distributed across tennis clubs, health clubs, parks, education and community sport centre sites. There are also three indoor year-round courts at a tennis club as well as four indoor courts (winter months only) at a health club. The existing provision is considered to be sufficient to meet current demand, both for community clubs and pay and play facilities. However, demand is expected to increase due to population growth. This may be most acute in the northwest of the borough, where there are fewer accessible community tennis court sites.

### *Other outdoor sports facilities*

Ealing also has provision for other outdoor sports facilities such as skate parks, a BMX track, bowls green sites and a horse-riding facility. However, these facilities are not evenly distributed across the borough, and it has been noted that there is demand for additional informal facilities, such as outdoor gym equipment, parkour, skating and cycling/BMX facilities.

### *Indoor sport centres*

Ealing has a number of indoor sports centres (Table 5), all of which include a range of facilities. Some centres have a swimming pool and/or sports hall as well as a variety of different facilities such as badminton courts, cricket nets, martial arts/dance studios, fully equipped gyms, women only gyms and climbing walls.

**Table 5 Indoor sport centres in the borough**

<b>Sports centre</b>	<b>Town</b>
Alec Reed Academy Community Sports Centre	Northolt
Brentside High School Sports Centre	Hanwell
Dormers Wells Leisure Centre	Southall
Elthorne Sports Centre	Hanwell
Everyone Active Acton Centre	Acton
Featherstone Sports Centre	Southall
Greenford Sports Centre	Greenford
Gunnersbury Park Sports Hub	Ealing
Gurnell Leisure Centre**	Ealing
Northolt High Sports Centre	Northolt
Northolt Leisure Centre	Northolt
Reynolds Sports Centre	Acton
Twyford Sports Centre	Acton

\*\*Note: Gurnell Leisure Centre was closed at the start of the first Covid-19 lockdown.

While a number of indoor sports centres offer a wide range of indoor facilities across Ealing, there are no dedicated gymnastic and trampolining facilities, or public pay and play indoor tennis facilities in the borough. There is also a growing demand for flexible indoor spaces such as small halls or large studios.

There is also a deficit of swimming pool provision. It is noted that Southall and Acton have the greatest demand for pool space, while there are large areas of the borough outside a 20-minute walk of a public pool. Gurnell Leisure Centre is 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.

### **Sports halls**

Sports halls are larger indoor venues which can be used to host various court games such as badminton, basketball, volleyball, netball, handball, and table indoor cricket. Sports halls are provided by different public and private operators.

There are currently 19 sports hall sites in Ealing, nine of which offer public pay and play facilities, while the remaining 10 are available for club use. Out of the 13 sport centres open in Ealing, 10 of them provide sports halls. The full provision is set out in Figure 7 and Appendix A.1.7.

It has been noted that all Ealing sports halls have reached 100% capacity during the weekly peak period, compared to the London average of 94%. Moreover, 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.

Current projections also show that the demand for sports halls by 2031 exceeds accessible supply. By 2031, the demand for sports courts is projected to be 101 courts in the peak period (with the highest demand in Southall), while the supply by then (i.e., 19 sports hall facilities including a new 8 court sports hall at Dormers Wells Leisure Centre to replace the existing 6 court sports hall) is only projected to stand at 69 courts, resulting in a possible deficit of 32 courts.

Provision for children and young people includes play areas, skateboard parks and outdoor basketball hoops, and other more informal areas for social interactions such as hanging out areas and teenage shelters etc. They provide open space for outdoor exercise as well as gatherings, which support the physical and mental health and well-being of children and young people.

Ealing Council  
| 9 February 2024 | Ove Arup & Partners Limited

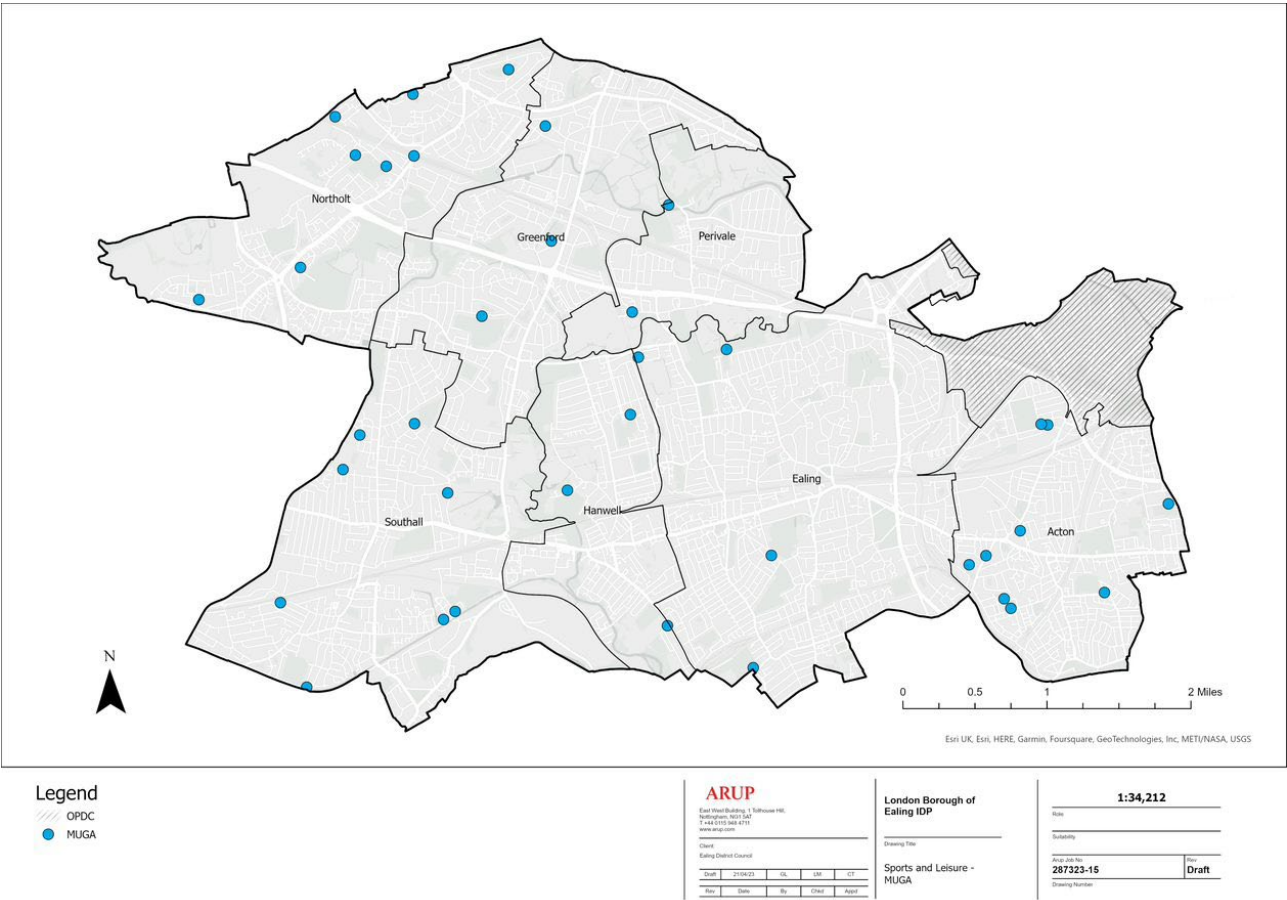
the Ealing Green Space Strategy 2012-2017<sup>3</sup> that there are 77 playgrounds and 14 fitness areas which are open to use.

**Multi-use games areas (MUGAs)**

Multi-use games areas are outdoor venues which can host a number of sports games. MUGAs are mostly owned and operated by the council and are free to use during opening hours.

There are currently 44 multi-use games areas in the borough. The provision is shown in Figure 8, and the list of sites can be found in Appendix A.1.8. Most MUGAs have markings for football and basketball games and are generally located in residential areas for easy access by local residents.

**Figure 8 MUGAs in the borough**



Source: Ealing Council

<sup>3</sup> Available at: [https://www.ealing.gov.uk/downloads/download/2459/ealing\\_green\\_spaces\\_strategy\\_2012-2017](https://www.ealing.gov.uk/downloads/download/2459/ealing_green_spaces_strategy_2012-2017)

## 2.4 Education

The Department for Education is responsible for children services and education, including early years, primary and secondary schools, 16-18 year and SEND education policy, apprenticeships and wider skills in England. Regional directors act on behalf of the Secretary of State for Education who work closely with local authority education teams to make sure they fulfil their statutory duty to secure sufficient school places.

### 2.4.1 Early years

#### Overview

Ealing Council is the Local Education Authority for Ealing and has a duty to secure free places for all children in Ealing meeting the eligibility criteria.

The funding for early years education is provided by central government through Free Early Education (FEE) funding. The FEE provides up to 30 hours of flexible provision per week over 38 weeks of the year for all three and four-year-olds from the start of the next term following the child's third birthday.

Delivery of early years education provision can be through a range of providers including nurseries, pre-schools, nursery classes, nursery schools and child-minders – and all can be covered by FEE funding. These schemes were set up to improve social and educational outcomes for children and to make childcare more affordable, enabling parents to work or increase their working hours.

#### Existing provision and capacity

There are 100 childcare providers and 237 registered childminders and nannies in Ealing. Childcare providers include nursery classes, nursery schools, pre-school playgrounds and children's centres. The existing provision is set out in Table 6 and Figure 9.

Ealing has sufficient levels of early years facilities and childcare places for 0 to 4 years to meet demand in the borough, particularly given a reduction in demand due to a combination of factors including falling birth rates and post-Brexit immigration changes. Vacancy rates in early years facilities also indicate that there is spare capacity available if demand increases in the future. There has been an overall reduction in demand for nursery provision within primary schools, while more primary schools are offering extended or all-day nursery provision to provide more flexibility in response to parental needs.

However, funding for early years facilities is limited and rising operation costs are resulting in providers having to close. Providers are also experiencing problems in staff recruitment and retention.

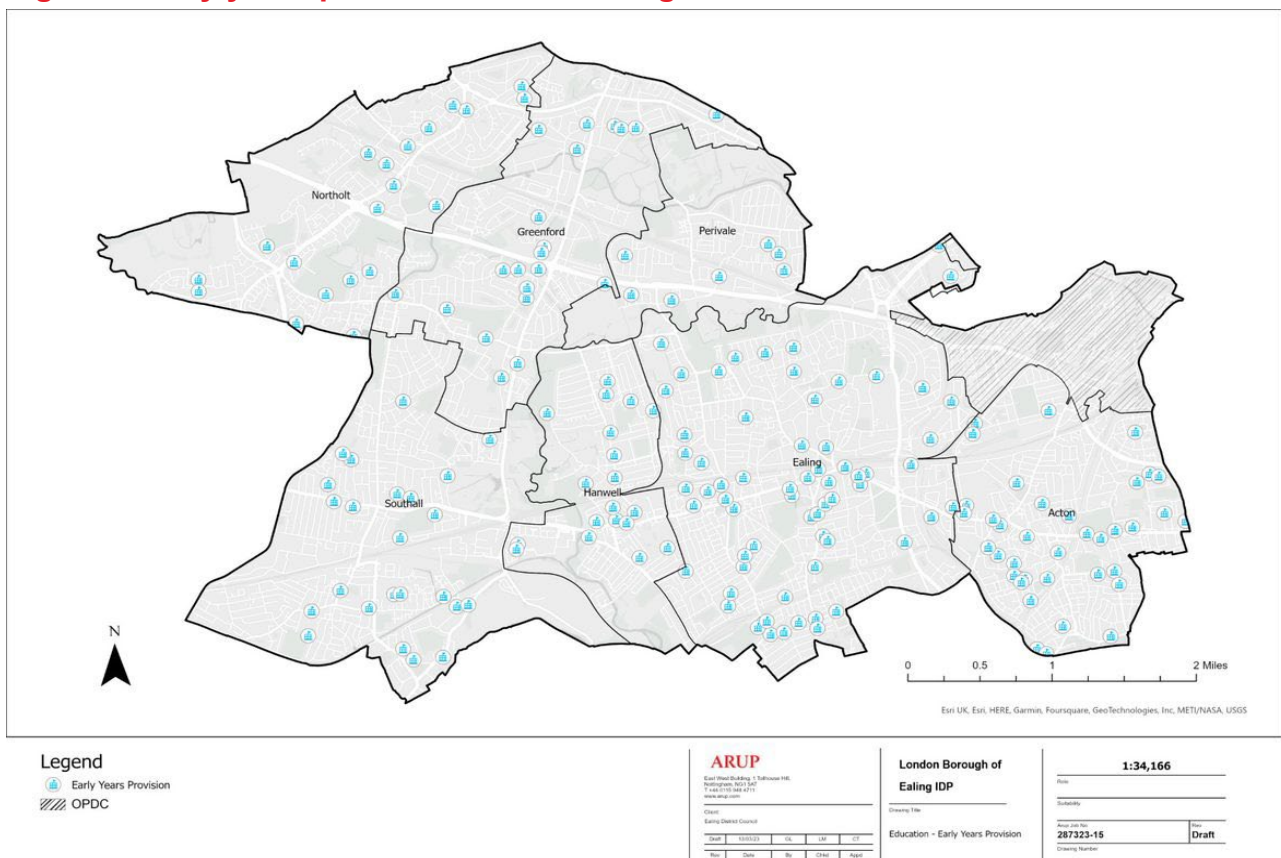
In the recent 2023 budget, the government set out an extension of the 30-hour entitlement over the next three years which would benefit many parents but could also have potential implications for the viability of existing providers. Affordability of childcare is a nationwide issue, but it is particularly acute in London.

**Table 6 Provision of early years facilities across the borough as of September 2022**

Provision	Number in Ealing
Nursery classes in state-funded primary schools	64
Nursery schools	4 (2 in Southall, 2 in Acton)
Pre-school playgrounds	5
Children's centres	27
Childminders	221
Nannies and babysitters	16

Source: Stakeholder engagement with Ealing Council (2022)

**Figure 9 Early years provision in the borough**



Source: Ealing Council



## 2.4.2 Primary education

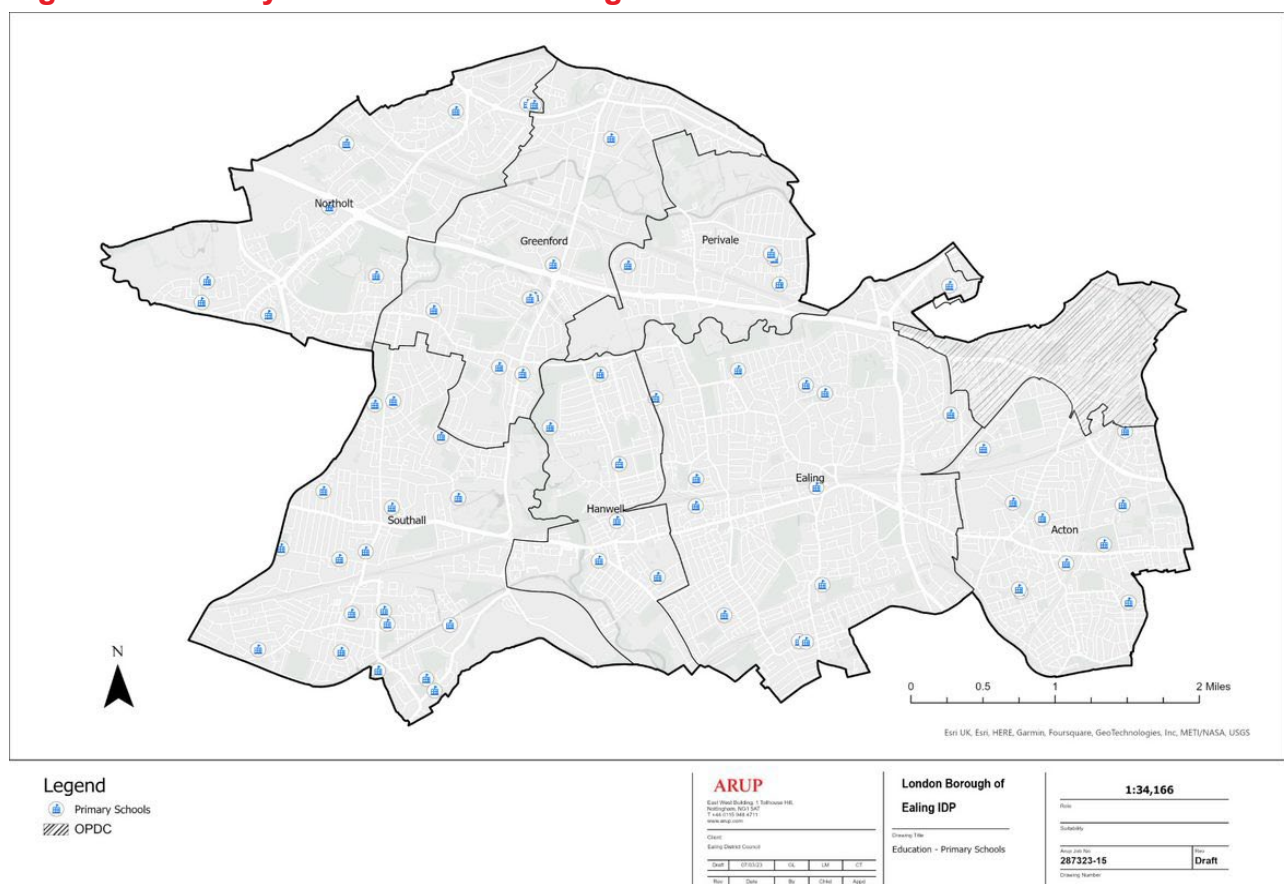
### Overview

As the Local Education Authority, Ealing Council produces annual forecasts to assess the demand for school places across the borough. Ealing Council also completes the annual statutory school capacity survey (SCAP) by the Department for Education, which collects information on school capacity for the current academic year, as well as pupil number forecasts for the next five academic years. The borough is divided into 9 planning areas for primary forecasts. The latest available SCAP data was published in March 2023.

### Existing provision and capacity

There are 81 primary schools in Ealing, 65 of which are state funded, 15 are independent schools, and one is part of an all-through school. The existing provision (as of January 2022) is set out in Figure 10 (see Appendix A.1.9 for the full list).

**Figure 10 Primary schools in the borough**



Source: Ealing Council

A fall in birth rates and the impact of Brexit and the pandemic on migration patterns has resulted in falling demand for primary school places, leading to a recent reduction in the Published Admission Numbers (PAN) in several schools across Ealing. The council continue to work closely with schools to manage their PANs in response to this reduced demand. Nonetheless, pockets of sustained high demand remain, particularly in central, south, and east Ealing where the majority of schools are near or at capacity.

In terms of future provision, there is uncertainty around future pupil forecasts, given that impacts of the 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.



### 2.4.3 Secondary education

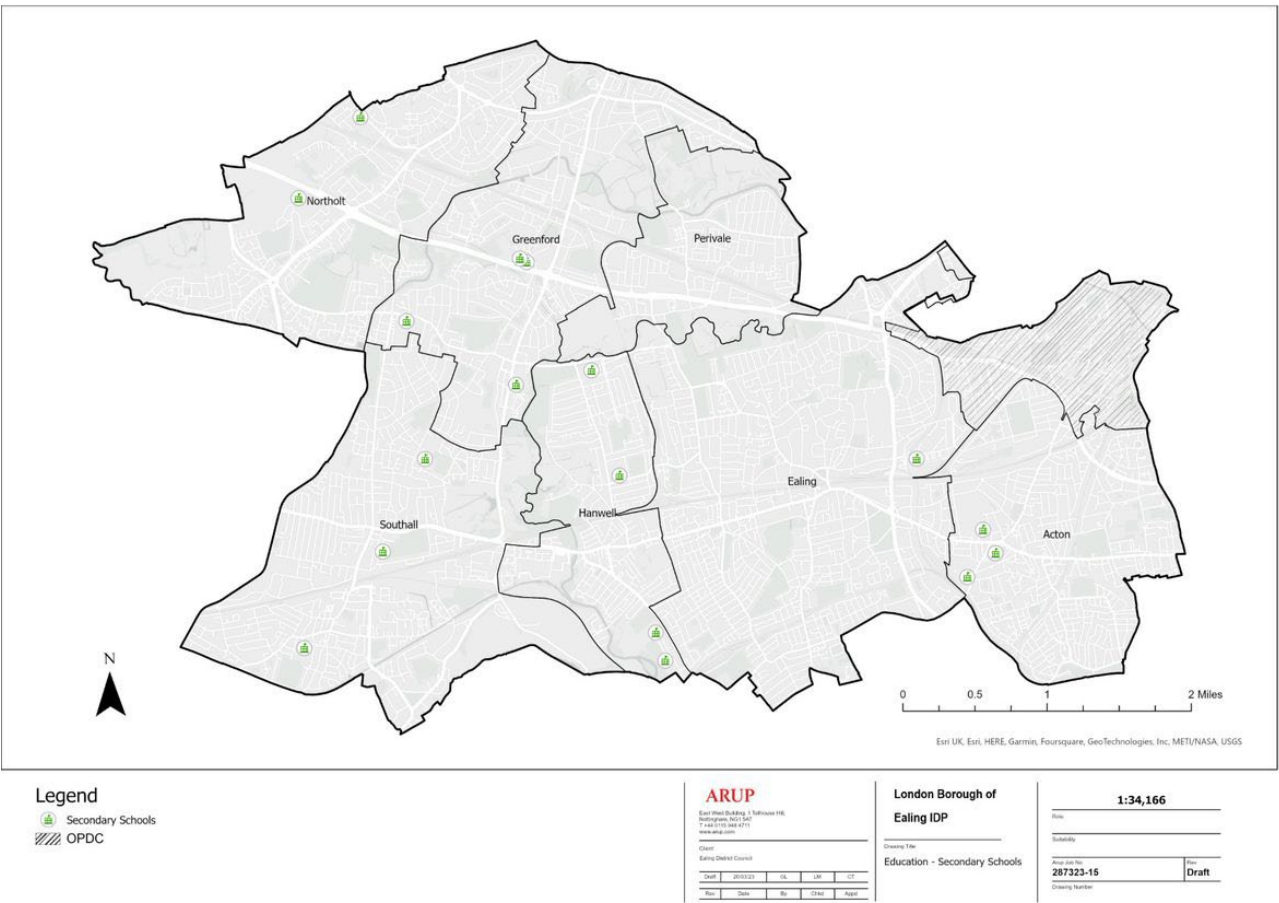
#### Overview

Secondary capacity and forecasts also form part of the annual statutory school capacity survey (SCAP). The borough is divided into 4 planning areas for secondary forecasts.

#### Existing provision and capacity

There are 16 secondary schools in the borough, as well as one all-through school. The existing provision is set out in Figure 11 (see Appendix A.1.10 for the full list). Most secondary schools in the borough are oversubscribed and have waiting lists. The most popular schools may receive over 1,000 more applications than there are spaces. Capacity issues are particularly acute in Southall, where all schools are now oversubscribed. 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.

**Figure 11 Secondary schools in the borough**



Source: Ealing Council

It is noted that Ealing is a net exporter of secondary pupils to neighbouring boroughs, with the largest net flows to Hounslow and Hillingdon. This is primarily due to oversubscription of local schools, parental preference, and the geographical distribution of faith-based educational provision.

The smaller cohorts at primary school level are now moving into secondary school. 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 chosen to be educated outside of the borough after not being able to access their preference school(s), may in future get places in Ealing schools. However, as overall cohort sizes decrease, the council will continue to monitor demand closely and work with secondary schools to manage their planned admission numbers where required.

Three secondary schools have opened in the borough in recent years to address increased demand: Ada Lovelace, Ealing Fields, and Ark Soane Academy.

## 2.4.4 16-18 years education

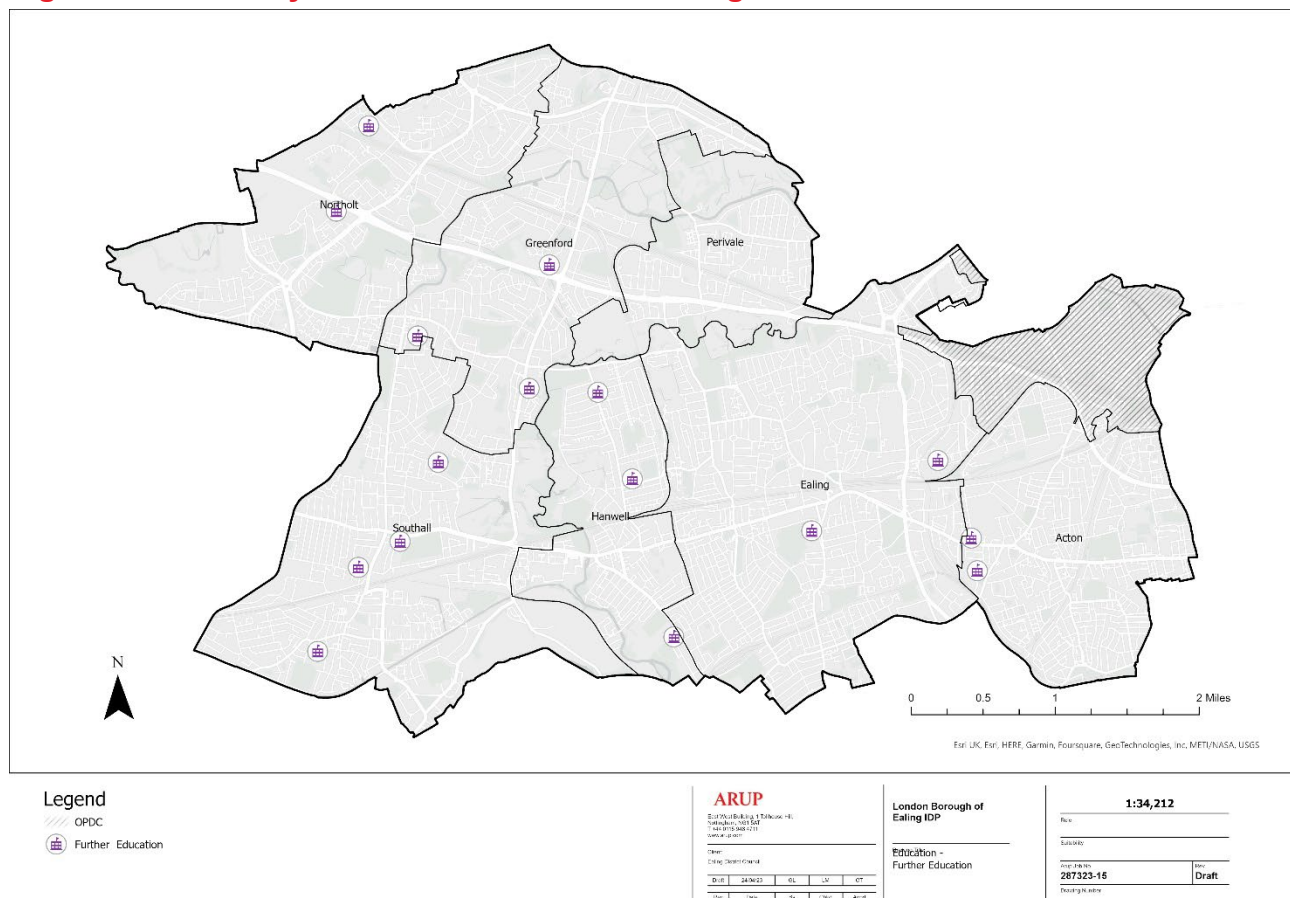
### Overview

16-18 years education (otherwise also known as Further Education) refers to education for young people post-15 and is generally funded by the government. 16-18 education is compulsory and includes all courses up to undergraduate level. Students in 16-18 years education usually complete a Level 3 Qualification at the end of their course, for example an A level, diploma, or National Vocational Qualification.

### Existing provision and capacity

There are 14 secondary schools with sixth forms and three colleges in the borough which provide other forms of further education. The provision is set out in Figure 12 (see Appendix A.1.11 for the full list).

**Figure 12 16 to 18 years education in the borough**



Source: Ealing Council

Ark Soane Academy, which opened in September 2021, is also planning to open a sixth form from September 2026, taking in its first year 12 pupils. The Ealing, Hammersmith, and West London (EHWL) College has three sites in Ealing which provide a range of vocational courses:

- Ealing Green College – Creative media and applied science
- 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.



2.4.5 Special educational needs and disability (SEND)

Overview

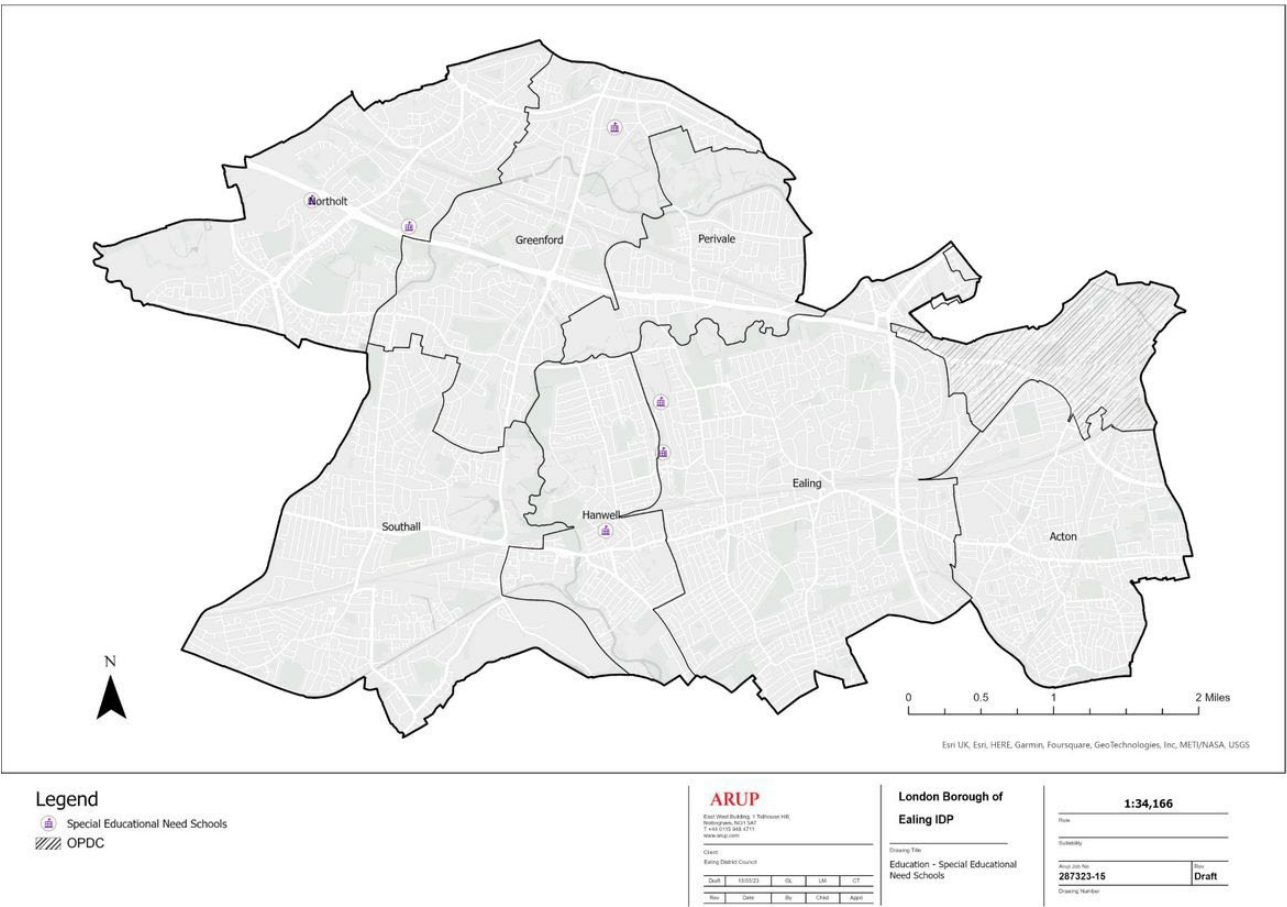
Special schools provide specialist education and support to pupils with special educational needs and disabilities. These include, but are not limited to learning difficulties, autism, physical disabilities, and speech, language and communication difficulties. Ealing’s Strategy for Additional and Special Educational Needs, Disabilities and Inclusion 2023-2027, strategic priority four seeks to ensure sufficiency and quality of provision in settings, schools, and services so that children and young people can have their health, social care and educational needs met and feel part of the wider local community.

The Council Plan commits to ensure every child in the borough continues to have access to good and sustainable schools in their local community. Investing in schools so every child can learn in a modern and fit for purpose building and expand special educational needs places.

Existing provision and capacity

There are six maintained special schools in the borough, as well as 16 ARPs/units in mainstreams schools, two pupil referral units and five non-maintained or independent special schools. This is shown on Figure 13 and in Table 7. In September 2022, this equated to 936 special school places, 218 ARP places in primary schools and 104 ARP places in secondary schools. The distribution of special schools across the borough is uneven, as towns such as Southall, Perivale and Acton have no maintained special schools.

Figure 13 Maintained special schools in the borough



Source: Ealing Council

**Table 7 Maintained special school provision in the borough, September 2022**

SEND School	Town	Capacity
Springhallow School	Ealing	160
Castlebar School	Ealing	170
St Ann's School	Hanwell	110
John Chilton School	Northolt	133
Mandeville School	Northolt	142
Belvue School	Northolt	221

Source: Stakeholder engagement with Ealing Council (2022)

There has been a significant increase in demand for SEND provision in recent years, particularly in the wake of the pandemic. Demand in the borough is such that not all needs can be currently met within the borough. Ealing Council is increasingly having to utilise non-maintained and independent specialist provision both within and out-of-borough, with the latter being more expensive for the council, less convenient for children/parents, and typically less sustainable due to increased distances that need to be travelled.

If demand continues to increase in line with recent trends, Ealing Council is anticipating the need for a further 500 specialist places by 2028.

## 2.5 Health and social care

Integrated Care System (ICS) are partnerships of organisations that come together to plan and deliver joined up health and care services. The Integrated Care Board (ICB) is a statutory NHS organisation responsible for developing a plan for meeting the health needs of the population, managing the NHS budget and arranging for the provision of health services in the ICS area.

Within each ICS, place-based partnerships will lead the detailed design and delivery of integrated services across their localities and neighbourhoods. The partnerships will involve the NHS, local councils, community and voluntary organisations.

### 2.5.1 Primary healthcare

#### Overview

Primary healthcare provides the first point of contact within the health system and encompasses all day-to-day healthcare, principally encompassing GP and nurse provision at health surgeries but also includes Pharmacies, Opticians and Dentists. It increasingly includes a wider range of workforce, following a national drive to increase the range of disciplines working as part of the primary care system. This includes first contact physiotherapists, clinical pharmacists, social prescribers and more.

Ealing is part of the North West (NW) London Integrated Care System (ICS) which includes the NHS NW London Integrated Care Board (ICB), the Integrated Care Partnership (ICP) and the local authority.

#### Existing provision and capacity

The Local Plan Health Study states that the borough has 166 primary healthcare facilities: 78 GP practices, 77 pharmacies, nine health centres and two clinics. Southall contains the highest proportion of these facilities (28%)<sup>4</sup>.

There is insufficient capacity within the estate to meet an increasing demand for primary care although there has been some investment through improvement grants to improve the utilisation and quality of the existing estate. Despite there being a steer to optimise digital technology to deliver healthcare services, the majority of healthcare services are provided face-to-face (66%). There is a need to find additional physical capacity at existing facilities and new facilities to keep up with the level of demand for healthcare services in the borough.

Of the 74 GP practices inspected by the Care Quality Commission (CQC), 71 practices (96%) had an overall 'good' rating, one had an overall 'outstanding' rating, and two had an overall 'requires improvement' rating<sup>5</sup>. Figure 14 shows an even distribution of GP practices across the borough's seven towns, with a concentration of GP surgeries along the A4020 in Southall. It is important to note that the number of primary healthcare practices and premises has been changing over the years, hence the difference between figures stated.

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<sup>4</sup> Available at: <https://shapeatlas.net/>

<sup>5</sup> Available at: <https://www.cqc.org.uk/what-we-do/services-we-regulate/find-family-doctor-gp>



A detailed map of the Ealing London Borough showing the locations of General Practices (GP Practices). The map is divided into several wards: Northolt, Greenford, Perivale, Southall, Harwell, Ealing, and Acton. Each ward contains numerous blue circular icons representing GP Practices. A north arrow is located in the bottom left corner. A scale bar in the bottom right corner indicates distances of 0, 0.5, 1, and 2 miles. The map is titled 'GP Practices in Ealing' and includes a legend for 'GP Practices' and 'OPDC' (Outer Perivale District Council).

The one GP which is rated outstanding is Cuckoo Lane Practice in Elthorne ward (Hanwell). The two surgeries that require improvement are Northfields Surgery in Walpole ward (Ealing) and Jubilee Gardens Medical Centre in Lady Margaret ward (Southall). It is important to note that due to the pandemic CQC visits had decreased and many practices have not been reviewed for some time and therefore the rating of practices can change over a period of time.

There have been some changes to the numbers of practices in Ealing due to some smaller practices closing and the patients dispersed across other practices. This has primarily been a result of landlords choosing to serve notice on GP practice tenants or GPs who own premises retiring. The more recent ICP Estates Plan<sup>8</sup> conducted across Ealing in 2022/2023 identified 72 GP surgeries across eight Primary Care Networks (PCNs) with a total registered list size of 461,886 as of January 2023. As well as Ealing residents, this includes patients who may be from neighbouring boroughs or individuals living temporarily within the borough, for example, students.

<sup>8</sup> ICP Estates Plan Ealing. Howard Litchfield Architects



The primary health care estate is aged and largely comprised of small and medium sized premises. The ICP NWL Estates Plan<sup>9</sup> undertook site surveys of the 72 existing practices. This found that 47% are sound, operationally safe and exhibiting only minor deterioration and 40% are operational but in need of major repair or replacement in the short to medium term. The remainder of premises (13%) are recently built and in in good condition.

The NHS Long Term Plan<sup>10</sup> emphasises the importance of moving to an integrated community-based health care system where community hospital hubs play an integral role in delivering a range of services on site. This vision of integrating primary care is further reiterated in the Fuller Stocktake report (2022)<sup>11</sup>. The NHS Long Term Plan sets out a requirement for practices to form PCNs, to help provide 'critical mass' in service provision and hence greater efficiencies.

**Table 8 The borough's PCNs and registered patients<sup>12</sup>**

Primary Care Network (PCNs)	Number of Practices	List Size	% of patients registered at a GP in Ealing
North Southall	10	56,403	12%
Northolt	6	40,005	8%
South Central Ealing	5	49,770	11%
South Southall	8	60,695	14%
The Ealing Network	10	63,417	14%
Acton	15	79,746	18%
Greenwell	7	39,330	8%
NGP	11	72,520	15%

Source: ICP Estates Plan Ealing

Practices across Ealing are over capacity in terms of physical space. Those in Acton, North Southall and South Southall are particularly constrained. All PCNs have a shortage of space with no void in which to expand.

Consultation with NHS stakeholders highlighted that developers are charging rent at higher rates than the levels the NHS will reimburse for facilities in the borough, making new sites unaffordable for the NHS.

<sup>9</sup> ICP NWL Estates Programme. Planning the NWL Health Estate, Howard Litchfield Architects

<sup>10</sup> Available at: <https://www.longtermplan.nhs.uk/wp-content/uploads/2019/08/nhs-long-term-plan-version-1.2.pdf>

<sup>11</sup> Available at: <https://www.england.nhs.uk/wp-content/uploads/2022/05/next-steps-for-integrating-primary-care-fuller-stocktake-report.pdf>

<sup>12</sup> ICP Estates Plan Ealing. Howard Litchfield Architects, updated by local ICB using January 23 list sizes

## 2.5.2 Secondary healthcare

### Overview

Secondary healthcare is generally provided by NHS Trusts and encompasses more specialist healthcare provision, with patients generally referred into secondary healthcare following initial contact with a primary healthcare professional. By virtue of its specialised nature, secondary healthcare is generally provided on a more centralised basis by NHS Trusts. NHS Trusts can be responsible for running and managing individual hospitals, as well as responsibility for providing mental health, community health and sexual health services across the country. Private healthcare providers, outside the NHS, also have a role in the delivery of secondary healthcare.

There are multiple NHS trusts operating in the borough. The West London NHS Trust was established in October 2000 and provides mental and physical health services to the London boroughs of Ealing, Hounslow, and Hammersmith & Fulham. The London North West University Healthcare (LNWH) NHS Trust was formed in October 2014 and provides acute hospital services at Ealing Hospital. The Central London Community Healthcare NHS Trust was established in 2008 and is a community service provider for 11 London boroughs including Ealing.

### Existing provision and capacity

There are multiple NHS trusts operating in the borough. The West London NHS Trust was established in October 2000 and provides mental and physical health services to the London boroughs of Ealing, Hounslow, and Hammersmith & Fulham. The London North West University Healthcare (LNWH) NHS Trust was formed in October 2014 and provides acute hospital services at Ealing Hospital. The Central London Community Healthcare NHS Trust was established in 2008 and is a community service provider for 11 London boroughs including Ealing.

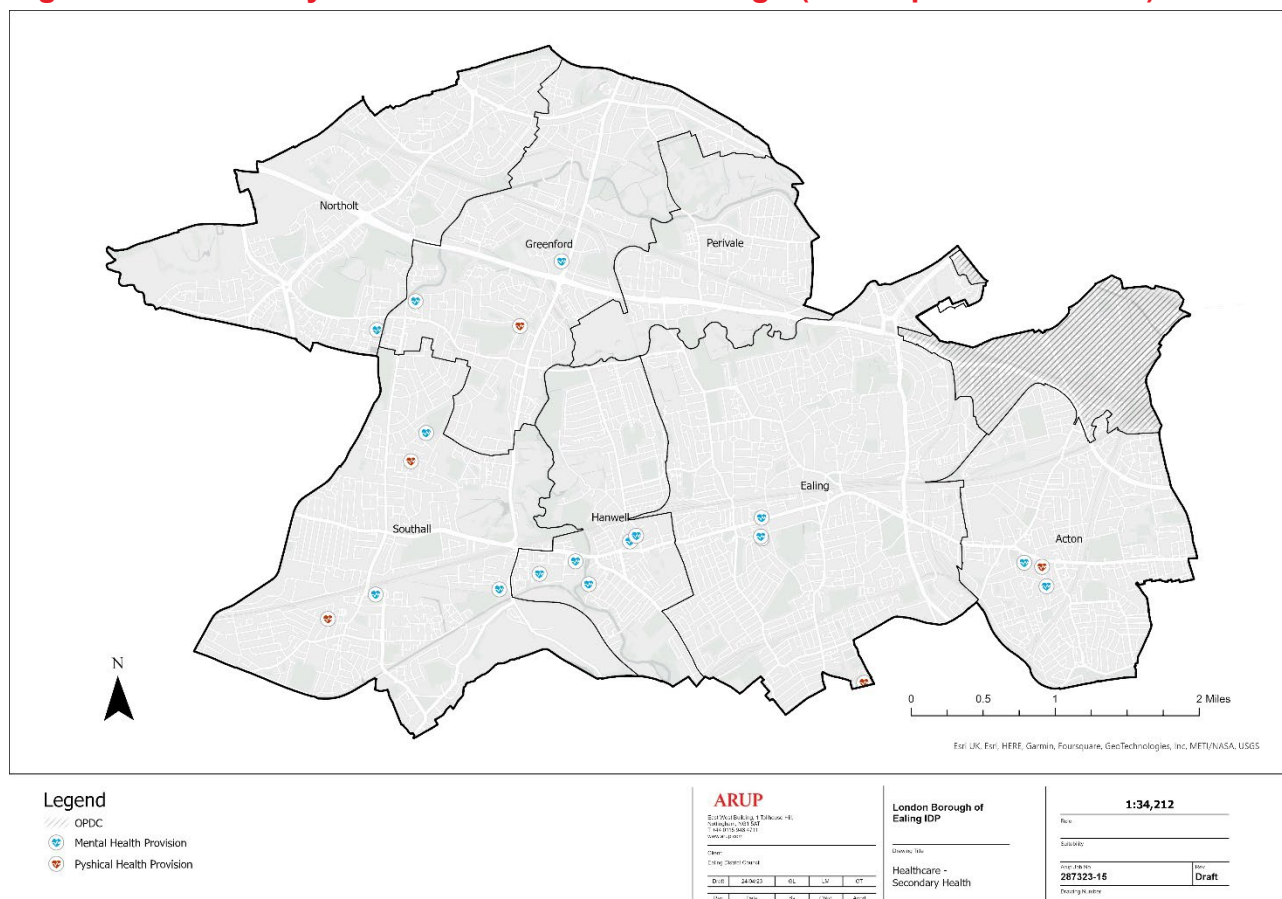
**Table 9 Secondary care facilities in the borough**

Name	Type of Secondary care	Town
84 Uxbridge Road	Mental Health & Learning Difficulty	Ealing
Acton Health	Hospital, Acute, Community Specialist	Acton
Armstrong Way MH, Southall	Mental Health & Learning Difficulty	Southall
Avenue House Mental Health Resource Centre London	Mental Health & Learning Difficulty	Acton
Carmelita House	Mental Health & Learning Difficulty	Ealing

Name	Type of Secondary care	Town
Cherington House Mental Health Resource Centre, London	Mental Health & Learning Difficulty	Hanwell
Clayponds Rehabilitation Hospital, London	Mental Health & Learning Difficulty	Ealing
Ealing Day Treatment Centre	Mental Health & Learning Difficulty	Southall
Ealing Hospital, Southall	Hospital, Acute, Community, Specialist	Hanwell
Ealing Primary Centre	Mental Health & Learning Difficulty	Greenford
Elm Lodge	Mental Health & Learning Difficulty	Greenford
Featherstone Road	Hospital, Acute, Community Specialist	Southall
Grand Union Village Health Centre	Mental Health & Learning Difficulty	Northolt
Green Lane	Mental Health & Learning Difficulty	Hanwell
Greenford Green Clinic	Mental Health & Learning Difficulty	Greenford
Greenford Service Centre	Hospital, Acute, Community Specialist	Greenford
Jubilee Gardens	Mental Health & Learning Difficulty	Southall
Martin House	Mental Health & Learning Difficulty	Southall
Mattock Lane	Hospital, Acute, Community Specialist	Ealing
St Bernard's Wing, Southall	Mental Health & Learning Difficulty	Hanwell
Sycamore Lodge, London	Mental Health & Learning Difficulty	Acton
The Limes	Mental Health & Learning Difficulty	Southall

Source: NHS data shape tool & engagement with NHS stakeholders

**Figure 15 Secondary healthcare within the borough (NHS Open Data Portal)<sup>13</sup>**



Source: <https://opendata.nhsbsa.net>

LNWH's CQC assessment report<sup>14</sup> gave the overall rating for the trust as 'requires improvement'. The CQC rated Ealing Hospital overall as requiring improvement, with the domain of caring rated as good. Areas for improvement included ensuring having enough nursing and support staff to keep patients safe.

LNWH has recently invested tens of million in improvements and estate development, which included ward re-configurations, expansion of ICU capacity, establishing a same day emergency care (SDEC) facility, renovating operating theatres and backlog maintenance. Further LNWH investment in Ealing hospital in 2023 includes a new electronic patient record (EPR), the construction and opening of the Ealing Community Diagnostic Centre (CDC) and the refresh of a site development control plan.

The CQC assessment report of the West London NHS Trust<sup>15</sup> gave it an overall rating of 'good'. The report identified the trust as 'outstanding' for delivering caring services. There were areas that required improvement, including improvements to the community-based mental health services for adults of working age, as well as the Ealing Early Intervention Services and the Ealing West Recovery Team.

<sup>13</sup> Note: some secondary care facilities overlap due to the scale of the map.

<sup>14</sup> <https://api.cqc.org.uk/public/v1/reports/91474fb3-a629-4ee0-881b-f907a666911a?20221129062700>

<sup>15</sup> <https://api.cqc.org.uk/public/v1/reports/8d386cac-1c61-4076-8b04-b12589069825?20210112174532>

In 2021/22, the West London NHS Trust invested £14.7 million in its estate. Significant expenditure related to investment in Phase II of the Broadmoor Hospital redevelopment. Other capital expenditure has focused on backlog maintenance, enhancing the Trust's information technology infrastructure and improving the patient environment.

### 2.5.3 Social care

#### **Adult social care**

##### Overview

Adult social care is delivered by Local Authorities, and voluntary and private sector organisations. Publicly funded social care is the responsibility of Local Authorities. These services provide emotional and practical support to people in need and allows them to continue to live an active life. In Ealing, there are three types of provision:

**Recovery houses:** Recovery houses are independent living facilities which are normally delivered through sheltered or supportive housing. This housing provides residents with comfortable and safe accommodation for those needing a place to live while in the early stages of recovery.

**Nursing homes:** Nursing homes will always include one qualified nurse or doctor and can therefore cater for people with conditions that require nursing attention.

**Residential care homes:** Residential homes provide accommodation and personal care and will call in routine and emergency medical support from other agencies (e.g., GPs or district nurses), as required.

The Council Plan 2022-2026<sup>16</sup> sets out its commitment to support residents living at home for as long as possible. This approach requires a greater range of sheltered and supportive housing to be delivered so that people who receive, or are in need of, social care have greater freedom.

The Ealing Local Housing Needs Assessment (LHNA)<sup>17</sup> provides further detail on the London Plan housing targets for Ealing. To meet the annual benchmark of 200 units for older persons accommodation a year, Ealing Council needs to deliver 4,000 units for older people from 2021 to 2041.

##### Existing provision and capacity

Ealing has a good provision of residential care homes across the borough and is a net importer of care home residents from other areas. There is only one recovery house in the borough, Amadeus House, which is in Ealing and has 17 beds, primarily offering mental health care.

There are currently 2 operational Extra Care schemes providing around 100 homes. The Accommodation for Adults with Eligible Care Needs Report outlines the need to create non-registered services provisions for Adult Social Care (i.e. not registered with the CQC)

There are currently 18 registered nursing homes in the borough, one of which is operated and run by Ealing Council (Short Break Service). There is a lack of provision in Northolt, Perivale and Hanwell where there are no nursing homes, however, there are currently no identified schemes to meet demand.

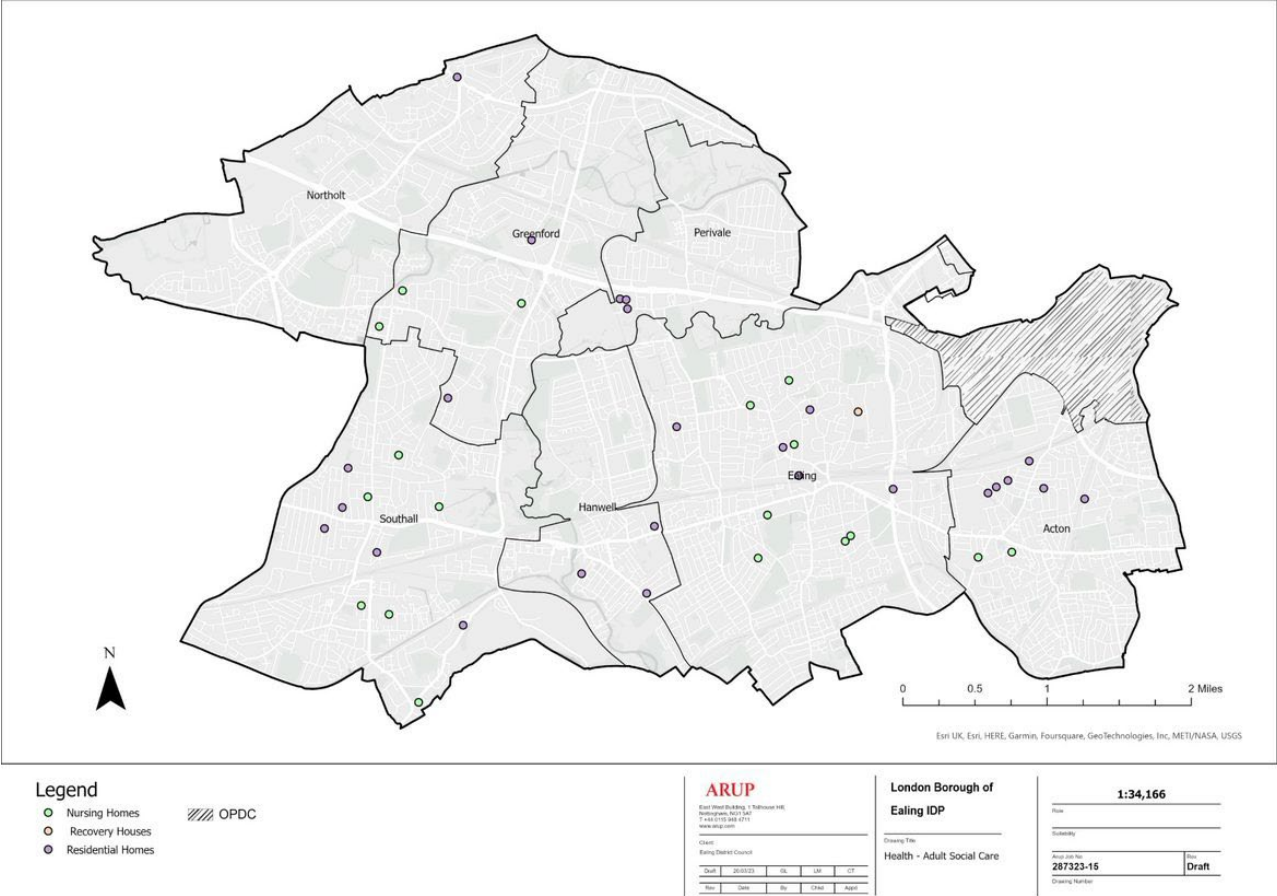
There are currently 26 residential care homes in the borough with health provision across the borough, though there are gaps in provision in the south of Northolt and north of Perivale and Greenford, with no identified schemes to meet demand. Please see Appendix A.1.12 for further details about the adult social care facilities in Ealing.

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<sup>16</sup> Available at: [https://www.ealing.gov.uk/info/201033/council\\_and\\_local\\_decisions/300/council\\_plan](https://www.ealing.gov.uk/info/201033/council_and_local_decisions/300/council_plan)

<sup>17</sup> Available at: [https://www.ealing.gov.uk/downloads/download/6995/ealing\\_local\\_housing\\_needs\\_assessment\\_update](https://www.ealing.gov.uk/downloads/download/6995/ealing_local_housing_needs_assessment_update)

Figure 16 Adult social care in the borough



Source: Ealing Council

In addition to the provision outlined on the map there are other additional services which are complementary to the adult social care provision. For example, 16+ accommodation and accommodation for those aged 55 and above. In addition, there is support living accommodation which is provided through a range of services and community living arrangements designed to support residents to attain or retain their independence or interdependence in their local homes and communities to help achieve the council's ambition to support residents living at home for as long as possible.



## 2.5.4 Children's centres

### Overview

A children's centre is a place that is managed by or on behalf of a local authority, where early childhood services are made available and activities for young children are provided.

A children's centre should provide universal and targeted early childhood services either by providing the services at the centre itself or by providing advice and assistance to parents and prospective parents in accessing services provided elsewhere.

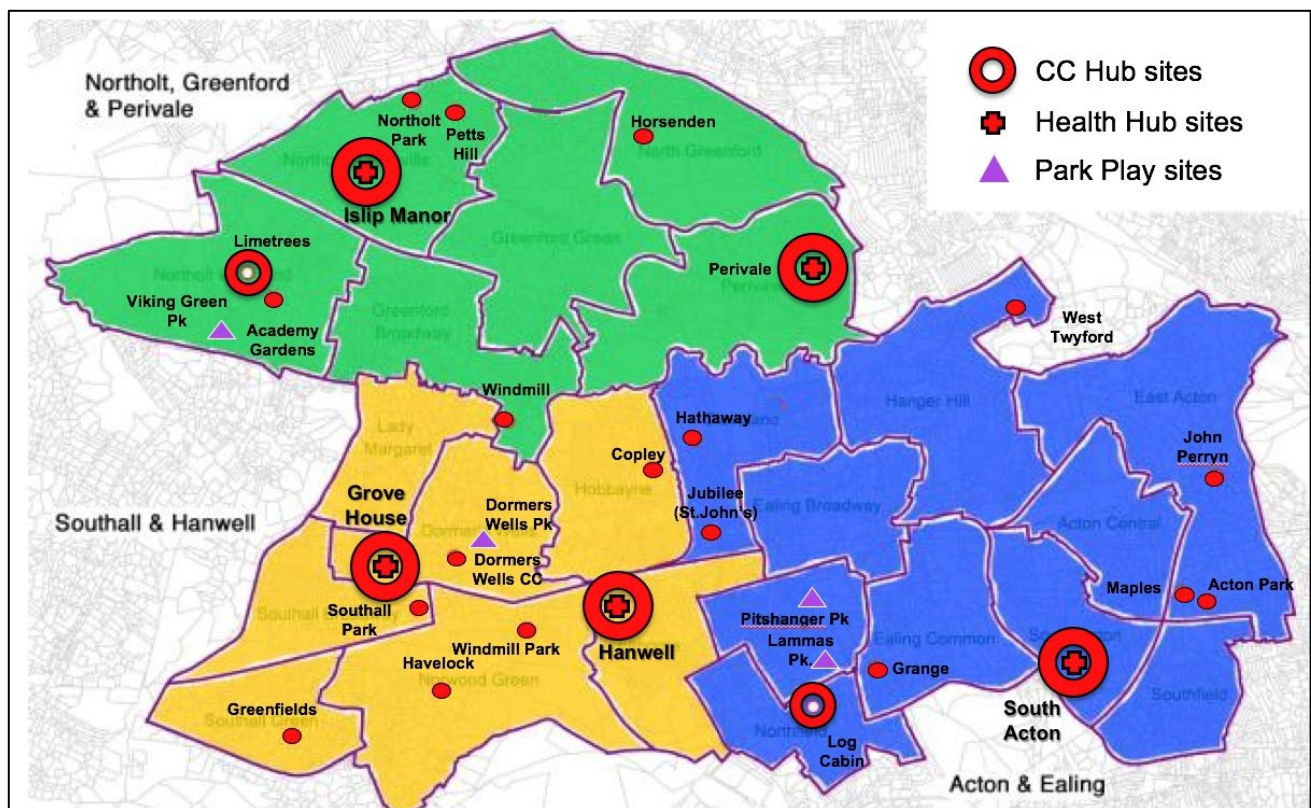
### Existing provision and capacity

There are 25 children's centres in the borough, all of which have been rated 'good' or 'outstanding' by Ofsted.

Children's centre sites are multi-use and multi-functional, alongside health and maternal services. Most sites host a private, voluntary, or independent (PVI) nursery on site. Ealing Council works with partners to ensure the sites are used to host a range of education and information advice and guidance (IAG) services. In total, 10 sites are located on school premises.

Children's centres are closely linked with the SEND inclusion team. Ealing Council has committed through the Council plan to a range of initiatives to better support families (for example, the Start for Life/Early Help and Family Hub). The network of children's centres is the main vehicle for delivering these initiatives due to their physical presence in the community.

Figure 17 Children's centres and hub sites in the borough



Source: Ealing Council

## 2.6 Transport

Accessible and sustainable transport is essential to delivering Ealing Council's aim to make the borough a great place to live, work and spend time in. The London Plan 2021 promotes an integrated strategic approach to transport which supports this priority, and states that borough development plans should support walking, cycling and public transport through policies that encourage mode shift from private vehicles<sup>18</sup>.

The Ealing Council Transport Strategy (2019) (ECTS) sets out the borough's transport priorities, including a focus on high-quality, safe provision for cyclists, enhanced public transport and promoting sustainable and good growth, in accordance with the Mayor's Transport Strategy (2018) (MTS), focusing on the initial period of 2019-2022. The three core objectives of the ECTS are: mode shift away from private cars; reducing the environmental footprint of transport; and improving road safety<sup>19</sup>.

In the time since the adoption of the Transport Strategy, there have been several market shocks and key events that have changed both the approach to transport planning in the borough and how people travel. These drivers of change include the Covid-19 pandemic and resulting increase in home working, the expansion of the ULEZ, Ealing Council's declaration of a climate emergency, the national decarbonisation strategy and goals, and the opening of the Elizabeth line.

The responsibility for transport lies with different service providers working collaboratively with the council and this is set out in each section below.

### 2.6.1 Highways

#### Overview

The borough has 580km of highways, of which the vast majority (543km) are under the control of Ealing Council and 37km under the control of TfL. There are no national Strategic Road Network (SRN) roads (managed by National Highways) within the borough boundary. Highways infrastructure improvements are identified and planned for by TfL and Ealing Council and funding sources include Local Implementation Plan (LIP) funding allocation from TfL, contributions from Ealing Council's own funds, and funding from other sources such as developer contributions.

#### Existing provision and capacity

The borough is well connected by highways, with the A40 Western Avenue, A406 North Circular Road, A312 and the southern end of A4180 West End Road Transport for London Road Network (TLRN) arterial routes running through the borough. These TLRN arterial routes link with the SRN as well as several other strategic TLRNs and A roads. Other non-TLRN major A roads running through the borough include the A4090, A4127, A3005, A3002, A4000 and A4020.

No national SRN roads run through the borough. In the wider area around the borough, the national SRN comprises the M4, which runs to the south of the borough and provides strategic connections to west of London, Heathrow Airport and Berkshire, the M40 which runs to the north-west and provides links to Buckinghamshire and West Midlands, and the

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<sup>18</sup> Available at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

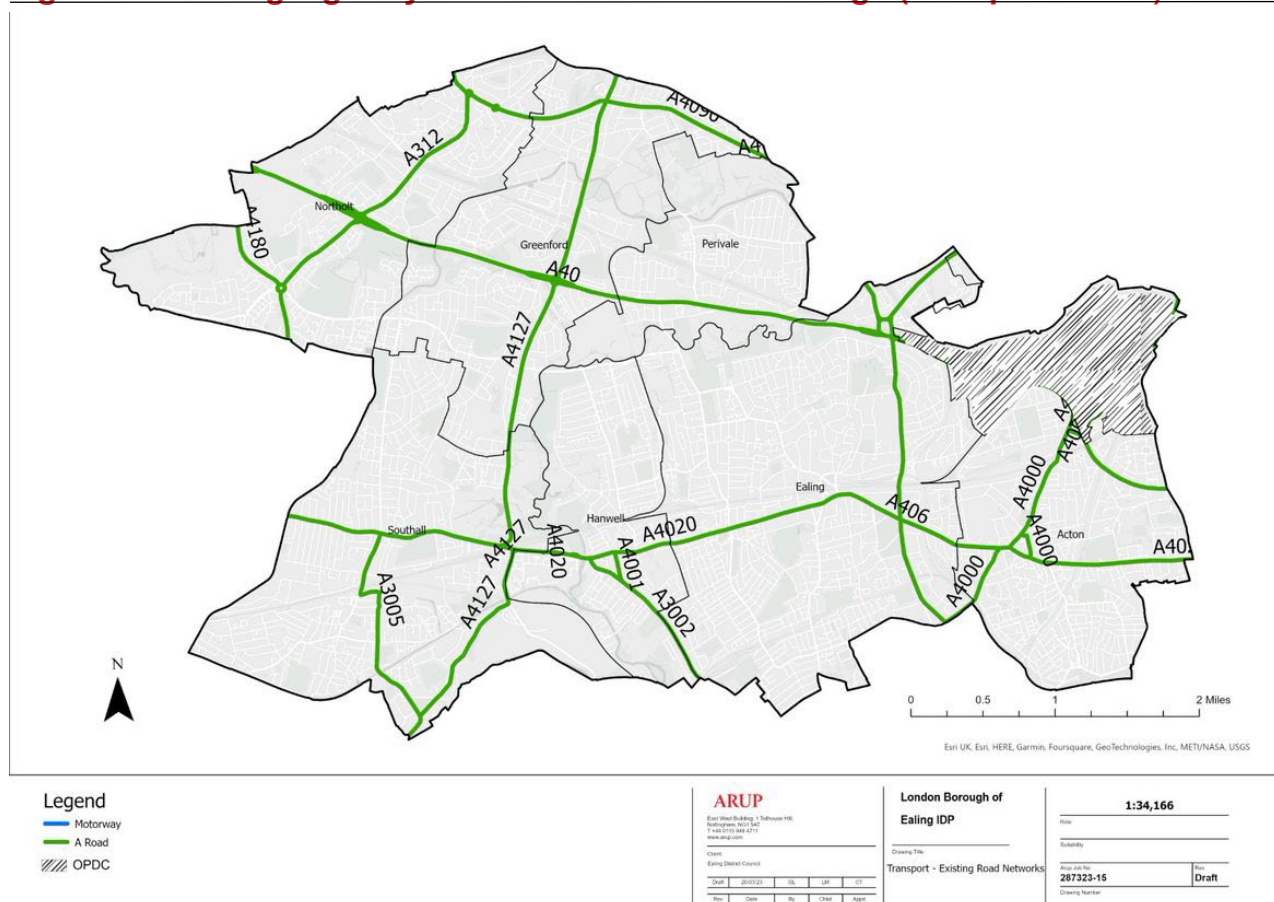
<sup>19</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5418/ealings\\_transport\\_strategy\\_2019-2022](https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022)

M25 London Orbital Motorway. The M40 also connects to the A40 to the west, which is a key highway corridor running through the borough.

Motorway improvements to M4 Junctions 3 (Uxbridge) to 12 (west of Reading) included in the National Highways 2020-2025 Delivery Plan<sup>20</sup> are now largely complete. These improvement works will increase capacity, reduce congestion and provide more reliable journey times on this section of the M4 to the south-west of the borough, and could therefore have a positive impact on strategic traffic movements to/from the borough. A mitigation scheme at M4 Junction 3 as part of the Green Quarter site is also being developed.

An overview of the existing highway network in the borough is shown in Figure 18.

**Figure 18 Existing highways infrastructure in the borough (OS Open Roads)**



Source: <https://www.data.gov.uk/dataset/65bf62c8-eae0-4475-9c16-a2e81afcbdb0/os-open-roads>

There are currently three car club operators within the borough: Enterprise, Zipcar and Hertz On-Demand. Ealing Council has been successful in growing car club provision in the last decade and there are now 90+ bays across the borough. There are currently 700 on-street electric vehicle (EV) charging points in the borough and Ealing Council is continuing to add more.<sup>21</sup> Current plans are for on-street EV charging points across the Borough to increase to 2,000 points. Off-street numbers are unknown but estimated as a further 120 (within developments, housing land etc). The links between the expanding charging network and electricity capacity and grid supply need to be underlined, with a key risk

<sup>20</sup> Available at: [5-year-delivery-plan-2020-2025-final.pdf](https://www.nationalhighways.co.uk/5-year-delivery-plan-2020-2025-final.pdf) (nationalhighways.co.uk)

<sup>21</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

being failure to upgrade capacity. Strategic planning for the placement of the EV charging points also needs to be undertaken to avoid issues (e.g. placing rapid ‘hubs’ in areas with capacity issues).

The ECTS notes that traffic congestion on highways is a significant problem and the key highway corridors in the borough are at capacity. The MTS reveals that the following roads in the borough have greater than 1.5 minutes’ delay per kilometre driven (the highest indicator)<sup>22</sup>:

- A406 – along the whole length of the road through the borough;
- A4000 – along Gunnersbury Lane and Horn Lane;
- A4020 – along the section of Uxbridge Road most nominally at West Ealing, Ealing, Southall and Acton;
- A4127 – along most of Greenford Road; and
- A3005 – along South Road and Merrick Road.

In addition, data from TfL covering a period from 2017/18 to 2019/20 showed that 16% of car trips starting in the borough were under 1km, 19% between 1 – 2km, and 31% between 2 – 5km<sup>23</sup>. This illustrates that much of the congestion on the highways is caused by the short car trips undertaken by residents.

Major highways across the borough form barriers to the movement of other road users, causing severance to those walking and cycling between and within the seven towns. Other key transport challenges in the borough include air quality issues primarily within town centres, mainly because of strategic roads (A40, A312, A406 and A4020), noise pollution especially along the A40, A406 and M4 corridors, and road safety concerns, as people walking and cycling are disproportionately involved in road traffic collisions<sup>24</sup>.

The whole of the borough’s road network has a 20mph limit and 50% of the network is covered by Controlled Parking Zones (CPZ). There are 54 CPZs across the borough<sup>25</sup>.

The ECTS states that the combination of increasing population (a forecast 25% rise from 2019 to 2041) and employment in the borough could result in increased congestion and poor air quality. The Transport Strategy also notes that much of the kerbside in the borough is devoted to car parking, with around half of the borough’s 120,000 registered vehicles parked on-street. This constrains the ability to effectively deliver new active travel infrastructure and is likely to create traffic congestion. Ealing Council is also seeking to reduce parking at new developments, as a means to encourage mode shift to sustainable and active travel modes<sup>26</sup>. Ealing Council has produced a Parking and Loading Plan (2019) to effectively manage issues associated with parking on the street network in the borough<sup>27</sup>.

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<sup>22</sup> Available at: <https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf>

<sup>23</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

<sup>24</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

<sup>25</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5398/local\\_implementation\\_plan\\_lip\\_for\\_transport](https://www.ealing.gov.uk/downloads/download/5398/local_implementation_plan_lip_for_transport)

<sup>26</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5418/ealings\\_transport\\_strategy\\_2019-2022](https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022)

<sup>27</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5405/parking\\_plan](https://www.ealing.gov.uk/downloads/download/5405/parking_plan)



## 2.6.2 Public transport - National Rail, London Underground and London Overground

### Overview

In London, rail services are generally the responsibility of TfL, Network Rail, and the private train operating companies. Ealing Council has a predominantly lobbying and influencing role on rail. Many rail tracks are shared between a number of these organisations. Delivery of schemes and infrastructure improvements are identified and planned for by these organisations, taking a strategic view of future growth and use.

### Existing provision and capacity

The borough has an extensive underground and surface-level rail network. The Central, District, Piccadilly, and Elizabeth lines as well as Great Western Railway and London Overground all serve at least one of the 25 stations within the borough. The borough currently also has night tube services on the Central line (Ealing Broadway branch only) and the Piccadilly line (Heathrow branch only)<sup>28</sup>.

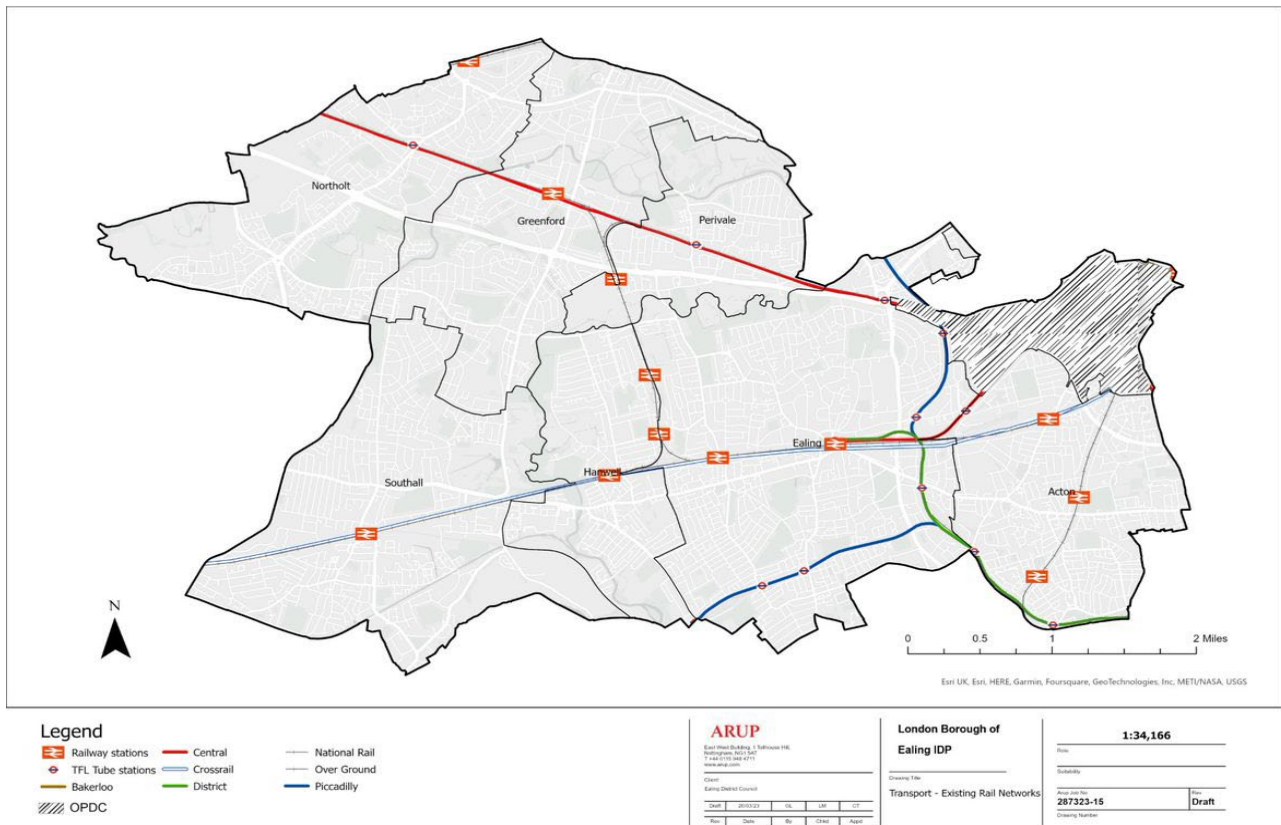
For surface rail, the London Overground, Great Western Railway main line and Greenford branch line all call at stations within the borough. The London Overground is a suburban rail network which provides orbital rail links between the London boroughs. In the borough, the London Overground has two stations, Acton Central and South Acton, providing north and south orbital links. The Great Western Railway main line runs through the borough and provides connections between central London (Paddington station) and the Southwest. There are three Great Western Railway main line stations in the borough: Ealing Broadway; West Ealing; and Southall. The Greenford branch line is a 4.4km Network Rail suburban railway line which is run by Great Western Railway. This line operates between the Great Western main line at West Ealing and Greenford station, with a service of two trains an hour from Monday to Saturday.

Figure 19 provides an overview of the existing national rail, London Underground and London Overground network in the borough.

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<sup>28</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

**Figure 19 Existing national rail, London Underground and London Overground network in the borough**



Source: Ealing Council

Figure 20 shows the Public Transport Accessibility Level (PTAL) for the borough. It should be noted that PTAL calculations take into account bus services as well, which are discussed in detail in Section 2.6.3.



**Legend**

0	1b	3	5	6b
1a	2	4	6a	

OPDC

**London Borough of Ealing IDP**

Transport - PTAL 2015

**1:34,166**

Scale

Sheet

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While the borough has an extensive underground and surface-level rail network which is especially strong for east-west connections, north-south (orbital) connections are slower and less frequent. The PTAL map illustrates the divide in public transport between the north and south of the borough. The south of the borough, in particular Ealing, benefits from higher public transport connectivity, with access to the Elizabeth line and bus routes along the A4060 corridor. Similarly, in recent years, investment has been concentrated in areas in the south (Ealing, Southall, and Acton), in part associated with the commencement of Elizabeth line services<sup>29</sup>.

<sup>29</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport topic paper](https://www.ealing.gov.uk/downloads/download/7016/transport%20topic%20paper)

<sup>30</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5418/ealings\\_transport\\_strategy\\_2019-2022](https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022)

other rail stations in the borough require modernisation to help make the stations more accessible to a range of users.

In addition, crowding issues are noted at Ealing Broadway station, which are expected to be exacerbated as a result of the temporary changes to the station during the Old Oak Common construction. Crowding issues are also noted on the Elizabeth line services, with forecast growth being exceeded.

Heathrow Airport, located in the adjoining London Borough of Hillingdon, operates as a large hub for transport with underground rail, surface-level rail and bus stations at the terminals. The Piccadilly line, Elizabeth line and three bus routes serve both the borough and Heathrow Airport. The volume of air passengers arriving at Heathrow and travelling on the Piccadilly and Elizabeth lines has a significant impact on peak time capacity.

The future Old Oak Common station will provide services to the Midlands, Scotland, the North, central London and Heathrow via the Elizabeth line, as well as regeneration of the wider area around the station to provide large scale employment and residential land uses. The Old Oak Common station is outside the scope of the Ealing IDP. However, the potential impacts on the railway network in the borough due to improved services (e.g. the station may become the preferred station to access the railway line over Acton station etc), as well as due to the associated large scale development should be acknowledged.

### 2.6.3 Public transport - bus

#### Overview

The London Bus Network is planned and specified by Transport for London, and services are run under contract by private bus operating companies. Ealing Council is currently working with TfL, London Buses (TfL subsidiary company), and the individual service providers to develop the borough's bus infrastructure to improve bus reliability. Funding of bus infrastructure is provided through a combination of TfL, Ealing Council, and developer contribution funding.

#### Existing provision and capacity

There are more than 30 bus routes serving 700 bus stops in the borough. In partnership with TfL, Ealing Council completed an extensive program to make all bus stops wheelchair accessible by 2017. A total of 13 bus routes in the borough also operate as night services. As shown in Figure 21 below, the bus network within the borough is centred on Ealing Broadway and Acton. Further to the west (Southall and Northolt), the bus network is more dispersed due to the more suburban environment. In these areas, there are also barriers to north-south movement caused by rail lines and the A40, with a very limited number of crossing points which are often congested<sup>31</sup>.

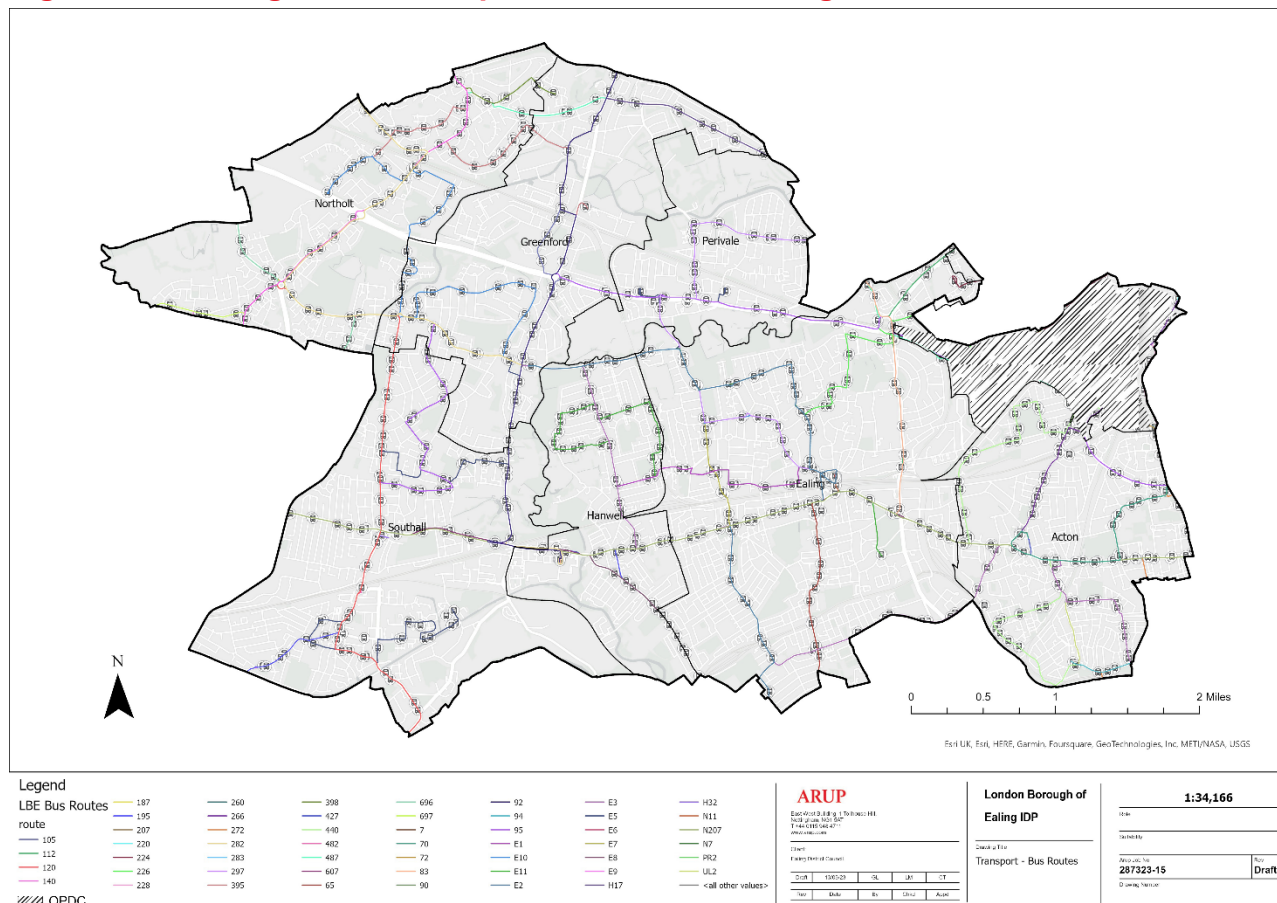
The A4020 Uxbridge Road serves as a major east-west bus corridor, with bus services providing connections across the borough through Ealing Broadway. Three bus routes directly serve Heathrow Airport from the borough, with many more cross boundary services connecting the borough to key employment sites and centres within the vicinity of the airport.

Figure 21 provides an overview of the bus routes and bus stops in the borough.

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<sup>31</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

**Figure 21 Existing bus service provision in the borough**



## 2.6.4 Walking, cycling and micromobility

### Overview

This section discusses walking, cycling and micromobility (i.e. lightweight single-person transport modes, mostly electric, such as e-scooters and e-bikes). The ECTS sets out a mode shift target of 80% of journeys in the borough to be made by walking, cycling and public transport by 2041, aligned with the MTS, and notes that active travel will be encouraged by placemaking and good street design to minimise reliance upon and use of vehicles<sup>35</sup>. Ealing Council is responsible for the funding of active travel infrastructure projects in the borough. External organisation funding such as TfL and income from developer contributions is necessary to support delivery of infrastructure.

### Existing provision and capacity

The borough has a good walking and cycling network consisting of footways, footpaths, bridleways, byways, and on and off-road cycle routes. There are three TfL Cycleways in the borough (two former Quietways, 'Q23' and 'Q16', and one former Cycle Superhighway). The former Quietway 'Q23' is located within the borough and connects Greenford with Pitsanger Park along the River Brent, while the northern part of the former Quietway 'Q16' stretches into the borough and connects Hayes Town (Hillingdon) to Northolt along the Grand Union Canal.

The borough's tertiary routes primarily run along non-classified roads and residential streets connecting residential areas. The borough has an extensive network of footways to accommodate pedestrian movements. These are primarily on and alongside the borough's road network. The borough also benefits from an extensive network of Public Rights of Way (PROWs) and traffic free walking routes. The borough has the second longest length of canals in London (16km), which offer potential as sustainable transport links for people walking and cycling<sup>36</sup>. In terms of micromobility provisions, three e-scooter companies offer rentals in the borough as part of a London wide trial, co-ordinated by TfL and London Councils. Up to 500 e-bikes are also now available for rental across the borough, operated by Dott, Lime, and TIER.

Using datasets from TfL's Strategic Cycling Analysis, the Ealing Council Cycle Plan sets out current cycle demand in the borough and shows that Uxbridge Road has one of the highest cycle flows in London. It shows that the section of Uxbridge Road in east Acton is in the top 5% of highest cycle flows in London, with the Acton to Ealing Broadway section in the top 10% and Ealing Broadway to Hanwell within the top 15%<sup>37</sup>.

There are still issues with the quality and general provision of walking and cycling infrastructure within the borough. Parts of the borough's walking and cycling network are fragmented due to physical barriers to movement such as railways, canals and main roads, resulting in long detours to active travel routes.

The Ealing Cycle Plan outlines that attitudinal barriers are a key issue, with concerns about safety being one of the most common reasons residents in the borough cite for not cycling. The Cycle Plan also reiterates the importance of perception of safety, as high volumes and speeds of motor traffic can result in the observation that roads are dangerous and uncomfortable. Another barrier to cycling in the borough, as identified in the Cycle

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<sup>35</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5418/ealings\\_transport\\_strategy\\_2019-2022](https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022)

<sup>36</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

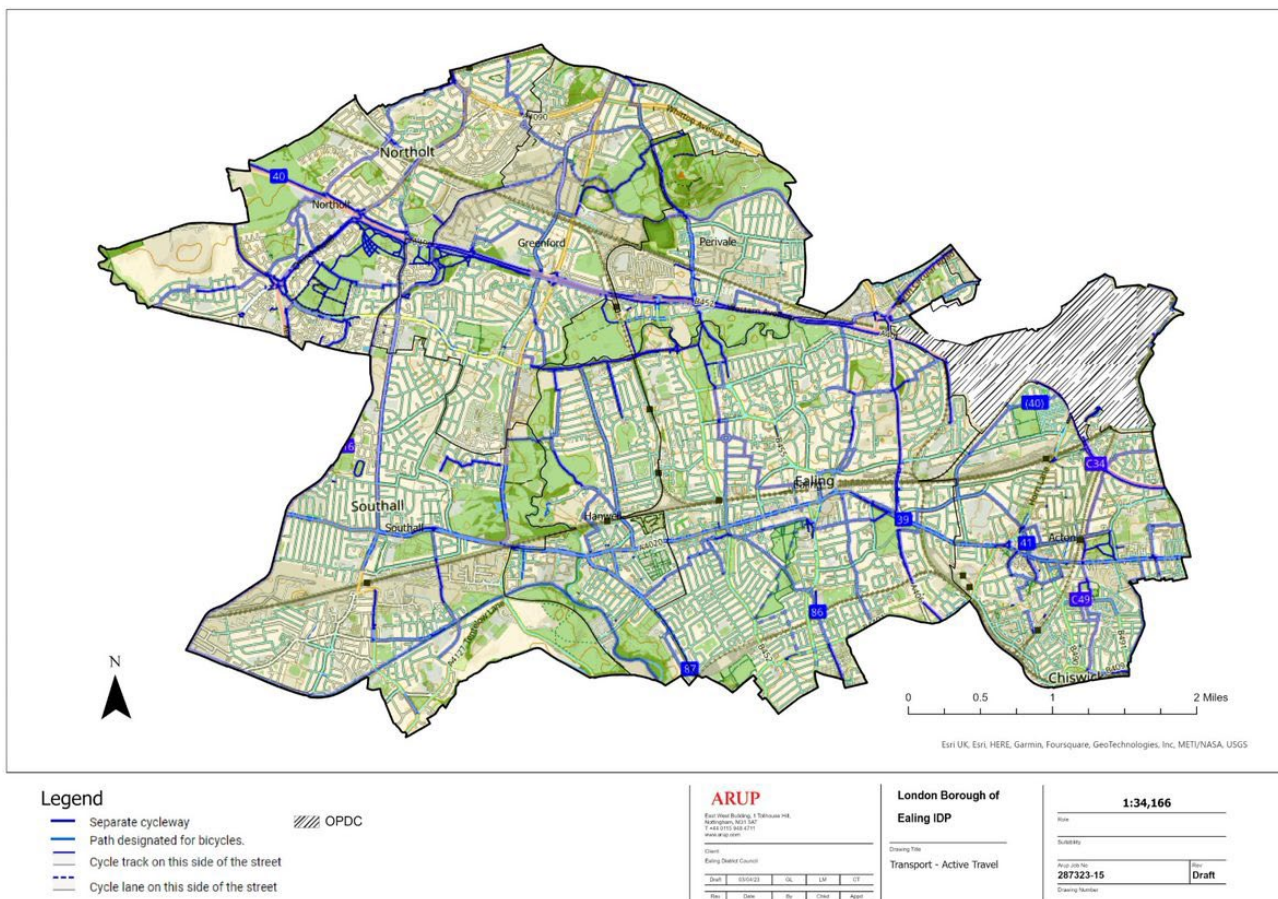
<sup>37</sup> Available at: [https://www.ealing.gov.uk/download/downloads/id/14470/cycle\\_plan\\_2019-22.pdf](https://www.ealing.gov.uk/download/downloads/id/14470/cycle_plan_2019-22.pdf)



Plan, is the lack of secure cycle parking which deters residents from making trips by active travel. The Ealing Cycle Plan notes that there has been a 47% increase in the number of parked bikes from 2012 to 2016, and that cycle parking is now nearing full capacity<sup>38</sup>. It should be noted that the new Council Plan includes a commitment for expanding the number of bike hangars in the borough to at least 150, with progress so far being up to 98 hangars.

An overview of the existing cycling network in the borough is provided in Figure 22.

**Figure 22 Existing cycling network in the borough (CyclOSM: OpenStreetMap-based bicycle map)**



Source: <https://www.cyclosm.org/>

A comprehensive list of active travel interventions across the borough was identified in the 2022 London Borough of Ealing Transport Topic Paper<sup>39</sup>. Additionally, in response to key barriers to cycling, the Ealing Council Cycle Plan includes a list of measures for improving and encouraging cycling<sup>40</sup>. With regards to location-specific plans, the Southall Reset Spatial Planning Framework also identifies a series of spatial principles for improving movement, including improvements to active travel<sup>41</sup>. In addition to physical infrastructure projects, several other projects are taking place within the borough to help facilitate attitudinal change towards active travel. For example, a Travel to School Report has been

<sup>38</sup> Available at: [https://www.ealing.gov.uk/download/downloads/id/14470/cycle\\_plan\\_2019-22.pdf](https://www.ealing.gov.uk/download/downloads/id/14470/cycle_plan_2019-22.pdf)

<sup>39</sup> Available at: [https://www.ealing.gov.uk/downloads/download/7016/transport\\_topic\\_paper](https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper)

<sup>40</sup> Available at: [https://www.ealing.gov.uk/downloads/download/5404/cycling\\_plan](https://www.ealing.gov.uk/downloads/download/5404/cycling_plan)

<sup>41</sup> Available at: [https://www.ealing.gov.uk/download/downloads/id/18426/southall\\_reset\\_%E2%80%93\\_spatial\\_planning\\_framework.pdf](https://www.ealing.gov.uk/download/downloads/id/18426/southall_reset_%E2%80%93_spatial_planning_framework.pdf)



produced with the aim of reducing car use, especially for short journeys, and encouraging sustainable and active modes of travel. This will help meet the ECTS objectives of encouraging modal shift, improving road safety, and reducing transport contribution to air pollution.

Old Oak Common station and the associated large scale regeneration area are out of scope for the Ealing IDP. However, the impact on the borough of the planned improved active travel links as part of the Old Oak Common regeneration area and the large scale development itself should be acknowledged.

## 2.7 Waste management facilities

### 2.7.1 Waste and recycling

#### Overview

The West London Waste Authority (WLWA) is the statutory waste disposal authority and is responsible for disposing of waste collected by the London boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames. The six boroughs are waste collection authorities. The London Plan sets out targets for recycling and composting waste from households, businesses and industry.

The WLWA has been working to increase recycling. The WLWA Annual Report<sup>42</sup> published in June 2021 outlines that over 96% of residual waste is now being directed away from landfill and sent mostly to energy-from-waste facilities (EfW) where the materials are turned into energy. The WLWA is working to innovate the waste system to facilitate a move towards a more circular economy.

#### Existing provision and capacity

Table 10 shows the existing waste sites (both public and private) in Ealing. There are two sites that are operated by Ealing Council: Acton Waste & Recycling Centre and Greenford Reuse & Recycling Site & Depot<sup>43</sup>. Acton Waste & Recycling Centre is currently being scoped to be repurposed for repair and/or reuse uses to create a circular economy aligning with the ambitions of the West London Waste Annual Report and with the council plan.

Greenford Reuse & Recycling Site and Greenford Depot are considered as one site by the council as they are contiguous. Ealing Council operates the Household Reuse and Recycling Site in Greenford. The site also has a bulking facility for recycling collection. The Greenford Depot is no longer a Household Reuse and Recycling Site, but still operates as a waste site to incorporate circular economy principles. The council monitored the waste through the sites between April and November 2021: 4,881.44 tonnes of waste went through Greenford and 634.58 tonnes of waste went through Acton. For recycling and garden waste, 3,043.27 tonnes and 1,443.36 tonnes went through Greenford and Acton respectively.

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<sup>42</sup> Available at: [https://cdn2.assets-servd.host/westlondon-waste/production/assets/resources/Archive/WLWA-Annual-Report-2021\\_Final-Harrow.pdf](https://cdn2.assets-servd.host/westlondon-waste/production/assets/resources/Archive/WLWA-Annual-Report-2021_Final-Harrow.pdf)

<sup>43</sup> Note: Greenford Reuse & Recycling Site and Greenford Depot are considered as one site.

**Table 10 Existing waste sites in the borough**

Operator Name	Facility Name	Site Activity
London Borough of Ealing	Acton Waste & Recycling Centre	Civic Amenity
London Borough of Ealing	Greenford Reuse & Recycling Site Greenford Depot, Greenford Road	Civic Amenity MSW&C&I Waste Processing/Transfer
Yeoman Aggregates Ltd	Stone Terminal, Acton	CDE Waste Processing
Bridgemart Ltd (Gowing & Pursey)	Horn Lane Waste Transfer Station	CDE Waste Processing/Transfer
Iver Recycling (UK) Ltd	British Rail Goods Yard, Greenford	CDE Waste Processing/Transfer
London Auto Parts Ltd	Alperton Lane, Wembley	Metal Recycling

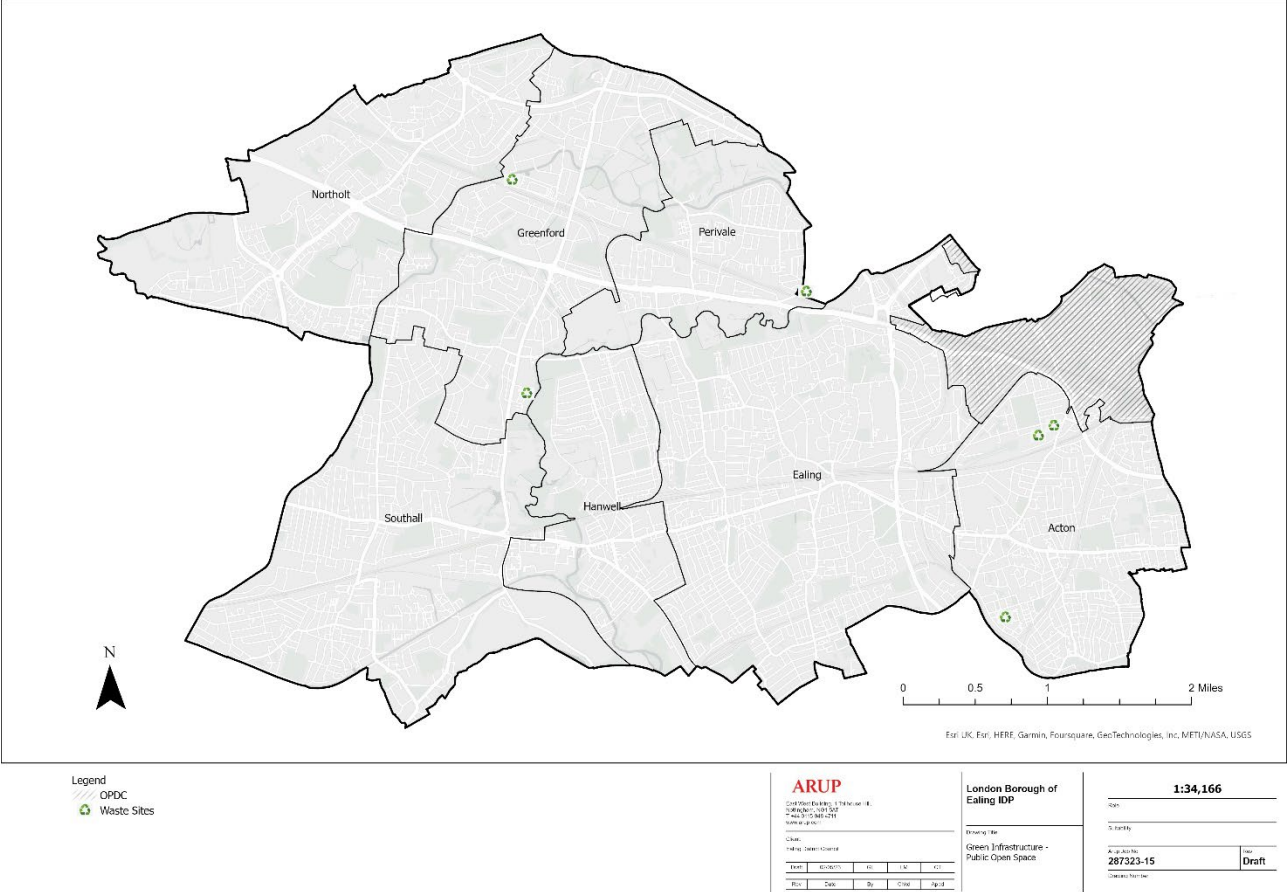
Source: West London Waste Plan

Existing waste management capacity (excluding any landfill) in West London is 1.64 million tonnes per annum including both waste processing sites and the recycling undertaken at household waste and recycling centres.

The West London Waste Plan sets out that the six west London boroughs need additional capacity of 383,000 tonnes from 2014 to 2021 and 614,000 tonnes by 2031. To determine what area of land will be required to provide this additional capacity, an average capacity of 65,000 tonnes per annum per hectare was set out in the Plan. This sets out a need for an additional 9.4 hectares for waste management across the West London boroughs.

Residual waste collected by Ealing Council is directed and bulked at a West London Waste Authority site (Transport Avenue transfer station in Brentford), before being distributed to Biocollectors for anaerobic digestion (food waste), West London Composting for composting (garden waste) and Severnside Energy recovery Centre for energy recovery (general waste). A very small percentage, less than 0.5%, is sent to landfill. Mixed recycling is bulked at Greenford Depot before being sent to N&P Crayford (materials recovery facility) for processing.

Figure 23 Waste sites in the borough



Source: Ealing Council

## 2.8 Flood management

### 2.8.1 Flood mitigation

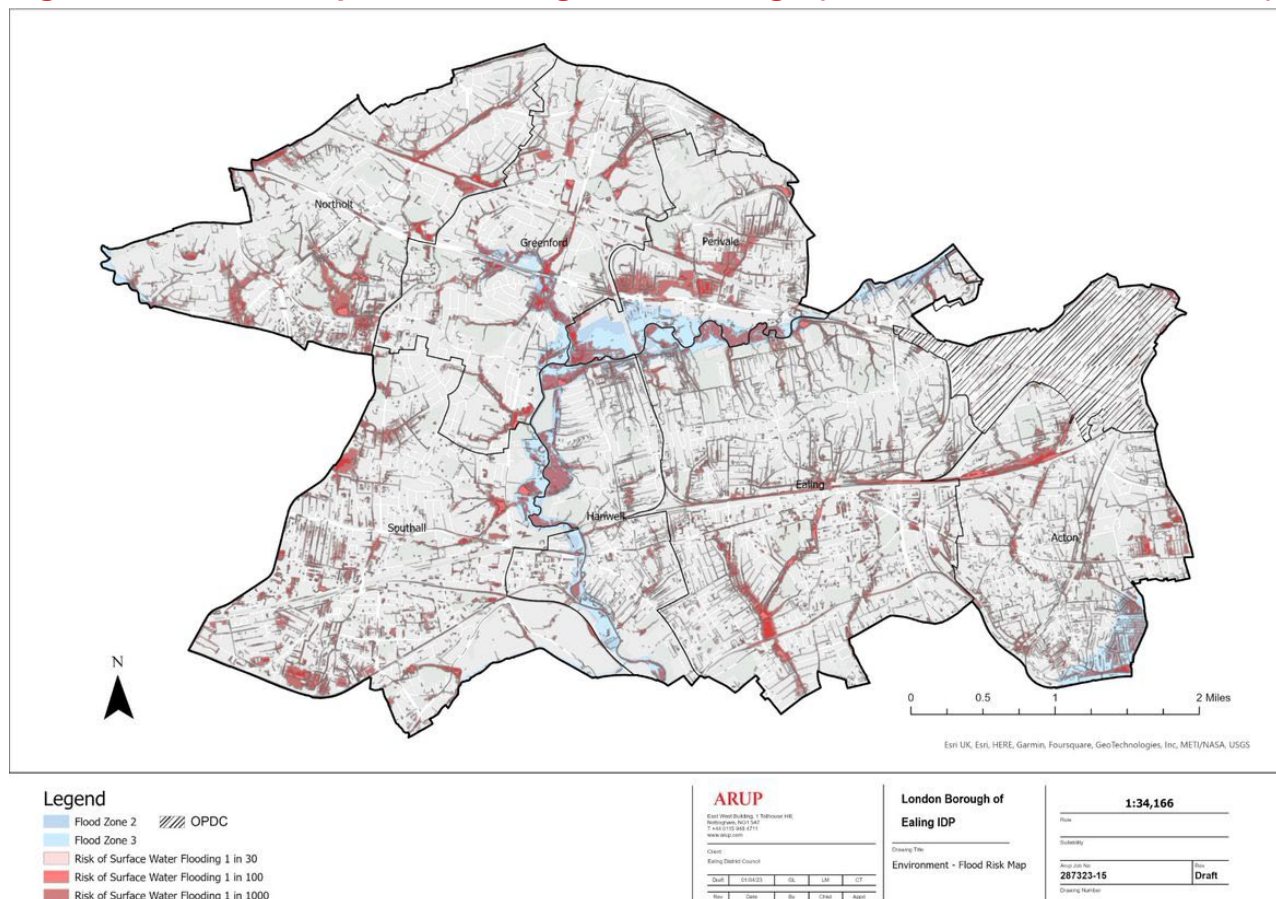
## Overview

Flood prevention and mitigation within Ealing is the joint responsibility of the Lead Local Flood Authority (LLFA), Thames Water, and the Environment Agency (EA). Ownership of flood mitigation infrastructure can be the responsibility of Ealing Council, the EA, Canal & River Trust, or private owners. It should be noted that potential complications for the cumulative impact of growth on flooding and flood mitigation infrastructure should be carefully considered. It has also been highlighted by the EA that the Ealing projects and flood defence grant in aid funding is designed to protect existing properties, not to justify development in areas at high risk of flooding.

## Existing provision and capacity

Overall, Ealing has a low risk of fluvial and pluvial flooding, with the exception being the area around the River Brent. The River Brent is classified as a main river. The EA has responsibility for flood mitigation measures relating to flooding from main rivers. Figure 24 below shows the areas around the River Brent which are in Flood Zones 2 & 3, and areas that at risk of surface water flooding.

**Figure 24 Fluvial and pluvial flooding in the borough (Defra Data Services Platform)**

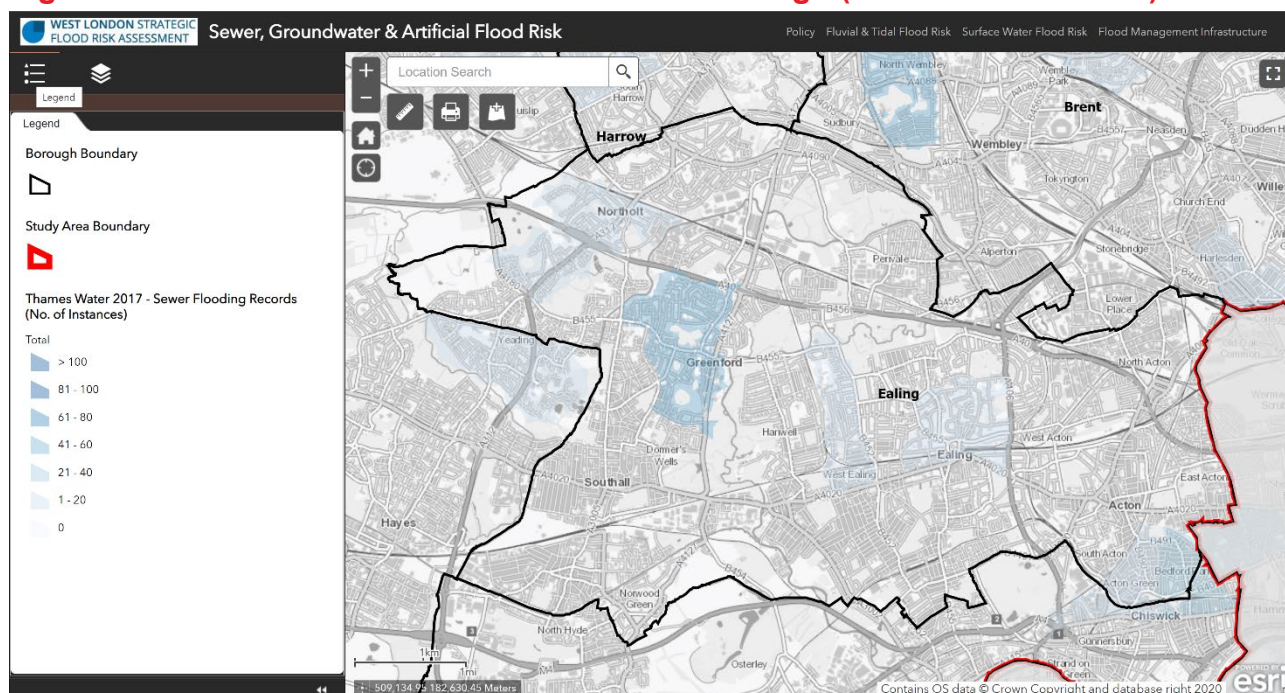


Source: <https://environment.data.gov.uk/spatialdata/spatial-flood-defences-including-standardised-attributes/wms>

Ealing is also at risk of flooding from sewer overflows and capacity issues. Figure 25 below shows historical flooding records for sewer, groundwater, and artificial flooding.



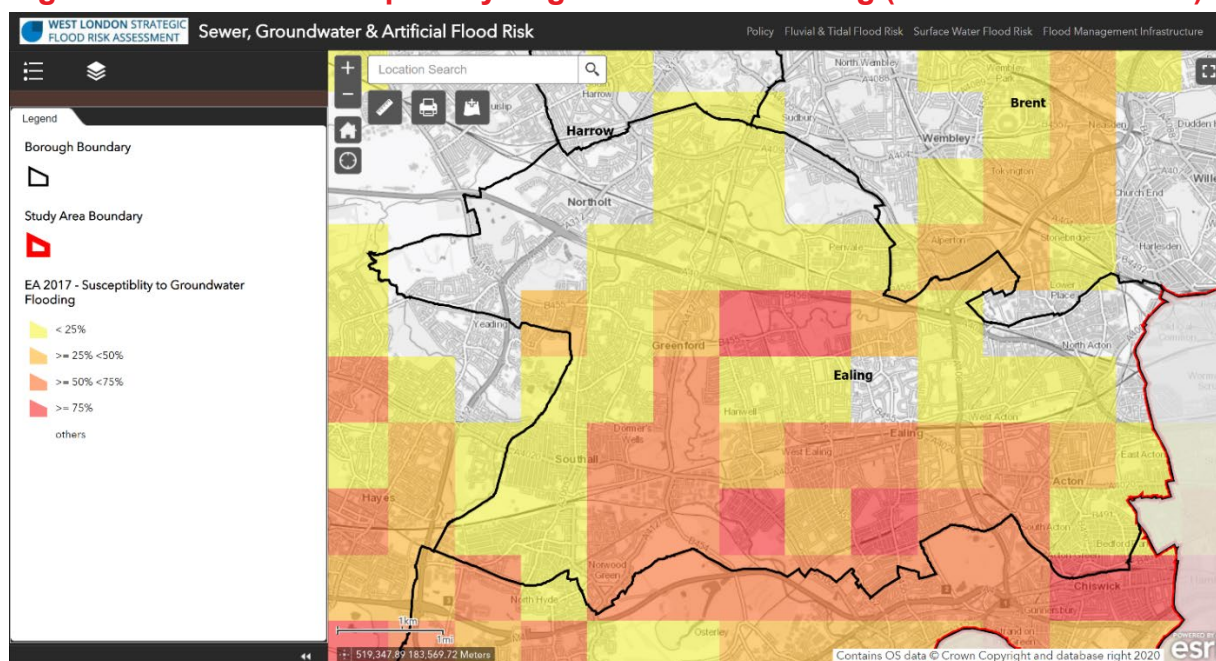
**Figure 25 Surface water flood records for the borough (West London SFRA)**



Source: <https://westlondonsfra.london/mapping-tool/>

Figure 26 shows the areas where geological conditions could enable groundwater flooding to occur in the borough. The borough has some areas of relatively high susceptibility, particularly in Greenford, Perivale, Hanwell, and Ealing, which could cause flooding issues if not managed correctly.

**Figure 26 EA 2017 susceptibility to groundwater flooding (West London SFRA)**



Source: <https://westlondonsfra.london/mapping-tool/>

The Local Authority currently have 6 flood mitigation assets located within the borough of Ealing. The EA currently has 7 EA assets within the Borough of Ealing, two of which are recorded as being below target condition.



## 2.9 Emergency services

### 2.9.1 Ambulance

#### Overview

Ambulance services within Ealing are provided by the London Ambulance Service (LAS) NHS Trust. LAS provides accident and emergency transport services from Heathrow in the west to Upminster in the east, and from Enfield in the north to Purley in the south, covering approximately 620 square miles. LAS recently consolidated its estate from 64 ambulance stations to 53 with more than 8,000 people who work or volunteer for the service<sup>44</sup>.

The LAS Strategy 2018/19 – 2022/23<sup>45</sup> sets out the priorities for the LAS for the last 5 years. Underpinning these priorities is a suite of ‘enabling strategies’, including the ‘estates vision’ which sets objectives to develop the estate in a strategic way. This includes better utilising space across the estate, and reviewing the need for a geographically close estate, whilst ensuring that the service is fit for the future.

#### Existing provision and capacity

LAS has two ambulance stations in the borough; Greenford Ambulance Station located on Greenford Road and Hanwell Ambulance Station located on Boston Road (see Figure 27).

The CQC undertook an inspection of LAS in 2019 and found that overall, the service was “Good”. However, the Emergency Operations Centre (EOC) requires improvement due to a wide range of reasons, including that the design, maintenance and use of facilities, premises and equipment did not always keep staff safe.

The LAS Annual Report 2021/22<sup>46</sup> highlighted that the LAS was one of two Trusts that maintained a response to all Category 1 (an immediate response to a life-threatening condition, such as cardiac or repository arrest) calls under the 7-minute national target. Despite this the service does have improvements to make and the report highlights a number of these:

- Patient care;
- Patient, family and carer experience; and
- Staff engagement and support.

The LAS Strategy 2018/19 – 2022/23 highlights a need to further develop infrastructure and to continually look for opportunities for estate collaboration with other services to make efficiencies in service delivery, for example the London Fire Brigade and the LAS shares headquarters. The estates vision highlights that 19% of the LAS estate is underutilised.

London North West University Healthcare (LNWUH) NHS Trust, which runs Ealing Hospital, lost 2,094 hours between 14 November 2022 and 1 January 2023 across the whole trust due to ambulance handover delays<sup>47</sup>. It is London’s second-worst performing trust for ambulance hold ups.

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<sup>44</sup> Available at: <https://www.londonambulance.nhs.uk/about-us/>

<sup>45</sup> Available at: <https://www.londonambulance.nhs.uk/about-us/our-plans-for-the-future/>

<sup>46</sup> Available at: [https://www.londonambulance.nhs.uk/?dln\\_download\\_category=annual-reports](https://www.londonambulance.nhs.uk/?dln_download_category=annual-reports)

<sup>47</sup> Available at: <https://www.harrowtimes.co.uk/news/23245328.london-north-west-nhs-ambulance-delay-times-revealed/>

**Legend**

- Fire Stations
- Police Stations
- Ambulance Stations
- OPDC

**London Borough of Ealing IDP**

**Emergency Services - Station Locations**

**1:34,166**

**287323-15**

**Draft**

Ealing Council  
| 9 February 2024 | Ove Arup & Partners Limited

## 2.9.2 Police

### Overview

Policing for Ealing Council is provided by the Metropolitan Police Service, under the direction of the Mayor of London. The mayor of London heads the Mayor's Office for Policing and Crime (MOPAC) and acts in similar way to police and crime commissioners elsewhere in England. Each area within London has a Community Safety Partnership. The Safer Ealing Partnership Strategy (2020-2023)<sup>48</sup> sets out the strategic priorities for Ealing, including:

- Focusing on substance misuse, domestic abuse and mental health;
- Preventing exploitation and victimisation;
- Managing spaces effectively; and
- Strengthening intelligence, information sharing and resilience.

Ealing forms part of the West Area Basic Command Unit (BCU) together with the London boroughs of Hounslow and Hillingdon. The BCU acts as a single policing unit. The creation of the BCU is a change which is being introduced across the Metropolitan Police Service and is a means of introducing 'multi-agency hubs' where police officers and child safeguarding professionals from other organisations work alongside one another.

### Existing provision and capacity

The borough has two police stations: Acton Police Station and Southall Police Station (see Figure 27). The Metropolitan Police Service is due to dispose of the Ealing Police Station site, however, all potential site disposals have been put on pause whilst the wider estate strategy review is being undertaken. Additionally, the Metropolitan Police Service has neighbourhood bases at Northolt Leisure Centre, Sainsbury's on Melbourne Avenue (West Ealing) and Taywood Road (Northolt). The police estate sites in Ealing are constrained capacity-wise with some in poor quality and in need of refurbishment.

The number of police stations in Ealing has reduced and public facing services and custody facilities have been rationalised and centralised.

The Acton Police Station has recently been refurbished and includes a 24/7 front counter for the borough.

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<sup>48</sup> Available at: [https://www.ealing.gov.uk/downloads/download/6484/safer\\_ealing\\_partnership](https://www.ealing.gov.uk/downloads/download/6484/safer_ealing_partnership)

### 2.9.3 Fire

#### Overview

The London Fire Brigade is the provider of fire services for Ealing. The Fire and Rescue Service National Framework (2018)<sup>49</sup> defines a series of obligations for all fire services to fulfil, including understanding foreseeable risk, making provision for fire prevention, collaboration with other emergency services and partner organisations, ensuring accountability to communities, and maintaining a workforce.

The mayor of London appoints the London Fire Commissioner and agrees the London Fire Brigade budget within the wider context of the GLA. These funds are drawn mainly from a combination of business rates, council tax receipts and government grant funding. Fire station locations are determined by how well each site contributes to the pan London response arrangements with other services often co-located at these sites, including community hubs. The Community Risk Management Plan – Your London Fire Brigade<sup>50</sup>, details the work undertaken to ensure the service is adapting to new and increased risks, including the impacts of climate change. The rapidly changing built environment with many high-rise residential properties places further pressure on the service and the Plan sets out the work needed to respond to these challenges.

#### Existing provision and capacity

Table 11 and Figure 27 illustrate the location of fire stations across Ealing. There are four fire stations in the borough, located in Southall, Northolt, Acton, and Ealing. The borough is particularly well-served with a good distribution of fire stations across the borough and all seven towns covered by a fire station nearby.

**Table 11 Fire stations in the borough**

Facility	Town
Acton Fire Station	Acton
Ealing Fire Station	Ealing
Northolt Fire Station	Northolt
Southall Fire Station	Southall

Source: London Fire Brigade

LFB is currently meeting its London-wide average attendance times target; six minutes for first appliance, eight minutes for second appliance. Attendance times data are not reported on a borough-level. It is highlighted that fire appliances are not spatially constrained within any borough, i.e. fire engines in Ealing respond to fire events in other boroughs as well.

Resourcing for fire services is positioned to meet local demand but to also maintain a dispersed geographic coverage across London (The ‘Equal Entitlement’ Principle). This is done so that the LFB can support rapid response times to fire events on broadly similar levels across London. LFB has indicated that there is sufficient capacity to manage an increase in emergency response demand.

<sup>49</sup> Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/705060/National\\_Framework\\_-\\_final\\_for\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705060/National_Framework_-_final_for_web.pdf)

<sup>50</sup> Available at: <https://www.london-fire.gov.uk/media/7293/lfc-0742-community-risk-management-plan-2023-your-london-fire-brigade.pdf>



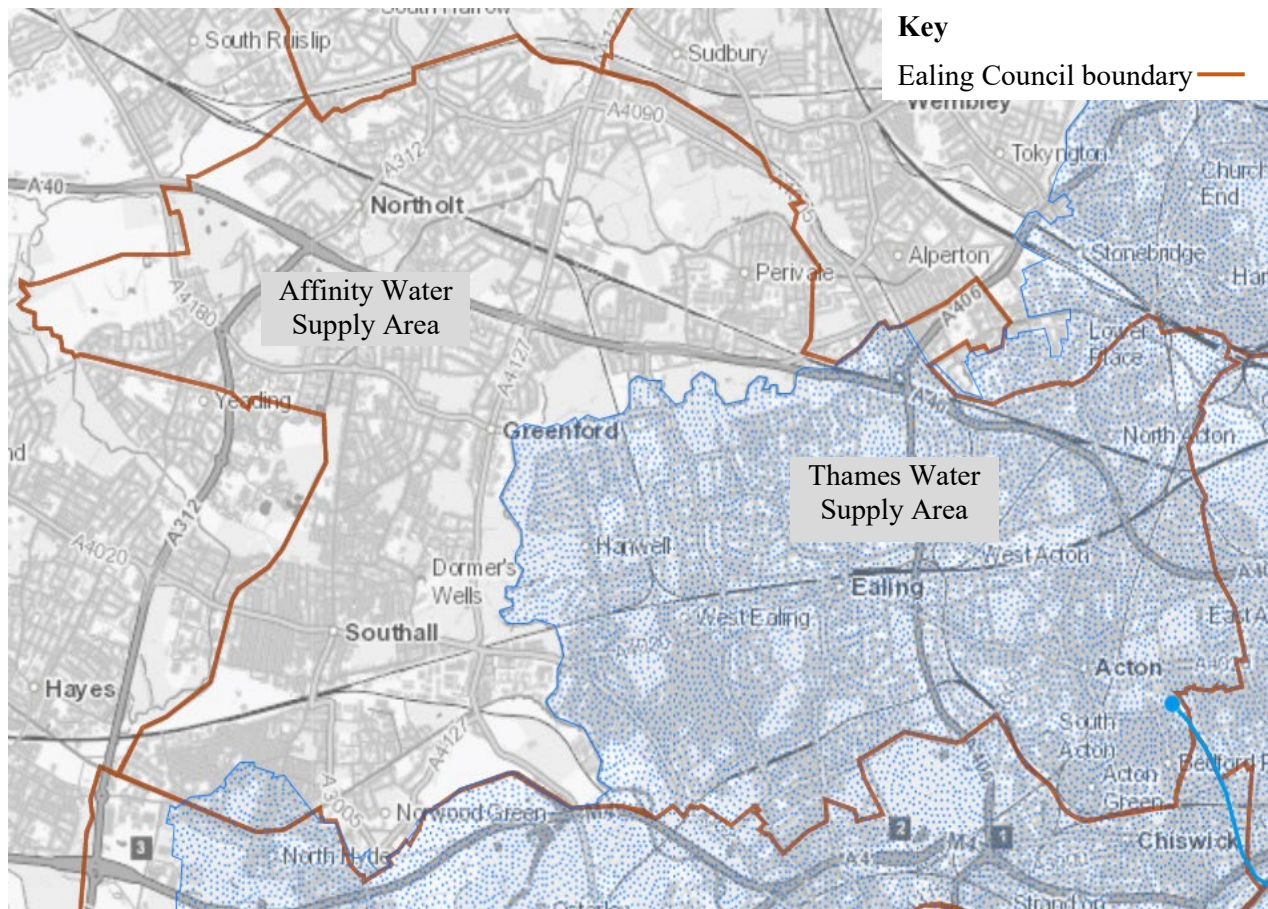
## 2.10 Energy and utilities

### 2.10.1 Potable water

#### Overview

Potable water is drinking water and the borough is supplied by both Thames Water and Affinity Water. Affinity Water provides potable water supply to the western side of Ealing with Thames Water providing water supply to the eastern side of Ealing. The map below shows the split between supplier areas.

**Figure 28 Thames Water/Affinity Water potable water provision split (GLA infrastructure mapping application)**



Source: GLA infrastructure mapping application

#### Existing provision and capacity

##### **Affinity Water**

There are currently no known constraints to Affinity Water meeting its legal requirement to supply water to new developments. Generally, water and growth planning are coordinated effectively and there are limited instances of potable water delivery impacting delivery of growth. Large windfall sites cause the biggest risk, but if developers provide information on location, scale, and phasing the risks for water supply can be mitigated.

The main focuses for Affinity Water, as outlined in their Business Plan and Water Resource Management Plans (WRMP), are:

- Reducing abstraction from chalk aquifers
- Improving drought resilience
- Leakage reduction
- Metering to reduce per capita consumption (which is relatively high in Ealing)

These focuses for infrastructure investment will help to reduce the predicted supply deficits and improve water quality in the Affinity Water supply area.

Ealing is located in the Affinity Water Pinn supply zone. Currently there are 2,700km of mains, two water treatment works, and nine storage facilities in the Pinn supply zone.

Affinity Water's new draft WRMP, which will be adopted in 2024, outlines their supply strategy for the central region (including Ealing), including the key schemes that will affect water supply in the region in the future. None of the six Strategic Resources Options (SROs) will directly affect infrastructure in Ealing. However, three of the six will impact supply in Ealing:

- South East Strategic Reservoir option (SESRO),
- Grand Union Canal, and
- the Thames to Affinity Transfer.

These SROs are large-scale schemes and involve collaboration with other water companies. A delay or cancellation of these long-term projects would affect availability of water resources in the South East of the England including Ealing.

There are two further infrastructure projects that will affect water supply in the borough:

- Reduction in current export to South East Water from Egham treatment works by 10Ml/d 'in principle'. This will provide Affinity Water with additional resource capacity that can be transferred to the Pinn supply zone to support groundwater abstraction reduction and will be available from 2025 onwards.
- Connect 2050 strategy for strategic water transfers. The Connect 2050 proposed reinforcement options that will affect the Pinn water supply zone are outlined in Table 12.



**Table 12 Connect 2050 proposed reinforcement options affecting WRZ4**

Scheme	Impact	Benefit	Timing	Details
Transfer water from Heronsgate to Harrow.	Will improve the connectivity between Water Resource Zone 1 and the Pinn Supply Zone (Ealing).	Improve resilience of supply in Ealing.	AMP8	30 MI/d increasing to 60 MI/d of pumping, 13km of 700mm pipeline
Heronsgate to Harrow Booster Pumping Station upgrade.	Will improve the ability to transfer water between Water Resource Zone 1 and the Pinn Supply Zone (Ealing).	Increase water supply available in Ealing.  Reduce abstractions used to supply Ealing – improving sustainability.	AMP8	30 MI/d of pumping
Booster Pumping Station upgrade at Egham Low-Lift.	Will improve the ability to transfer water between Water Resource Zone 6 and the Pinn Supply Zone (Ealing).	Increase water supply available in Ealing.  Reduce abstractions used to supply Ealing – improving sustainability.	AMP8	17 MI/d increasing to 25 MI/d of pumping
Transfer water from Clay Lane and Bushey to Arkley.	Will improve the connectivity between Water Resource Zone 2 and the Pinn Supply Zone (Ealing).	Improve resilience of supply in Ealing.	AMP11	30 MI/d of pumping, 8km of 600mm pipeline

**Thames Water**

There are no strategic gaps in Thames Water's supply to the area. However, there might be gaps specific to developments that require reinforcements. Thames Water will assess the need for upgrades as and when developments come forward. As with the Affinity Water supply, large windfall sites cause the biggest risk, but if Thames Water has information on scale, phasing and location then these risks can be mitigated. Thames Water will that they will continue to be involved in the Reg 19 Local Plan consultation able to provide a high level assessment of impacts on infrastructure once the likely capacity of proposed site allocations is known, and throughout the planning application process through engagement with developers

Thames Water's draft WRMP, which will be adopted in 2024, focuses mainly on demand management, which includes future water mains rehabilitation and smart metering programmes to help achieve the Thames Water target of reducing leakage by 50% compared to 2017-18 level by 2050. These programmes are considered as business as usual so will not affect the infrastructure delivery planning within Ealing.

For supply side options, Thames Water has stated that it will need to increase its supply capability in London by around 70 MI/d by the early 2030s in order to provide its customers with a 1 in 200-year level of resilience to drought events. This assumes the delivery of approximately 100 MI/d of demand reduction that it anticipates making during AMP8. All three SROs have the potential to improve supply capabilities in Ealing. However, the projects will not directly impact infrastructure within Ealing. The proposed Thames Water SROs are:

- Severn-Thames Transfer (STT) resource option: a new reservoir in Oxfordshire, with different sizes being considered.
- London Effluent Reuse: water recycling schemes at Beckton and Mogden STW where effluent from sewage treatment works would be treated to a very high standard, suitable for discharge to rivers and re-abstraction for drinking water purposes.
- South East Strategic Reservoir Option: transfer of water from the River Severn to the River Thames, to increase the resilience and available supply.

## 2.10.2 Wastewater

### Overview

Thames Water is the statutory sewerage undertaker for Ealing. As with water resources, statutory water and sewerage undertakers' investment programmes are based on a five-year Asset Management Plan (AMP) cycle. AMP7 is the current period.

Since the last IDP, Drainage and Wastewater Management Plans (DWMPs) have been introduced as new long-term plans for organisations to work together to ensure that there is a resilient and sustainable wastewater service for the next 25 years and beyond. As part of producing the DWMP, Thames Water has produced Catchment Strategic Plans. These outline more specifically the challenges that each region faces. The Ealing district falls into both the Mogden and Beckton DWMP catchments.

### Existing provision and capacity

Thames Water's wastewater network includes sewers, pumping stations and other equipment used to capture and transport sewage. There are two sewage treatment works (STW) that deal with wastewater treatment for Ealing. The majority of Ealing's wastewater is treated at Mogden STW. A small portion arising in the east of the borough (Acton) is treated at Beckton STW in Newham.

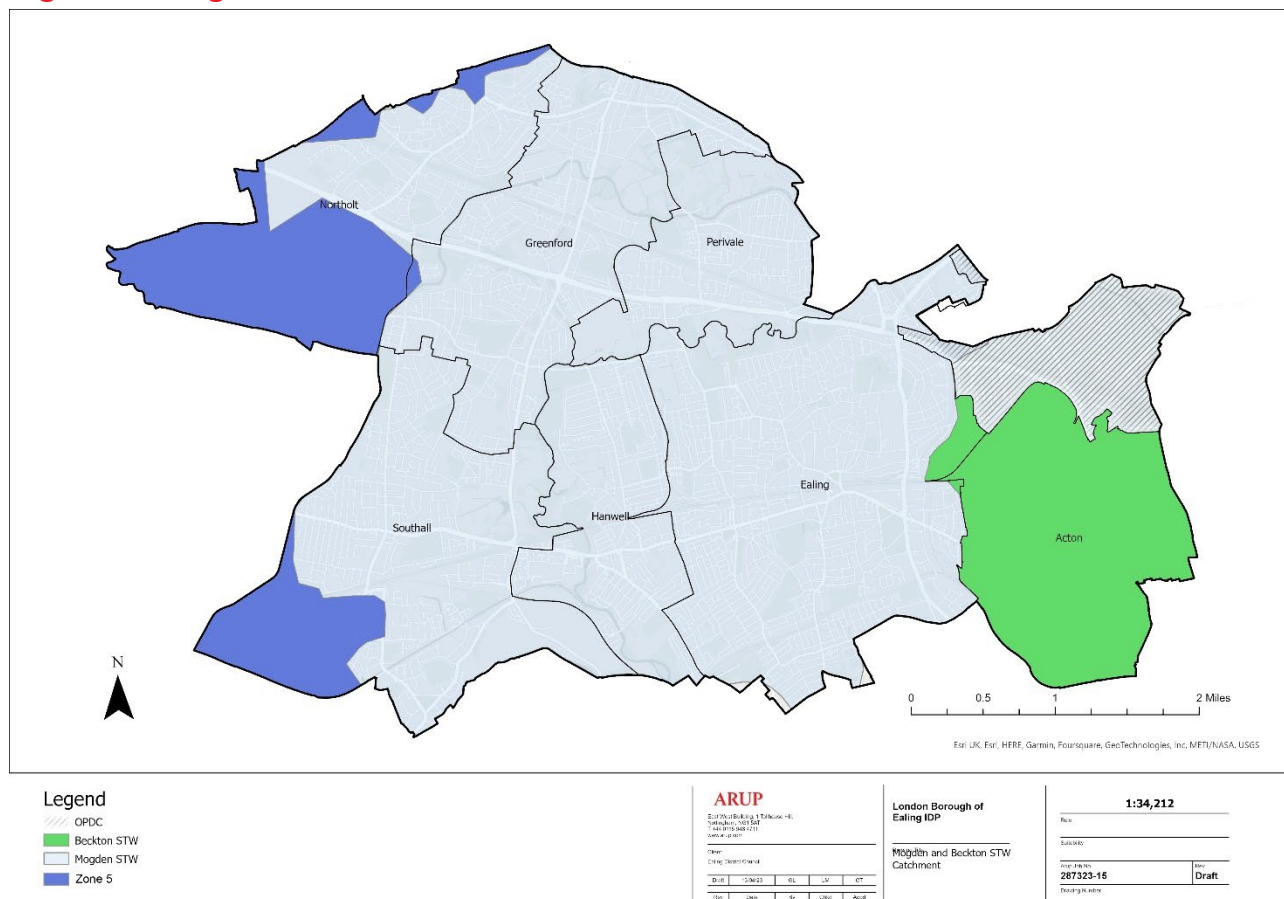
The Mogden system serves around 2.1 million people across a 155 square kilometre catchment area of North and West London. There are over 7500 km of sewer network and 366 pumping stations within the Mogden system. This is a conventional gravity system with a trunk sewer network and many assets are over 100 years old. Mogden STW is Thames Waters' third largest treatment works. It was built between 1931 and 1935 and covers an area of 55 hectare.

Beckton sewage system serves a population of 3.8 million in North and East London over a catchment area of 300 km<sup>2</sup>, with over 18,000km of sewer network and 238 pumping stations draining to the UK's largest STW. It is predicted in the catchment strategic plan that upgrades to Beckton STW will be required over the next 25 years to ensure treatment capacity keeps pace with growth.

The Thames Tideway tunnel is currently under construction and will run from Acton when it is commissioned in 2025. The tunnel will run mostly under the tidal section (estuary) of the River Thames across Inner London to capture, store and convey almost all the raw sewage and rainwater that currently overflows into the estuary. This project will help to reduce pressure on the combined sewer system in London and improve water quality in the River Thames. The tunnel will transfer the combined sewers water to the Stratford to East Ham Lee Tunnel for onward delivery to Beckton Sewage Treatment Works.

Ealing is located within Risk Zone 2 for Mogden catchment and Risk Zone 2 for the Beckton catchment. The risk zones are arbitrary derivations that allow the DWMP process to be applied and tailored to smaller discrete areas. Both Risk Zones are shown as having a risk for Internal Sewer Flooding, External Sewer Flooding, Resilience (1 in 50-year storm) and Surcharging. Additionally, Risk Zone 2 for Mogden is at risk for Storm Overflow Performance.

**Figure 29 Mogden STW and Beckton STW catchments 'Risk Zone 2'**



Source: Thames Water Catchment Strategic Plan

Flooding and sewer overflows are major issues in Ealing. Typically, these are caused by blockages, misconnections, and insufficient surface water management. The catchment management plans for Beckton and Mogden outline the most suitable solutions for the risk zones Ealing is located in. For the part of Ealing located in the Mogden catchment, these solutions are surface water management, increase network capacity by installing larger sewers, storm attenuation, and property-level protection measures to prevent individual buildings from sewer flooding. For the part of Ealing located in the Beckton catchment these solutions are surface water management and increase network capacity by installing larger sewers. Thames Water is currently working collaboratively with the Lead Local Flood Authority (LLFA) to deliver two surface water flood alleviation projects (see [Flood Management section](#) for further details).

## 2.10.3 Heat and gas

### Overview

Gas is currently the main source of heat in the UK. National Grid owns and operates the high-pressure gas transmission system throughout Great Britain, and Cadent are the regional Distribution Network Operator (DNO) for the East of England gas network which covers Ealing.

However, in June 2019, the UK passed legislation to reduce the country's greenhouse gas emissions to net zero by 2050. To achieve net zero carbon emissions by 2050, it is no longer possible to rely on fossil fuels as a heating source for homes, businesses, and buildings. Alternative energy sources that are low or free of carbon must be explored, such as heat networks, the use of waste heat sources and hydrogen. This section looks at both current gas infrastructure and potential future infrastructure requirements for the borough to implement new alternative sources of heat.

The UK's Heat and Buildings Strategy outlines the country's approach to heating buildings in alignment with the net-zero target by 2050. The strategy focuses on the following key areas:

- Providing support to local authorities in implementing heat network zoning.
- Enhancing energy efficiency through a fabric-first approach, prioritizing building insulation and other measures to reduce heat loss.
- Gradually replacing natural gas boilers with low-carbon heat pumps and ensuring this is an affordable alternative.

The strategy proposes the introduction of heat network zones in England by 2025, providing local authorities with the powers to identify and designate areas best suited for heat networks as the lowest cost, low-carbon solution. Certain buildings in zones will be required to connect within a prescribed timeframe. The strategy guidance is that this requirement will be for public sector buildings, non-domestic buildings, new builds, and residential buildings with communal systems, with exemptions possible for buildings with existing low-carbon heating systems.

Ealing Council's Climate and Ecological Emergency Strategy aligns with the focus areas set out in the UK Government Heat and Buildings Strategy. The strategy prioritises reducing energy consumption, to address fuel poverty and lessen energy demand, followed by enabling residents and businesses to use renewable energy suppliers and then contributing to building low and zero carbon heat networks.

### Existing provision and capacity

Ealing is located within the Cadent North London region. The Cadent Long Term Development Plan (LTDP) indicates a relatively stable level peak gas demand for the ten-year future forecast period for the North London local distribution zone, with the peak demand forecast dropping 1.4% from 2022 to 2026. The rate of new connections facilitated is expected to remain static and reduce towards 2025.

Work is currently being done with the Greater London Authority to produce a Local Energy Asset Representation (LEAR) tool, which will act as a visual baseline of energy assets within London to help planning and innovation for Net Zero. The work has collected data on heat demand for Ealing, which is broken down by building typology in Table 13 below.



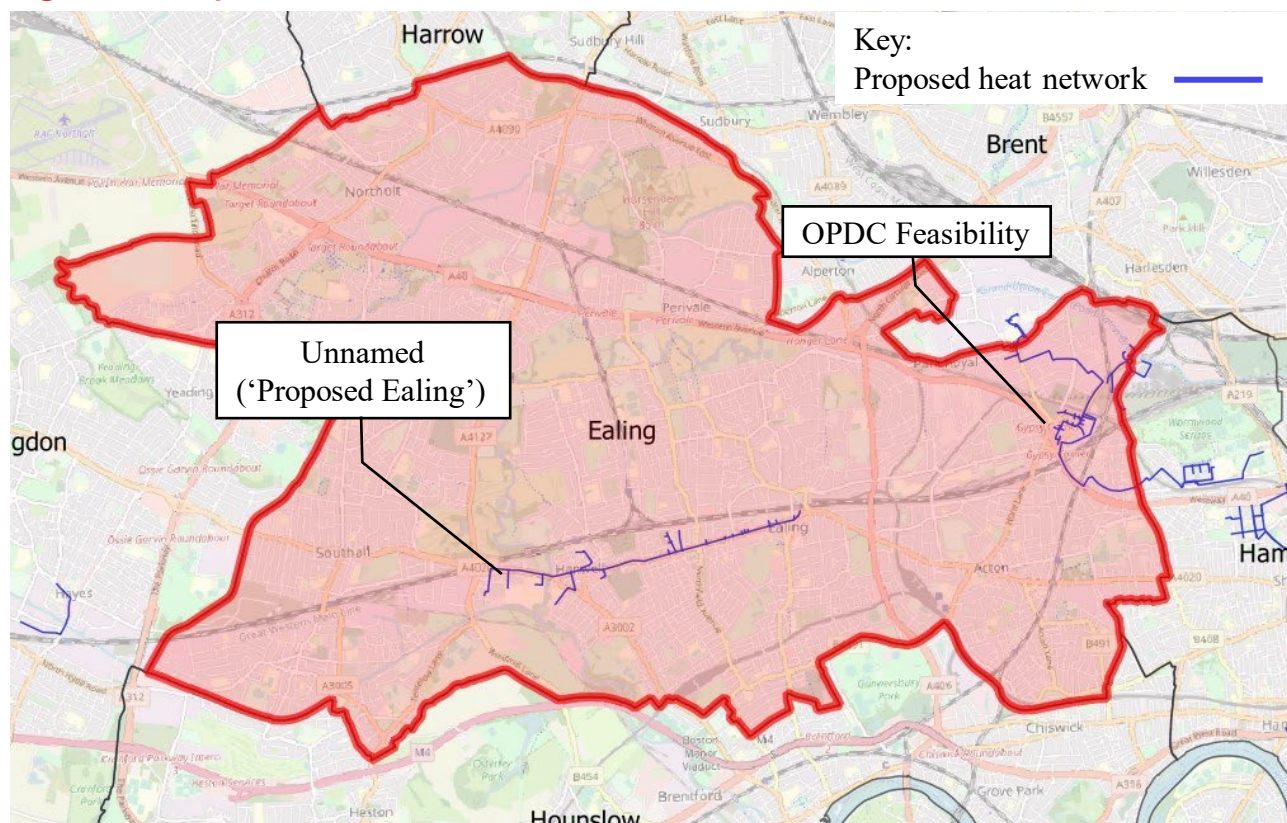
**Table 13 Heat demand by building typology.**

Building Prototype	Heat Demand GWh/a
Apartments	503.9
Assembly building	102.1
Hospital	12.6
Industrial building	122.8
Office building	364.4
Retail building	118.4
Single-family home	613.6
Terraced house	952.0
Total	2789.9

According to the London Heat Map, there are currently no heat networks in Ealing. However, there are two proposed heat networks within Ealing (shown on Figure 30 below):

- OPDC Feasibility: Data centre waste heat network
- Unnamed ('Proposed Ealing')

**Figure 30 Proposed heat networks**





The London Heat Map also identifies Acton Town Hall Offices/ Swimming Pool and the Blue NG Power Plant as major heat supplies in the borough that could be used for heat networks in the future (See Figure 31 below). Additionally, a project done by Arup identified six large supermarket stores, Southall Ready Meals factory, and Ealing Broadway Shopping Centre as potential industrial waste heat sources (see Figure 32).

**Figure 31 Major heat sources in the borough**

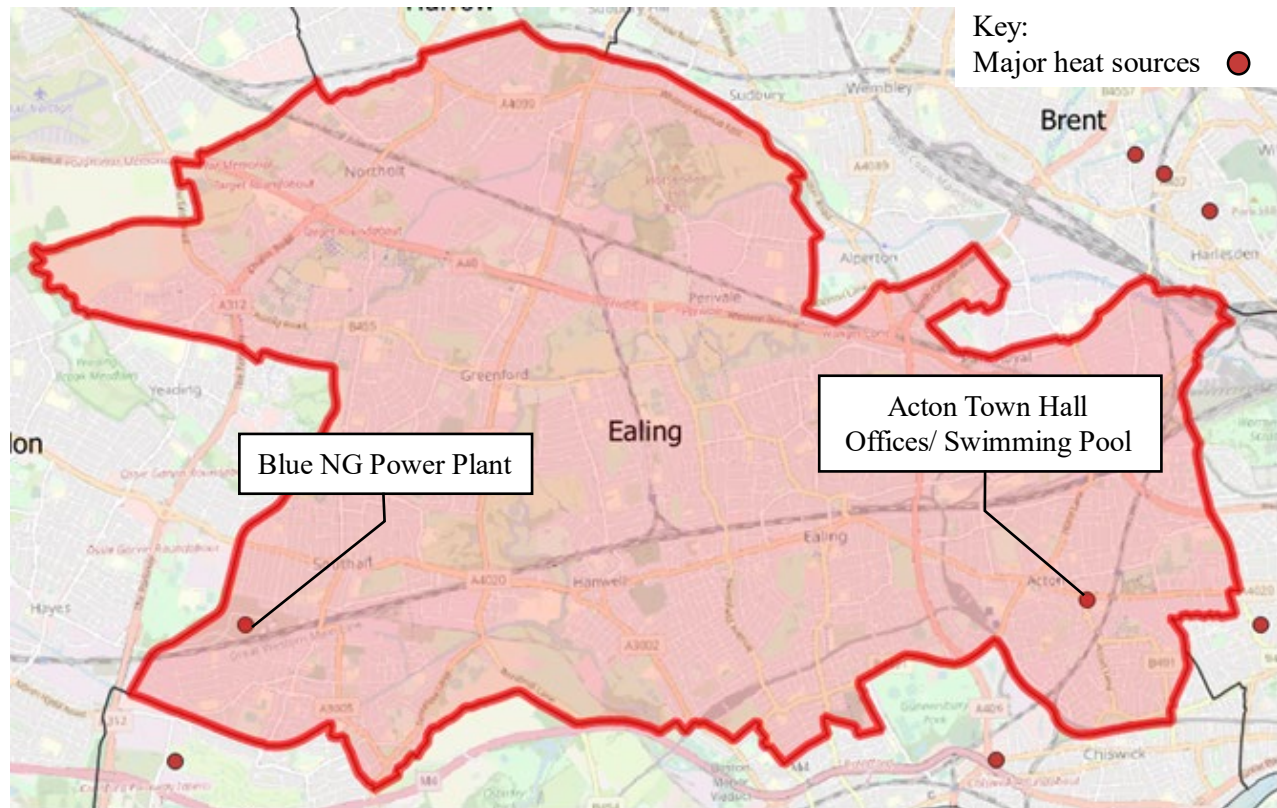
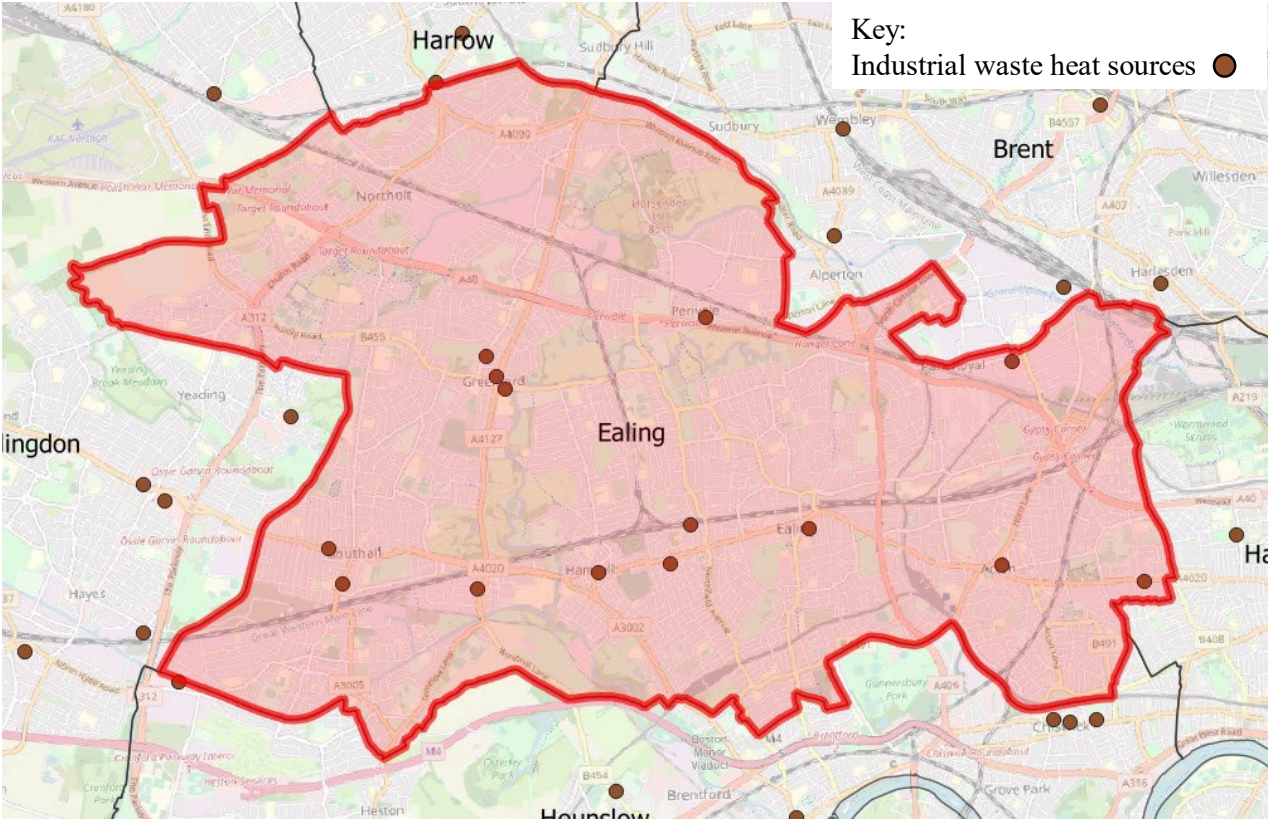


Figure 32 Potential industrial waste heat sources for the borough



## 2.10.4 Electricity supply

### Overview

National Grid is the electricity system operator, and Scottish and Southern Electricity Networks (SSEN) is the electricity Distribution Network Operator (DNO) for Ealing. The current transmission and distribution networks face difficulties due to the evolving nature of large-scale energy generation. Electricity demand is predicted to increase as the UK moves away from traditional carbon dense power sources to an increasing reliance on electricity for heating and transport, while concurrently, the generation of electricity is also shifting away from traditional carbon dense sources of power to renewable sources.

Going forward, SSEN will be taking a more strategic view to the network development process. Future growth is modelled out to 2050 in their Distributed Future Energy Scenarios (DFES), which utilises connections data and insight from our customers and stakeholders to help SSEN plan investment accordingly.

In response to the West London Electrical Capacity Constraints report in 2022, SSEN has worked closely with National Grid Transmission and the ESO as well as the Greater London Authority (GLA) on solutions to help alleviate capacity challenges in West London. The outcome of this has been the implementation of an interim phasing solution, which enables projects to connect and ramp their capacity up to 1MW per annum (to a maximum of 10MW) without triggering transmission upgrades. National Grid and SSEN outlined a new approach that allows smaller demand customers, such as many of the housebuilding companies, in West London to connect to the network despite the current capacity constraints. Regular engagement between SSEN and the borough is necessary to understand how much needs to be provided.

### Existing provision and capacity

There are nine primary substations within Ealing: Brentford, Dean Gardens, Greenford, Goldsmiths, Leamington Park, Northolt, Park Royal, Perivale, and The Green. The district consists mainly of smaller domestic and commercial customers. The table below shows the grid supply points (GSP) and bulk supply points (BSP) that supply Ealing.

**Table 14 SSEN grid supply points that serve energy customers within the borough**

GSP	No. of customers	BSP
Willesden GSP	38,593	Acton Lane, Green Ford, Perivale
Ealing GSP	131,516	Boston Manor, Bridge Road, Ironbridge, Southfield Road

Ealing GSP is constrained until SSEN puts in a specific protection system in 2025. Willesden GSP is constrained until 2026, and this might extend past 2030 owing to proposed growth in OPDC. These timescales have been driven by a number of large demand customers seeking to connect to SSEN's distribution network and the transmission network, including 18 accepted connection applications of over 10MW – the total capacity of which is equivalent to at least 260,000 new homes across West London. Although there are no significant demand customers (>10MVA) contracted within Ealing, the sudden increase in the volume of these requests, combined with 443MW of contracted demand connections to the transmission system, has triggered the need for significant

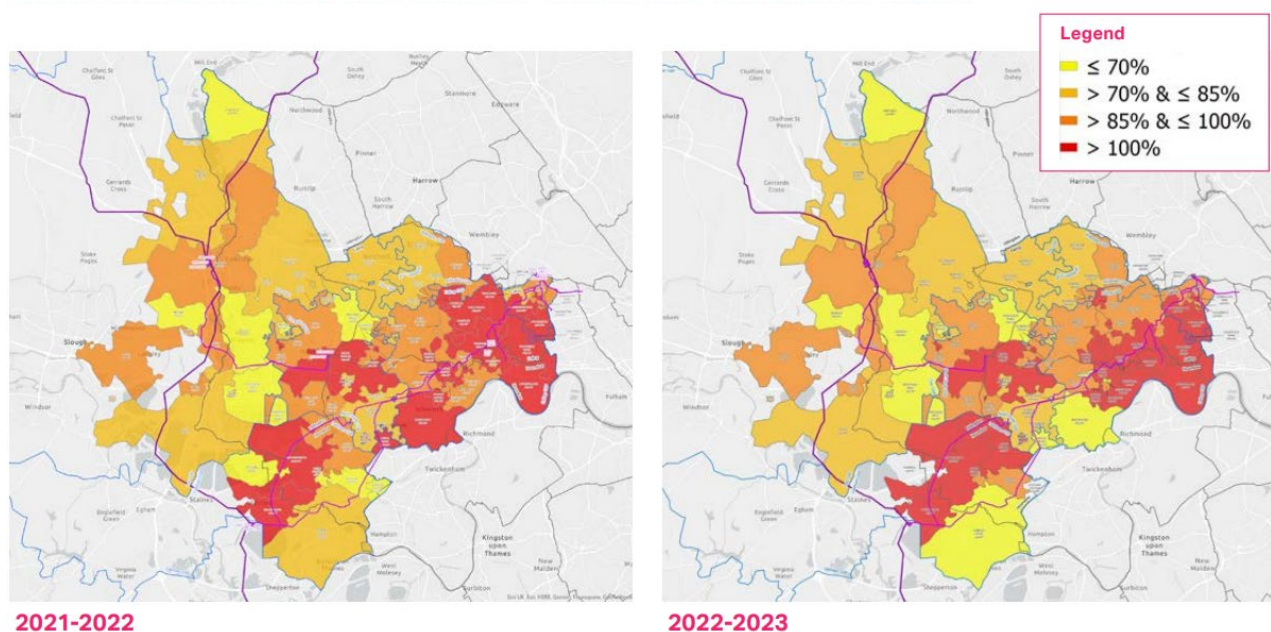


network upgrades to the upstream transmission network in the West London area. Thus, resulting in a constrained capacity.

The map below (see Figure 33) shows network capacity based on contracted capacity. Additionally, Figures 34 and 35 shows the constraint status of the primary substations demand capacity, at both the distribution and transmission level. Similarly, Figures 36-38 present the status of the network's generation capacity, with Figures 37 and 38 providing a more recent view of substation headroom at the transmission and distribution level. How constrained a supply point or substation is represents how restricted they are for new connections.

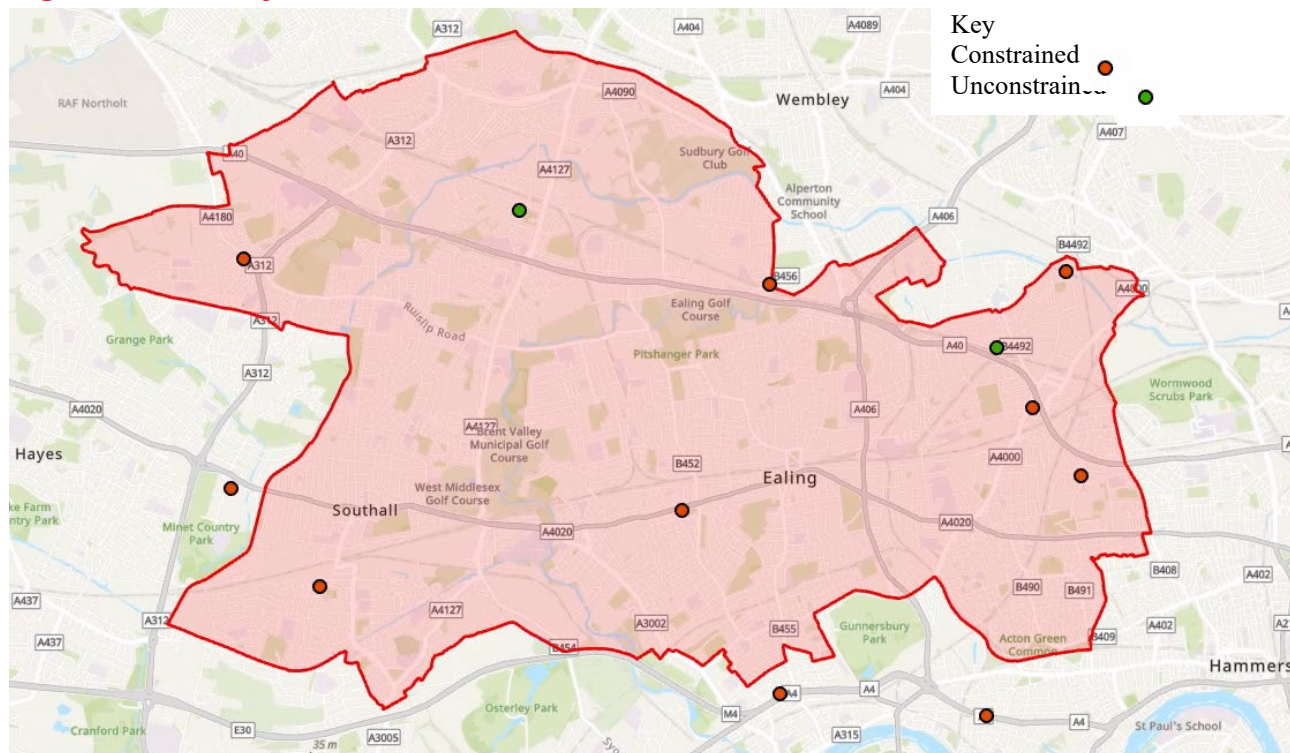
However, these constraints do not include connections that meet the requirements of the new agreement outlined in the previous section. Following the new agreed approach, 42 out of 66 customers (equating to 146MVA) which were deemed as subject to transmission constraints would now be able to connect. The remainder would still require distribution reinforcement to be undertaken prior to connection, albeit with the shorter lead times highlighted above.

**Figure 33 SSEN demand heat map (West London Electricity Capacity report June 2023)**



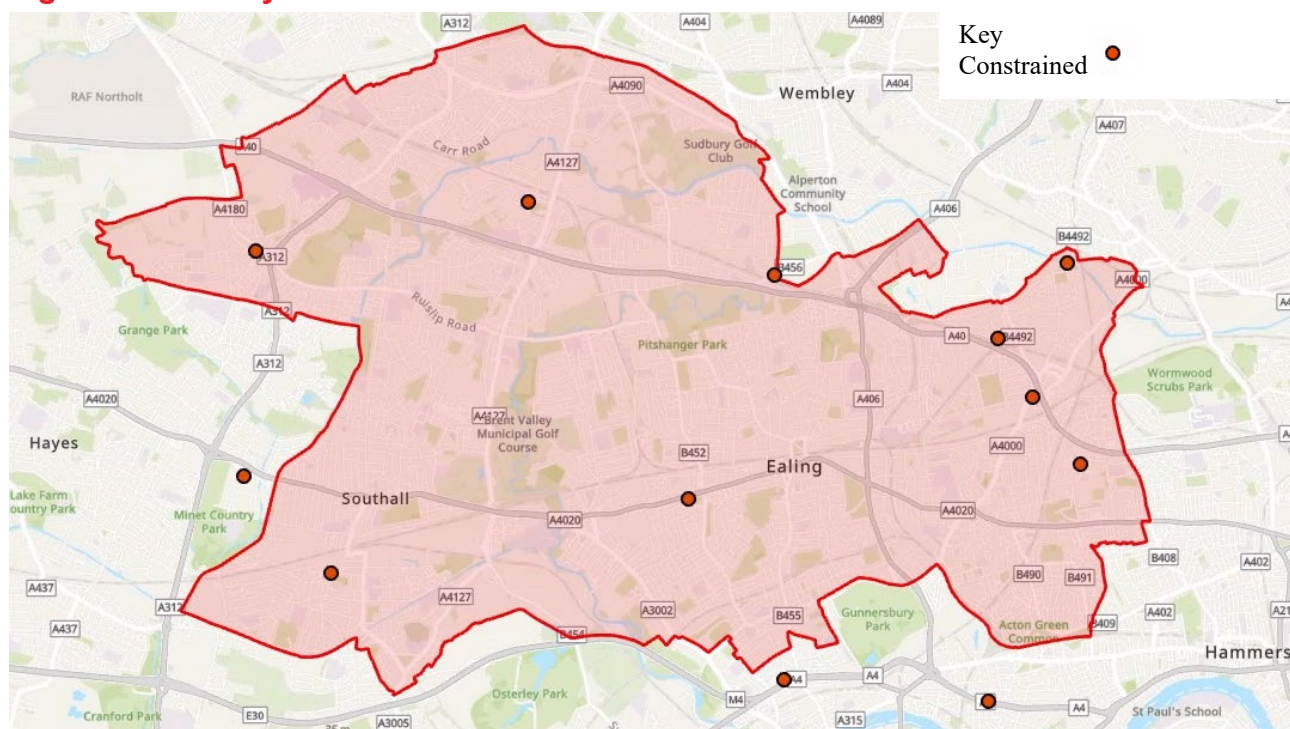
Source: West London Electricity Capacity report (June 2023)

**Figure 34 Primary substation demand constraints at distribution level**



Source: SSEN Open Data Portal – Demand Heat Map (downloaded December 2023)

**Figure 35 Primary substation demand constraints at transmission level**



Source: SSEN Open Data Portal – Demand Heat Map (downloaded December 2023)



Figure 36 Generation availability (SSEN Open Data Portal)

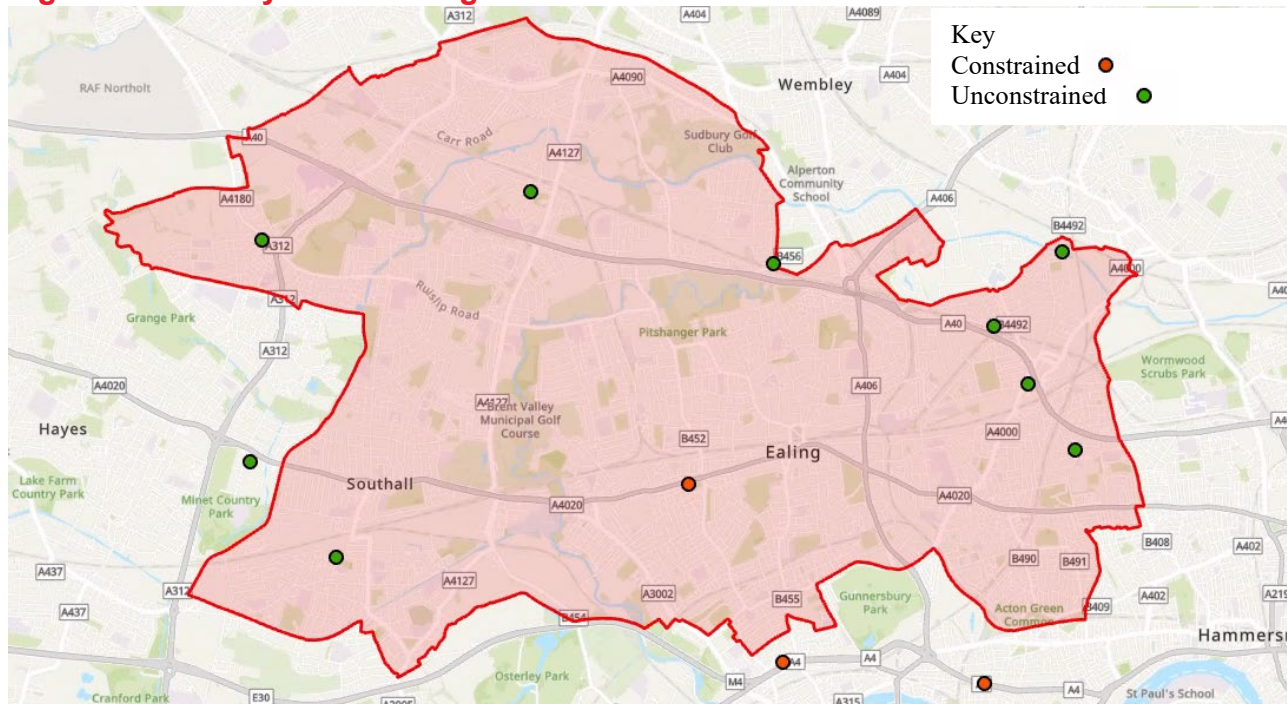


Source: SSEN Open Data Portal (June 2023)



Key  
Partially constrained  
Unconstrained

**Figure 38 Primary substation generation constraints at transmission level**



Infrastructure Delivery Plan  
Infrastructure Baseline Report

## 2.11 Digital connectivity

### 2.11.1 Fixed and mobile communications

#### Overview

Ealing Council published 'A Digital Connectivity Strategy Enabling Our Communities' in October 2021<sup>51</sup>. The findings from this report are set to guide and inform the first stage in producing a Digital Strategy.

One of the findings from the report was that there is a general lack of awareness in respect to what digital infrastructure the council owns and manages. If this information was shared more effectively, the development of digital projects could be accelerated by utilising infrastructure related investments that the council has already made. For example, the council's wide-area network (WAN), public space CCTV wireless network and street lighting central management solutions (CMS).

The provision of fixed and mobile communications is the responsibility of private companies. These companies should work collaboratively with the council.

#### Existing provision and capacity

##### ***Fixed communication***

As the regulator of broadband delivery, Ofcom oversees the delivery of broadband infrastructure. Following the implementation of the Universal Service Obligation at the end of 2019, every homeowner and business in the UK has the right to request a decent and affordable broadband connection.

A decent broadband connection is defined as 30Mbit/s download speed and a 1Mbit/s upload speed. 10Mbps is very slow, especially if there is more than one person in a household, or there are multiple devices within a household. The Ofcom data (2022) indicates that <10Mbps only applies to a small percentage of Ealing (0.4%).

The government has committed £5 billion to deliver nationwide gigabit-capable broadband, especially to the hardest to reach parts of the country where delivery may not be commercially viable. This will be spent through a package of interventions, known as Project Gigabit<sup>52</sup>. As part of this project, Building Digital UK is currently conducting an Open Market Review (OMR), which is currently live for London. The WLA is engaged on behalf of West London boroughs, to understand from suppliers if there is any current or planned investment over the next three years in broadband infrastructure.

As of November 2023, Full Fibre coverage across the borough had risen to 54.7% which is higher than the London average of 52.55%. Gigabit fixed coverage also had risen to 90.1%, which is higher than the London average of 84.27% coverage. Ealing's superfast broadband coverage, which is the UK's most common type of broadband and is significantly faster than standard broadband, is also higher than the London average of 99.1% compared to 97.24% coverage<sup>53</sup>.

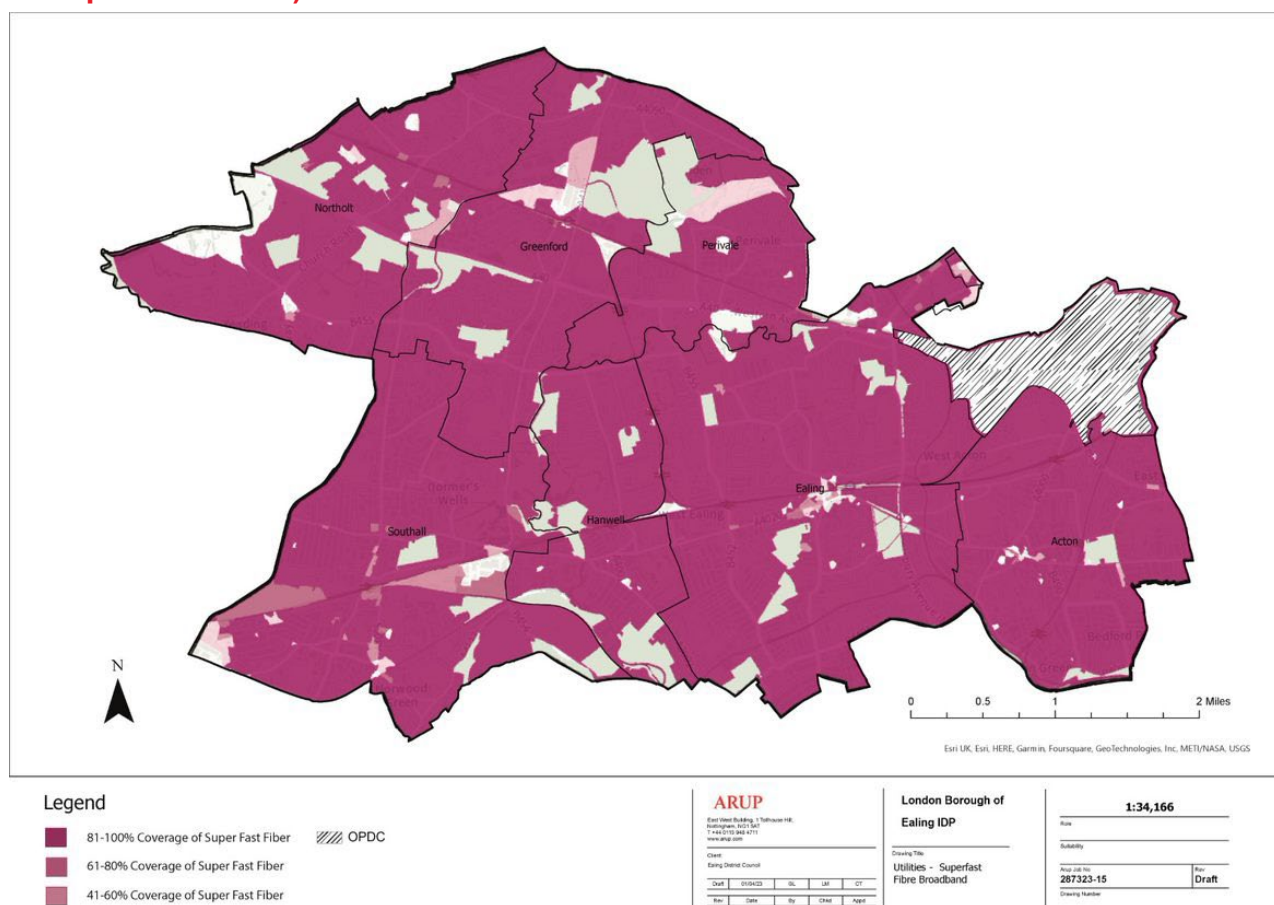
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<sup>51</sup> Available at: <https://ealing.moderngov.co.uk/Data/Cabinet/202202091900/Agenda/Agenda%20Document%20Pack%20-%20Cabinet%20-%2009-02-2022.pdf> (Item 11)

<sup>52</sup> Available at: <https://www.gov.uk/government/consultations/uk-gigabit-programme-oxfordshire-and-west-berkshire-public-review/public-review-request-for-information#:~:text=The%20Public%20Review%20process%20aims,are%20targeted%20for%20government%20investment>.

<sup>53</sup> Available at: <https://apps.london.gov.uk/connectivity/#/51.52509115104989,-0.3323319999999886,12/data/17,16,15,12,11,10,9,8,7,0/17,16,15,10,9,8,1/borough/E09000009/>

**Figure 39 Superfast fibre coverage across the borough (Ofcom 2022, data collected in September 2022)**



Source: <https://apps.london.gov.uk/connectivity/>

## Mobile communication

The West London Alliance (WLA) launched the West London Digital Connectivity Infrastructure Accelerator pilot in 2022 which maps local authority assets within the seven West London boroughs that have the potential to host telecoms infrastructure, making it easier for mobile operators to plan deployments and accelerate improvements to the mobile network. In parallel, work has been undertaken to engage operators and develop template agreements to reduce time and costs involved for both operators and local authorities supporting deployments which boost connectivity.

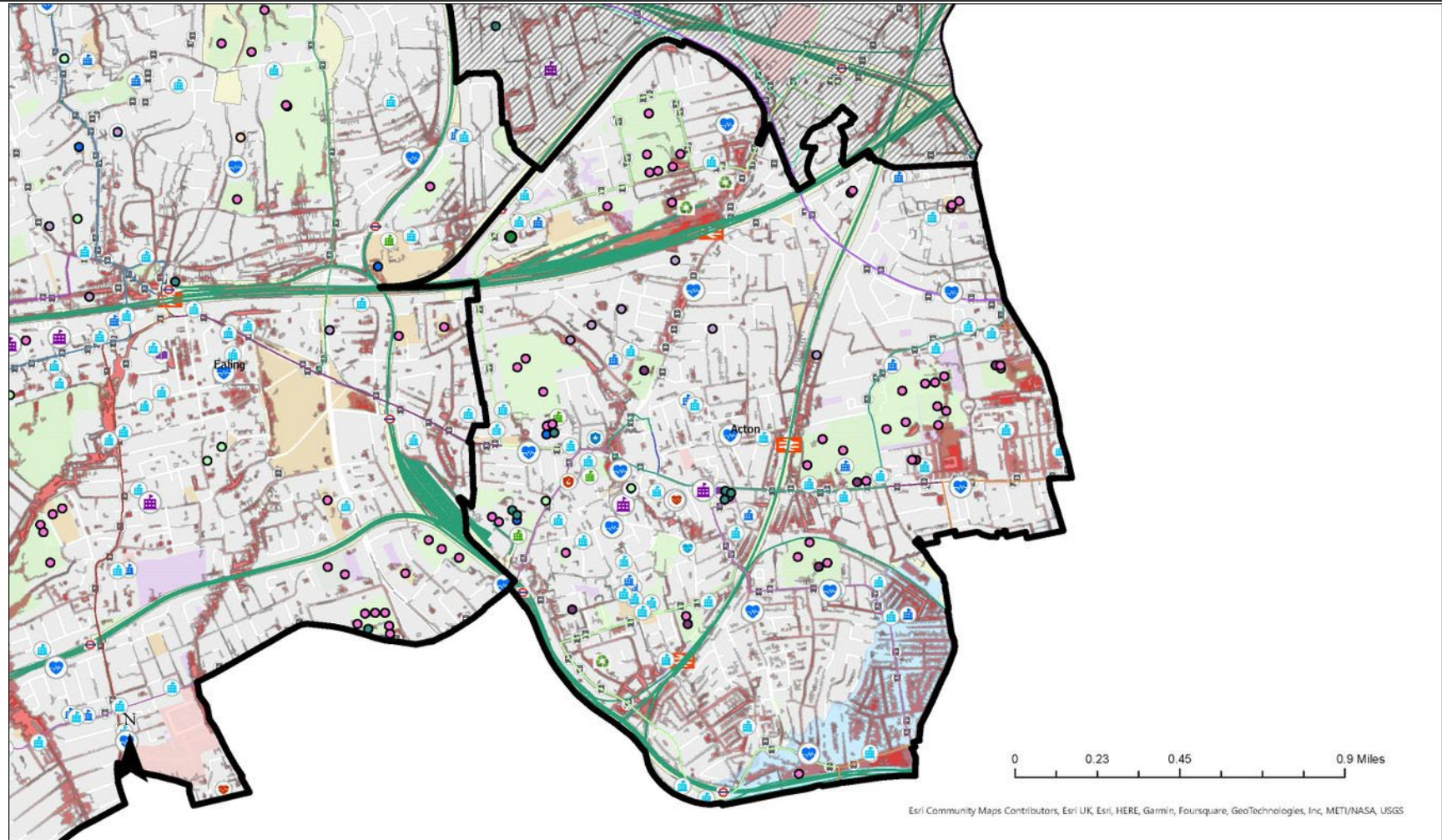
The existing planning process is seen by mobile operators as a barrier to mobile connectivity. The government recently updated building regulations to ensure that new developments have access to gigabit capable infrastructure, but regulations do not yet cover mobile connectivity. Policy SI 6 in the London Plan requires developers to work with mobile network operators and make sure a new building has the signal needs, and that the building will not block signal to the surrounding area.

There are four UK mobile operators. Ealing has very good 4G coverage for Vodafone, EE and O2 and only good coverage for Three. The capacity of mobile networks is at threat from the increase in the number of mobile devices trying to access the network.



### 3. Overview of infrastructure by the seven towns





Legend			
	OPDC		Libraries
	Primary Schools		Flood Zone 3
	Early Years Provision		Community Centres
	Further Education		Railway stations
	Multi Use Games Areas (MUGA)		Parks
	GP Practices		Amenity Space
	Sports hall		Natural Green Space
	Flood Zone 2		Allotments
			Cemeteries/Church Yards
			TFL Tube stations
			Secondary Schools
			Fire Stations
			Police Stations
			Ambulance Stations
			Mental Health Provision
			Physical Health Provision
			Nursing Homes
			Recovery Houses
			Residential Homes
			Risk of Surface Water Flooding 1 in 30
			Risk of Surface Water Flooding 1 in 100
			Risk of Surface Water Flooding 1 in 1000
			Sportshalls
			Indoor Sports Provision
			Outdoor Sports Provision
			Waste Sites

**ARUP**

Carl West Building, 1 Telford House Hill,  
Birmingham, B3 1 5AT  
T +44 (0)151 540 4711  
www.arup.com

Client:  
Ealing District Council

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03/05/23				
Rev	Date	By	Chkd	Appd

**London Borough of  
Ealing IDP**




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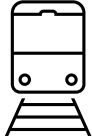

Waste Sites



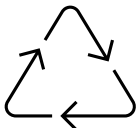

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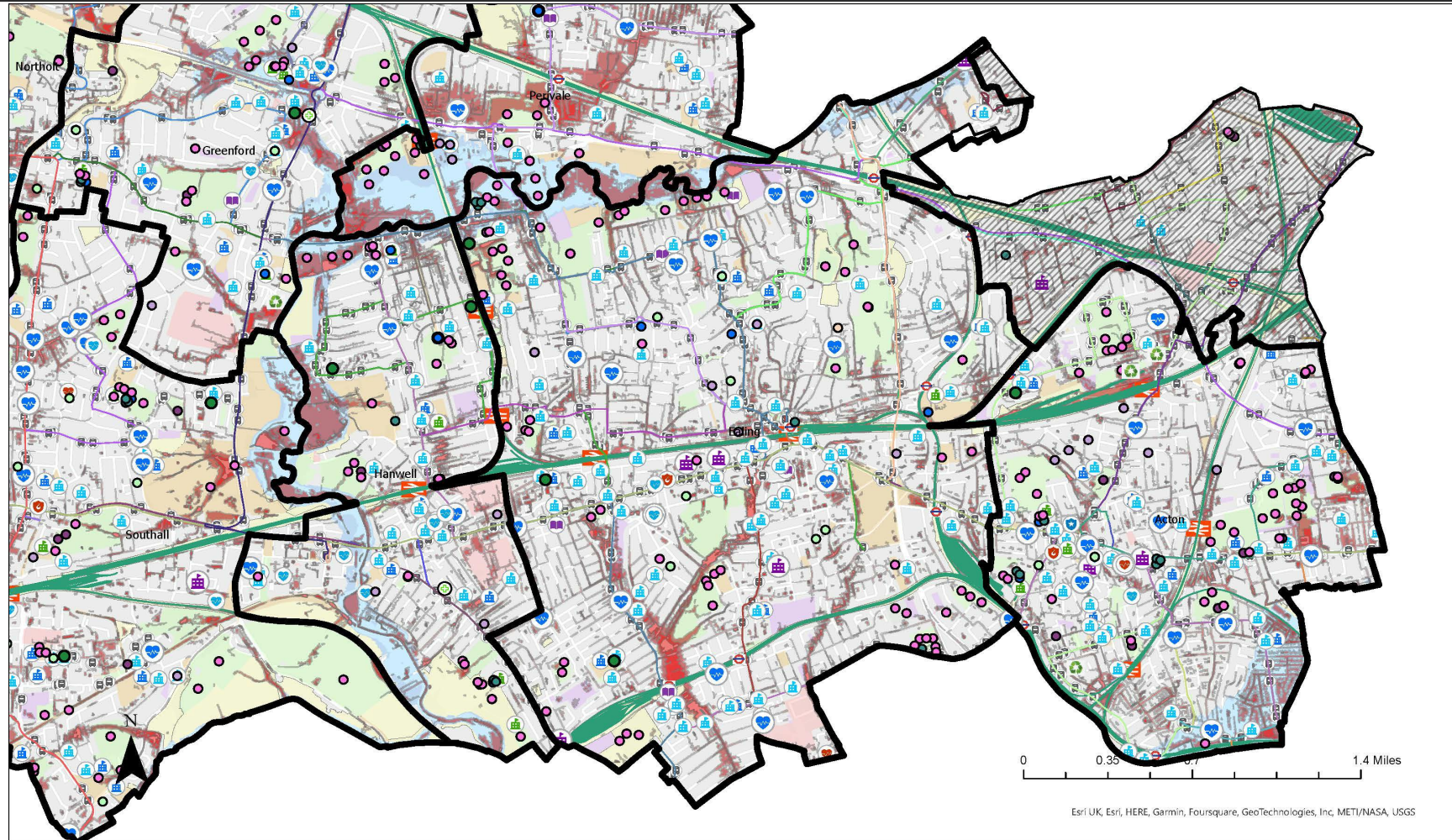
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Acton	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 36 early years facilities</li> <li>- 9 primary schools</li> <li>- 3 secondary schools</li> <li>- 2 further education facilities</li> <li>- There are no maintained special schools in Acton but there is provision of ARPs in mainstreams schools</li> </ul> <p>Most secondary schools are oversubscribed and have waiting lists.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 5 grass football pitches</li> <li>- 2 fine turf cricket site</li> <li>- 5 AGP sites – single, multiple, various surfaces</li> <li>- 2 tennis court sites</li> <li>- 3 indoor sport centres; Everyone Active Acton Centre, Reynolds Sports Centre and Twyford Sports Centre</li> <li>- 2 sports halls</li> <li>- 9 MUGAs</li> </ul> <p>Acton has the greatest demand for pool space and sports courts compared to the other towns, with areas deficient in access to sports hall sites.</p> <p>Many residents in Acton live outside a 20-minute walk to at least one sports hall site.</p>
Health and social care 	<ul style="list-style-type: none"> <li>- 13 GP practices</li> <li>- 3 secondary care facilities</li> <li>- 8 adult social care facilities</li> <li>- 1 children centre hub site</li> <li>- 1 health hub sites</li> </ul> <p>Acton is particularly constrained for primary healthcare physical space.</p>
Emergency services	<ul style="list-style-type: none"> <li>- 1 fire station</li> </ul>

Acton	
	<ul style="list-style-type: none"> <li>- 1 police station</li> </ul> <p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Acton identified.</i></p>
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 1 library</li> <li>- 2 community centres</li> <li>- 1 youth centre</li> </ul> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 3 railway stations: 1 served by the Elizabeth line and 2 served by the London Overground</li> <li>- 3 TfL tube stations: 1 served by the Central line, 1 served by the District line and 1 served by the District and Piccadilly lines</li> <li>- Good access to the bus network compared to other towns</li> <li>- Good access to active travel routes compared to other towns</li> </ul> <p>Uxbridge Road has one of the highest cycle flows in London. Section of Uxbridge Road in east Acton is in the top 5% of highest cycle flows in London.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Affinity Water supply area for drinking water</li> <li>- Located in Mogden STW catchment area for wastewater</li> <li>- Major heat source located at Blue NG Power Plant</li> </ul> <p>There is a constrained bulk supply point (BSP), two partially constrained substations and one unconstrained substation.</p>
<p>Flood management</p>	<ul style="list-style-type: none"> <li>- There are condensed areas at risk of surface water flooding to the south and east of the town.</li> <li>- Small pockets towards the south-eastern corner are located in Flood Zone 2 and 3</li> </ul>

Acton	
	
Digital connectivity 	<ul style="list-style-type: none"> <li>- Small pockets of poor connectivity to super-fast fibre in the centre of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>
Waste 	<ul style="list-style-type: none"> <li>- There are 3 waste sites located in the town area.</li> </ul> <p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Acton identified.</i></p>
Green infrastructure / Open space 	<ul style="list-style-type: none"> <li>- 15 parks</li> <li>- 8 amenity spaces</li> <li>- Natural green space runs through the town along the railway cuttings throughout the town.</li> <li>- 6 allotment sites</li> <li>- 1 cemetery site</li> </ul> <p>There are areas which are deficient in access to open space, especially in the northeast and south of the town.</p>



Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

## Legend

- |                              |                     |                           |  |
|------------------------------|---------------------|---------------------------|--|
| OPDC                         | Libraries           | TFL Tube stations         | Recovery Houses                          |
| Primary Schools              | Flood Zone 3        | Secondary Schools         | Residential Homes                        |
| Early Years Provision        | Community Centres   | Fire Stations             | Risk of Surface Water Flooding 1 in 30   |
| Further Education            | Railway stations    | Police Stations           | Risk of Surface Water Flooding 1 in 100  |
| Multi Use Games Areas (MUGA) | Parks               | Ambulance Stations        | Risk of Surface Water Flooding 1 in 1000 |
| GP Practices                 | Amenity Space       | Mental Health Provision   | Sportshalls                              |
| Sports hall                  | Natural Green Space | Physical Health Provision | Indoor Sports Provision                  |
| Flood Zone 2                 | Allotments          | Cemeteries/Church Yards   | Outdoor Sports Provision                 |
|                              |                     |                           | Waste Sites                              |
|                              |                     |                           | Nursing Homes                            |

## ARUP

East West Building, 1 Tolhouse Hill,  
Nottingham, NG1 5AT  
T +44 (0)115 360 4711  
www.arup.com

Client:  
Ealing District Council

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London Borough of  
Ealing IDP

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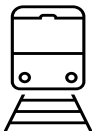



Waste Sites

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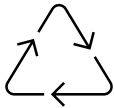

Ealing	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 65 early years facilities</li> <li>- 13 primary schools</li> <li>- 1 secondary schools</li> <li>- 2 further education facilities</li> <li>- 2 maintained special and provision of ARPs in mainstreams schools</li> </ul> <p>Most secondary schools are oversubscribed and have waiting lists.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 9 grass football pitches</li> <li>- 1 fine turf cricket site</li> <li>- 7 AGP sites – single, multiple, various surfaces</li> <li>- 7 tennis court sites</li> <li>- 1 rugby pitch site</li> <li>- 2 bowls sites</li> <li>- 1 indoor sport centre; Gunnersbury Park Sports Hub</li> <li>- 4 sports halls</li> <li>- 4 MUGAs.</li> </ul> <p>Gurnell Leisure Centre was closed at the start of the first Covid-19 lockdown and is planned to be redeveloped.</p>
Health and social care 	<ul style="list-style-type: none"> <li>- 15 GP practices</li> <li>- 4 secondary care facilities</li> <li>- 12 adult social care facilities</li> <li>- 1 children centre hub site</li> <li>- 2 park play site</li> </ul> <p>The ICB has identified a need for primary care facilities in Central Ealing.</p>
Emergency services 	<ul style="list-style-type: none"> <li>- 1 fire station</li> </ul> <p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Ealing identified.</i></p>



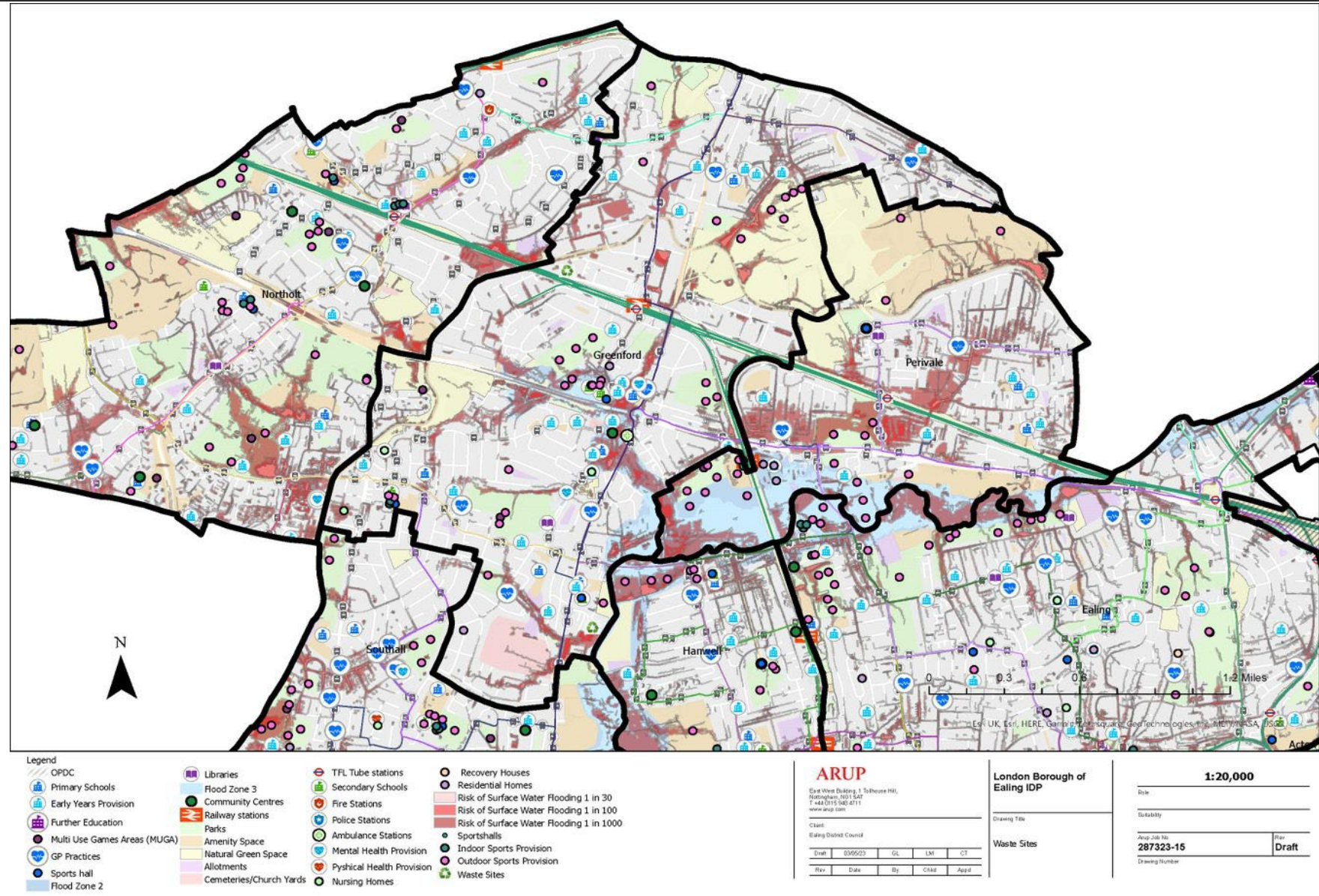
Ealing	
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 5 libraries</li> <li>- 3 community centres</li> <li>- 1 youth centre</li> </ul> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 4 railway stations<sup>54</sup>: all stations providing access to the Great Western Main Line and 2 served by the Elizabeth Line</li> <li>- 2 TfL tube stations served by the Piccadilly line</li> <li>- Good access to the bus network compared to other towns</li> <li>- Good access to active travel routes compared to other towns.</li> </ul> <p>Despite a good level of public transport provision there are pockets of poor connectivity in the south-eastern corner of the town.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Thames Water supply area for drinking water</li> <li>- Located in Mogden STW catchment area for wastewater</li> </ul> <p>There are 2 constrained substations and a constrained bulk supply point (BSP).</p>
<p>Flood management</p> 	<ul style="list-style-type: none"> <li>- There are condensed areas at risk of surface water flooding in the centre of the town</li> <li>- Areas along the northern boundary are located in Flood Zone 2 and 3</li> </ul>
<p>Digital connectivity</p> 	<ul style="list-style-type: none"> <li>- Small pockets of poor connectivity to super-fast fibre in the centre of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>
<p>Waste</p>	<ul style="list-style-type: none"> <li>- There are no waste sites located in the town area.</li> </ul>




<sup>54</sup> Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.



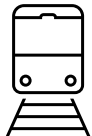




Ealing	
	<p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Ealing identified.</i></p>
<p>Green infrastructure / Open space</p> 	<ul style="list-style-type: none"> <li>- 17 parks</li> <li>- 12 amenity spaces</li> <li>- Natural green space runs through the town along the railway cuttings and some spaces in the northern part of the town.</li> <li>- 8 allotment sites</li> <li>- 1 cemetery sites</li> </ul> <p>There are areas which are deficient in access to open spaces, especially in the centre of the town.</p>


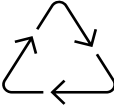

# Greenford



Greenford	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 21 early years facilities</li> <li>- 7 primary schools</li> <li>- 4 secondary schools</li> <li>- 3 further education facilities</li> <li>- 1 maintained special schools and there is provision of ARPs in mainstreams schools.</li> </ul> <p>Secondary schools are oversubscribed and have waiting lists.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 2 grass football pitches</li> <li>- 1 rugby pitch</li> <li>- 1 bowl site</li> <li>- 2 fine turf cricket site</li> <li>- 1 AGP site – single, multiple, various surfaces</li> <li>- 5 tennis court sites</li> <li>- 1 indoor sport centres; Greenford Sports Centre</li> <li>- 3 sports halls</li> <li>- 3 MUGAs</li> </ul> <p>Many residents in North Greenford live outside a 20-minute walk to at least one sports hall site.</p>
Health and social care 	<ul style="list-style-type: none"> <li>- 6 GP practices</li> <li>- 4 secondary care facilities</li> <li>- 5 adult social care facilities</li> <li>- 1 children centre hub site</li> </ul> <p>The ICB identified a need for an affordable solution to primary health care services as part of the Greenford Green development.</p> <p>Greenford Green or Featherstone Road need either reprovision, development or improvements to help support future growth.</p>
Emergency services	<ul style="list-style-type: none"> <li>- 1 ambulance station</li> </ul>

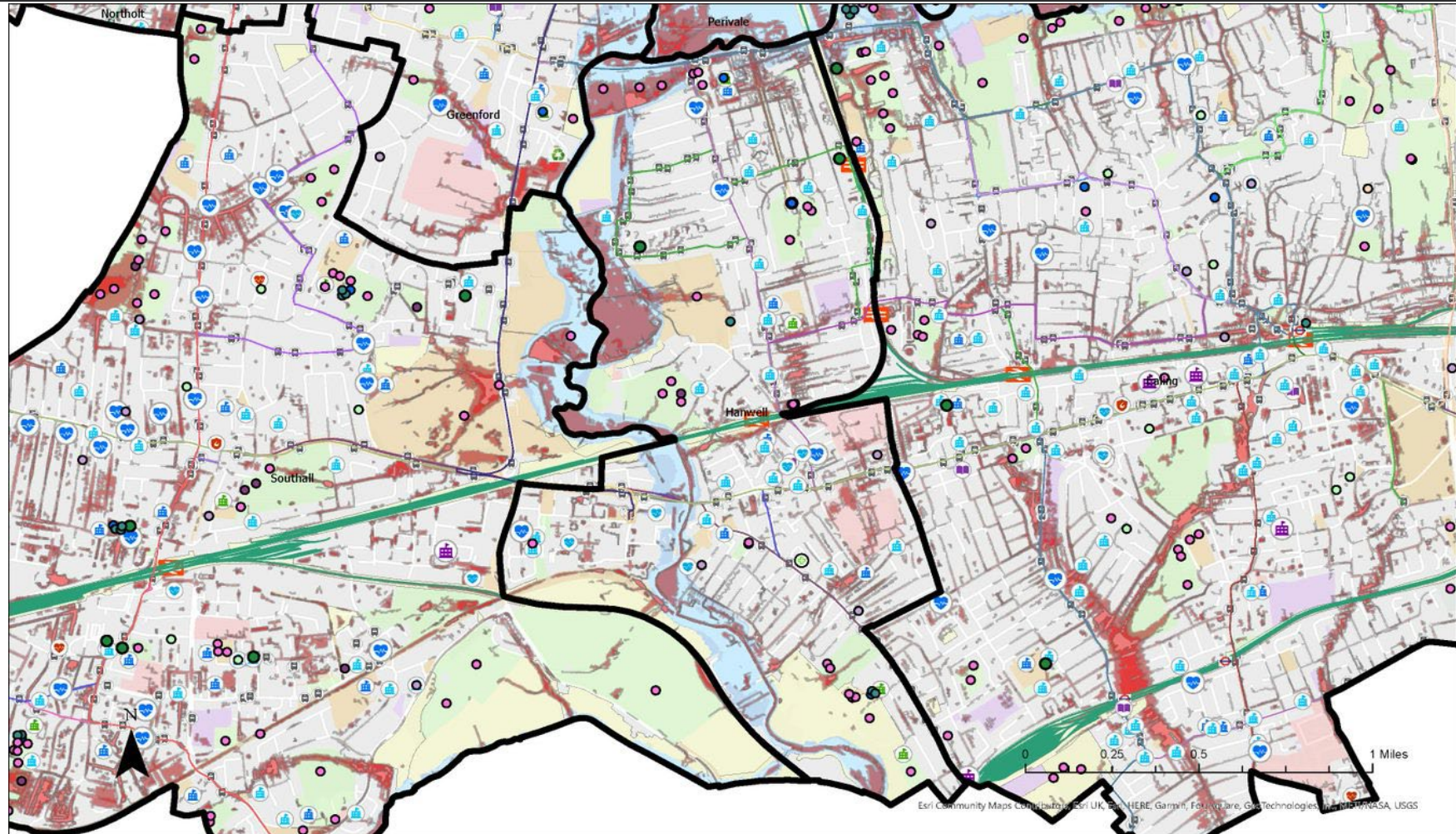
Greenford	
	<p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Greenford identified.</i></p>
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 1 library</li> <li>- 1 community centre</li> </ul> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 2 railway stations<sup>55</sup> providing access to the Great Western Main Line and 1 also served by the Central Line</li> <li>- A more dispersed bus network compared to other towns, specifically Ealing and Acton</li> <li>- Access to active travel routes.</li> </ul> <p>There is poor connectivity to the public transport network to the east and west of the town.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Affinity Water supply area for drinking water</li> <li>- Located in Mogden STW catchment area for wastewater</li> </ul> <p><i>There have been no specific issues for Greenford identified.</i></p>
<p>Flood management</p> 	<ul style="list-style-type: none"> <li>- There are areas at risk of surface water flooding dispersed throughout the town.</li> <li>- Small pockets from the centre to the south-eastern corner are located in Flood Zone 2 and 3</li> </ul>
<p>Digital connectivity</p>	<ul style="list-style-type: none"> <li>- Pockets of poor connectivity to super-fast fibre in the north of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>

<sup>55</sup> Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.

Greenford	
	
<p>Waste</p> 	<ul style="list-style-type: none"> <li>- There are two waste sites located in the town area.</li> </ul> <p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Greenford identified.</i></p>
<p>Green infrastructure / Open space</p> 	<ul style="list-style-type: none"> <li>- 10 parks</li> <li>- 6 amenity spaces</li> <li>- Natural green space runs through the town along the railway cutting and spaces dispersed throughout the town.</li> <li>- 9 allotment sites</li> <li>- 1 cemetery sites</li> </ul> <p>There are areas which are deficient in access to open spaces in the centre of the town.</p>



# Hanwell



- Legend**
- OPDC
  - Primary Schools
  - Early Years Provision
  - Further Education
  - Multi Use Games Areas (MUGA)
  - GP Practices
  - Sports hall
  - Flood Zone 2
  - Libraries
  - Flood Zone 3
  - Community Centres
  - Railway stations
  - Parks
  - Amenity Space
  - Natural Green Space
  - Allotments
  - Cemeteries/Church Yards
  - TFL Tube stations
  - Secondary Schools
  - Fire Stations
  - Police Stations
  - Ambulance Stations
  - Mental Health Provision
  - Physical Health Provision
  - Nursing Homes
  - Recovery Houses
  - Residential Homes
  - Risk of Surface Water Flooding 1 in 30
  - Risk of Surface Water Flooding 1 in 100
  - Risk of Surface Water Flooding 1 in 1000
  - Sportshalls
  - Indoor Sports Provision
  - Outdoor Sports Provision
  - Waste Sites

**ARUP**

One West Building, 1 Tothore Hill,  
Nottingham, NG1 5AT  
T: +44 (0)115 940 4111  
www.arup.com

Client:

Ealing District Council

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Ealing IDP**


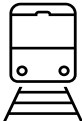


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Waste Sites


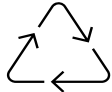

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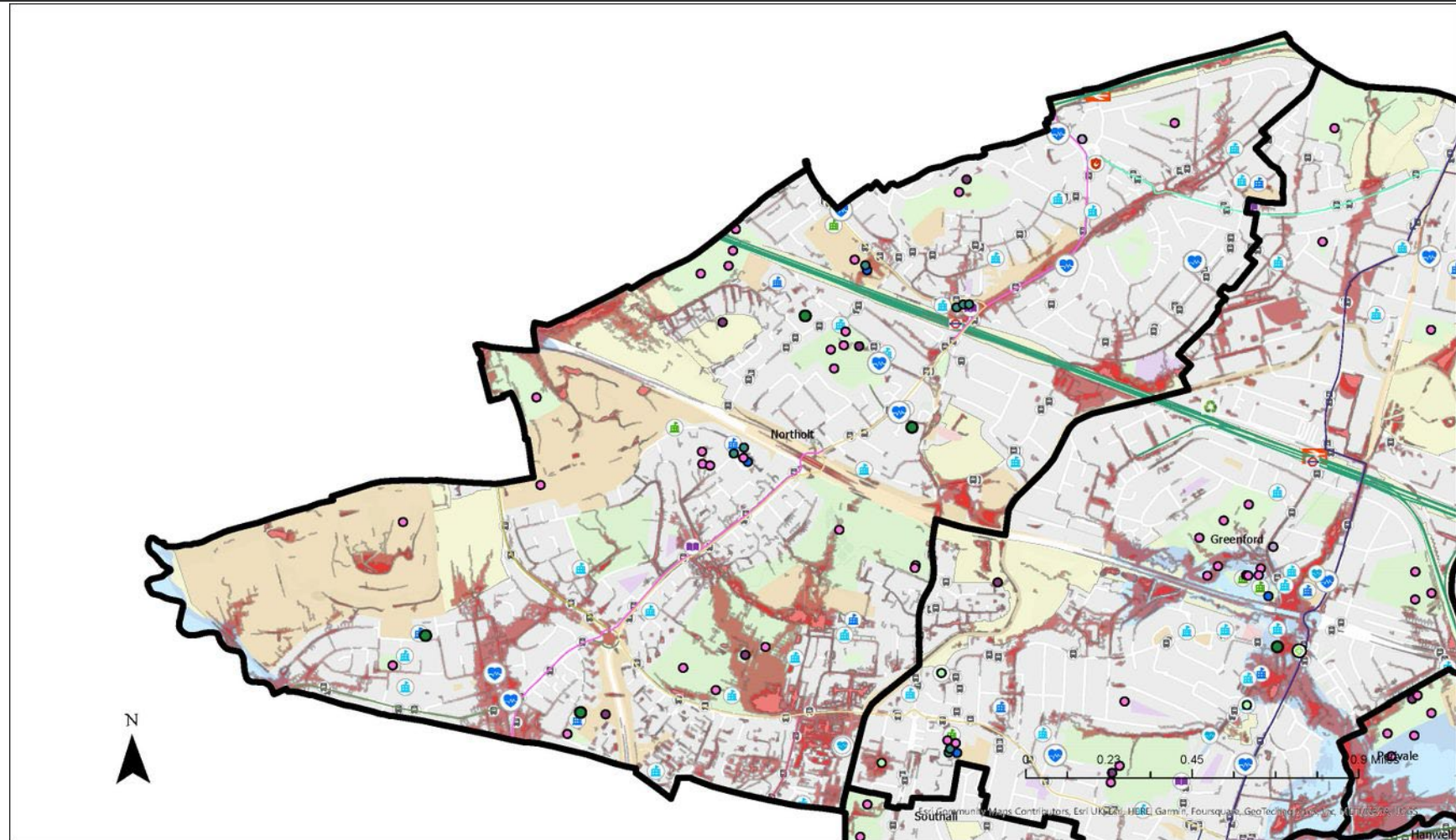
Hanwell	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 18 early years facilities</li> <li>- 5 primary schools</li> <li>- 4 secondary schools</li> <li>- 3 further education facilities</li> <li>- 1 maintained special and provision of ARPs in mainstreams schools.</li> </ul> <p>Most secondary schools are oversubscribed and have waiting lists.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 1 golf course</li> <li>- 2 AGP sites – single, multiple, various surfaces</li> <li>- 2 tennis court sites</li> <li>- 2 indoor sport centres; Brentside High School Sports Centre and Elthorne Sports Centre</li> <li>- 3 sports halls</li> <li>- 3 MUGAs.</li> </ul> <p>Many residents in Hanwell live outside a 20-minute walk to at least one sports hall site.</p>
Health and social care 	<ul style="list-style-type: none"> <li>- 5 GP practices</li> <li>- 4 secondary care facilities</li> <li>- 3 adult social care facilities</li> <li>- 1 children centre hub site</li> <li>- 1 health hub site</li> </ul> <p>Cuckoo Lane Practice was rated as an outstanding GP practice. In Hanwell, 100% of GP practices are over capacity.</p>
Emergency services 	<ul style="list-style-type: none"> <li>- 1 ambulance station</li> </ul> <p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Hanwell identified.</i></p>

Hanwell	
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 1 library</li> <li>- 3 community centres</li> </ul> <p>Hanwell Community Centre is in need of renovation.</p> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 3 railway stations<sup>56</sup>: 2 stations providing access to the Great Western Main Line and 1 served by the Elizabeth Line</li> <li>- Poor access to the bus network to the south of the town</li> <li>- There is access to active travel routes.</li> </ul> <p>There are pockets of poor connectivity to public transport along the southern and western boundary.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Thames Water supply area for drinking water</li> <li>- Located in Mogden STW catchment area for wastewater</li> </ul> <p><i>There have been no specific issues for Hanwell identified.</i></p>
<p>Flood management</p> 	<ul style="list-style-type: none"> <li>- There are condensed areas at risk of surface water flooding to the west of the town.</li> <li>- Areas along the western boundary and south of the town area are located in Flood Zone 2 and 3</li> </ul>
<p>Digital connectivity</p>	<ul style="list-style-type: none"> <li>- Small pockets of poor connectivity to super-fast fibre dispersed across the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>

<sup>56</sup> Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.

Hanwell	
	
<p>Waste</p> 	<ul style="list-style-type: none"> <li>- There are no waste sites located in the town area.</li> </ul> <p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Hanwell identified.</i></p>
<p>Green infrastructure / Open space</p> 	<ul style="list-style-type: none"> <li>- 10 parks</li> <li>- 6 amenity spaces</li> <li>- Natural green space runs through the town along the railway cuttings and some spaces dispersed across the town.</li> <li>- 3 allotment sites</li> <li>- 2 cemetery sites</li> </ul> <p>There are areas which are deficient in open space especially in the north east and south west parts of the town.</p>





- Legend**
- OPDC
  - Primary Schools
  - Early Years Provision
  - Further Education
  - Multi Use Games Areas (MUGA)
  - GP Practices
  - Sports hall
  - Flood Zone 2
  - Libraries
  - Flood Zone 3
  - Community Centres
  - Railway stations
  - Parks
  - Amenity Space
  - Natural Green Space
  - Allotments
  - Cemeteries/Church Yards
  - TFL Tube stations
  - Secondary Schools
  - Fire Stations
  - Police Stations
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  - Mental Health Provision
  - Physical Health Provision
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  - Recovery Houses
  - Residential Homes
  - Risk of Surface Water Flooding 1 in 30
  - Risk of Surface Water Flooding 1 in 100
  - Risk of Surface Water Flooding 1 in 1000
  - Sportshalls
  - Indoor Sports Provision
  - Outdoor Sports Provision
  - Waste Sites

**ARUP**

One West Building, 1 Tolhouse Hill,  
Northampton, NN1 5AF  
T +44 (0)1603 4711  
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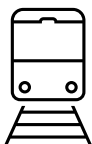



Waste Sites

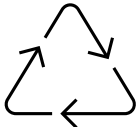

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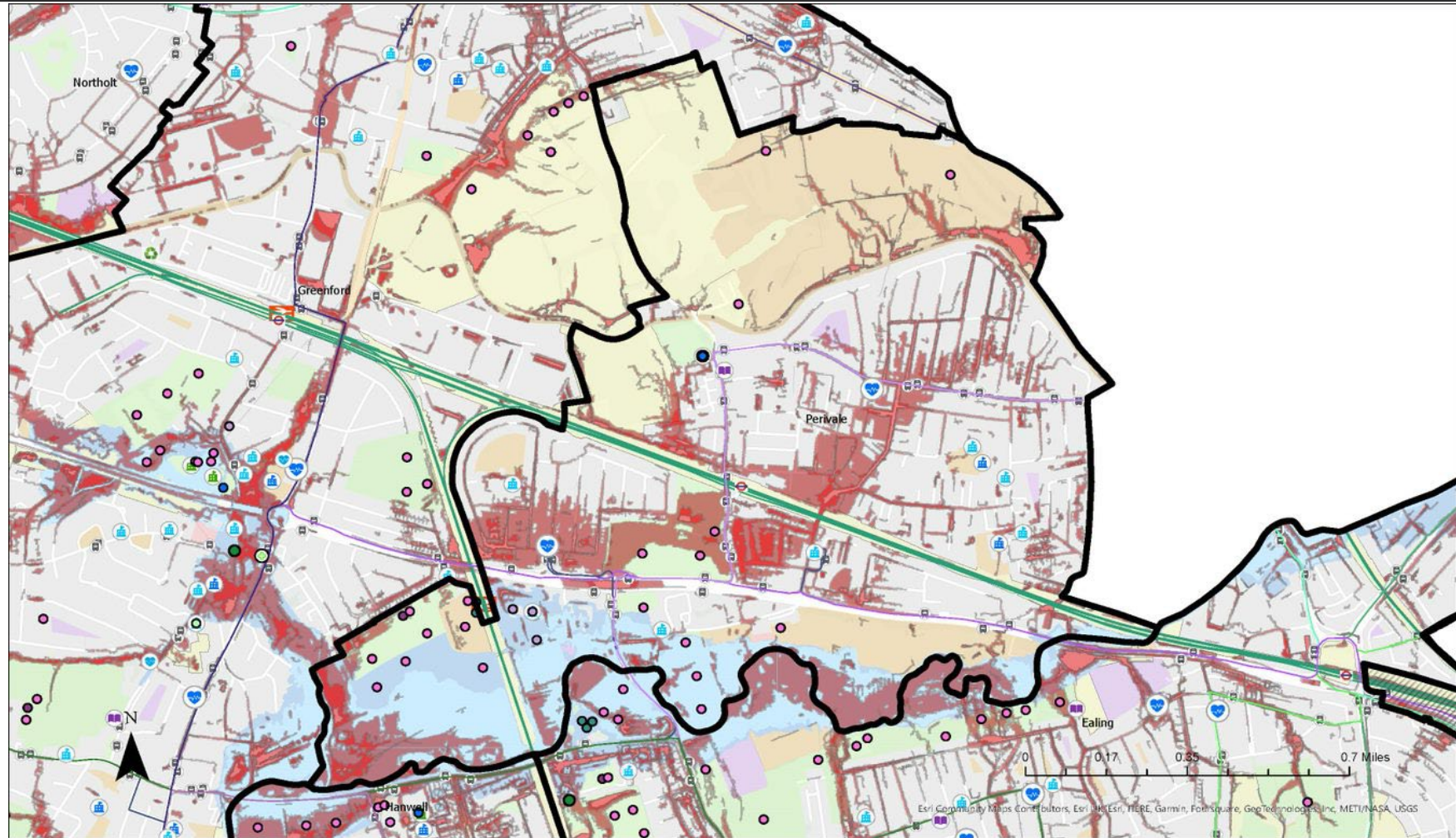


Northolt	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 20 early years facilities</li> <li>- 9 primary schools</li> <li>- 2 secondary schools</li> <li>- 2 further education facilities</li> <li>- 2 maintained special schools and there is provision of ARPs in mainstreams schools</li> </ul> <p>Secondary schools are oversubscribed and have waiting lists.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 1 grass football pitches</li> <li>- 1 bowl site</li> <li>- 2 fine turf cricket site</li> <li>- 4 AGP site – single, multiple, various surfaces</li> <li>- 1 golf course</li> <li>- 3 indoor sport centres; Alec Reed Academy Community Sports Centre, Northolt High Sports Centre and Northolt Leisure Centre</li> <li>- 2 sports halls</li> <li>- 8 MUGAs</li> </ul> <p><i>There have been no specific issues for Northolt identified.</i></p>
Health and social care 	<ul style="list-style-type: none"> <li>- 9 GP practices</li> <li>- 1 secondary care facilities</li> <li>- 1 adult social care facilities</li> <li>- 2 children centre hub site</li> <li>- 1 health hub site</li> <li>- 1 park play site</li> </ul> <p>In Northolt, 83% of GP practices are over capacity. The ICB identified a need for an affordable solution to primary health care services as part of the Greenford Green development.</p>
Emergency services	<ul style="list-style-type: none"> <li>- 1 fire station</li> </ul>

Northolt	
	<p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Northolt identified.</i></p>
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 3 libraries</li> <li>- 4 community centres</li> </ul> <p>Northolt Grange Community Centre is currently closed for redevelopment.</p> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 1 railway station providing access to the Chiltern Railways Line.</li> <li>- 1 TfL tube station served by the Central line.</li> <li>- A more dispersed bus network compared to other towns, specifically Ealing and Acton</li> <li>- Access to active travel routes</li> </ul> <p>There is poor connectivity to the public transport network to the west of the town.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Affinity Water supply area for drinking water</li> <li>- Partially located in Zone 5 and Mogden STW catchment area for wastewater</li> </ul> <p>In Northolt, there is one unconstrained substation.</p>
<p>Flood management</p> 	<ul style="list-style-type: none"> <li>- There are areas at risk of surface water flooding dispersed throughout the town.</li> <li>- There are no areas located in Flood Zone 2 and 3</li> </ul>
<p>Digital connectivity</p> 	<ul style="list-style-type: none"> <li>- Pockets of poor connectivity to super-fast fibre throughout the centre of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>
<p>Waste</p>	<ul style="list-style-type: none"> <li>- There are no waste sites located in the town area.</li> </ul>

Northolt	
	<p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Northolt identified.</i></p>
<p>Green infrastructure / Open space</p> 	<ul style="list-style-type: none"> <li>- 9 parks</li> <li>- 10 amenity spaces</li> <li>- Natural green space runs through the town along the railway cutting and spaces dispersed throughout the town</li> <li>- 4 allotment sites</li> </ul> <p>There are areas which are deficient in open spaces in the north of the town.</p>

# Perivale



- Legend**
- OPDC
  - Primary Schools
  - Early Years Provision
  - Further Education
  - Multi Use Games Areas (MUGA)
  - GP Practices
  - Sports hall
  - Flood Zone 2
  - Libraries
  - Flood Zone 3
  - Community Centres
  - Parks
  - Amenity Space
  - Natural Green Space
  - Allotments
  - Cemeteries/Church Yards
  - TFL Tube stations
  - Secondary Schools
  - Fire Stations
  - Police Stations
  - Ambulance Stations
  - Mental Health Provision
  - Physical Health Provision
  - Nursing Homes
  - Recovery Houses
  - Residential Homes
  - Risk of Surface Water Flooding 1 in 30
  - Risk of Surface Water Flooding 1 in 100
  - Risk of Surface Water Flooding 1 in 1000
  - Sportshalls
  - Indoor Sports Provision
  - Outdoor Sports Provision
  - Waste Sites

**ARUP**

One West Building, 1 Tottenham Hill,  
Birmingham, B3 1 1JF  
T +44 (0)151 540 4711  
www.arup.com

Client:

Ealing District Council

Draft	03/05/23	GL	LM	CT
Rev	Date	By	Chk'd	App'd

**London Borough of  
Ealing IDP**

Drawing Title

Waste Sites

**1:12,000**

Date

Scale





Arup Job No.

287323-15


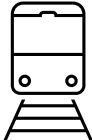



Drawing Number

Rev

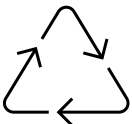

Draft

Perivale	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 7 early years facilities</li> <li>- 4 primary schools</li> <li>- There are no maintained special schools in Perivale but there is provision of ARPs in mainstreams schools</li> </ul> <p>Although there are no secondary schools or 16-18 education provision in Perivale, there are facilities in neighbouring towns and areas.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 1 grass football pitches</li> <li>- 2 golf courses</li> <li>- 1 AGP sites – single, multiple, various surfaces</li> <li>- 1 sand-based hockey pitch</li> <li>- 1 sports halls</li> <li>- 2 MUGAs</li> </ul> <p><i>No specific capacity issues for Perivale identified.</i></p>
Health and social care 	<ul style="list-style-type: none"> <li>- 2 GP practices</li> <li>- 3 adult social care facilities</li> <li>- 1 children centre hub site</li> <li>- 2 health hub site</li> </ul> <p><i>There are relatively fewer facilities compared to other towns in the borough, due to the suburban character of the area and lower population density.</i></p>
Emergency services 	<p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Perivale identified.</i></p>

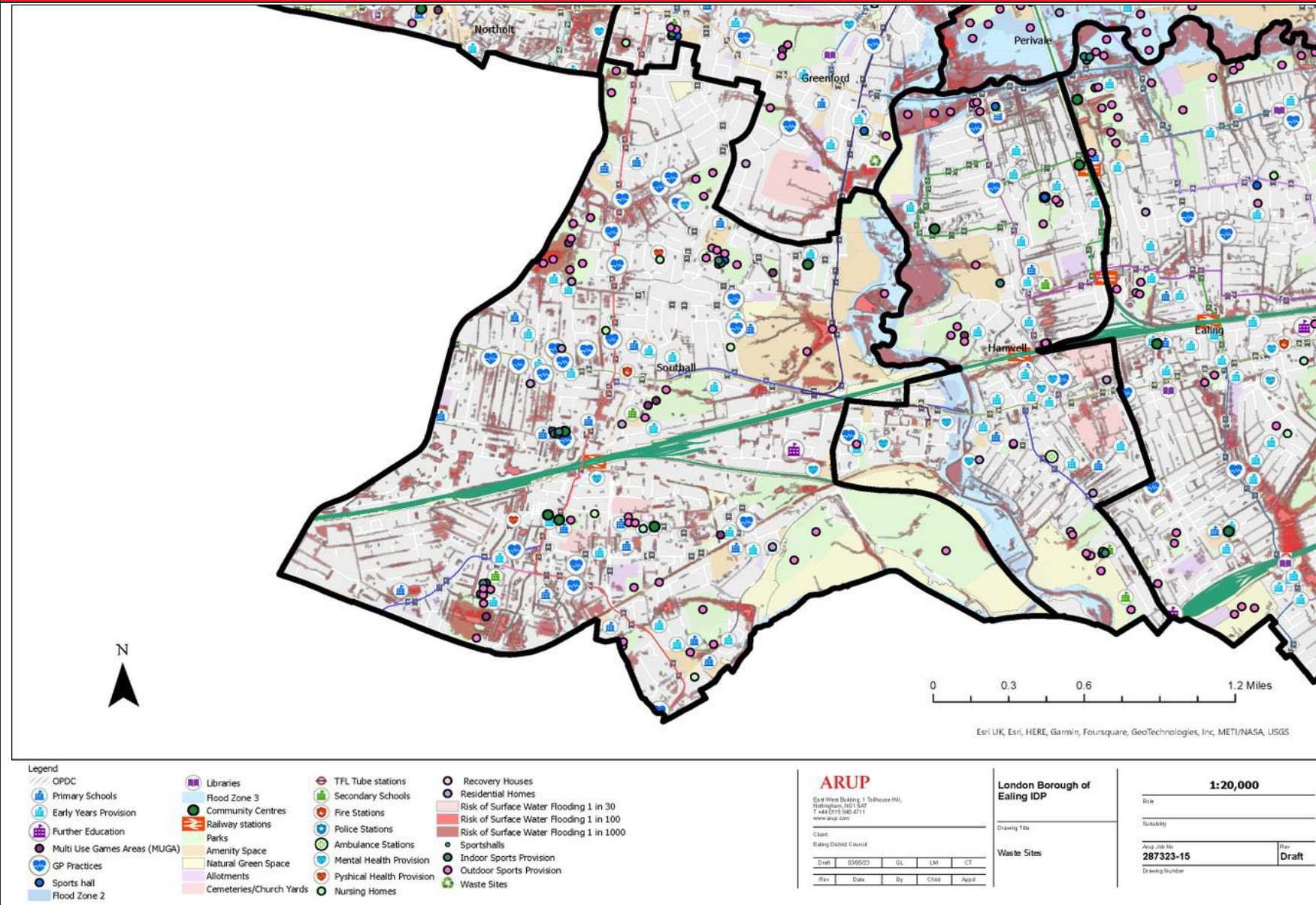





Perivale	
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 1 library</li> <li>- 1 community centre</li> </ul> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 1 railway stations<sup>57</sup>: providing access to the Great Western Main Line</li> <li>- 1 TfL tube station served by the Central line</li> <li>- Poor access to the bus network compared to other towns, such as Ealing and Acton</li> <li>- Access to active travel routes</li> </ul> <p>Poor connectivity to public transport in the south eastern and north western corners of the town.</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Affinity Water supply area for drinking water</li> <li>- Located in Mogden STW catchment area for wastewater</li> </ul> <p><i>There have been no specific issues for Perivale identified.</i></p>
<p>Flood management</p> 	<ul style="list-style-type: none"> <li>- There are condensed areas at risk of surface water flooding in the centre of the town.</li> <li>- Areas towards the south of the town are located in Flood Zone 2 and 3</li> </ul>
<p>Digital connectivity</p> 	<ul style="list-style-type: none"> <li>- Pockets of poor connectivity to super-fast fibre in the north western area of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>



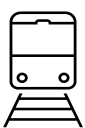

<sup>57</sup> Note: Some railway stations are located on the boundary with another town so will be counted in both town summaries.

Perivale	
Waste 	<ul style="list-style-type: none"> <li>- There is one waste site located in the town area.</li> </ul> <p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Perivale identified.</i></p>
Green infrastructure / Open space 	<ul style="list-style-type: none"> <li>- 6 parks</li> <li>- 6 amenity spaces</li> <li>- Natural green space runs through the town along the railway cuttings and some spaces in the northern part of the town.</li> <li>- 2 allotment sites</li> </ul> <p>There are areas which are deficient in access to open spaces in the centre of the town.</p>



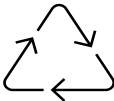

# Southall



Southall	
Infrastructure Topic	Comment
Education 	<ul style="list-style-type: none"> <li>- 24 early years facilities</li> <li>- 18 primary schools</li> <li>- 3 secondary schools</li> <li>- 4 further education facilities</li> <li>- There are no maintained special schools in Southall but there is provision of ARPs in mainstreams schools</li> </ul> <p>Capacity of secondary schools is particularly constrained in Southall.</p>
Sports and leisure 	<ul style="list-style-type: none"> <li>- 2 grass football pitches</li> <li>- 1 golf course</li> <li>- 1 fine turf cricket site</li> <li>- 3 AGP sites – single, multiple, various surfaces</li> <li>- 3 tennis court sites</li> <li>- 2 indoor sport centres; Dormers Wells Leisure Centre and Featherstone Sports Centre,</li> <li>- 3 sports halls</li> <li>- 8 MUGAs</li> </ul> <p>Southall has the greatest demand for pool space and sports courts compared to the other towns, with areas deficient in access to sports hall sites.</p> <p>Many residents in Southall live outside a 20-minute walk to at least one sports hall site.</p> <p>Redevelopment of Dormer Wells Leisure Centre is planned to deliver two additional new court sports halls.</p>
Health and social care 	<ul style="list-style-type: none"> <li>- 23 GP practices</li> <li>- 6 secondary care facilities</li> <li>- 11 adult social care facilities</li> <li>- 1 children centre hub site</li> <li>- 1 health hub sites</li> <li>- 1 park play site</li> </ul> <p>In Southall, 90% of GP practices are over capacity, and the ICB has identified a need for two new primary care facilities to provide day-to-day healthcare.</p>

Southall	
	The ICB have also identified a need for either Greenford Green or Featherstone Road to be reprovided, redeveloped or improved to help support future growth.
<p>Emergency services</p> 	<ul style="list-style-type: none"> <li>- 1 fire station</li> </ul> <p><i>Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Southall identified.</i></p>
<p>Community facilities</p> 	<ul style="list-style-type: none"> <li>- 2 libraries</li> <li>- 5 community centres</li> <li>- 1 youth centre</li> </ul> <p>The Dominion Community Centre is in need of renovation.</p> <p><i>In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.</i></p>
<p>Transport</p> 	<ul style="list-style-type: none"> <li>- 1 railway station providing access to the Great Western Main Line and served by the Elizabeth Line</li> <li>- A more dispersed bus network compared to other towns, specifically Ealing and Acton</li> <li>- Poor provision of active travel routes compared to other towns</li> </ul> <p>Despite the Elizabeth line recently opening at Southall Station, there are still areas with poor public transport accessibility (e.g. to the southeast of the town).</p>
<p>Energy and utilities</p> 	<ul style="list-style-type: none"> <li>- Located in Affinity Water supply area for drinking water</li> <li>- Partially located in Zone 5 and Mogden STW catchment area for wastewater</li> <li>- Major heat source located at Blue NG Power Plant</li> </ul> <p>There is a constrained substation and constrained bulk supply point (BSP).</p>
<p>Flood management</p>	<ul style="list-style-type: none"> <li>- There are condensed areas at risk of surface water flooding to the west of the town</li> <li>- Small pockets towards the north-eastern corner are located in Flood Zone 2 and 3</li> </ul>



Southall	
	
Digital connectivity 	<ul style="list-style-type: none"> <li>- Small pockets of poor connectivity to super-fast fibre in the south of the town.</li> </ul> <p><i>Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.</i></p>
Waste 	<ul style="list-style-type: none"> <li>- There are no waste sites located in the town area.</li> </ul> <p><i>Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Southall identified.</i></p>
Green infrastructure / Open space 	<ul style="list-style-type: none"> <li>- 18 parks</li> <li>- 5 amenity spaces</li> <li>- Natural green space runs through the town along the railway cutting and largely towards the east of Southall</li> <li>- 8 allotment sites</li> <li>- 2 cemetery sites</li> </ul> <p>There are some areas which are deficient in access to open space, especially in the west of the town. Future open space is proposed for the Southall Gasworks as well as links across the canal.</p>