

# Acton

# Town Regeneration Framework

February 2024



## Introduction

The development of the regeneration frameworks has helped inform the vision and priorities for each of Ealing's towns in the local plan. The work has sought to build on the town's unique character, to better serve local people, enable job creation, and support healthier lifestyles. The regeneration frameworks are non-statutory and form part of the wider evidence base supporting the town chapters of the local plan. They reflect evidence collected in 2023 and will support the delivery of the Local Plan, they may require reviewing and separately updating, every few years, to adapt to changing requirements and delivery progress in each town and focus area.

Each framework includes a long term, 15-year, vision and objectives for each area which has been developed as part of the Local Plan and based on the town's unique profile, challenges and opportunities. This is supplemented with more detailed visions for focus areas and infrastructure delivery priorities for the sustainable regeneration of each town and its focus areas.

## Vision

Acton has a diverse community with a thriving creative sector, there is a community-led ambition to champion Acton's cultural life, to celebrate and build its unique identity. The delivery of moderate levels of development is possible along key north-south corridors in Acton, with an emphasis on integrating development and encouraging growth based on local needs. Investment in sustainable connectivity is needed between neighbourhood centres and Acton's green routes and open spaces locally with opportunities to connect and enhance natural corridors and biodiversity. Focus on the protection and intensification of industrial sites and maximising diverse local employment opportunities, alongside the provision of support for increased activity within the town centres is needed to boost Acton's local economy.

## Acton Today

Acton is located along the eastern edge of the borough and is comprised of four wards: North Acton, East Acton, South Acton, and Southfields, with the northern part of North Acton located within the local planning authority of the Old Oak and Park Royal Development Corporation (OPDC). Acton is a diverse town, home to over 67,500 residents, it has neighbourhoods amongst the 10-20% most deprived nationally located adjacent some of the most affluent and unaffordable in the borough.

Acton is very well connected by seven rail and tube stations within the town, including the Elizabeth Line and close proximity to the future HS2 station at Old Oak Common, it is also served by the arterial road routes of the A40 and Uxbridge Road corridor. Neighbourhoods within Acton suffer from high levels of local severance due to these numerous rail and road routes that traverse the area, this also impacts residents access to local greenspaces.

Acton Town Centre comprises a vibrant High Street, The Mount public space and Churchfield Road, with the Oaks Shopping Centre, Morrisons, a weekly market, independent retail and thriving community groups. There are smaller centres and retail parades within Acton town area that are growing in their offer to serve local neighbourhoods. The Locally Significant Industrial Sites (LSIS) at South Acton and The Vale are important employment sites for a range of Ealing businesses, as is the Strategic Industrial Land within the OPDC area of North Acton, which is home to a growing creative industry and a significant intensification of jobs and homes over the Local Plan period.

Acton is the least affordable town in the borough with average house prices exceeding average local wages by as much as 14 times, the town has a strong creative and knowledge economy although it has suffered economic stagnation in recent years.

## Socio-economic profile

<b>Residents</b>	<ul style="list-style-type: none"> <li>• <b>Over 67,500 residents</b></li> <li>• Highest density of residents/km<sup>2</sup> in the borough at 9200 compared to 6600 elsewhere throughout Ealing.</li> </ul>
<b>Demographics</b>	<ul style="list-style-type: none"> <li>• The average age of an Acton resident is 36. This is higher than the median age of Ealing and London residents. Despite this, 20% of Acton's residents are under the age of 15, compared 22% in the borough as a whole.</li> <li>• Acton is one of the most diverse places in the borough. In 2011, <b>38% of Acton's population was non-white</b>. 14% are Asian/Asian British and there is evidence to suggest the population is becoming increasingly diverse. After English the most widely spoken languages by children resident in Acton are Arabic and Somali.</li> <li>• <b>34% of children in Acton are eligible for free school meals</b>, second highest in the borough. 3 out of 4 wards has an IMD score above (worse than) the borough and England average, 5 of 36 LSOA's are in the most deprived 20% in UK. 14.5% of Acton residents live in income-deprived households.</li> <li>• <b>72% of Acton's population are educated to degree-level (NVQ 4+)</b> compared to 66% in Ealing and 60% in London.</li> <li>• <b>13% of Acton's population have no qualifications</b> compared to 7% in Ealing, 6% in London.</li> </ul>
<b>Homes</b>	<ul style="list-style-type: none"> <li>• <b>27,475 homes</b> recorded</li> <li>• One of the most unaffordable towns in the borough with homes at 14 times average salaries</li> </ul>
<b>Jobs</b>	<ul style="list-style-type: none"> <li>• Approx. 14,500 Jobs</li> <li>• Median household income/year varies across Acton wards ie. £33,041 Acton Central to £48,728 Southfields.</li> <li>• 8% of Acton's economically active population are claiming benefits. This is slightly higher than the Ealing average which stands at 6.8%. 3.3/1000 of working age residents are long-term unemployed.</li> </ul>
<b>Businesses</b>	<ul style="list-style-type: none"> <li>• Approx. 3100 Businesses</li> <li>• <b>Predominantly an independent or smaller business based town</b></li> <li>• <b>ActonBID &gt; 615 businesses</b> within area. The BID period runs 2023 – 2028</li> <li>• South Acton LSIS - 92 businesses providing 850 jobs, ca. 88,000sqm</li> <li>• Acton Vale LSIS - ca. 98,500sqm floorspace</li> </ul>
<b>Community infrastructure</b>	<ul style="list-style-type: none"> <li>• <b>Libraries:</b> Acton Town Hall Library; <b>Community Centres:</b> Acton Gardens Community Centre, West Acton Youth &amp; Community Centre, Everyone Active Community Rooms, Acton Vale Community Centre, Woodward Community Centre, Oaktree Community Centre, Bollo Brook Youth Centre, Friary Park Youth Centre, Leamington Park Community Centre; <b>Leisure:</b> Bromyard Leisure Centre, Everyone Active, Park Lodge Tennis Centre, Reynold's Sports Centre, Acton Park David Lloyd, Twyford Sports Centre, ActOne Cinema</li> </ul>
<b>Major Parks</b>	<ul style="list-style-type: none"> <li>• <b>Greater than 40 ha</b> - Acton Park, North Acton Playing Fields, Southfield Recreation Ground, Springfield Gardens, Twyford Crescent Gardens, Trinity Way Open Space, The Woodlands, The Green, St Mary's Burial Ground, St Dunstons Gardens, South Park, South Acton Recreation Ground, Mill Hill Gardens, Heathfield Gardens, (+ <b>approx.7 ha in OPDC</b> including North Acton Cemetery, Victoria Gardens, Midland Terrace and Wesley Playing Fields)</li> </ul>
<b>Conservation areas</b>	<ul style="list-style-type: none"> <li>• <b>7no.</b> - Acton Green, Bedford Park, Mill Hill Park, Acton Park, Acton Town Centre, Creffield; (within OPDC) Old Oak Lane ( + Canalside East Part)</li> </ul>
<b>Neighbourhood Plan areas</b>	<ul style="list-style-type: none"> <li>• Central Acton Neighbourhood Forum, Acton Hill Neighbourhood Forum, Acton MainLine Neighbourhood</li> </ul>

## Challenges and opportunities

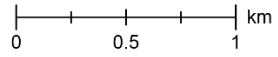
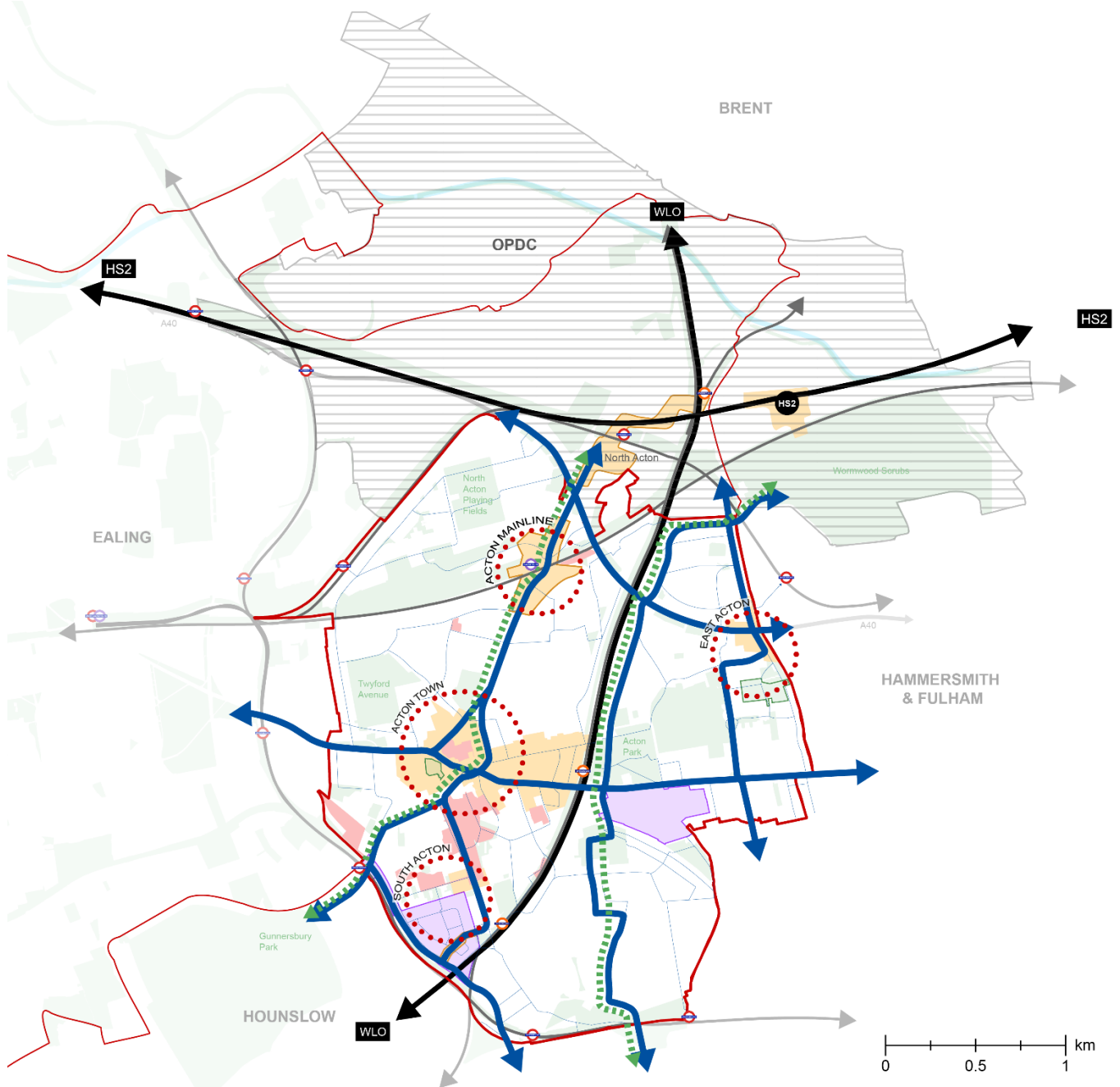
Key Challenges	Key Opportunities
<ul style="list-style-type: none"><li>• Declining housing affordability in Acton</li><li>• Stagnant and declining economic growth</li><li>• High levels of severance and poor north-south connectivity</li><li>• Access to Green Space</li><li>• Destination and placemaking</li><li>• Community cohesion</li></ul>	<ul style="list-style-type: none"><li>• The UK's largest regeneration zone is located at Old Oak and Park Royal and one of London's largest regen projects at Acton Gardens also. Opportunities exist to harness economies of scale for cost and carbon reductions ie. District low carbon heat and power networks, and maximise the delivery of affordable homes and services.</li><li>• To develop an inclusive economy and enable growth within employment areas such as LSIS's and the town centre, intensify existing employment space and bring vacant units into use.</li><li>• Reinforce town centre connections and active travel routes between them, work with partner organisations and boroughs to address key severance routes across rail and arterial road infrastructure. Support for the West London Orbital to connect beyond borough boundaries.</li><li>• Improve connections and wayfinding to green spaces within Acton and parks beyond borough boundaries, celebrate and enhance Acton's existing green infrastructure.</li><li>• Celebrate the towns and neighbourhoods, their culture, identity, heritage and offer.</li><li>• Support communities and neighbourhoods to accommodate, benefit from and feel part of the rapid change and regeneration that is happening across Acton.</li></ul>

# Objectives










Key objectives for the town to better serve local people, enable job creation, and support healthier lifestyles.

Theme	Objectives
<b>Homes</b>	<ul style="list-style-type: none"> <li>• Pipeline of greater than 7000 new homes planned for Acton currently with additional capacity outlined within site allocations work.</li> </ul>
<b>Jobs and businesses</b>	<ul style="list-style-type: none"> <li>• East Acton and Acton town centre are lively well used high streets which have the opportunity to harness benefits from inward investment in and around the area including OPDC regeneration.</li> <li>• Maximise benefits from the Acton MainLine Elizabeth Line Station and developments coming forward in the Acton MainLine area to build new town centre jobs.</li> <li>• Enhance and intensify employment within industrial areas.</li> </ul>
<b>Town centres</b>	<ul style="list-style-type: none"> <li>• Revitalise Acton town centre with a mix of day-time programming and evening activity.</li> <li>• Support the strong creative, culture and leisure sector that exists with Acton to boost the local economy and foster local placemaking.</li> <li>• Support town centre and high street businesses to increase footfall and bring vacant units back into use.</li> </ul>
<b>Energy &amp; climate change</b>	<ul style="list-style-type: none"> <li>• Opportunity to connect to West London district heating networks with OPDC, H&amp;F, RBKC, and Brent;</li> <li>• Improve public transport network north-south with West London Orbital to alleviate car dominance to west London locations.</li> <li>• Acton Circular Economy Neighbourhood introduction to encourage behaviour change towards zero waste and re-use.</li> </ul>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Improve pedestrian and cycling experience along Uxbridge Road, Horn Lane, Old Oak Common Lane and the A40.</li> <li>• HS2 station at Old Oak Common to connect intercity to Birmingham (located within OPDC area of Acton)</li> <li>• West London Orbital to connect North South through Acton from West Hampstead and Brent to Hounslow, this will include new stations at Old Oak Common Lane and stops at Acton Central and South Acton.</li> <li>• North Acton Station capacity and step-free access enhancements are to be delivered with TFL as one of their 10 priority stations.</li> </ul>
<b>Parks &amp; open space</b>	<ul style="list-style-type: none"> <li>• Promote and celebrate existing parks with new gateways to Acton Park, Springfield Gardens, Southfield Recreation Ground, Woodland Park, Trinity Way Open Space and North Acton Playing Fields</li> <li>• Green links to connect parks and green spaces, and where possible incorporating rain gardens, tree planting and SUDS to north-south axes through the town improving active travel environments, introducing climate mitigation measures and bio-diverse corridors.</li> </ul>
<b>Social infrastructure</b>	<ul style="list-style-type: none"> <li>• Reduce existing public Health Inequalities and support community cohesion between neighbourhoods</li> <li>• Support community centres to improve accessibility and programming of activities to maximise their reach and impact for local communities.</li> <li>• Provide affordable accessible facilities, spaces and activities needed for young people and children</li> <li>• The number of crime offenses is higher in Acton than the Ealing average, aim to improve social infrastructure which can mitigate anti-social behaviour and total notifiable offences locally.</li> <li>• Support for food and nutrition projects to tackle inequality and deprivation locally as Acton has the second highest proportion of children eligible for free school meals in the borough</li> </ul>






# Town regeneration framework diagram



## PROPOSED

-  FOCUS AREA
-  PRIORITY ACTIVE TRAVEL ROUTES
-  SECONDARY ACTIVE TRAVEL NETWORK
-  PRIORITY GREEN CONNECTIONS
-  DEVELOPMENT SITES
-  NEW TOWN CENTRE
-  PRIORITY FOR INDUSTRIAL INTENSIFICATION
-  PRIORITY GREEN SPACE ENHANCEMENTS
-  NEW TRAIN LINE

## EXISTING

-  TRAIN LINE
-  TOWN CENTRE
-  GREEN SPACE
-  INDUSTRIAL LAND
-  OPDC OPPORTUNITY AREA

# Focus areas of regeneration

Key areas of development and regeneration to focus delivering the towns' objectives.

## Acton Gateway focus area

### Vision

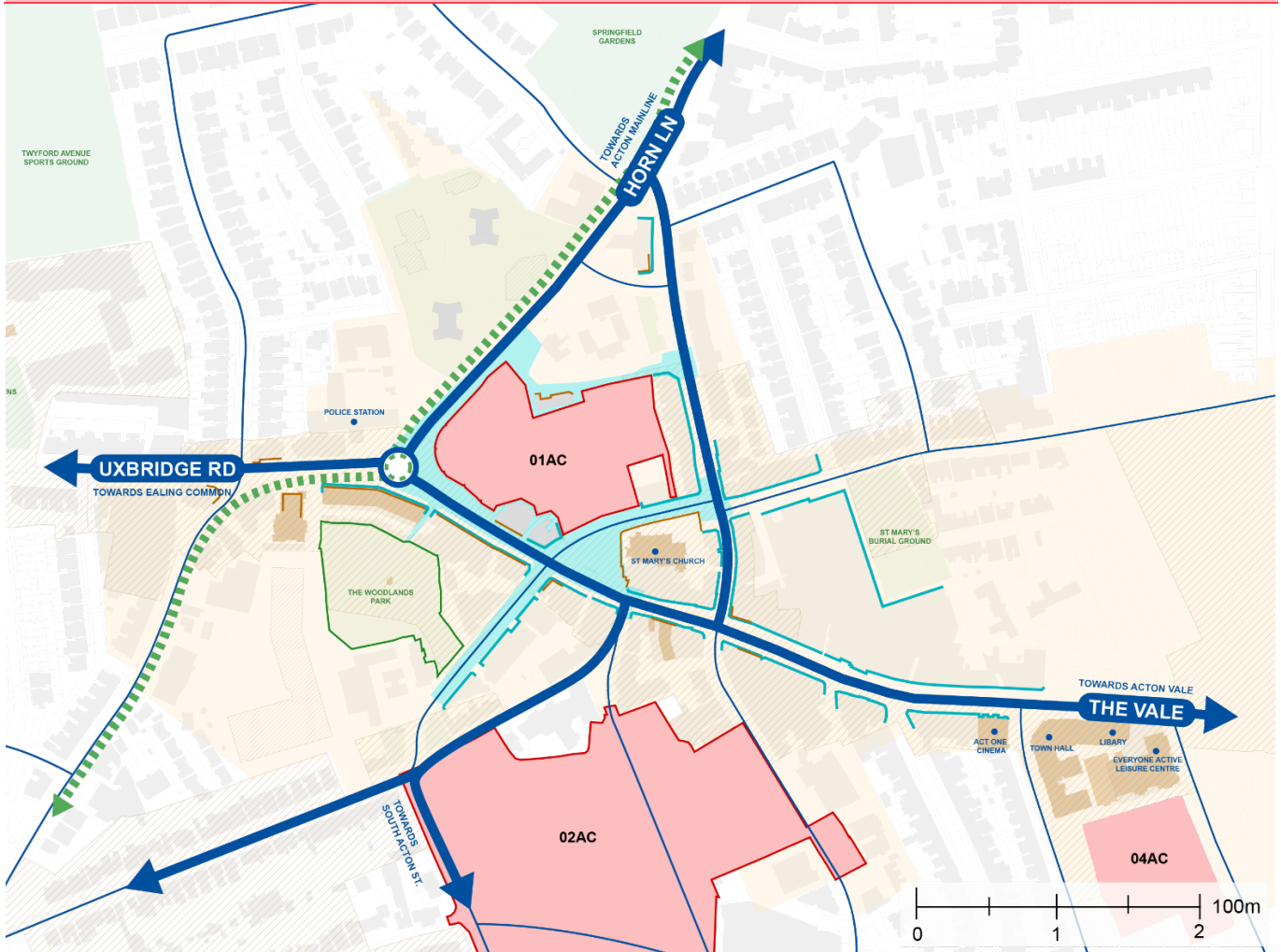
Acton's key public town square lies at the heart of Acton Gateway, this space and surrounding high quality civic developments must promote social cohesion between communities and neighbourhoods who all have a stake in their town centre. This can become a well-connected, actively programmed place to reflect and celebrate the communities it is home to.

### Key projects and sites

Essential retail, social infrastructure and new homes will form part of developments in this area. These can support major junction improvements, public realm enhancements, improved onward transport connections, green link introduction along Horn Lane and Gunnersbury Lane, active travel improvements to main roads along Uxbridge Road and Horn Lane and the wider network of local routes, park improvements to Woodlands Park, night-time economy uses and business support to increase active frontages and provide affordable workspace options, boost footfall and reduce the number of underused or vacant units, explore heritage restoration and increased mixed cultural programming of key local sites.

### Key stakeholders

Housing Estates Regen, Morrisons, Metropolitan Police



EXISTING	PROPOSED	
Train line	Priority active travel routes	Public realm enhancements
Town centre	Secondary active travel network	Priority green space enhancements
Green space	Priority green connections	Priority for industrial intensification
Industrial land	Development sites	New town centre
Listed buildings	Potential for tall buildings	New train line
Conservation area	Active frontage	Priority intervention
Community facilities / landmarks	Heritage restoration	

## Acton Main Line focus area

### Vision

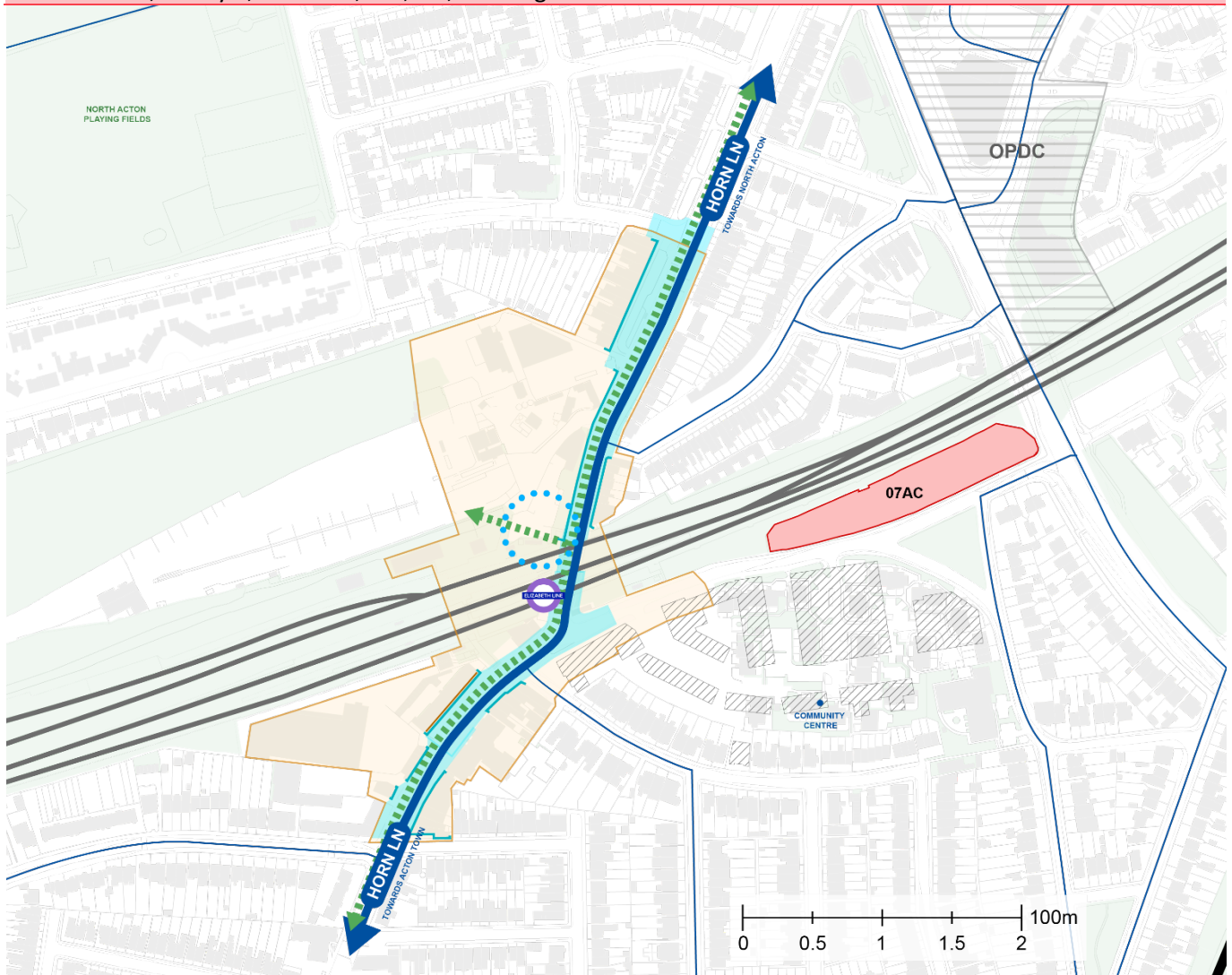
A new neighbourhood centre connected to Central London in 15 minutes and 20 minutes walk from the future Old Oak Common Station and Old Oak West Town Centre. There is potential for a significant number of new homes in this area which will need ample public amenity space, community and social infrastructure, and neighbourhood services. There is also an opportunity for increased employment space within this area to support the local economy. These facilities could be integrated with the Acton Mainline Station site with an emphasis to connect north-south over the railways to mitigate existing severance issues, improve access to local green space and connections between neighbourhoods.

### Key projects and sites

Potential projects for the focus area include maximising Acton MainLine station improvements to deliver a neighbourhood centre with improved public realm and access north south across the railway tracks. Deliver active street frontages and vibrant mixed-use at ground floor and lower levels. Wayfinding required to connect neighbourhoods and maximise greening opportunities along Horn Lane with improved connections to green space locally via active travel network.

### Key stakeholders

Mount Anvil, Catalyst, Jewson's, TFL, NR, DB-Cargo



#### EXISTING

- Train line
- Town centre
- Green space
- Industrial land
- Listed buildings
- Conservation area
- Community facilities / landmarks

#### PROPOSED

- Priority active travel routes
- Secondary active travel network
- Priority green connections
- Development sites
- Potential for tall buildings
- Active frontage
- Heritage restoration

- Public realm enhancements
- Priority green space enhancements
- Priority for industrial intensification
- New town centre
- New train line
- Priority intervention



## East Acton focus area

### Vision

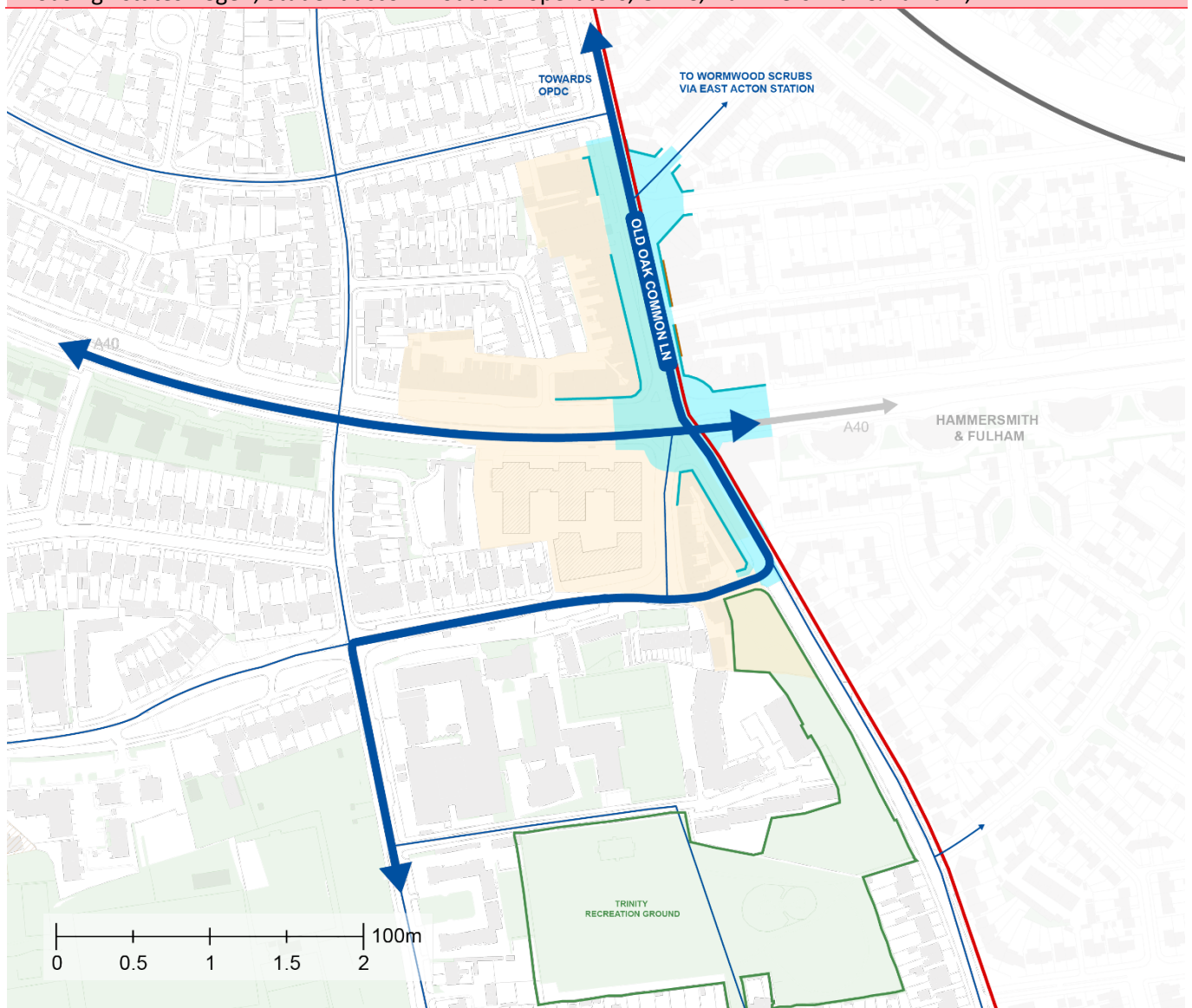
Public realm and placemaking improvements can lift East Acton as a destination and stitch together its homes and businesses. Introduce greening and mitigation measures to reduce car dominance within the town centre. Improve active travel connections north-south, crossing the A40 and linking significant new and potential developments with enhanced local greenspace and a successful neighbourhood centre. Nurture a vibrant mix of shops and amenities to boost East Acton's identity and accessible local offer for residents.

### Key projects and sites

Work with OPDC to improve and enhance the Old Oak Common Lane/Old Oak Road route north to the new Old Oak Common Station and regeneration area. Possible local projects include public realm and active travel routes include A40 crossing, greenspace enhancements to Trinity Way Open Space and Clayton Gardens, community infrastructure to support local neighbourhood. Important to address the level change and harness it as a placemaking opportunity whilst reducing the severance it creates.

### Key stakeholders

Housing Estates Regen, Student accommodation operators, OPDC, Hammersmith & Fulham, TFL



#### EXISTING

- Train line
- Town centre
- Green space
- Industrial land
- Listed buildings
- Conservation area
- Community facilities / landmarks

#### PROPOSED

- Priority active travel routes
- Secondary active travel network
- Priority green connections
- Development sites
- Potential for tall buildings
- Active frontage
- Heritage restoration

- Public realm enhancements
- Priority green space enhancements
- Priority for industrial intensification
- New town centre
- New train line
- Priority intervention

## South Acton focus area

### Vision

South Acton has a significant number of homes coming forward through the Acton Gardens regeneration project and South Acton residential schemes. It is important to protect and grow employment space within this area maximising the benefits of the proposed West London Orbital and the existing transport links to central and west London.

### Key projects and sites

A South Acton neighbourhood centre will serve over 6,000 households locally and could grow to offer a range of retail, training opportunities, services and amenities in addition to those now in place. This centre can be shaped by the community who have strong existing ties to this place, to create a centre that serves their existing and future needs. Opportunity to introduce an innovative mix of uses which will require progressive thinking, high quality finishing and on-going local stewardship.

### Key stakeholders

Countryside, L&Q, South Acton LSIS developer group (TTLP, Barratt, Henley, Hurlington, De Vere) WLO, TFL



#### EXISTING

- Train line
- Town centre
- Green space
- Industrial land
- Listed buildings
- Conservation area
- Community facilities / landmarks

#### PROPOSED

- Priority active travel routes
- Secondary active travel network
- Priority green connections
- Development sites
- Potential for tall buildings
- Active frontage
- Heritage restoration

- Public realm enhancements
- Priority green space enhancements
- Priority for industrial intensification
- New town centre
- New train line
- Priority intervention

## Infrastructure and delivery priorities

	Action	Description	Key Stakeholders
<b>Short term (1-2 years)</b>	Public realm improvements	Public Realm and placemaking projects to define and promote increased local use of East Acton town centre, improve crossings and active travel experience for route north-south approaching Old Oak Common Station	Ealing Council, local businesses, landowners, TFL, HS2
	LSIS Masterplan	South Acton LSIS Masterplan (longer term implementation)	Ealing Council, landowners, local businesses, Acton BID
	LSIS Masterplan	The Vale LSIS Masterplan (longer term implementation)	Ealing Council, landowners, local businesses, Acton BID
	Public realm and placemaking improvements	Placemaking & social cohesion, local pride projects within South Acton, North Acton, Acton Central. These can include art and creative wayfinding projects	Ealing Council, landowners, local businesses, Acton BID, local stakeholder groups, community and arts groups
	Parks and Greenspace	Improved access to parks and green spaces, inclusive activities to promote use by diverse groups for underused spaces ie. Woodlands Park and Trinity Way open space	Ealing Council, Ealing Parks Foundation, community groups
<b>Medium term (3-5 years)</b>	Active travel improvements	Horn Lane - Main Roads Toolkit improvements to improve active travel experience for busy routes which provide access between town centres and stations	Ealing Council, TFL, HS2, local landowners
	Active travel improvements	Uxbridge Road – Main Roads Toolkit improvements, include emphasis on cycles as one of the top 5% cycle flows in London	Ealing Council, TFL, local landowners
	Greenspace and active travel	Greening of main roads north-south where possible including SUDs, tree planting and rain gardens	Ealing Council, TFL, local landowners, community groups and parks
<b>Long term (5-10 years)</b>	Transport	West London Orbital – offers connectivity north-south throughout West London	Ealing Council, TFL, GLA, WLA
	Transport	HS2 Old Oak Common Station (within OPDC) will have a transformative impact with connectivity to Birmingham as a London Terminus (temporary)	HS2, OPDC, Ealing Council, TFL
	Transport	North Acton Station, enhanced capacity and step-free access (within OPDC) to transform North Acton as it grows and changes through forthcoming development	Ealing Council, TFL, OPDC, landowners, North Acton Stakeholder Group
	Development Pipeline	Harness development pipeline to anchor employment space, cultural and leisure facilities within developments which build upon the character of the area and provide opportunities for residents locally	Ealing Council, OPDC, landowners, local businesses, partner organisations and institutions
	Parks and Greenspace	Improved access to Gunnersbury Park and Wormwood Scrubs beyond borough boundaries to address lack of access to greenspace experienced within Acton	Ealing Council, GLA, adjacent boroughs – Hounslow and Hammersmith & Fulham

## Reference documents

- Town Briefing Acton, Ealing Council, 2022
- Acton 20-minute Neighbourhood Framework, Ealing Council, 2022