

DELIVERING LOCAL DEVELOPMENT 2010/11

EALING COUNCIL'S SEVENTH ANNUAL MONITORING REPORT

December 2011

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EALING COUNCIL

This revised second version of Ealing's seventh AMR covering the period 2010/11 was published on 6 January 2012 and includes the following amendments:

- Inclusion of a more detailed commentary on pp. 60-64 relating to the progress on Town Centre Master Plans and pp. 71 relating to the Ealing Broadway Business Improvement District (BID)**
- Inclusion of a more detailed commentary on pp. 77-78 regarding the impact of the Government Spending Review on the borough's high school expansion/refurbishment programme**
- Inclusion of the BBC Costume Store within the list of sealed S106 agreements**

This revised AMR was also resubmitted to the DCLG on 6 January 2012 and replaces an earlier iteration submitted on 23 December 2011.

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1. Introduction

Context

Local authorities like Ealing, in London and elsewhere, have been required to have a **Unitary Development Plan (UDP)**, which contain policies and proposals for the development and use of land. Ealing Council's UDP was adopted in October 2004.

Around the time that this plan was finalised, the Planning and Compulsory Purchase Act 2004 introduced a new development plan system. Since then, the Council has been required to prepare development plan documents (and other documents) in a **Local Development Framework**. The UDP and supplementary planning guidance have been incorporated in the local development framework (LDF), but ultimately, the UDP will be superseded by development plan documents produced on the basis of the 2004 legislation.

The first document approved by Ealing Council in the context of the Planning and Compulsory Purchase Act was a project plan for preparing its Local Development Framework. The document, called a **Local Development Scheme**, was first approved in March 2005. Between April 2005 and the end of March 2011, there have been further LDF documents, including formal and informal updates of the local development scheme, a statement of community involvement, eight adopted supplementary planning documents, two additional draft supplementary planning documents and numerous iterations of the LDF Development (or Core) Strategy, Development Sites and Development Management policy documents, a series of background documents and LDF annual monitoring reports. It is expected that the UDP will be finally superseded in June 2013.

The Town and Country Planning (Local Development) (England) Regulations 2004 include, at regulation 48, the requirement for an **Annual Monitoring Report (AMR)**. The AMR and the role of monitoring are highlighted in government policy on 'Delivering Sustainable Development' (PPS1, Para 10), as follows -

"Under the Planning and Compulsory Purchase Act 2004, every local planning authority now has a responsibility for reporting, on an annual basis, the extent to which policies set out in local development plans are being achieved. Their role, therefore, is not restricted to plan making and development control, but involves facilitating and promoting the implementation of good quality development. They should therefore aim to provide a good quality service for managing the development of their area: making plans, dealing with development consents and assisting implementation, striving for continuous improvement with regard to matters such as openness, customer service and stakeholder satisfaction".

The AMR must indicate whether planning policies and related targets have been met, and there is a specific requirement to show net additional dwellings (regulation 48(7)). The government's policy statement on Development Plans (PPS12) indicates that authorities should produce housing trajectories that demonstrate how policies will deliver housing provision in their area.

The Ealing AMR 'Delivering Local Development' is consistent with the statutory requirements. This is the seventh annual monitoring report (AMR) produced by Ealing Council.

Format and Coverage of the Annual Monitoring Report

Following this introduction, the AMR contains a brief description of the borough and future prospects ('**This is Ealing**').

Then there are profiles of the various development topics, examining the performance of UDP policies and the development approved and completed over the year ('**Delivering Local Development 2010/11**').

This is followed by a list of the tasks identified in the LDS together with an indication of the Council's performance in achieving the LDS targets ('**Creating the Framework for Future Development**').

There is a concluding chapter on '**Issues and Actions for Future Planning**'.

This seventh AMR **covers the period from 1st April 2010 until 31st March 2011**. The regulations specify that it must be submitted to the Secretary of State no later than the end of December 2011.

Where appropriate, this report compares information with that published in earlier AMRs. As far as possible it continues with the style of the earlier AMRs to facilitate comparison. It contains data as indicated in the government's good practice guide on Local Development Framework Monitoring¹, and the LDF Core Output Indicators Updates (October 2005² and 2008³). In addition, there is information on UDP policies to be saved beyond the original shelf life of the UDP (i.e. in Ealing, 12th October 2007).

Figure 1.1 below details the borough's performance against the national Core Output Indicators (COI). The summary table gives a snapshot of performance, with more detail and context included in Chapter 3.

¹ Local Development Framework Monitoring: A Good Practice Guide, Office of the Deputy Prime Minister, London, March 2005.

² Local Development Framework Core Output Indicators, Office of the Deputy Prime Minister, London, October 2005.

³ Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008, Department of Communities and Local Government, July 2008.

Table 1.1 Summary of performance against Core Output Indicators

COI	Description	Ealing 2010/11	Score*	AMR Page
Business Development				
BD1	Total amount of additional employment floorspace by type	27,087 sqm gross -10,752 sqm net	GREEN	53
BD2	Employment floorspace on previously developed land by type	100%	GREEN	53
BD3	Employment land available – by type	(i) 491 ha allocated in development plans (ii) unknown	AMBER	53
BD4	Total amount of floorspace for 'town centre uses'	12,385 sqm (76% in town centres)	AMBER	64
Housing				
H1	Plan period and housing targets	890 units per annum 2011-2021 (London Plan)	GREEN	Table 3.5.1
H2(a)	Net additional dwellings – in previous years	4,250 units 2005/06-2009/10	GREEN	Table 3.5.2, Figure 3.5.1
H2(b)	Net additional dwellings – for the reporting year	265	RED	Table 3.5.2, Figure 3.5.1
H2(c)	Net additional dwellings – in future years	5,257 units 2011/12-2015/16	AMBER	Table 3.5.3
H2(d)	Managed delivery target	Refer to Figure 5.3.1	GREEN	Figure 3.5.1
H3	New and converted dwellings – on previously developed land	100%	GREEN	47
H4	Net additional pitches (Gypsy and Traveller)	0	GREEN	47
H5	Gross affordable housing completions	72	AMBER	48
H6	Housing Quality – Building for Life Assessments	0	AMBER	48
Environmental Quality				
E1	E1: Planning permissions granted contrary to EA advice**	3	GREEN	23
E2	Change in areas of biodiversity importance	No change	GREEN	33
E3	Renewable energy generation	Not available	RED	25
Minerals				
M1	Production of primary land won aggregates	Zero	GREEN	20
M2	Production of secondary and recycled aggregates	Not available	RED	20
Waste				
W1	Capacity of new waste facilities by waste planning authority	Zero	GREEN	21

COI	Description	Ealing 2010/11	Score*	AMR Page
W2	Amount of Municipal waste arising & managed by management type***	Data available for household waste – 132,938.60 tonnes: 22% recycled, 7% composted, < 0.1 reused, 3% anaerobic digestion & 71.4% landfill.	GREEN	19

* Score:

RED	No data collected or poor results
AMBER	Mixed or inconclusive results.
GREEN	Up on last year/on target.

** Contrary to Environment Agency advice on flooding and water quality grounds

*** Waste arising and managed by waste planning authority

2. This is Ealing

Regional Context

Ealing is at the **centre of the West London sub-region**, within the London conurbation. The sub-region has a strong east/west axis and is well positioned in relation to Central London to the east and the Thames Valley to the west. The West London sub-region comprises the six boroughs of Ealing, Hammersmith & Fulham, Brent, Harrow, Hillingdon and Hounslow. The strategic importance of West London is strongly influenced by its existence within the “**Western Wedge**”, the part of London that stretches from Paddington through Park Royal and Wembley to Heathrow. This area has been one of the most dynamic growth areas in the country.

Growth will continue. The Draft Replacement London Plan⁴ continues to expect growth for West London. Crossrail 1 is mentioned as a key infrastructure project which will accommodate that growth by linking East London to West London from Stratford through to Whitechapel, Paddington, Canary Wharf and Heathrow Airport.

The achievement of West London’s aspirations will require a co-ordinated approach between agencies and stakeholders at both the sub-regional and regional levels. **The West London Alliance** is a good example of a key partnership. This coordinates the activities of the six local authorities, and takes a collaborative approach to improving the economic, environmental and social well being of its communities. West London Alliance is linked to a broader West London Partnership, involving the local authorities, business, community organisations, health providers, and learning and skills agencies.

The People

The **population** of Ealing increased between the 1991 Census and 2001 Census from 283,782 to 301,553, an increase of 17,771 residents. This increase of 6.3% was higher than the London average increase of 5.3%. There was growth in the population of working age people, (25-59), and school age (5-15), but the population aged over 65 declined, as did the very young, (0-4), and young adults (16-24). 2009 Mid Year Estimates from the ONS estimate Ealing’s population at 316,600 in 2010.

Ealing’s October 2009 Special Population Projections project an increase of 7975 young people aged 0 to 24 in the borough between 2009 and 2026 and of 23,062 adults aged 40 to 84. This reflects the ageing population, which will need to be catered for. Changes in the makeup of the population mean an increased demand for community facilities, which will serve the needs of these age groups. Although Ealing’s October 2009 projections show, with a figure of 88,489, that there are 2792 young people aged 25 to 39 in addition to the GLA 2009 figures⁵ this figure is set to decrease up to 2026. Ealing’s **diversity** has increased since 1991. The latest GLA 2009 Round Ethnic Group Population Projections estimate that in 2010, 40.6% of residents belong to a Black, Asian and

⁴ Draft Replacement London Plan (October 2009), accessible from <http://www.london.gov.uk/shaping-london/london-plan/docs/london-plan.pdf>

⁵ GLA Population Projections 2009 Round (revised), London Plan, Borough SYA

Minority Ethnic Group⁶ compared to 29.6% in London and 7.9% nationally (as per the 2001 Census). Estimates for the number of people affiliated to Black Asian and Ethnic Minority Groups have gone down from the previous year following a change in the methodology of the GLA. Demands for an inclusive and accessible environment are key issues for the borough.

According to data from the ONS⁷ NOMIS website, 8.5 % of Ealing residents were unemployed from April 2010 to March 2011 compared to 8.6% in London and 7.6 in Great Britain. This figure is down from 10.1 % in the previous year. There are 173,000 economically active people in Ealing aged 16 and more. The latest 2008 data from the ONS annual business inquiry employee analysis shows that the two largest employment sectors within which Ealing residents work are Distribution, hotels & restaurants (28.7%) and Finance, IT, other business activities. These form part of the Services categories where 86% of Ealing's residents are employed.

The Place

The London Borough of Ealing covers an area of around 55 sq.km in West London, and shares borders with Brent, Harrow, Hillingdon, Hounslow, and Hammersmith & Fulham. Ealing has five town centres, comprising a metropolitan centre, a major centre and three district town centres. It is well served by 3 underground lines and mainline train services. There are 19 major open areas in the borough (either designated as green belt or as metropolitan open land) and a total of 8.4 square kilometres of parks and green spaces, which is about 15% of the borough. There are 96 designated nature conservation sites, located in the borough's parks, along rivers, canals and railway lines.

The name Ealing comes from the Saxon place-name **Gillingas**, and a settlement is recorded here in the twelfth century. As London developed, the area of Middlesex that makes up modern-day Ealing became predominantly market gardens, but in the 1850s (with the Great Western Railway making travel much faster) villages started to grow into towns, and now the towns are part of the metropolitan conurbation. Today, Ealing, and in particular Ealing town centre, is a '**transport hub**' for West London and has good access to central and East London. Below is a map of the borough showing the main centres.

The borough **comprises seven distinct areas** - Acton, Ealing, Greenford, Hanwell, Perivale, Northolt, and Southall. Each of these areas has diverse populations, but Southall is acknowledged as a centre of Asian goods, services and culture from the Indian sub-continent, with a regional and perhaps national catchment.

Crossrail 1 will serve major development and regeneration corridors including Southall which is identified as an opportunity area in the Draft Replacement London Plan. It is considered that there is great scope to enhance the local environment and complement its

⁶ GLA, GLA Ethnic Group Projections 2010 Round, SHLAA, Borough, accessible from [<http://data.london.gov.uk/datastore/package/egp-2010rnd-shlaa-borough>]

⁷ NOMIS, Ealing Economically Active Time Series, Accessible at [<http://www.nomisweb.co.uk/reports/lmp/la/2038431880/report.aspx?town=ealing#tabempunemp>]

current strengths including its ethnic identity and its links with South Asia introducing a more diverse retail offer and securing an uplift in housing capacity as well as improvements in social infrastructure.

Looking Ahead

The latest population projections from the GLA suggest that the rate of population growth will continue to grow.⁸ Table 1 below shows that the population of Ealing will increase from 300,948 in 2001 to 342,100 by 2026 and the projected number of households will increase by 22,500. However, there are clear discrepancies between the official population figures and our own more reliable administrative data. It should be noted that any underestimates of Ealing's population could mean that the council is not receiving the right amount of funding to support all borough residents and its ability to plan services, development and regeneration could be seriously jeopardized by poor knowledge of basic demographic information.

As a consequence, Ealing's October 2009 Special Projections have been worked in partnership with the GLA. Ealing's Special Projections are based on council tax information gathered between 2001 and 2009 and also include revised actual and planned development data for the time period 2001 to 2031. These figures, which the borough promoted to Ealing services as the most accurate reflection of population levels in the borough during the monitoring period, were substantially higher than the latest projections from the Greater London Authority. They estimate that in Ealing, the population will increase by at least 24,000 people between 2011 and 2026 and that 15,000 new households will be formed in the same time period. This represents a percentage increase of 6.89% and 10.53% respectively.

Table 2.1 Population and household projections, 2001-2026

		2001	2006	2011	2016	2021	2026	Change 2001-26	% Change
Ealing	Population	308,400	312,400	323,100	331,000	337,600	347,000	38,600	11.1
	Households	119,400	122,500	127,500	132,500	137,000	142,500	23,100	16.2
GLA	Population	308,400	310,300	319,500	327,800	335,100	342,000	33,600	9.8
	Households	118,100	121,500	124,900	129,300	133,800	138,200	20,100	14.6
Ealing Preferred Projections	Population	308,400	311,700	322,300	333,800	339,400	349,000	40,600	11.6

Sources: Ealing October 2009 Special Projections; GLA 2009 Round Demographic Projections for the London Plan 2011

A number of sites have been identified for future development to meet the needs of the projected population and housing requirements. Over the period of the Development Strategy (2011-2026), these sites aim to provide 14,000 additional homes.

⁸ GLA Population Projections 2009 Round (revised), London Plan, Borough SYA
 Accessible from [<http://data.london.gov.uk/datastore/package/gla-population-projections-2009-round-revised-london-plan-borough-sya>]

Current sites under construction and with planning permission but not yet started, and identified future sites with the capacity to accommodate residential development are included in the Housing Trajectory, as at 31 March 2010. Please refer to Topic 5 (Housing) of the AMR for residential development quantum.

In March 2011, the GLA issued the borough's preferred 2010 round ward projections based on Ealing's most up to date development data. These projections showed higher population levels than Ealing's 2009 special projections which would lead to the borough revising its preferred set of projections in the next monitoring period. Furthermore, The 2011 census took place on 27 March 2011 which given the high response rate in comparison to that of the 2001 census will allow the borough to better plan for the facilities and the infrastructure needed by the population. Further research however will be needed into Houses in Multiple Occupation and Immigration. The Council is looking to develop a Residents Index by matching data from a variety of administrative datasets.

3. Delivering Local Development 2010/11

Introduction

This chapter looks at information about **planning policies and development** in Ealing from 1st April 2010 until 31st March 2011. It takes each of the development topics in turn. They are ordered as set out in the UDP, i.e. Strategy, Environmental Resources & Waste, Green Space & Natural Environment, Urban Design, Housing, Business, Shopping & Town Centres, Community Facilities, Transport, Legal Agreements, and Monitoring.

These '**topic profiles**' identify the relevant policies and guidance, note any changes in the context of these policies at national and regional levels, specify any other contextual information, and provide key contextual indicators.

Policies

The topic profiles then go on to consider **how the policies have 'performed' in the development control process**. The data is taken from **all applications considered at Planning Committee** (i.e. excluding delegated cases). This means that the most significant cases have been considered. The data is taken from the list of policies quoted in the officer report.

In addition, the policies used at **appeal** are examined. As in previous Annual Monitoring Reports (AMRs), the report identifies the number of times that different policies are used in planning appeals. If the inspector has agreed with the local authority, the policies are regarded as successful. The report also identifies the policies referred to in appeals upheld by the inspector. In these cases, the inspectors' letters were examined to see if inherent problems could be identified with any of the policies. Finally, the very few decisions on planning applications classified as 'departures' from the development plan are considered.

The policies in the UDP were adopted on 12th October 2004. The Planning and Compulsory Purchase Act 2004 indicates that these policies should be replaced by new LDF policies, and that the **UDP policies are 'saved'** for three years from the date of UDP adoption. The local planning authority's consideration of which policies to save or to dispense with after that date, was set out in previous AMRs, having regard to government advice⁹. This monitoring data was used by the local planning authority in making recommendations to the Secretary of State about which policies should be retained, and which should be allowed to lapse. The Secretary of State's direction in response to these recommendations was received in September 2007. This is referred to in the topic sections below.

⁹ Department of Communities and Local Government: Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period, DCLG, London, August 2006.

The overall effect of the Secretary of State's decision is that the UDP part one policies, comprising objectives for each UDP topic and for the monitoring process, (policies 1.1 – 1.9 and 1.11) are no longer saved. Nor is policy 5.1 on Housing Supply saved. These are effectively superseded by London Plan objectives and policies, as indicated in the topic sections, which follow.

New **Local Development Framework Objectives**, based on the London Plan and on Ealing's Sustainable Community Strategy, were put forward in the New LDF Issues and Options published in September 2007, as follows:

1. Promoting exemplary design which gives proper respect to Ealing's heritage
2. Maximising the benefits of Ealing's green space for people and wildlife
3. Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources
4. Ensuring sufficient, high quality accommodation for all Ealing's residents
5. Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing
6. Placing Ealing at the heart of West London's cultural, sports and leisure activity
7. Designing out crime to make Ealing's environment safe, attractive and accessible for all
8. Encouraging a healthy and independent population in Ealing
9. Achieving and sustaining prosperity for communities and businesses across Ealing
10. Making Ealing a great place for young people and children to grow up

The UDP objectives that were in place at the beginning of 2010/11 are set out in the topic sections, which follow. In future years, the format will relate to emerging LDF proposals and their London Plan context.

Development and Performance Indicators

This section indicates the **amounts and types of development approved and completed** in each topic in 2010/11. The information is particularly important in relation to Housing, where there are formal performance targets. Each topic profile also has other specific indicators of development performance. The government's **Core Output Indicators** (set out in summary form in chapter one above) are included in topics 2 to 9. The relevant paragraphs are in a green text box, with a footnote stating the particular indicator.

Finally, each topic profile has **observations and conclusions** on the information provided. These comments are brought together in a concluding section of the chapter.

Topic 1: UDP Strategy

OVERALL OBJECTIVE

- 1.1 To secure a good environment for all, through sustainable development, meeting the needs of the different sections of the community, the different areas of the borough, and the borough's role in wider planning issues, now and in the future.**

As indicated in the introduction to chapter 3, all but one of the UDP Strategy policies, although in place until October 2007, was not saved beyond that date. The exception is 1.10 on Legal Agreements, which is dealt with in detail in topic 10 below. The February 2008 consolidated London Plan provides the Mayor's overall objective - i.e. to accommodate all of London's growth within its boundaries without encroaching on green space. The overarching spatial policies in the plan include emphasis on the Mayor's Opportunity Areas (covering Park Royal and Southall) and Town Centres.

UDP Strategy Policies (UDP Part 1) (saved until Oct 2007)

- 1.1 Overall Objective
- 1.2 Environmental Resources & Waste
- 1.3 Green Space & Natural Environment
- 1.4 Urban Design
- 1.5 Housing
- 1.6 Business
- 1.7 Shopping and Town Centres
- 1.8 Community Facilities
- 1.9 Transport
- 1.10 Legal Agreements (saved beyond October 2007)
- 1.11 Monitoring

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist
- SPG Development Sites
- Draft SPD9 – Planning Obligations

Relevant London Plan Policies

All policies in the Consolidated London Plan (2008). Where these differ from the UDP, London Plan policies have precedence.

Local Strategies & Priorities

Sustainable Community Strategy 2006-16 (refreshed September 2007). This includes the local strategic partnership's vision statement for the borough:
"In 2016, Ealing will be a successful borough at the heart of West London, where everyone has the opportunity to prosper and live fulfilling lives in communities that are safe, cohesive and engaged".

New Priorities for the LDF: Local Development Scheme statutorily adopted September 2007; New issues & options published for consultation in September 2007, including objectives to replace UDP Strategy policies (except 1.10). See Chapter 2 above.

The council signed Nottingham Declaration on Climate Change, and resolves to produce a Climate Change Strategy (May 2007).

Context 2010-2011

A change in government in May 2010 heralded proposals for more radical reform of the town planning system. During the 2010/11 the following **key changes in planning legislation** in England took effect or were proposed:

- May 27th 2010 government announced its intention to abolish regional spatial strategies outside London and return decision-making powers on housing and planning to local councils.
- June 9th 2010 government issued a re-issue of Planning Policy Statement 3: Housing with amendments removing private residential gardens from the definition of previously developed land and removing the indicative minimum density.
- October 1st 2010 the Town and Country Planning (Development Management Procedure) Order 2010 came into effect. The new order includes an amendment that will allow, in certain circumstances, applicants with partially implemented outline planning permissions to apply for a replacement planning permission with a new time limit.
- October 28th 2010 government issued a White paper on “Local Growth: realizing every place’s potential” which promised a new streamlined planning system and 24 local enterprise partnerships.
- November 18th 2010 government confirmed that the community infrastructure levy would be continued. It will be reformed with a proportion of the funds raised being passed directly to the local neighbourhood.
- December 14th 2010 government published its Localism Bill which promises new freedoms and flexibilities for local government, new rights and powers for communities and individuals, reform to ensure that decisions about housing are taken locally and reform to make the planning system more democratic and more effective. Changes to the planning system proposed include the ability to prepare and produce neighbourhood plans and the streamlining of national planning policy statements into a consolidated and unified National Planning Policy Framework.
- January 3rd 2011 government announced that the guidelines on car parking provision for new residential development have been scrapped and issued new guidance encouraging higher parking charges in town centres. The change was implemented by deleting the relevant advice set out in Planning Policy Guidance 13: Transport and Planning Policy Statement 3: Housing.
- March 20th 2011 government issues Planning Policy Statement 10: Planning for Sustainable Waste Management, which sets out policy to be taken by waste planning authorities. It replaces PPG10: Planning and Waste Management (1999) and an earlier edition of PPS10 (2005).

In London, the **Consolidated London Plan** is the strategic plan setting out an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years. It integrates the physical and geographic dimensions of the Mayor’s other strategies, including broad locations for change and providing a framework for land use management and development, which is strongly linked to improvements in infrastructure, especially transport. It provides the London wide context within which individual boroughs must set their local planning policies. The plan takes the year 2025/26 as its formal end.

However, the Mayor of London published on October 12th 2009, the draft **Replacement London Plan** for widespread consultation that sets out how he intends to address planning issues in London. It is much clearer, shorter and contains fewer policies, which are

at a more strategic level. Each policy is now subdivided to show what it is aimed at and who it is for – with sections (where appropriate) on strategic, London-wide policy; policy to inform planning decisions (by London boroughs, or in the case of planning applications of strategic importance, the boroughs and the Mayor); and policy to help with the preparation of the boroughs' local development frameworks (LDFs). The examination in public of the Replacement London Plan took place over 32 days between June 28th and December 8th 2010. It provided an opportunity for a structured discussion before an independent panel of selected matters and of responses to the consultation. During the next monitoring period, 2009-10, it will be formally adopted subject to the statutory processes. (Indeed, this took place on July 22nd 2011).

In Ealing, further progress towards the preparation of plans in the **Local Development Framework** portfolio was made. In accordance with the council's published Local Development Scheme (the project plan for the LDF) a further round of stakeholder and public consultation was held into four development plan documents and a revised Statement of Community Involvement (SCI) between September and December 2010. This included the final or submission proposals for the Development (or Core) Strategy together with associated changes from the UDP Adopted Proposals Map and initial proposals for Development Sites and Development Management together with a number of evidence base reports.

The engagement included ten public meetings, two youth conferences and a number of invitation only themed workshops. In February to March 2011, the Council also consulted on a sustainability appraisal final report and a Habitats Regulations Assessment of the Development Strategy. At the same time, the council also consulted on a draft supplementary planning document for Acton Town Hall and surroundings and some shop front guidance.

Contextual Indicators

Deprivation

Ealing occupies a middle position in terms of average deprivation ranking in London, ranking 17th of the 33 boroughs. In national terms, Ealing is more deprived on the 2007 indices of deprivation than the 2004 indices, now ranking 75th of the 354 local authorities in England where 1st is the most deprived. In 2004, the borough ranked 94th. (Source: Rank of Average Rank, Indices of Deprivation, Communities and Local Government, 2004 and 2007).

Community Cohesion

Ealing's Resident's survey was published in December 2010. It is based 3365 face-to-face interviews with adults aged 18 years and above and 350 young people aged 11-17 years and were made with local residents between September and November 2010. Four in five residents (80%) believe that people from different ethnic backgrounds get on well together, while a similar number (79%) believe that people respect ethnic differences. However, both figures are down on last year. Moreover, Ealing lags behind London as a whole on the first measure although it is in line with the national benchmark.

Personal Concerns

Crime including anti-social behaviour and terrorism emerges as the primary concern among residents. However, the extent of this concern has dropped nine points from last year's survey to 20%. Other key concerns have also dipped in severity such as litter/dirt in the streets (down nine percentage points to 11%), the level of council tax (down three points to 13%) and traffic congestion (down four points to 15%). Beside crime, the lack of jobs (15%), traffic congestion (15%) and the availability of car parking are other key issues for local people.

UDP Policy Indicators

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council made recommendations to the Secretary of State about which policies could be dispensed with, and which should be retained.

As per the recommendations issued by the Secretary of State in September 2007, All UDP policies from Chapter One have lapsed in the context of the London Borough of Ealing delivering its Local Development Framework to the exception of policy 1.10 on Legal Agreements and Partnerships which was the only one saved and should have been the only one to be quoted in order to support planning decisions.

However Strategic Policies from Chapter One that were cited in relation to planning decisions include policy 1.1 (overall aim) in sixteen instances, and one instance for each of policies 1.2 to 1.9 and 1.11. In relation to appeal decisions, policy 1.8 (Community Facilities) was quoted in one instance in relation to a dismissed appeal. Saved policy 1.10 (Legal Agreements) was referenced in 61 instances in relation to planning decisions, and in three instances in relation to dismissed appeals.

For this year's AMR, Urban Design Policies from Chapter 4 and Transport Policies from Chapter 9 are used most in planning appeal decisions with 383 and 502 references respectively in the 169 cases considered by the Planning Committee. Environmental Resources and Waste policies (Chapter 2) were third with 367 instances and Housing policies from Chapter 5 were referenced 346 times. SPD7 (Accessible Ealing) was quoted most frequently of all SPDs/SPGs in relation to planning decisions, a total of 122 times. This was followed closely by SPG8 (Safer Ealing) 114 times, SPG10 (Noise and Vibration) 102 times, and SPG4 (Refuse and Recycling Facilities) 96 times.

Development Indicators

The planning permissions adding to the development pipeline in 2010/11, and the actual development completed on sites in Ealing, are considered in the topic profiles set out below.

Finally, it is important to indicate progress in the implementation of the 92 **Development Sites listed in Table 10.21** of the UDP. In 2010/11, there were permissions given on 4 of these sites and these are shown in Table 3.1.1 below.

Table 3.1.1 Progress on the implementation of UDP Development Sites, 2010-11

Area	UDP Site	UDP Site Name	Reference	Planning Permission Address	Planning Permission Description
Acton	10.21.17	Southern Gateway/ Gypsy Corner	P/2009/4065	Former BBC Costume Store, Victoria Road, Acton W3 6UL	A1/A2/A3/A5, student accommodation, associated teaching facilities and car parking
Greenford	10.21.80	Butler's Wharf Site, Rockware Avenue	P/2009/4437	Land at Green Park Way, Rockware Avenue, Greenford UB6 0AA	B1, B2 and B8
Northolt	10.21.81	Ruislip Road Special Opportunity Site	PP/2010/1583	Grand Union Village, Broadmead Road, Northolt Middx UB5 6RJ	Residential development
Southall	10.21.43	British Gas Site	P/2008/3981	Southall Gas Works, Southall, UB1 1QZ	Residential, leisure, retail, hotel, conferencing, community, health, education, office, sports and energy centre

Observations and Conclusions

This report covers the seventh year since the Ealing UDP was adopted, and the sixth full year of the new planning system. The broad indications are that the UDP policies provided a comprehensive basis for planning decisions, and there was sufficient interest expressed in the UDP development sites, for their designation to be regarded as successful.

However, most of the strategic policies referred to in this section were not saved beyond October 2007. The role of these policies is effectively undertaken by London Plan policies, and in due course, these will be supplemented by new LDF core strategy policies, to provide a clear spatial vision for the borough. A further round of stakeholder and public consultation took place in September-December 2010 and the Development (or Core) Strategy will be submitted to the Secretary of State for examination in the next monitoring period. More information is provided in Chapter 4.

Topic 2: Environmental Resources and Waste

OVERALL OBJECTIVE

- 1.2 To secure a pattern and form of land use consistent with the efficient use of land, water and energy which safeguards air quality, minimises waste and forms the basis for sustainable local communities in Ealing.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan, and the emerging LDF. In this regard objective 6 of the consolidated London Plan is relevant which seeks 'To make London a more attractive, well-designed and green city. Objective 3 of the emerging replacement London Plan is also relevant – 'Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources'.

UDP Environmental Resources and Waste Policies

- 2.1 Environmental & Other Sustainability Impacts
- 2.2 Regeneration of Special Opportunity Sites
- 2.3 Land - Mineral development
- 2.4 Land - Mineral Aggregates Distribution
- 2.5 Water - Drainage, Flood Prevention and Environment
- 2.6 Air Pollution and Quality
- 2.7 Contaminated Land
- 2.8 Hazardous Substances
- 2.9 Energy (part saved – largely superseded by LP policies)
- 2.10 Waste Minimisation and Management
- 2.11 Waste Environmental Impacts

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas

Relevant London Plan Policies¹⁰

- 2A.1 Sustainability Criteria

- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy Assessment
- 4A.5 Provision of heating and cooling networks
- 4A.6 Decentralised Energy: Heating, Cooling and Power
- 4A.7 Renewable Energy
- 4A.9 Adaptation to climate change
- 4A.10 Overheating
- 4A.12 Flooding
- 4A.13 Flood risk management
- 4A.14 Sustainable drainage
- 4A.16 Water supplies and resources
- 4A.17 Water quality
- 4A.19 Improving air quality
- 4A.21 Waste strategies policy and targets
- 4A.22 Spatial policies for waste management
- 4A.23 Criteria for the selection of sites for waste management and disposal
- 4A.24 Existing provision – capacity, intensification, re-use and protection
- 4A.25 Borough level apportionment of municipal and commercial/industrial waste to be managed

¹⁰ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period.

- 4A.26 Numbers and types of recycling and waste treatment facilities
- 4A.27 Broad locations suitable for recycling and waste treatment facilities
- 4A.28 Construction, excavation and demolition waste
- 4A.29 Hazardous waste
- 4A.30 Better use of aggregates
- 4A.31 Spatial policies to support the better use of aggregates
- 4A.32 Land won aggregates
- 4A.33 Bringing contaminated land into beneficial use
- 4A.34 Dealing with hazardous substances

Relevant Supplementary Guidance

- SPG1 Sustainability Checklist
- SPG2 Water, Drainage, Flood Risk and Development

- SPG3 Air Quality & Pollution (Draft)
- SPG4 Refuse and Recycling Facilities
- SPG12 Greening Your Home

Local Strategies & Priorities

- Sustainable Community Strategy
- Ealing's Air Quality Strategy and Management Plan
- Ealing Contaminated Land Strategy
- Ealing's Climate Change Strategy (2008)
- Ealing's Waste Collection Strategy (2003)
- Ealing Strategic Flood Risk Assessment
- West London Waste Development Plan Document – Proposed Sites and Policies, Sustainability Appraisal, and supporting Evidence Base report

Context 2010-11

The Department for Communities & Local Government published: An updated version of Planning Policy Statement 10: Planning for Sustainable Waste Management (March 2011). In October 2009 the new Mayor published a new consultation draft on the replacement London Plan¹¹. Tackling Climate Change is identified as a key priority area. Chapter 5 in particular comprises policies for climate change mitigation, adaptation, waste, aggregates and contaminated land.

In West London, Ealing (alongside Brent, Harrow, Hillingdon, Hounslow and Richmond) are continuing progress in the preparation of the West London joint development plan document on Planning for Waste. Consultation on the Proposed Sites and Policies document was undertaken in February to March of this year.

In accordance with the requirements of PPS 1a the council published an energy evidence base report in September 2010 entitled Towards Zero Carbon Development. This report establishes the rationale and viability of carbon emission saving targets and examines measures to promote sustainable design and construction. Working jointly with the GLA and LDA, the council are also assessing the feasibility of decentralised energy networks within the borough. Phase 1 of this project was completed in May 2010 and encompasses a heat mapping exercise. The heat mapping study identified eight focus areas with the greatest potential for

¹¹ The replacement London Plan was adopted in July 2011.

development of district heat and power networks in the borough focusing on the Uxbridge Road/Crossrail and the A40/Park Royal corridors.

Contextual Indicators

Water Quality

There are 3 river water-bodies within the boundaries of Ealing; Brent, Crane and Yeading Brook, although the River Crane doesn't flow through the borough. Two branches of the Grand Union Canal also run through the borough. All of the above water bodies/courses are designated under the Water Framework Directive (WFD). Through the WFD a programme of measures to improve the ecological status of the water bodies have been developed. The tables below identify the current and predicted ecological status of the designated water bodies in the borough, and the breakdown of physico-chemical and biological status.

Table 3.2.1 Ecological status – includes biological, physico-chemical and hydromorphological status

Water Body	2009 Classification Status	2015 Prediction
Grand Union Canal	Good	Good
River Brent (below Silk Stream to Thames)	Poor	Poor
Yeading Brook (east arm)	Moderate	Moderate
Crane (including part of Yeading Brook)	Poor	Poor

Table 3.2.2 Chemical water quality – physico-chemical status under the Water Framework Directive

Water body	Physico-Chemical Status	Dissolved Oxygen	pH	Phosphate	Ammonia
Grand Union Canal	Not assessed	-	-	-	-
River Brent (below Silk Stream to Thames)	Moderate	Good	High	Poor	Good
Yeading Brook (east arm)	Not assessed	-	-	-	-
Crane (including part of Yeading Brook)	Moderate	Good	High	Poor	Good

Table 3.2.3 Biological status under the Water Framework Directive

Water body	Biological Status	Diatoms	Macro-phytes	Macro-invertebrates	Fish
Grand Union Canal	Not assessed	-	-	-	-
River Brent (below Silk Stream to Thames)	Bad	Poor	Poor	Bad	Poor
Yeading Brook (east arm)	Poor	-	-	Poor	-
Crane (including part of Yeading Brook)	Poor	Poor	Moderate	Moderate	Poor

Source: Environment Agency

Air Quality

There are various indicators available for air quality. The most useful measures 'the number of days when air pollution is moderate or high'. Whilst the Council currently monitors air quality from various points in the borough, this data has only been consistently collected from a small number of sites in the borough over the past 5 to 6 years, which is critical if any sort of comparison is to be made overtime.

For this purpose the most reliable site in terms of reporting is the Acton Town Hall site. This monitors a range of pollutants including PM10, Nitrogen Dioxide and Ozone. Data collected from this site for this monitoring period indicates that air quality has worsened slightly from the previous monitoring year from 6 to 10 days. This slight increase has arisen as a result of an increase in regional episodes, particularly effecting PM10. Nonetheless, in terms of an overall trend, the borough has seen a general improvement over the last few years.

Waste Recycling

Total municipal waste for the 2010/11 period was 132,938.60 tonnes (a reduction from the 2009/10 figures). A breakdown of how this waste is managed is provided below. Municipal waste effectively comprises household waste with a small amount of commercial waste managed by the authority.

Core Output Indicator W2: Amount of municipal waste arising and managed by management type.

Total municipal waste for the 2010/11 period was 132,938.60 tonnes. In terms of how this waste is managed this is broken down as follows:

Recycled	29,709.93	(22%)
Composted	8,983.44	(7%)
Reused	148.85	(<0.1%)
Anaerobic Digestion	4,269.29	(3.0%)
Landfill	102,392.60	(71.4%)

In terms of how this waste is managed, Ealing has achieved a steady increase in recycling levels (22% - 29,709.93 compared with 19.2% for the previous year). The percentage of municipal waste composted, reused and anaerobically digested have also seen modest increases during 2010/11 period when compared with the previous year.

Ealing alongside five other West London Boroughs are currently in the process of preparing a Joint Waste Development Plan Document. A key output of this work will be the identification and safeguarding of sufficient sites to accommodate waste management facilities. The development of such facilities will help contribute towards achieving the boroughs targets in terms of recycling and landfill diversion. Consultation on the Proposed Sites and Policies document was undertaken in February-March 2011.

Aggregates

Core Output Indicator M1: Production of primary land won aggregates - The production of primary land won aggregates is zero. There are no current workings within the borough.

Core Output Indicator M2: Production of secondary/recycled aggregates - Data on secondary/recycled aggregates is unavailable at present. There are currently 3 aggregate distribution sites within the borough, but it is unclear whether these operations include the refinement of secondary/recycled aggregates. It is noted that approximately 90% of construction and demolition waste in London is already reused/recycled.

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 2 policies were quoted in **planning committee decisions** was relatively frequent, although not as high as some chapters such as chapter 4 (838) and 9 (502). In total there were 367 occurrences where chapter 2 policies were referenced (each reference to policy is only counted once for each case).

This could reflect the emphasis now being placed on sustainability and climate change issues. It is also noted that the frequency of use of different policies in chapter two also varies quite significantly. This could be explained by the fact that some chapter 2 policies are only relevant to certain types of applications – for example policies 2.3 and 2.4 on mineral development (with no noted occurrences). Those policies referenced more frequently, were often those which dealt with site constraints such as contaminated land (2.7 - 47) and flooding (2.5 - 39), although even these do not apply in all areas. Policies such as 2.1 'Environment and Other Sustainability Impacts' (72), 2.6 'Air Pollution and Quality' (53), and 2.10 'Waste Minimisation and Management' (104) have a wider application, explaining their more frequent use. With regard to policy 2.9, this policy is now largely superseded by London Plan policies, including in particular policy 4A.7, and it is anticipated that its usage will now tail off.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this period only one case (P/2010/1723) was recorded where a policy in chapter 2 was referenced (in this instance policy 2.1). In the case of appeals upheld only two cases (P/2009/3080 & P/2009/2949) were recorded in which policies in Chapter 2 were referenced (in this instance policies 2.5 & 2.6). Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself.

Five applications were advertised as departures during the year. Three were approved, and two withdrawn. Whilst policies in chapter 2 were relevant to the determination of these application, these did not impinge on whether the applications should be treated as a departure or not.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State upheld the Council's recommendations that all of the Environmental Resources and Waste policies should be retained.

Development Indicators

In considering the **completions and permissions** data for chapter 2, change in floorspace for waste and mineral facilities have been monitored. An analysis of all B2, B8 & Sui Generis completions/permissions have been undertaken to identify where such changes have occurred.

Core Output Indicator W1: The capacity of new waste management facilities by type. Provision in 2010/11 – Zero in respect of installations completed during the year

As noted above the capacity of new waste management facilities was zero in respect of new installations completed during the year. Similarly no extensions to existing facilities were noted during the year either. In respect of the above no records were recorded in terms of permissions either. Work is also continuing on the preparation of a joint Waste Development Plan with five other West London Waste Authority boroughs. Similarly, no changes were recorded in respect of mineral facilities.

Other Performance Indicators

Review of Sustainable Development Checklist

Policy 2.1 'Environmental and Other Sustainability Impacts' encourages applicants of major developments to complete the Sustainability Checklist. It is noted that whilst a number of developers have completed the checklist, often as part of Energy/Sustainability Statements, its use has tailed off over recent years, largely being superseded by the more up to date requirements of the Mayor's Sustainable Design and Construction SPG, or the Code for Sustainable Homes/BREEAM pre- and post-construction assessments.

Accordingly, given its ad hoc usage, an analysis of completed checklists is not considered to be representative of the overall sustainability of new developments in the borough. Based on the findings of the energy evidence base, all new major residential developments will be expected to achieve as a minimum Code Level 4 of the Code for Sustainable Homes and BREEAM 'Very Good' rating and submit pre- and post-construction assessments. The pre-assessments will be considered to be a new indicator in future monitoring reports.

Progress in respect of the development of the borough's six special opportunity sites.

This indicator monitors the six sites¹² referred to in policy 2.2 'Regeneration of Special Opportunity Sites'. The planning status of each of these sites is set out below:

- **Southall Gas Works:** Following the withdrawal of the initial application for the redevelopment of the site, a revised application was submitted in October 2008. The revised application (ref. P/2008/3981) was for a mixed-use development comprising – 'Residential (3,750 units) and leisure, retail (20,000 sq. m.), hotel, conferencing, community, health, education, office (3,500 sq. m.), sports and energy centre. Planning Committee rejected this application in November 2009. This decision was called in by the Mayor of London and overturned in March 2010 on condition that only 2,500 units could be built before South Road Bridge is widened. No works have yet commenced on the site awaiting a legal agreement. A separate application (P/2009/0780) for a Combined Heat and Intelligent Power System at the existing Southall Pressure Reduction Station at the southern end of the site was also submitted in November 2008. This application was also refused (August 09) and an appeal lodged. This appeal was dismissed in July 2010. No further applications have been submitted in respect of this proposal.
- **Atlas Road:** An application for the redevelopment of the northern end of the site to provide a single storey building comprising 28 units for B1, B2 and B8 uses, was approved on appeal. This permission has not been implemented. A further application for a change of use of the existing builders materials storage yard and premises to bus depot for up to 150 buses, including bus servicing, ancillary offices etc was submitted in January 2011¹³.
- **Glade Lane:** The future use of this site is being reviewed as part of the emerging Local Development Framework and the Southall Opportunity Area Planning Framework.
- **Grand Union Village:** Works on this site are now largely completed.
- **Southern Gateway/Gypsy Corner:** Redevelopment in progress. The role of the Southern Gateway site and its development potential has been considered further in the context of the Park Royal Opportunity Area Planning Framework. A position statement for the Southern Gateway site was also produced. Permission was also granted during the year (May 2010) for the development of student accommodation (718 bedrooms) and retail / financial and professional / food and drink / hot food take-away (286 sq. m. A1/A2/A3/A5), at the northern end of the site.
- **Greenford Station & land to the north:** No applications have been submitted for the redevelopment of this site during the year, although various pre-application inquiries have been made. Work has commenced on a development brief covering this site and land to the north (former GSK site).

¹² The six special opportunity sites defined above are those identified in the adopted 2004 UDP. As part of the submission draft of the Development Strategy it was proposed that this designation be removed from three of the sites – Southall Gas Works, Grand Union Village and Atlas Road. The boundaries for Greenford Green and Southern Gateway were also proposed to be extended. The appropriateness of the Special Opportunity Site designation has subsequently been reviewed during the Examination in Public into the Development Strategy. The Council are now proposing the deletion of the Special Opportunity Site policy and designation.

¹³ This application has since been approved in June 2011.

Drainage and Flood Risk

Core Output Indicator E1: The number of planning applications granted which are contrary to the advice of the Environment Agency on flooding and water quality grounds. Three (P/2010/0418, P/2010/1837 & P/2010/1908), although a condition was attached to each of these applications requiring an FRA to be submitted and approved prior to commencement of works on site

During the period 1st April 2010 to 31st March 2011 the Environment Agency lodged objections to 6 applications in the borough on flood risk grounds. Of these, one application was withdrawn (P/2010/4391). The Environment Agency objected to the lack of an FRA or the quality of information provided as part of the FRA in respect of four of these applications. In the case of P/2010/1761, whilst the Environment Agency raised initial objections, these issues were subsequently addressed to their satisfaction. Thereupon the Agency's objection was removed.

In the case of P/2010/0418 the Environment Agency withdrew their objection subject to the imposition of conditions relating to a surface water drainage scheme, and Greenfield runoff rates and attenuation for the 100-year rainfall event.

With respect to P/2010/1837 the Environment Agency initially raised concerns that the peak rainfall intensity had not been used to calculate the volume of attenuation for the design event. Following negotiations with the applicant, the Environment Agency subsequently withdrew their objection on the basis that this info can be secured through a pre-commencement condition.

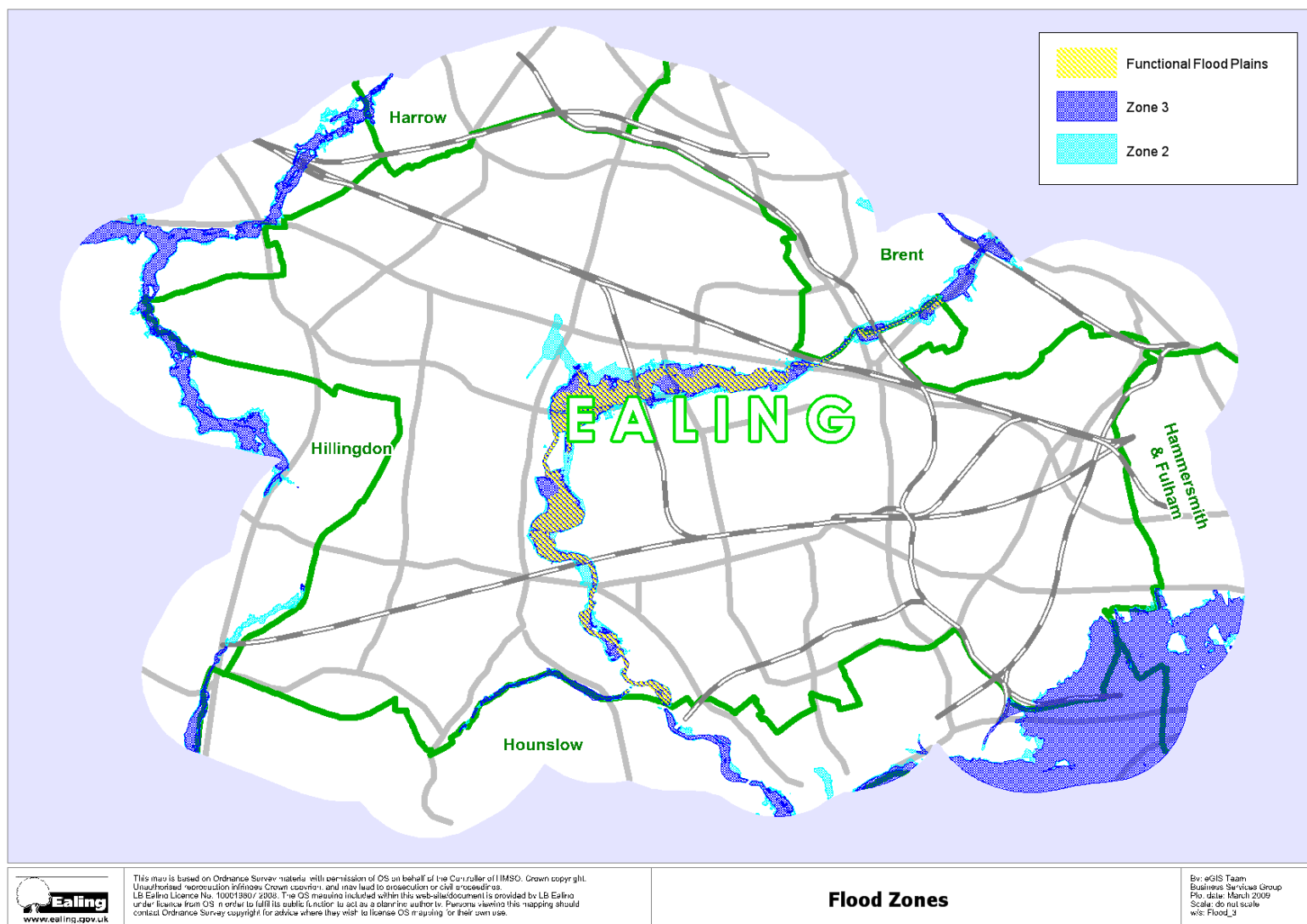
In the case of P/2010/1908 the Environment Agency objected to the fact that an FRA was not submitted, despite the site being located in flood zone 3. It was agreed that a pre-commencement condition be attached to any approval requiring an FRA to be submitted.

It is noted too that no objections by the Environment Agency were lodged on water quality grounds during the same period.

The Council have undertaken and completed a Level 1 Strategic Flood Risk Assessment (March 2008). As shown in Figure 2.1 below, the borough has some land within flood zones 2 and 3. Flood zone 2 represents the 1 in 1000 year probability of flooding, and flood zone 3 represents the 1 in 100 year probability of flooding.

Approximately 5% of land (285 hectares) in Ealing is within flood zone 2 – within this 84% is fluvial (river) flood risk and 16% is tidal. Approximately 4% of the land (207 hectares) in Ealing is in flood zone 3 – within this 80% is fluvial and 20% is tidal flood risk. The area of land within flood zones 2 and 3 extends through the centre of the borough around the River Brent. Other areas include the south-east corner of the borough, which is at risk of tidal flooding from the Thames.

Figure 3.2.1 Flood risk in Ealing



In Ealing borough, there are approximately 3,200 properties at risk of flooding from river and tidal sources. This equates to 2 per cent of all properties in the Borough, the majority of which are residential. Around 46% of those at risk are vulnerable to tidal flooding and the remaining 54% are vulnerable to fluvial (river) flooding. Around 84% of these properties are within areas where the likelihood of flooding is low due to protection from defenses.

The majority of properties at risk are in areas with a low likelihood of flooding. In terms of future development, those sites currently being considered as part of the Development Sites DPD, will be the subject of a sequential test. There are approximately 41,600 properties in Ealing within areas of risk of surface water flooding at potential depths of >0.1m, and 10,600 properties in areas at risk of flooding to potential depths of >0.3m (Surface Water Flood Map, November 2010) National Indicator 189¹⁴ also measures the Council's progress against agreed actions in the Catchment Flood Management Plan' (CFMP). The CFMP comprises various action plans, of which only the Brent Policy Unit Action Plan is relevant to Ealing. Working closely with the Environment Agency during the monitoring period the Council has identified and agreed actions for the third year of reporting (2010/11 period).

Renewable Energy Generation

Core Output Indicator E3: Renewable energy capacity by installed capacity and type.

The renewable energy capacity installed by type for this period is unknown.

This indicator monitors progress against part 2 of policy 2.9 'Energy', which since February 2008 has been superseded by Policy 4A.7 'Renewable Energy' of the London Plan. The London Plan policy seeks a higher requirement of 20% carbon emission savings from on-site renewable installations. This 20% requirement is carried forward into Policy 5.7 of the Replacement London Plan, although less explicitly. All major applications are expected to comply with policy 2.9/4A.7, and applicants are asked to submit an energy statement to demonstrate how the proposal will satisfy policy.

A considerable number of energy statements have been submitted during this period that have been forwarded to the Planning Policy Team for observations. It should be noted however that this is an incomplete picture as not all energy statements/details have been referred to the team for verification/monitoring. Moreover, in a number of cases compliance with policy has been secured through the use of conditions requesting the submission of details. Unlike for full planning applications conditions/details are not currently monitored, adding to the uncertainty surrounding this data. Furthermore, it is probable that a number of installations will have been completed without the need for planning consent, and accordingly there is no easy way to monitor this. This is likely to increase with the changes (October 2008) to the regulations on permitted development.

A total number of 40 energy statements were submitted within the period from April 2010 to March 2011 of which 30 were submitted as part of the original applications, and the remaining 10 to satisfy outstanding conditions set in the approval stage. These include,

¹⁴ The National Indicators were subsequently abolished in October 2010

amongst others, applications for Green Park Way, South Acton Estate, Nash House, Hanwell Locks, Britannia Close, 1-20 Sir Alexander Close, Grand Union Village, Phoenix House and 22-24 Uxbridge Road.

Over the monitoring period the general direction of energy policies has also shifted. Policy 2.9 of the UDP and 4A.7 of the London Plan focus specifically on the need for on-site renewables, and set specific percentage requirements in this regard. Whilst there is clearly a sound basis for such policies, it is noted that the use of renewables should only be considered after all other energy saving methods/techniques have been employed. The energy hierarchy seeks to ensure that applicants maximise in the first instance energy efficiency measures and then consider the use of on-site renewables. Both policies 2.9 and 4A.7 emphasise the latter, and are weaker in respect of setting targets/requirements for energy efficiency and in delivering energy efficiently.

Accordingly, applicants in demonstrating compliance with policy have tended to focus on renewables, and in some instances this has been at the expense of employing measures that are higher up the hierarchy. Whilst the policy framework does not yet exist to redress this imbalance in emphasis in line with the energy hierarchy, informally the Council have tended to adopt a more flexible approach in the application of policy 4A.7, emphasising the need to achieve overall CO2 emission savings, without prescribing the actual methods to achieve this. Core output indicator E3 is therefore not necessarily representative of the success of energy policies.

These issues in themselves highlight the need to review policy. In this regard it is proposed that the emerging energy policy(ies) of the LDF adopt and emphasise more strongly the principles of the energy hierarchy. The emerging policies of the Replacement London Plan have already attempted to redress this balance. Policy 5.2 of the Replacement London Plan establishes overall carbon emission saving targets. Subject to the adherence of the general principles in Energy Hierarchy, the policies are now less prescriptive in terms of the measures employed to deliver these overall savings.

In recognition of these difficulties in monitoring this indicator, changes have and are being put in place. In April 2008 the new 'One App' application forms were introduced which will include a question relating to on-site renewables and their estimated capacity. Moreover, the Council are also currently investigating the scope to employ an automated renewable energy monitoring system, similar to that currently being piloted in Merton ('Energence' Energy Data-Gauge). This system would allow us to measure, in real time, the actual output of renewable and low carbon installations in the borough, and in doing so confirm compliance with planning conditions. Accordingly, it should therefore be easier to more accurately report back on this indicator in the following monitoring year.

In addition to the above, discussions have also been held with the GLA to incorporate extra fields in the London Development Database (LDD). The extra information sought will cover the predicted and actual carbon dioxide emissions of the development.

Observations and Conclusions

Ealing performs relatively well in respect of environmental issues such as air quality and the recycling of waste. However, there is scope for improvement. Consideration is underway on how various indicators can be better monitored – particularly on the production of secondary / recycled aggregates, and the sustainability performance of developments. The Council are already exploring the potential to employ automated renewable energy monitoring systems.

As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions, perhaps representative of the diverse coverage of this topic area. The monitoring of completions data indicates that there were no new mineral facilities completed during the year or an increase in the capacity of waste installations. Monitoring the installation of renewable energy secured as part of the planning process has been difficult, although it is acknowledged that this is likely to improve given the new monitoring procedures that are being put in place. Moreover it is recognised that capacity is likely to increase as existing approvals reach completion.

Topic 3: Green Space and the Natural Environment

OVERALL OBJECTIVE

1.3 To maintain the system of Major Open Areas linked by Green Corridors, to protect green space in Ealing, to preserve and enhance biodiversity and nature conservation, to provide new outdoor recreation opportunities in areas of need and to improve open space wherever possible

It should be noted that the above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard objective 1 of the London Plan is relevant which seeks 'To accommodate London's growth within its boundaries without encroaching on open space.' Objective 2 of the emerging LDF is also relevant – Maximising the benefits of Ealing's green space for people and wildlife.

UDP Green Space and Natural Environment Policies

- 3.1 Major Open Areas (MOAs) - Metropolitan Open Land and Green Belts
- 3.2 Green Corridors and the Waterway Network
- 3.3 Heritage Land
- 3.4 Public and Community Open Space
- 3.5 Land for Sports, Children's Play and Informal Recreation
- 3.6 Allotments
- 3.7 Burial Land
- 3.8 Biodiversity and Nature Conservation
- 3.9 Wildlife Protection

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.2 Green Belt and Metropolitan Open Land
- 10.3 Green Corridors
- 10.4 Heritage Land
- 10.5 Public Open Space
- 10.6 Community Open Space
- 10.7 Nature Conservation Sites and Management Areas
- 10.21 Development Sites

Relevant London Plan Policies¹⁵

- 3D.9 Green Belt
- 3D.10 Metropolitan Open Land
- 3D.11 Open space provision in DPDs
- 3D.12 Open space strategies
- 3D.13 Children and Young People's Play and informal recreation strategies
- 3D.14 Biodiversity and nature conservation
- 3D.19 Burial Space
- 4A.17 Water Quality

Relevant Supplementary Guidance

- SPG1 Sustainability Checklist
- SPG9 Trees and Development
- SPG22A40 Acton: Green Corridor
- SPG on Development Sites
- SPD6 Twyford Avenue Community Open Space

¹⁵ These policies are based on those contained in the 2008 Consolidated London Plan. These have since been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period.

Local Strategies and Priorities

Sustainable Community Strategy
Parks and Open Space Strategy
Ealing Allotment Strategy

Ealing Biodiversity Action Plan

New priorities – maximise community involvement in parks,
improve access to green space for areas deficient in parkland,
promote nature conservation

Context 2010-11

Figure 3.3.1 shows green and open spaces in Ealing including green belt, Metropolitan Open Land (MOL), green corridors, public and community open space, nature conservation areas, heritage sites and strategic outdoor sports sites. This map incorporates changes arising from an audit of open space as part of work on the Council's Green Space Strategy¹⁶, including an earlier review of nature conservation sites undertaken jointly with the GLA. Whilst the majority of these changes comprised fairly minor boundary adjustments, reflecting current management arrangements particularly in terms of Public Open Space and Allotments, a number particularly those relating to nature conservation sites were more significant. In fact the extent of area formally designated as a SINC or SMI is proposed to more than double (an increase of 114%, from 502.91 ha in the 2004 UDP, to 1,077.01ha in the LDF). These changes have been brought forward through the various LDF documents.

Since early 2008 Ealing have been engaged with Sport England in its Facilities Improvement Service (FIS) programme which seeks to support local authorities in their strategic planning for sports and recreation. As part of this programme of support consultants appointed by Sport England have assisted the Council in reviewing its strategy for sports including updating the 2007 Playing Pitch Study. The findings of this work are now carried forward into a Sports Facilities Strategy for Ealing, covering all facilities both indoor and outdoor, and whether publicly or privately managed.

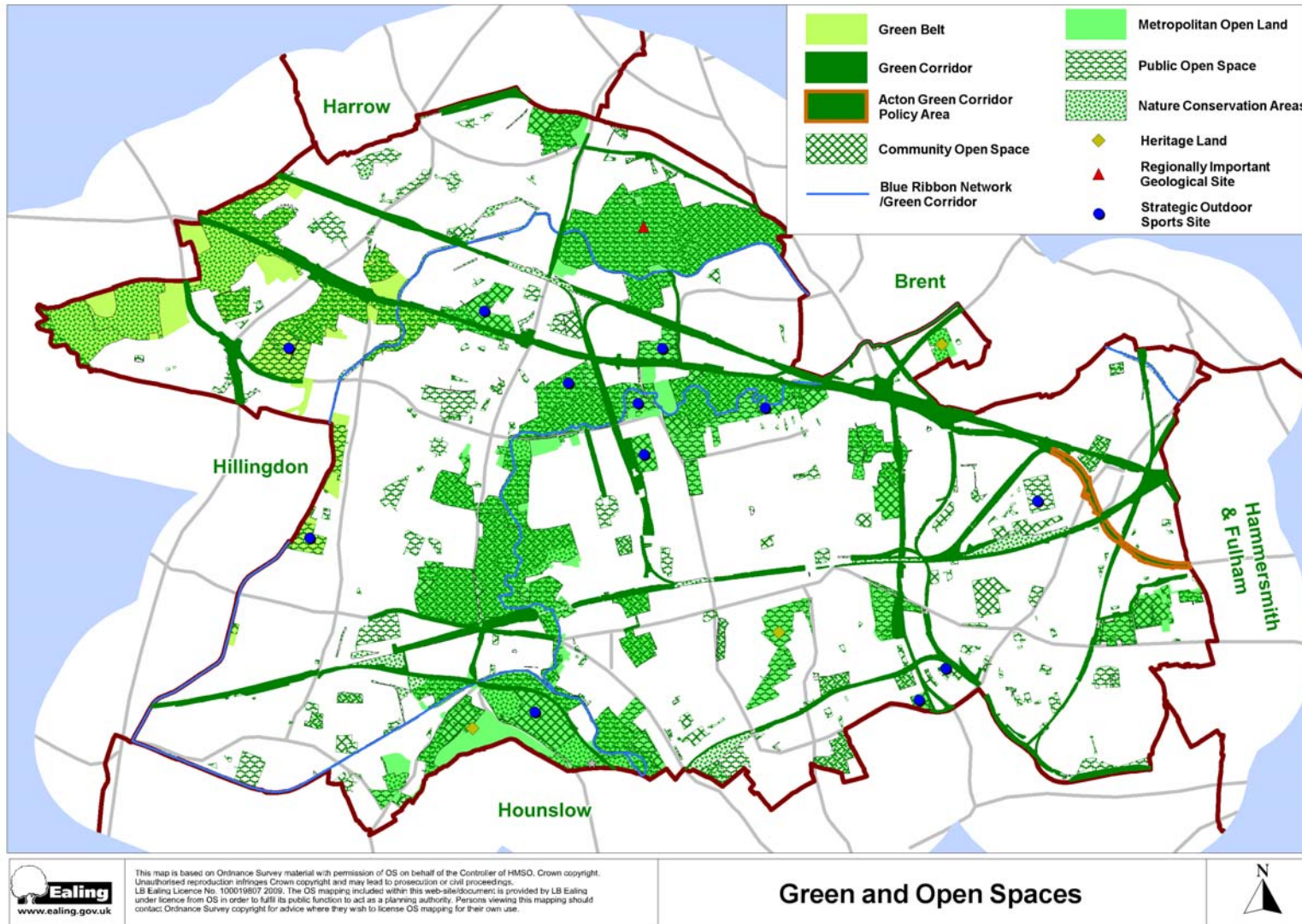
Contextual Indicators

Percentage of residents satisfied with the borough's provision of parks, playgrounds and open space.

The Ealing Residents Survey 2010 surveyed residents' satisfaction with Council services including parks and open space. In this regard 74% of respondents were satisfied/very satisfied with this service area, the same as for the previous year. It is noted too that satisfaction with this service area is also relatively high when compared with other service areas in the Council (Source: Ealing Residents Survey 2010). The Council has also undertaken a more detailed survey of specific parks using the GreenSTAT system as part of the new Green Space Strategy. Further detail can be found in the Green Space Strategy.

¹⁶ At the time of writing a draft Green Space Strategy has been published for consultation. It is anticipated that the final strategy will be published by Spring 2012.

Figure 3.3.1 Green and open spaces in Ealing



Quality of Green Space in the borough (Green Flag Awards)¹⁷

In 2010 the Council were awarded Green Flag status for 1 of its parks (Northala Fields). This is the fourth Green Flag Award for Northala Fields. The independent Green Flag Award is presented annually to parks that have reached this national standard. To win, a park has to be well managed, have good environmental practices and be well used and thought of by the public. The Council has also submitted a bid for Heritage Lottery Funding to restore and develop Walpole Park and Pitzhanger Manor¹⁸.

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 3 policies were quoted in **planning committee decisions** (140 incidents of chapter 3 policies being referenced – with references to each policy only being counted once in each case) was relatively infrequent, particularly when compared with other Policy areas such as Chapter 4 (838) and Chapter 9 (502). It is also noted that the frequency of use of different policies in chapter three also varies quite significantly. Policies which are relevant to site designations covering significant areas of the borough, such as nature conservation sites, Metropolitan Open Land and Public & Community Open Space were quoted most frequently. These references also reflect the pressure for development on green spaces.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this period policies 3.1, 3.2, 3.4 and 3.5 were quoted in appeals that were dismissed. On the other hand, there were no appeals upheld in which policies in chapter 3 were referenced and this suggests that these policies are fulfilling their core objectives.

All five of the applications advertised as departures during the year involved development that would be contrary to open space policies. Whilst two of these applications were later withdrawn, three of the applications were granted consent. The first of these involved the construction of a single storey children's centre within the grounds of West Twyford Primary School (P/2009/4439). Whilst the school and grounds fall within a wider area of Metropolitan Open Land, the design and location of the new children's centre have minimised any impact on the open character of the wider area. In particular the building is single storey and is located to the south west of the main school building in an area of existing hardstanding.

A second application (P/2010/1837) also related to a school building located within MOL. This proposal involved the redevelopment of the existing school. The eastern part of the school site lies in an area of MOL/SINC. Whilst the proposal involved built development on this part of the site, and accordingly the application was advertised as a departure, the extent of this designation is considered to be an anomaly in that the designated area forms part of the school's curtilage and has previously been developed on/hard surfaced over.

¹⁷ Old DCLG Core Output Indicator 4c

¹⁸ At the time of writing the Council were successful awarded a £2.4m grant from the Heritage Lottery Fund.

The third application (P/2010/3679) was a retrospective application for the retention of portacabins on school playing fields. Whilst again this involved built development on school playing fields, in this instance the location of the porta-cabins was on part of the site which hadn't been used as school playing fields for at least 7 years. Moreover the consent was temporary.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. The Secretary of State replied, in September 2007, agreeing with the Council's recommendations that all of the Green Space policies should be retained.

UDP Development Indicators

In terms of built development on designated open space, two proposals have been completed during the year. In total these amount to a loss of 272 sq. m. of open land. These include the completion of a single storey visitor & education centre (P/2009/3720) at Northala Fields. Whilst the development resulted in a loss of 209 sq. m. of open land, these uses are entirely compatible with the Green Belt & POS designations. Similarly a second application at Enterprise Lodge (P/2005/1774) involved the demolition of the existing club building and its replacement with a single storey club building, again compatible with its MOL status.

With regard to approvals, four applications were approved resulting in either a gain or loss of open space. An application at West London Shooting Ground (P/2010/2515) involved the refurbishment and extension of the existing shooting club lodge, resulting in a loss of 497 sq. m. This development was considered to be ancillary to the wider open space use of the site.

Temporary permission was also granted for the provision of a classroom to the rear of the existing school building at Durdans Park Primary (P/2010/0887), resulting in a loss of 154 sq. m. of open space (Green Belt). Given the temporary nature of this consent and the careful siting of the building, the proposal was not considered to impact on the overall open character of the wider Green Belt network. Similarly temporary consent was also granted for a prefabricated building at West London Academy resulting in a loss of 126 sq. m. At Perivale Park permission was granted for the construction of a single storey detached sports pavilion for use as a gym. This proposal would follow the demolition of an existing larger gym, resulting in a net gain of 15 sq. m. of open land.

Other Performance Indicators

Loss of Designated Open Space

Whilst a number of changes have been identified through the audit work of the Green Space Strategy to the current extent of areas formally designated as open space, none of these changes have as yet been formally implemented. On the whole these changes have been of a minor nature, or have involved extensions to existing sites. As shown in the 'Development' section above, there was a loss of 272 sq. m. of designated open space through the completion of development, in 2010/11. Further detail is provided above.

Change in areas of biodiversity importance

Core Output Indicator E2: Change in areas of biodiversity importance: No Change

This indicator monitors **losses or additions to biodiversity habitat**, including: “Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance”. In Ealing these include sites of metropolitan and local Importance for nature conservation.

The policy for Sites of Metropolitan and Local Importance for Nature Conservation (3.8) resists new built development on these sites. As envisaged, there has therefore been no direct loss to built development of land defined and protected for its biodiversity value. Whilst it is fairly straightforward to monitor change in this way, i.e. in terms of the direct loss of land to built development, measuring change in the quality of existing biodiversity value is much more difficult.

It may however be possible to monitor change to the population of individual species or to the quality of the management of habitats. Priority Species and Habitats are listed in the Council’s Biodiversity Action Plan. Change can be monitored as part of a review of the action plan. In this regard the Council is not aware of significant changes at present, although are planning to review and update the Biodiversity Action Plan in early 2012.

Significant changes are also expected soon to the area of land in the borough that is defined and protected for its nature conservation value. This arises following a review of nature conservation sites undertaken jointly with the GLA, which is currently being taken forward through the LDF process. The review recommends changes to the boundaries of approximately 44 sites (mostly to increase site area). A considerable number of new sites (33) have also been identified. There is a total of 502.91 hectares of Nature Conservation sites in the Borough but this is expected to increase significantly¹⁹ following the review. Progress on this will be monitored in future AMR’s.

Progress on Open Space Projects

Chapter 3 of the UDP identifies a wide range of open space projects and proposals on the schedules and map sheets in volume 2 of the UDP. Progress has been made on the following:

- **Greenford – Northolt Countryside Park:** The park was opened to the public in Spring 2008, with the main landscaping works now complete. Additional ancillary buildings were completed in 2010/11, including a new visitor and education centre (P/2009/3720).

¹⁹ The submission draft of the Development Strategy (July 2011) identifies an area of 1,077.01 ha.

- **District Park status for Acton Park:** this is currently a Local Park, and upgrading it would address the District Park deficiency in this part of the borough, consistent with policy 3.4. It is proposed to achieve this by establishing direct links with the Park Club to the east, through the planning process. Limited progress has been made to date.
- **New bridges at Spikes Bridge and King George's Playing Field:** to create links with adjoining open space in Hillingdon: S106 monies (50k) have been secured from the Grand Union Village development to fund the works. These works have yet to be implemented.
- **Community Open Space (Wildberry Nature Reserve):** works in respect of the establishment of the nature reserve and the construction of a community building on the site have been completed. No further works are expected in the foreseeable future.
- **Community Open Space (Twyford Avenue Sports Ground):** access arrangements to this site for the community have improved markedly. In particular, the license arrangements for Twyford High School have been extended.

It is worth noting that a number of additional Open Space projects will be progressed as part of the Local Development Framework (LDF) and following the publication of the Green Space Strategy in 2011. The following is a list of some of the projects that are being promoted through the LDF:

- **Land in Northolt South:** management for agriculture, landscape interest and mounted manor site
- **Northolt and Greenford Countryside Park:** development of a unified parkland area and visitor park at Northala Park
- **Rectory Field:** development of play facilities and five-a-side football
- **Ealing Common:** management for informal recreation, amenity nature conservation and occasional public events

Additional work will also be carried out in terms of improving access to sites of biodiversity importance and identifying areas of tranquillity in the borough. It is also worth noting that additional new public open space is to be provided as part of the Southern Gateway and Southall Gasworks development proposals. These provisions and improvement works are likely to have significant positive impacts on the neighbouring communities and neighbourhoods.

Observations and Conclusions

Northala Fields have retained their Green Flag status, and local people value the quality of Ealing's parks and open spaces. The UDP policies for green space are essential in protecting open space in Ealing. The fact that these policies have been used highlights the pressure to develop on open space in the borough. In terms of permissions and completions it is noted that there has been a slight net loss of open space in Ealing during the year. However as previously outlined, these proposals involved ancillary/compatible built development. Finally, further progress has been made on UDP open space projects in 20010/11, while a significant number of new projects will be progressed through the LDF and following publication of the Green Space Strategy in 2012.

Topic 4: Urban Design

OVERALL OBJECTIVE

- 1.4 To promote good urban design through planning, so that buildings and spaces are attractive, accessible, safe and consistent with the principles of sustainable development, and that there is proper protection of the borough, particularly areas and buildings that are of historic and architectural value.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objectives 1 and 7 are most relevant – ‘Promoting exemplary design which gives proper respect to Ealing’s Heritage’ and ‘designing out crime to make Ealing’s environment safe, attractive and accessible for all’. Objective 4 of the emerging London Plan is also relevant which seeks to ensure that London is ‘A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while making the most of London’s built heritage...’. The spatial vision of the emerging Development Strategy also seeks to ‘care for the borough’s historic character, ensure excellence in urban design and design out crime to make Ealing’s environment safe, attractive and accessible for all.’

UDP Urban Design Policies

- 4.1 Design of Development
- 4.2 Mixed Use
- 4.3 Inclusive Design - Access for All
- 4.4 Community Safety
- 4.5 Landscaping, Tree Protection and Planting
- 4.6 Statutory Listed Buildings
- 4.7 Locally Listed Buildings, Buildings with Façade Value and Incidental features
- 4.8 Conservation Areas
- 4.9 Ancient Monuments and Archaeological Interest Areas
- 4.10 Commercial Frontages and Advertising Signs
- 4.11 Noise and Vibration
- 4.12 Light Pollution
- 4.13 Mobile Telephone Masts and Apparatus
- 4.14 Television Satellite Dishes. Radio Masts and other Apparatus

Relevant UDP Sites & Areas

- 10.8 Viewpoints and Landmarks

- 10.9 Statutory Listed Buildings and Ancient Monuments
- 10.10 Locally Listed Buildings
- 10.11 Buildings of façade or group value
- 10.12 Conservation Areas
- 10.13 Archaeological Interest Areas

Relevant London Plan Policies²⁰

- 3B.3 Mixed use development
- 3D.15 Trees and woodland
- 4A.11 Living roofs and walls
- 4A.20 Reducing noise and enhancing soundscapes
- 4B.1 Design principles for a compact city
- 4B.2 Promoting world class architecture and design
- 4B.3 Enhancing the quality of the public realm
- 4B.4 London’s buildings: retrofitting

²⁰ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

- 4B.5 Creating an inclusive environment
- 4B.6 Safety, security and fire prevention and protection
- 4B.7 London's resilience and emergency planning
- 4B.8 Respect local context and communities
- 4B.9 Tall buildings – location
- 4B.10 Large-scale buildings – design and impact
- 4B.11 London's built heritage
- 4B.12 Heritage Conservation
- 4B.13 Historic conservation-led regeneration
- 4B.14 World heritage sites
- 4B.15 Archaeology
- 4B.16 London's view management framework
- 4B.17 View management plans
- 4B.18 Assessing development impact on designated views

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist
- SPG5 Urban Design Statements

- SPG6 Plot Ratios
- SPG7 Accessible Ealing
- SPG8 Safer Ealing
- SPG10 Noise & Vibration
- SPG Development Sites

Supplementary Planning Documents

- SPD4 Residential Extensions
- Draft SPD 10 Conservation Areas and Listed Buildings

Local Strategies and Priorities

- Sustainable Community Strategy (2008)
- Uxbridge Road Public Realm Strategy
- Streetscape Design Guides (2005)
- Ealing Town Centre Shopmobility project
- New priorities* – maximise protection of conservation areas; design to support crime prevention

Context 2010-11

Following the publication of the Conservation Area Character Appraisals and Management Plans for Acton Park, Acton Town Centre, Grange & White Ledges, Montpelier Park and Mount Park in April 2009, all 29 Conservation Areas in Ealing have now been the subject of review. These were based closely on English Heritage Guidance and leave Ealing one of the best prepared boroughs in London.

The preservation or enhancement of conservation areas has been a key area of work, not only through the research, production and consultation on the Appraisals and Management Plans, but due to changes in the General Permitted Development Order (GPDO) in October 2008. The GPDO lays out the rights of development that people have over their property that does not require planning permission.

Some of the changes in October 2008 affected sustainability issues such as drainage and the control of water run-off from front gardens given over to hard standing. Other changes removed some protection from development within conservation areas. The Council started a review of the impact of these changes and whether they justify additional protection for our conservation areas with Article 4(2) Direction. The more recent Management Plans also identify those aspects of the built heritage potentially at risk as a

result of changes introduced to the GPDO in 2008, and identify where Article 4 Directions may be appropriate. Any such changes, including the introduction of Article 4 Directions will be the subject of formal consultation.

The Department for Communities & Local Government published Planning Policy Statement 5: 'Planning for the Historic Environment' & Practice Guide during 2010. This replaces Planning Policy Guidance 15: 'Planning and the Historic Environment'.

Urban Design was a key consideration for many major applications during this period. The Council's Development Team Approach (DTA) weekly meetings continue to allow cross-disciplinary discussion, including heritage and urban design, at the pre-application stage, with a view to improving the quality and impact of major schemes on the borough's existing character and economic prosperity.

During the year work has also continued on an update of SPG7 'Accessible Ealing'. The current SPG was adopted in 2004, and is now in need of review following various policy and legislative changes. Working closely with the Access Committee work is underway on revising key policy documents including the revised Lifetime Home Standards (July 2010), Disability Discrimination Act (2005), British Standard 8300 (2009). The new Supplementary Planning Document will also provide further guidance to applicants on the preparation of Access Statements.

Contextual Indicators

Accessibility of Local Authority buildings

In 2005/6, only 3% of the council's public buildings were defined as 'accessible to the public'. Following a review the council undertook a programme of adaptations and delivered a performance of 52% under BVI156 as at March 31st 2008. Further works completed in 2010/11 have meant that 75 percent of the Council's public buildings are now accessible in terms of the Disabilities Discrimination Act (DDA).

UDP Policy Indicators

Continuing the trend of the past four years, UDP policies relating to urban design remain amongst the most frequently quoted policies in **planning committee decisions** and appeals. In total there were 838 occurrences where chapter 4 policies were referenced (each reference to policy is only counted once for each case). It is also noted that the frequency of use of policies in chapter four also varies quite significantly. This could be explained by the fact that some chapter four policies are only relevant to certain application types – for example 4.13 Mobile Telephone Masts (1) – or for particular areas/buildings, e.g. 4.6 Statutory Listed Buildings (19). Those policies referenced more frequently are more generic in application, in terms of application type and area – for example policies 4.1 'Design of Development' (167), and 4.3 'Inclusive Design – Access for all' (113). With regard to policies dealing with heritage assets, i.e. 4.6, 4.7, 4.8 & 4.9, it was noted that their usage was 19, 20, 58 and 17 times respectively.

Urban Design issues were considered crucial in all 169 cases decided at Planning Committee and 58 referred to conservation areas, 20 to locally listed buildings and 19 to statutorily listed buildings. These issues are also key to many **appeals**. The percentage of appeals being dismissed by Inspectors within conservation areas is high, but a significant number of appeals are withdrawn once full conservation & urban design statements are exchanged.

Policies 4.1 'Design of Development' and 4.8 'Conservation Areas', are the two most quoted policies at appeal. Of the 33 appeals that were allowed by Inspectors, design policy 4.1 was mentioned on 24 occasions and conservation areas policy 4.8, on 2 occasions. Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself.

The 99 appeals dismissed by the Inspectors displayed a similar trend, with 80 quoting design policy 4.1, and 27 referring to 4.8 - Conservation Areas. Where policies have been quoted in appeals that have been dismissed, these can be taken as indicating success. These figures are also an indication of the Council's resolve to resist poor design across the borough and protect the character of Conservation Areas.

In the 2005/6 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Urban Design policies should be retained. The Secretary of State replied, in September 2007, agreeing with the Council's recommendations.

Other Performance Indicators

Accessible Ealing

In the year 2010/2011 the Access Officer made a total of 768 written observations. The most frequently raised issues were the Lifetime Homes Policy, disabled people's parking requirements, lateral transfer in the bathroom and communal staircases. Mostly Access statements were provided where required.

Over the year April 2010 to 2011 Development Services asked for and received advice on 768 planning applications:

- There are 27 applications awaiting legal agreements
- 23 Deemed Consent Conditional, 44 Grant without Conditions and 1 LB direction SOS approved with conditions
- 406 cases were approved with conditions, including an access condition (i.e to ensure compliance with access requirements)
- 180 were refused, 55 withdrawn, 2 minded to refuse, 11 refused and with enforcement action
- 23 applications still pending

The cases related to all types of development, though the majority were housing projects:

- There are 2438 which satisfy the Lifetime Homes standards, 170 which satisfy the Wheelchair Housing standards, and 201 which do not satisfy Lifetime Homes or Wheelchair Housing standards.
- There are 15 applications with 10 or more residential units which had a requirement to provide 170 wheelchair housing units.
- The developments with most units are Third Avenue Building Bromyard Avenue(478).South Acton(167) and Greenman Lane (706)
- There were 61 new shop fronts provided in the borough mostly granted with conditions for level entrance and thresholds.
- There were 20 shop front applications refused or withdrawn.

Table 3.4.1 New shop fronts by area

Area	Number of new shop fronts
Acton	13
Chiswick	1
Ealing	15
Greenford	5
Hanwell	11
Northolt	2
Park Royal	0
Perivale	1
Southall	9
West Ealing	4

Conservation and Design Advice

Weekly meetings are held by cross disciplinary teams to discuss applications which are considered to have significant impact either on heritage, urban design, commerce or the provision of amenities across the borough. Weekly surgeries are also held for Urban Design and Conservation advice on cases that do not trigger the requirement for formal comments, but which the planning case officers would like to discuss anyway.

Applications outside conservation areas, but in some way impacting on heritage issues, receive informal advice and suggestions. All listed building consents receive formal comment, as do all applications involving locally listed buildings. Between April 2010 and March 2011, the local planning authority dealt with a total of 73 applications dealing with conservation area consents, listed building consents and applications for the demolition of listed buildings. This compared to 71 applications during 2009/10, 67 during 2008/09, 94 during 2007/08 and 93 during 2006/07.

Observations and Conclusions

Throughout 2010/11, urban design inputs to pre-application advice have continued to show real benefits in early advice to developers. As in previous years, considerable input into the design of planning applications has been made by a number of design specialists, on conservation, urban design, access, and crime prevention. Urban design policies remain amongst the most frequently quoted policies in the UDP. They also stand up well in planning appeals, and have not been challenged by Inspectors.

Topic 5: Housing

OVERALL OBJECTIVE

- 1.5 To increase the quantity of housing in accordance with the agreed strategic minimum target of 9,750 new dwelling units by 2017, ensure its satisfactory quality, and improve choice to meet the needs of all residents. Priority will be given to re-using empty property, converting existing buildings, and making best use of previously developed land.**

The above objective taken from Chapter 1 of the UDP is no longer saved, and has been effectively replaced by the London Plan and the emerging LDF. In October 2010, the Mayor published the Draft Replacement London Plan, which set a strategic minimum target of 890 new dwellings per annum. This represented a reduction from the target of 915 new dwellings per annum in the Consolidated London Plan (2008). The Mayor adopted the London Plan in July 2011, and the housing trajectory in this AMR therefore incorporates the new minimum target for Ealing of 890 new homes per annum. Policies 5.2 to 5.9 in the Housing Chapter of the UDP remain saved until adoption of the borough's Development Strategy.

UDP Housing Policies

- 5.2 Affordable Housing
- 5.3 Lifetime Homes and Wheelchair Housing
- 5.4 Range of Dwelling Sizes and Types
- 5.5 Residential Design
- 5.6 Small Dwellings and Flats
- 5.7 Special Housing
- 5.8 Accommodation for Travellers
- 5.9 Extensions and Alterations to Private Houses/Gardens

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

Relevant Supplementary Planning Guidance/Documents

- SPG4 Refuse and Recycling Facilities
- SPG6 Plot Ratios
- SPG8 Safer Ealing
- SPG12 Greening your Home
- SPG13 Garden Space
- SPG14 Indoor Living Space

SPG UDP Sites 1-96

SPD1 Affordable Housing

SPD4 Residential Extensions

SPD8 Crossovers and Parking in Front Gardens

Relevant Borough Strategies for Housing

Sustainable Community Strategy 2006-2016

Ealing Housing Strategy 2009-2014

Relevant London Plan Policies²¹

3A.1 Increasing London's Supply of Housing

3A.2 Borough Housing Targets

(Table 3A.1 Housing Provision)

3A.3 Maximising the Potential of Sites

(Table 3A.2 Density Matrix)

3A.5 Housing Choice

²¹ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

3A.6 Quality of New Housing Provision
3A.8-11 Affordable Housing Targets and Thresholds

3A.13 Specialist Needs and Specialist Housing
3A.14 London's Travellers and Gypsies

Housing Trajectory

Core Output Indicators H1 and H2 are based on the housing trajectory, updated annually, which sets out the expected delivery of new housing over the coming 15 years based on past trends and known sites expected to be developed. The housing trajectory is shown in Table 5.2 and Figures 5.1 and 5.2. As can be seen, the Council expects to meet and exceed its housing delivery targets over the plan period. The key reason for this is the availability of significant development opportunities within close proximity to the borough's five Crossrail stations, and within the Park Royal and Southall Opportunity Areas.

For the 15-year plan period, the housing trajectory anticipates that a total of over 16,000 new homes will be delivered, against the cumulative target of 13,350 units set out in the London Plan 2011. This represents a significant contingency for housing supply within the borough. The evidence base underlying the housing trajectory includes the GLA-led Strategic Housing Land Availability Assessment (SHLAA, October 2009), on which Ealing worked closely with the GLA and therefore supports the London Plan 2011 target of 890 new homes per annum.

Sites within the first five years of the housing trajectory have been assessed as deliverable (available, suitable and achievable) and sites from years 6 to 15 of the trajectory have been assessed as developable. The proposed figures are in the majority based on the London SHLAA constrained capacity for identified sites, which take as a starting point the mid-point of the density range for the applicable PTAL and setting to provide a realistic yield from individual housing sites. However where further local level work on refining these figures has been carried out, for example through documents such as the Ealing Metropolitan Town Centre Development Framework, it is these figures that inform the housing trajectory. This approach is fully in accordance with national and regional policy and best practice guidance.

Since the SHLAA data was collated, further work on refining the figures in the housing trajectory has been carried out in preparation for submission of the borough's Development Strategy and as part of data collation for this and previous AMRs. While the housing trajectory has been prepared on the basis of the best information available, it is not a guarantee that the housing shown will come forward in the time indicated or at all. Most of the development sites identified rely on the private sector for implementation. Although the current plan period begins in 2011/12 due to the adoption of The London Plan in 2011, Table 3.5.2 and Figures 3.5.1 and 3.5.2 begin in 2006/07 to cover the previous five year period as recommended by CLG guidance on housing trajectories.

The five-year supply also includes an annual allowance for delivery on small sites, informed by past trends of delivery and confirmed by the SHLAA; Appendix Two of the London SHLAA details the methodology underlying the small sites capacity estimate. The figure

of 217 per annum from small sites is considered conservative; net permissions on small sites totaled 345 in 2010/11, 323 units in 2009/10, 470 units in 2008/09 and 408 units in 2007/08 (as reported in the respective Annual Monitoring Reports).

The housing targets provided by the London Plan 2011 (Table 3.5.1) cover the period 2011-2021, and set a minimum target for Ealing of 890 new dwellings per annum to achieve 8,900 new dwellings over the 10 year period. As LDFs must provide 15 year targets, the Mayor commits to revising the targets by 2015/16 and advises boroughs to roll forward the annual target for the full term of the plan.

Between 2006/07 and 2009/10 a total of 3,613 dwellings were completed, an average of 903 dwellings per year. This exceeds the target of 615 new dwellings per annum for the period 1997/98 to 2006/07, but falls short of the both the target of 915 new dwellings per annum from 2007/08 to 2010/11 and 890 new dwellings per annum from 2011/12 onwards. Refer to Table 3.5.1.

There were 265 net additional dwellings completed in 2010/11, an achievement of 29 percent of the target of 915 new dwellings. Moreover, last year's AMR forecast completions of 691 in 2010/11, meaning actual completions fell short of projections by 426 dwellings. This slow down in completion rates is likely a result of the prevailing economic conditions and the resultant challenges faced by the house building industry. Of the 265 net additions, 167 units were delivered on small sites comprising less than 10 units and 98 units were delivered through major schemes at:

- 33 High Street, Southall (22 net units)
- 9-13 Broadway, West Ealing (25 net units)
- The Granville, 437 Uxbridge Road (51 units)

However, as can be seen in Table 5.3, the five year assessment of sites (covering the period 1 April 2011 to 31 March 2016) identifies the delivery of an additional 5,257 dwellings, which exceeds the target of 4,450 dwellings by 18 percent. The five-year calculation is based on historical trends in minor completions (set at 217 per year) and a detailed analysis of major sites under construction, with planning permission, and within the planning pipeline. Refer to Appendix A for a detailed schedule of those sites within the five year deliverable supply and Table 5.4 for a summary of housing completions and permissions granted in 2010/11.

Over the 15 year period of the housing trajectory, it is expected that Ealing will exceed its minimum delivery target of 890 new dwelling per annum. The managed delivery target is the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from both previous and future years; it represents the number of completions needed to get a plan strategy back on track at any point in time. The managed delivery target for each year allows the Council to assess if past shortfalls or surpluses will be addressed through future trends in supply, or if there is a need for action to ensure delivery of the strategic allocation.

If the projected completions in future years are realised, Ealing will meet a cumulative target calculated on the basis of the current annual target until the end of the plan period (2025/26), despite the marginal performance of the past two years; future projections

suggest delivery below target will occur only once during the plan period, in 2013/14. Ealing is expected to meet its 15 year housing target a year early, in 2024/25 (refer to Figure 5.1). Moreover, the Monitor line (Figure 5.2) remains above zero through the trajectory, indicating that Ealing is over-delivering every year relative to its requirement.

Table 3.5.1 H1: Housing Plan Period and Targets

Source of Plan Target	Start of Plan Period	End of Plan Period	Total Housing Required	Annual Monitoring Target
The London Plan	2011	2021	8,900	890
Ealing Development Strategy	2011	2026	14,000	890

Table 3.5.2 H2: Housing Trajectory

		05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
							Rep	1	2	3	4	5										
H2(a)		637	976	1397	829	411																
H2(b)							265															
H2(c)	Net additions							893	906	833	1278	1347	1138	1138	1138	1138	1138	1036	1036	1036	1036	1036
	Hectares							11.00	10.58	9.76	16.22	17.31										
	Target		650	650	650	915	915	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890
H2(d)			857	808	777	774	795	828	824	818	817	779	727	686	635	573	492	384	254	58	-268	-921

Table 3.5.3 Five Year Deliverable Supply of Housing Land

Status	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17 - 2020/21	2021/22 - 2025/26	Plan Period Completions
Under Construction	296	130	210	208	207	788	290	2129
Planning Permission Not Started/Subject to Legal	380	451	272	471	422	950	950	3896
Planning Application Awaiting Decision	0	0	0	0	0	0	0	0
Sites DPD Allocations	0	108	134	382	501	2820	2857	6802
Forecast Major Completions	676	689	616	1061	1130	4558	4097	12827
Forecast Minor Completions (SHLAA Small Sites)	217	217	217	217	217	1085	1085	3255
TOTAL FORECAST COMPLETIONS	893	906	833	1278	1347	5643	5182	16082
Total Forecast Completions per annum						1129	1036	1072

Figure 3.5.1 Housing Trajectory and Managed Delivery Line

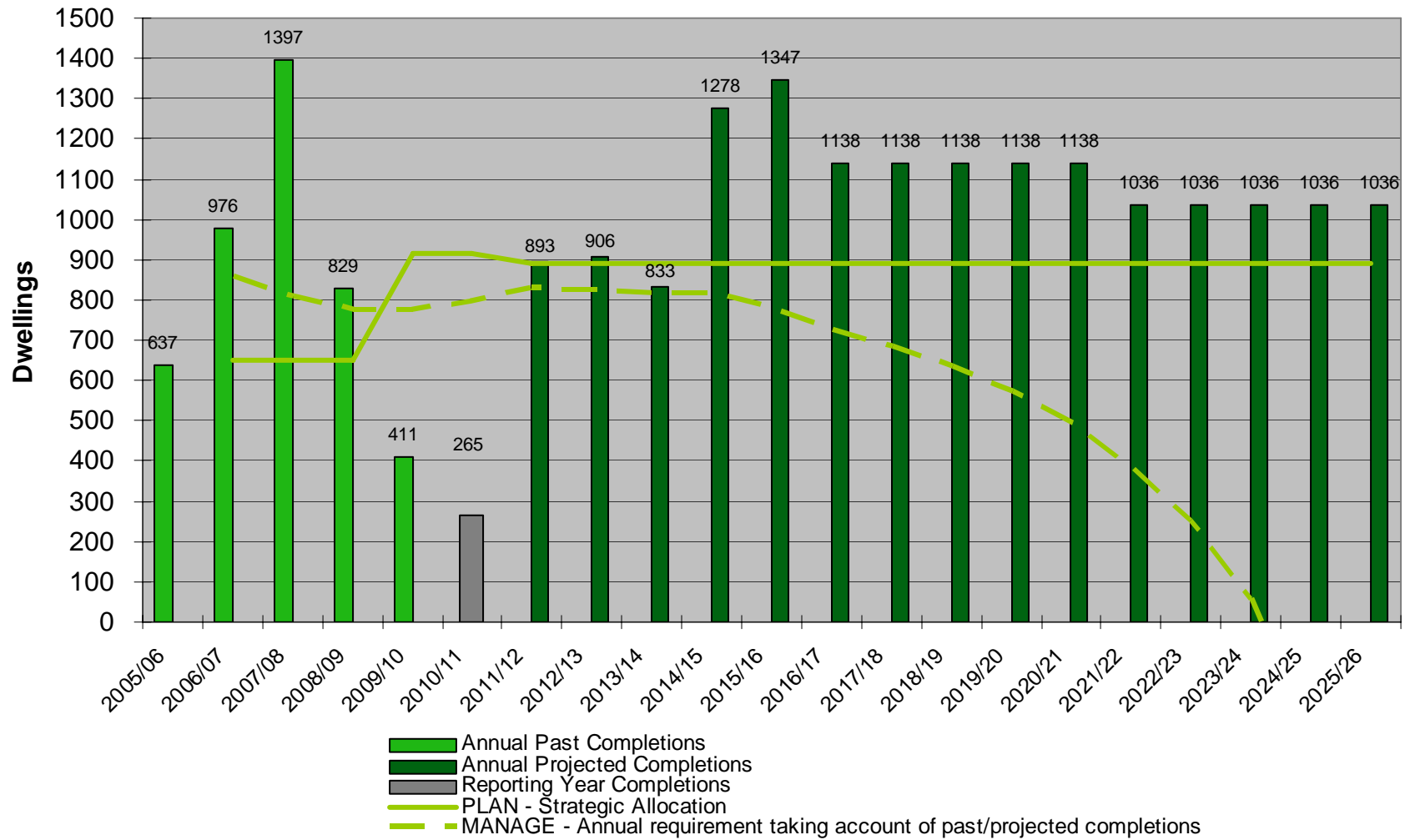


Figure 3.5.2 Housing Trajectory – Monitor Line of Cumulative Completions

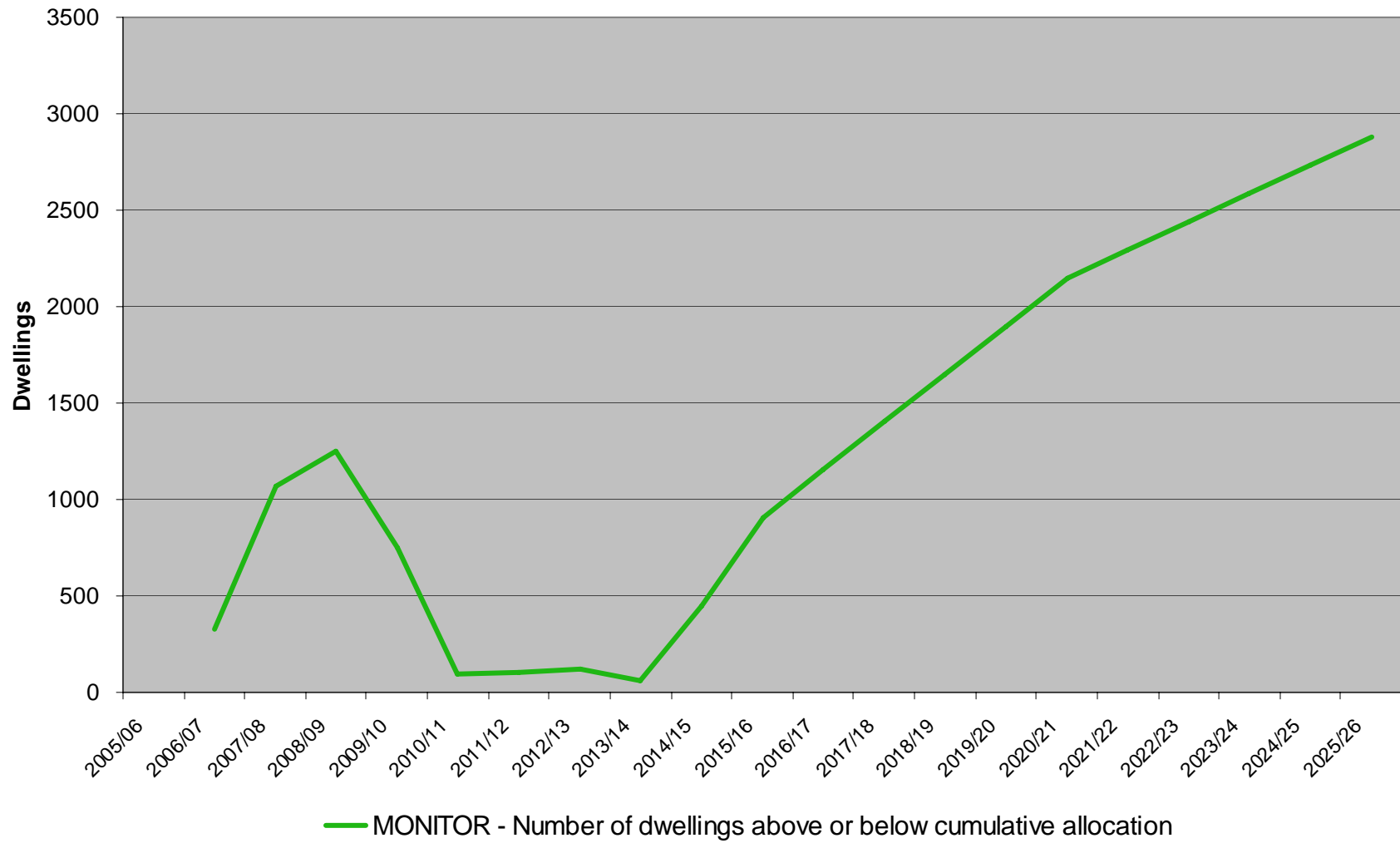


Table 3.5.4 Residential Completions and Permissions, 2010/11

	Residential Units (net)	Residential Units by Type (gross)			Affordable Units	
		New Build	Conversion/ Change of Use	Total	Number	% of net
Completions	265	77	257	334	73	28
Permissions	4733	5082	390	5472	1865	39

Source: Data taken from the LDD. Permissions include those subject to legal agreement

Core Output Indicators

Plan Period and Housing Target

Core Output Indicator H1: Plan period and housing targets: 890. See Table 3.5.1

Core Output Indicator H2(a): Net additional dwellings - in previous years: See Table 3.5.2 and Figure 3.5.1

Core Output Indicator H2(b): Net additional dwellings - for the reporting year: 265. See Table 3.5.2 and Figure 3.5.1

Core Output Indicator H2(c): Net additional dwellings - in future years: See Tables 3.5.2 and 3.5.3, and Figure 3.5.1

Core Output Indicator H2(d): Managed delivery target: See Table 3.5.2 and Figure 3.5.1

New and Converted Dwellings on Previously Developed Land

Core Output Indicator H3: New and converted developments on previously developed land – 100%

Net additional Pitches (Gypsy and Traveller)

Core Output Indicator H4: Net additional pitches (Gypsy and Traveller) - 0

There were no additional pitches provided for Gypsies and Travellers in 2010/11; no applications were received for Gypsy and Traveller pitches. Policy 1.2 of the Development Strategy protects the existing council-managed Gypsy and Traveller site at Bashley Road, and makes a commitment to consider additional provision subject to evidence of need. There is significant churn on the Bashley Road site, with three pitches having been re-let since April 2009. The waiting list at September 2011 is for four families, however one of these families is waiting for a certain pitch to become available. Historical trends show that there is sufficient churn at the Bashley Road site to cope with the current waiting list as of 2011, with no need for provision of an additional site in the short to medium term.

The level of churn on the site in combination with the quality of support provided by the Council for families facing accommodation issues is therefore sufficient to address the current level of need evidenced by the waiting list. Furthermore, the borough has no unauthorized pitches or encampments, nor past precedence of such types of development. The Development Management DPD will contain a criteria based policy for the determination of planning applications for Gypsy and Traveller sites.

Gross Affordable Housing Completions

Core Output Indicator H5: Gross affordable housing completions - 73

There were 73 affordable housing completions delivered through four development schemes; three 100 percent affordable housing schemes and one private scheme which delivered 39 percent of the total units as affordable.

Table 3.5.5 Affordable housing completions

Site	Ref	Total Units Delivered	Total Affordable Units	Social Rented Units	Intermediate Units
The Granville, 437 Uxbridge Road	P/2005/3984	51	20		
33 High Street, Southall	P/2007/4578	22	22		
Rear of Pickering House, Windmill Road	P/2009/0860	6	6	6	0
9-13 Broadway, West Ealing	P/2009/1325	25	25		

Housing Quality – Building for Life Assessments

Core Output Indicator H6: Housing quality (Building for Life assessments) - 0

Building for Life (BfL) has become a monitoring tool for assessing the quality of housing projects. One officer within the Council's Urban Design and Conservation Team received accreditation in December 2009, and the Council is currently determining how to take forward monitoring on housing quality in response to the changing framework around Building for Life.

UDP Policy Indicators

Planning Application Decisions

The UDP Housing policies are amongst the most frequently quoted policies in decisions on planning applications or appeals. Of the 169 planning applications that were considered by Committee, there were 346 references to UDP Housing policies. An analysis of the policies shows that 35 percent of references were to Residential Design or Density Standards (Policies 5.5 and 5.1) and 19 percent to Lifetime Homes policy (Policy 5.3). Reference to supplementary guidance on affordable homes, indoor living space and garden space was made in 167 cases.

Appeal Decisions

A survey of appeal decisions revealed that housing policies were the second most frequently quoted policies. In the 99 cases that were dismissed there were 111 references to housing policies. In the 33 allowed cases, there were 29 references to housing policy. At appeal, Policies 5.5 and 5.9 on design and householder extensions/alterations were by far the most frequently quoted housing policies (representing 90% of references at both dismissed and allowed appeals). In some cases where the appeal was allowed, greater flexibility was encouraged, whether in density standards, amenity space, or as regards payment-in-lieu of on-site affordable housing, although justified in each case by the particular circumstances.

Observations and Conclusions

Prevailing economic conditions meant that 2010/11 continued to be a difficult year for the house building industry, with just 265 residential completions; the majority of completions were on small sites comprising less than 10 units. However the housing pipeline remains healthy, with 4,733 units granted permission of which 39 percent are affordable units.

The housing trajectory indicates that more than is required to meet the annual housing provision target over the Plan Period is provided for, but the impact of the economic recession will likely have a significant reduce the amount of new housing built in the short term. The number of affordable units completed – 73 – was lower than previous years.

Topic 6: Business

OVERALL OBJECTIVE

1.6 To promote balanced economic development, with an emphasis on employment serving community regeneration areas, encouraging a high quality, modern, attractive working environment and local enterprise. New development will also be expected to be consistent with the principles of continuous environmental improvement.

All the policies in the Business chapter of the UDP have been 'saved' (with effect from October 2007). The Mayor's objectives as set out in the consolidated London Plan include making London a more prosperous city with strong and diverse long term economic growth, accommodating much of the growth of jobs in the main Opportunity Areas, providing opportunities to stimulate the supply of suitable floorspace, including mixed uses, in the right locations, and releasing employment land which is no longer needed.

UDP Business Policies

- 6.1 Supply of Land and Property for Business Use
- 6.2 Proposals for Office Development
- 6.3 Alternative Development of Office Buildings
- 6.4 Industry and Warehousing in Major Employment Locations
- 6.5 Ancillary Development in Major Employment Locations
- 6.6 Workspace for Artistic and Cultural Activities
- 6.7 Hotel Development

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.14 Major Employment Locations
- 10.15 Employment Sites
- 10.21 Development Sites

Relevant London Plan Policies²²

- 3B.1 Developing London's Economy

- 3B.2 Office Demand and Supply
- 3B.3 Mixed Use Development
- 3B.4 Industrial Locations
- 3B.5 Supporting Innovation
- 3B.8 Creative industries
- 3B.9 Tourism Industry
- 3B.10 Environment Industries
- 5E.1 Strategic Priorities for W. London
- 5E.2 Opportunity Areas in W. London

Supplementary Planning Guidance

- SPG6 Plot Ratio
- SPG on Development Sites

Relevant Local Strategies

- Sustainable Community Strategy
- Neighbourhood Renewal Strategy
- Economic Regeneration Strategy

²² These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

Context 2010-11

The monitoring period saw the publication, in September 2010, of Ealing's updated Employment Land Review, the key evidence document relating to employment uses within the Borough.

The Employment Land Review indicated as a benchmark that 14 ha of industrial land could be released to non-employment uses in 2010 and 2026. This release should take place by a process of strategic plan-led release designed to realise key Development Strategy objectives. Sites in Ealing with the potential for employment uses are shown at Figure 3.6.1.

UDP Policy Indicators

A survey of **planning decisions** made by Committee in 2009/10 revealed that business policies were used infrequently relative to policy usage in other chapter areas. Of the 169 committee cases business policies were only referenced 52 times, less frequent than for any other chapter area except 10 and significantly less when compared with other policy areas such as chapter 4 and chapter 9. Policy 6.1 on retaining employment land was most frequently used, with 29 references, and Office policy 6.4 had 8 references.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this monitoring period there was 1 instance where policies in chapter 6 were relied on out of 91 dismissed cases. On the other hand, there was 1 appeal upheld (out of 33) in which policies in chapter 6 were quoted. This finding, however, did not question the validity or wording of the policy, but differed in its interpretation from that of the officer, this case was further complicated by the existence of a previous permission on the site for a slightly different form of development.

No relevant **departures** from business policy were notified over the year.

Development Indicators

Completions have resulted in a net increase of 7,290 sq. m. of employment floorspace. Figures in terms of site area however are much more difficult to quantify accurately and are therefore not provided here. Conversion factors have been used elsewhere, e.g. a 50% density figure could be assumed, and however this has serious shortcomings as many developments will be multi-storey. Further work however is proposed to rectify this situation in future monitoring years. It should also be noted that this figure does not distinguish between the locations of this change in employment floorspace. For example whilst the change in B2 and B8 floorspace will largely be focused in area already designated as employment land (i.e. MEL & Employment Site in Ealing), a considerable proportion of change in B1 floor area has occurred on sites outside of the designated employment land, for example in town centres.

Figure 3.6.1 Sites with potential for employment uses

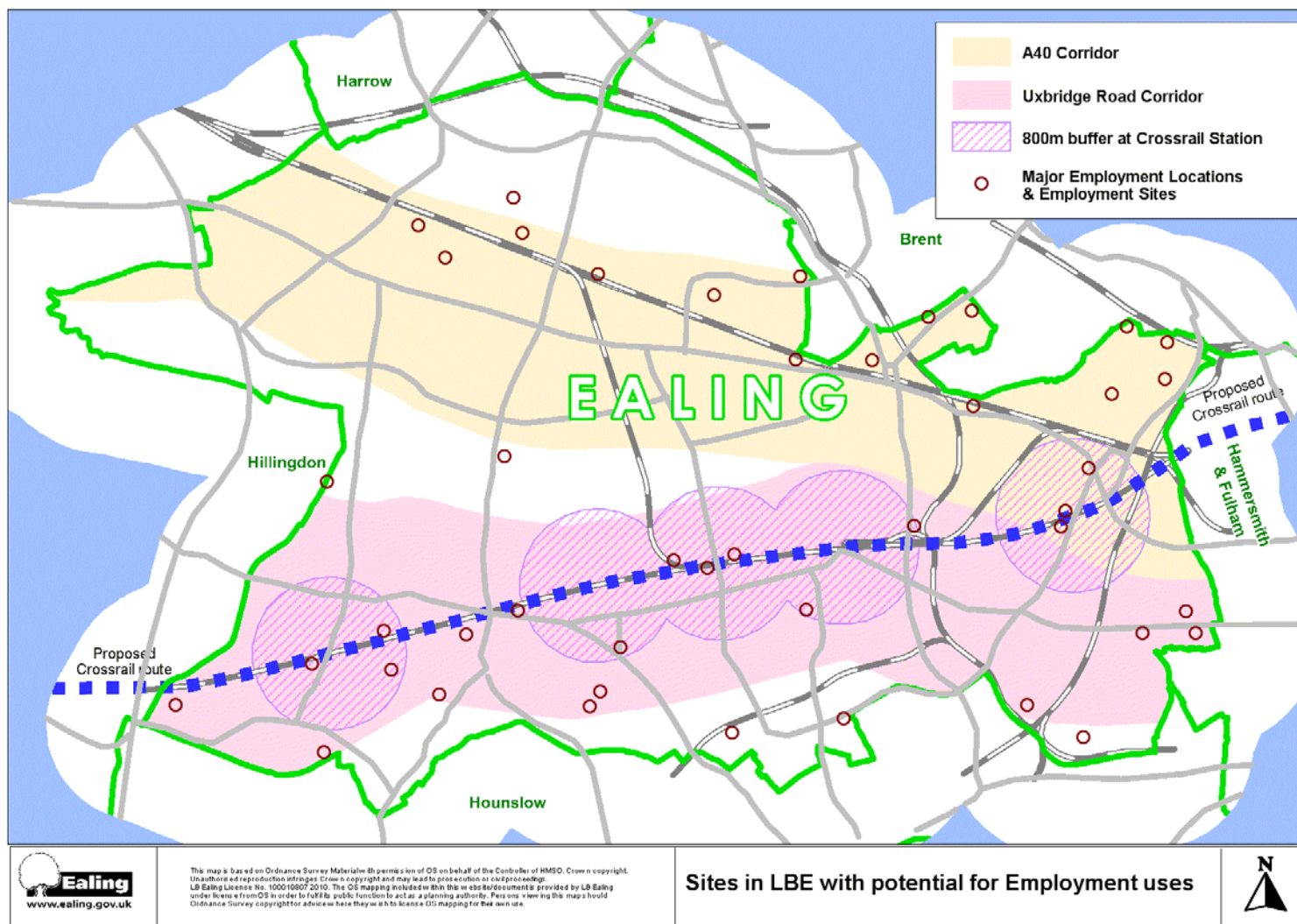


Table 3.6.1 Amount of employment floorspace developed 2010-11(sqm)

Use	B1	B2	B8	Total
Gross (Internal)	11447	13,251	2,389	27,087
Net	5256	102	-16,110	-10,752
Previously Developed Land	100%	100%	100%	100%

Source: Ealing Development Monitoring Database.

Notes: Floorspace figures converted to Gross Internal using a factor of 0.9625.

Employment Type: B1 - Light Industrial, Office, R&DI; B2 – General Industrial; B8 – Storage and Distribution.

Table 3.6.2 indicates **changes in employment based on permissions** granted during the year. A factor is employed to convert floorspace into jobs. Planning permissions granted during the year would create a net loss of 10,752 sq m of employment floorspace, mainly in office/light industrial, which would result in a net loss of 105 jobs.

Table 3.6.2 Indicative changes in employment 2010-11

Use	B1	B2	B8	Total
Sq.m/worker*	17.9	31.8	40.1	N/A
Additional Floorspace Permitted (sq.m)	5,256	102	-16,110	-10,752
No. of Jobs	294	3	402	-105

Source: Ealing Development Monitoring Database.

* 'The Use of Business Space', SERPLAN/Roger Tym & Ptnrs 1997

Core Output Indicator BD1: Total Amount of Additional Employment Floorspace – By Type: - 10,752 net sqm. See Table 3.6.1 above.

Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – 100% (See Table 3.6.1 above)

Core Output Indicator BD3: Employment Land Available By Type:

i) sites allocated for employment uses in Development Plan Documents – 491ha of employment Land (breakdown by use class not available)

ii) sites for which planning permission has been granted for employment uses, but not included in i). – unknown

Total (ha) - Unknown

Observations and Conclusions

As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. No relevant departures from policy were noted. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. Accordingly it is critical that business policies are retained for development control purposes, whilst working on new spatial policies as part of the emerging LDF. UDP policies have now been saved and will be operational until replaced by new LDF policies.

10,752 net square metres of employment space were lost in Ealing in 2010-11. Interestingly, the net loss occurred exclusively in the B8 use class with large and moderate increases recorded respectively in classes B1 and B2. While this data reflects the weak growth of the London and UK economies, it seems also to indicate a continuing restructuring of the Ealing employment stock towards more employment intensive uses. Accordingly, the proportionate loss of jobs in the Borough was much smaller than last year amounting to an estimated 105.

Topic 7: Shopping and Town Centres

OVERALL OBJECTIVE

- 1.7 To encourage convenient shops and services throughout the borough, by recognising the distinctive functions of metropolitan, major, district, neighbourhood and local centres, and the importance of a good environment for the mixture of shopping, business and community activities needed to sustain these centres.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP although in place until October 2007, was not saved beyond that date. It is effectively replaced by objectives/policies in the London Plan and the emerging LDF. The February 2008 consolidated London Plan confirms the Mayor's endorsement of a competitive retail sector and a partnership approach to finding appropriate and sustainable development sites as well as the strategic network of town centres across London. Emerging Ealing LDF policies include a commitment to regenerate and provide further retail floorspace and support other appropriate town centre uses in accordance with the scale and function of the centres. The draft Replacement London Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services. At the time of writing, the London Plan was adopted in July 2011.

UDP Shopping and Town Centres Policies

- 7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites
- 7.2 New Shopping Developments and the Sequential Approach
- 7.3 Designated Shopping Frontages
- 7.4 Non-Designated Shopping Frontages
- 7.5 Basic Shopping Needs
- 7.6 Eating, Drinking and Entertainment
- 7.7 Other Shopping Centre Uses
- 7.8 Markets and Street Trading

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.16 Designated Shopping Frontages
- 10.21 Development Sites

Relevant London Plan Policies²³

- 2A.8 Town Centres
- 3D.1 Supporting town centres
- 3D.2 Town centre development
- 3D.3 Maintaining and improving retail facilities
- 3D.4 Development and promotion of arts and culture

Supplementary Planning Guidance

- SPG 18 Places for Eating, Drinking and Entertainment
- SPG on Town Centres
- SPG on Development Sites

Background Reports

- Revitalising the Retail Heart of Greenford (Nov 2006)

²³ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

West London Retail Needs Study (Jan 2007)
West Retail Needs Study Update (May 2010)

Local Strategies and Priorities

Sustainable Community Strategy (2008)
Framework for Southall (Feb 2008)

Town centre studies for Acton and Hanwell Framework for Southall (Feb 2008)

Town centre studies for Acton and Hanwell Ealing Metropolitan Framework for Ealing Metropolitan Town Centre (September 2010) Infrastructure Delivery Plan (September 2010)

Context 2010-11

National Guidance

Planning Policy Statement (PPS) 4 Planning for Sustainable Economic Growth was published in December 2009. It replaces previous guidance from PPG4 and PPS6 'Planning for Town Centres'. The Planning Statement requires evidence-based policies that take into account both quantitative and qualitative need for development when planning for town centres and awards further weight to need in deprived areas. The emphasis is on the delivery of sustainable economic growth through the regeneration of town centres that are recognised as key places for the community to thrive. It confirms floorspace need identified should be directed to town centres first. It also recognises the importance of competition and choice and provides guidance on the determination of planning permissions for town centre uses. The PPS requires local planning authorities to allocate sites to meet retail needs for at least 5 years. Furthermore, it confirms that boroughs should also carry out regular health checks on their town centres.²⁴

PPS4 is supported by the CLG's Practice Guidance on Need, Impact and the Sequential Approach published in December 2009. It recommends diversity in the provision of services and shops in town centres and the need for an increased mix and competition in terms of the retail offer to meet the community's requirements.

London Plan

The London Plan Consolidated version (Feb 2008) was the adopted London Plan during the monitoring period. It confirms the Mayor's endorsement of a competitive and growing retail sector across town centres and a partnership approach to finding appropriate and sustainable development sites. At the time of writing a new version of the London Plan was adopted in July 2011. The Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services (Policy 2.15) It supports a partnership approach in the evaluation of the town centre's retail capacity and in the delivery of a solid policy framework preventing the loss of retail floorspace and services and supporting the supply of additional comparison retailing in metropolitan and major centre as well as convenience floorspace in district and neighbourhood local centres (4.7, 4.8). It confirms that the Mayor will seek contributions from major retail developments to support the provision of independent

²⁴ Relevant 'health check' indicators are listed Annex D of PPS4.

retail units (4.9). In under-served market areas, capacity for new shops should be secured as part of urban regeneration projects. The London Plan confirms the strategic network of town centres across London, with Ealing identified as a Metropolitan centre and Southall as a Major centre within the hierarchy of centres.

Other GLA Guidance and Reports

The GLA's Sub-Regional Development Framework (SRDF) for West London was published in May 2006. It provides guidance on implementation of the London Plan policies at a sub-regional level. It recommends that boroughs undertake local retail needs assessments, to determine both quantitative and qualitative needs at centre level. This information will help in identifying sites where such growth could be accommodated, taking into account the strengthening and regeneration of existing centres and addressing deficiencies in the town centre network.

The GLA's report Retail in London was published in October 2006. It examines the growth of the retail sector, its contribution to employment, changes in retailing, the rise in Internet trading and the importance of leisure in retail development. The role of retail regeneration is also noted.

A report on London-wide Health Checks²⁵ was produced by the GLA in January 2007. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of indicators. This highlights the need to accommodate the forecast demand for retail and leisure requirements in town centres. The report reiterates that for Ealing Metropolitan Centre to work effectively, West Ealing and Central Ealing must function as one large centre. This is consistent with the findings of the more recent Master-planning/Development Framework referred to below.

The 2009 London Town Centre Health Check (Dec 2009) informed preparation of the London Plan and also contributes to the evidence base for local development plan policies, development proposals and implementation of town centre and local strategies in accordance with national planning policy statements PPS6 and PPS4. To provide continuity where possible with previous London town centre health checks, the indicators for the 2009 study were categorised under the following sub-headings:

- Scale and Function
- Capacity
- Financial Performance
- Accessibility
- Town Centre Initiatives
- Accidents and Security
- Environment

²⁵ GLA London-wide Town Centre Health Checks 2006 analysis (Jan 2007)
http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006_fullreport.pdf

Under each of the above categories, the GLA accessed a wide variety of datasets on town centres, which have been used to evaluate the performance of centres, supplemented by local knowledge from boroughs. In Ealing, information each of the borough's town centres was researched in Summer 2009 and data provided in relation to the above categories.²⁶

The GLA 2009 report findings re-confirm for Ealing Metropolitan functions as two distinct centres: Ealing Broadway (with its strengthening comparison goods retail and cultural offer and West Ealing and West Ealing (with a strong convenience and secondary retailing function. and that It is critical that to further integrate the two entities, particularly in view of the evolving office corridor which comes between the two.

No comments were made in the report in relation to the designations (within the UDP/London-wide hierarchy) for any of the borough's other town centres.

The report confirms that the GLA will continue to work with boroughs where possible to find proactive ways of identifying capacity to accommodate new retail, leisure and other development within town centres or on the edges of town centres where development can be well integrated with the existing centre.

The Mayor's Economic Development Strategy for London was adopted in May 2010. The strategy sets out the Mayor's vision for the Capital in respect to London's economy. The Strategy recognises the strategic role played by London's network of town centre as community and economic hubs, which provide key locations for retail. It encourages the continued designation of Business Improvement Districts (BIDs) and encourages the promotion of Strategic Outer London Development Centres playing an economic role at the regional level. It also recognises the role of regeneration across London.

West London Retail Needs Study (2006) and update (2010)

Ealing Council commissioned a Retail Needs Study (WLRNS) in November 2006 to look at potential capacity for new retail floorspace in the borough's main town centres. The scope of the study also included ethnic retailing and an assessment of and the need for leisure provision. The main outcome of the report was the need for additional retail floorspace and an effective town centre strategy in Ealing town centre to retain its competitiveness and status as a Metropolitan Centre within west London and beyond.

This was updated in May 2010 through The West London Retail Needs Study. It takes into account all the retail schemes that were committed through planning permission or which were under construction up to February 28, 2010. The study will form part of the evidence used to underpin the preparation of the LDF. Two key purposes of the purposes of the study are To reassess the quantitative requirements to 2031 for comparison and convenience retail (A1) uses and A3 to A5 uses

²⁶ The 2009 London Town Centre Health Check (including Annex 4 which contains a summary of selected key health check indicators) can be viewed at: <http://static.london.gov.uk/mayor/planning/docs/towncentrehealthcheck2009.pdf>

To draw independent conclusions from the original 2006 WLRNS and from the Experian's Consumer Expenditure and Comparison Goods Retail Need in London report (updated March 2009)

The study provides the quantitative and qualitative information needed to inform a review of the viability and vitality of the town centers'hierarchy in the AMR as required by PPS4. It recommends using suggested development quantum up to 2021 for planning purposes.

In order to sustain a step change in shopping patterns, the Retail Needs Study update identifies the quantitative need for up to 70,000 gross sqm of comparison and up to 10,700 gross sqm of convenience floorspace in the borough by 2021. It considers the scope for the accommodation of up to 10,900 sq m A3, A4 and A5 floorspace over the same period. Figures for individual town centres are broken down as per table 3.7.1 below.

Table 3.7.1 Gross floorspace need in Ealing town centres to 2021

Town Centre	Comparison Goods (gross need in sqm)	Convenience Goods (gross need in sqm)
Ealing	33,200	600
Southall	2400	5800
Acton	5400	1100
Hanwell	1000	1300
Greenford	4300	500

Source: Tables 6.15 p.64, and 7.13 p.77 of the Joint Retail Needs Study Update 2010

Floorspace need is related to projected expenditure growth, spending patterns, sales turnover and planned new developments. As shown by Table 3.7.1, Ealing Metropolitan Town Centre in particular requires a major increase in comparison floorspace. Southall and Hanwell need to improve their convenience floorspace offer whereas Acton and Greenford require more comparison floorspace. The provision of new sqm retail floorspace will be reported in future AMRs.

Emerging LDF Policies

The initial proposals of Ealing's LDF Development Strategy 2026 were consulted upon autumn 2010. Policies included a commitment to regenerate and provide further retail floorspace in Ealing, Acton and Southall. The Development Strategy 2026 introduces the potential for a town centre boundary change to Southall to help consolidate the retail functions of the town centre and to help facilitate appropriate development and to rebrand Kind Street as a neighbourhood centre serving Southall Green. Positive action also needs to be taken across the borough to counter polarisation between successful large town centres and declining neighbourhood centres.

The first version of the Council's Infrastructure Delivery Plan (IDP) was produced in September 2010 and a second version was consulted on in Autumn 2010. The aim of the IDP is to ensure the sustainable delivery of the growth targets and policies contained in the Development Strategy 2026 through the provision of appropriate infrastructure in the right places at the right time. Initial findings show many of the existing facilities are appropriately located within town centres and this should continue where town centres will deliver future population growth through new residential developments. Delivery of future infrastructure requirements is suggested through direct provision, s106 contributions to expand or provide existing facilities, and the co-location of activities.

Master Plans

Master plans have been undertaken to provide strategic vision and development frameworks for the borough's town centres including for key development sites. The frameworks are intended to guide development and ensure our town centres develop into distinctive and successful places. The research has included consultation with local businesses, residents, landowners and developers. The progress of projects for each town centre in this monitoring year is outlined below:

Ealing Metropolitan Town Centre

The Spatial Development Framework for Ealing was commissioned to help inform development in the centres over the next 10-15 years. In the light of increasing competition from nearby centres, the suggested strategies and actions to strengthen its role and improve its relative performance include: strengthening the retail cores; defining and reinforcing the distinctive character of the different parts of the town centre; introducing a mix of uses to serve residents, workers and visitors; managing transport movement and improving facilities for non-car modes of travel; improving the quality of public spaces; enhancing the quality of townscape and historic character; and, introducing high quality and sustainable buildings which meet the needs of modern occupiers. The report's recommendations are grouped into themes including movement, built form, public realm and open space, community infrastructure and development sites, which include suggested uses. The document will help inform on-going LDF work.

From the recommendations highlighted in Ealing Metropolitan Town Centre Spatial Development Framework and public consultation undertaken in Summer 2008, the programme of projects was established for Central Ealing, the aims being to improve the vitality of the town centre to make it a better place to live, work, visit and shop. A consultation draft of ealing Metropolitan Town Centre Spatial Development Framework Review was published in September 2010 as well as options for the development of the key Arcadia site.

Progress this year has seen the streetscape scheme in Bond Street completed with new pavements and railings being installed. Seven new shop fronts were completed as part of the shop front grant scheme, which awarded between £4,000 and to £10,000 to 21 businesses for physical improvements to their shop. The scheme targeted 11 businesses in a block on Bond Street as a priority area. An additional £4,000 was made available to other businesses in the town centre, and the area also benefited from a visual merchandising scheme to improve the appearance and customer care skills of independent retailers. A bid was submitted for £2.8 million funds to TFL to carry out further complementary streetscape improvements starting 2011/2012 and a case was made for Ealing Broadway top priority area.

Planning permission was granted in November 2009 for the redevelopment of Dickens Yard for a mixed retail, residential, commercial, community and leisure development. Construction has commenced on this development. This development will increase the scale and quality of the comparison goods offer in the town centre, retain more of Ealing's catchment spend, and relieve overtrading.

The planning application for the Arcadia site, also for a large mixed-use scheme, was called in by the Secretary of State who, after a public inquiry, refused planning permission in July 2009. There have been no subsequent applications on this site. The promoters of this scheme Glenkerrin, who assembled the land, went into administration in 2011. The Council has been working closely with the administrators and interested developers to encourage a comprehensive scheme to come forward for the whole site.

In West Ealing, public realm improvements including new seating, planters and re-paving have been completed at Melbourne Avenue square and the library forecourt. Shop front improvements were undertaken at 5 shops in the town centre, with a further 30 retailers currently designing and applying for planning permission for improvements to their shops. This complemented the Visual Merchandising training that retailers received in the previous year.

West Ealing Businesses (WEB) a Trader's Association has received a small grant and support from Council officers to organise two 'family fun days', promotion and marketing as part of the Ealing BID Company's 'Shop Local' Campaign, and meet regularly to help deal with issues in the town centre – most recently the August Riots, where the relationship and communication between traders and the Council has helped stimulate continued joint thinking and working within the town centre.

Parking improvements have included a total of 49 on road parking and 7 off road parking 'stop and shop' bays. The Leeland Road Farmers market has continued to receive promotion and marketing, and Festive lights have continued to be maintained and installed along the Uxbridge Road. Brunel University was commissioned to undertake a shopper's study in West Ealing. Research was undertaken from May to November 2010 and findings were made available to the Council and published in February 2011.

Southall Major Centre

Ealing Council is working with local and regional partners to develop the Southall Big Plan to create an agreed long-term vision for the future of Southall and a programme of short and medium term action to start achieving this. As part of the Big Plan, an Opportunity Area Planning Framework is being produced in partnership with the GLA for Southall.

Planning permission for the redevelopment of the Southall Gasworks site was granted by the Mayor of London in October 2009. The proposal includes 20,050 sq m of retail floorspace, including a 5850 sq m supermarket, additional A3, A4 and A5 units along the canal and large retail units. The development would retain catchment retail spending currently 'leaking' to neighbouring town centres. Whilst it will provide more comparison and convenience floorspace than advocated by the WLRNS, the retail component seeks to complement rather than compete against the existing specialist Asian retail offer, and would be integrated with the existing town

centre through strong pedestrian links. An Opportunity Area Planning Framework for Southall is being developed with the Greater London Authority and Partners.

Cabinet approved a spend of £560,000 on the renovation of the Grade II* Listed Southall Manor House (this was a designated Building at Risk) and during 2010/11 urgent works and repairs have been undertaken. Consideration is now being given to the long-term future use of the building, in particular as a training and destination restaurant to showcase the best of Southall cuisine and restaurants. This will be funded through the Mayor's Regeneration Fund. Progress of this work will be reported in the next AMR. A funding bid of £198,000 has been submitted to English Heritage for additional repairs.

£310,000 was directed in 2009/10 to the shop front improvement scheme which will benefit 26 shops. Two blocks on the Broadway and on the Green were selected as priority for their impact on the retail environment; works on shop fronts started in March 2010. To-date, 19 shops have received new shop fronts. Due to the demand for parking, two potential sites were identified in the town centre, including the former Disraeli Nursery site.

Greenford District Centre

A multi-million pound investment has been made to revitalize the heart of Greenford to create a shopper and business-friendly centre. Many of the recommended projects in the 2006 study have been implemented (including pavement and junction improvements, provision of stop and shop bays, shop front grants, lighting and new benches).

A Review of the Good for Greenford Programme (2010) was undertaken by New Horizon in February 2010, based on both a physical and phone survey. The "Good for Greenford" works were completed in December 2009. Five million pounds was invested in a range of improvements including re-paving of the town centre in York Stone, £76,000 investment in a shop front improvement scheme for 10 units, and 23 businesses taking advantage of a Visual Merchandising scheme. One million pounds has been spent on the regeneration of Greenford Hall to modernise and bring this important public building up to modern standards. The building reopened for the public and community groups to hire in November 2011.

Planning permission has been granted for the redevelopment of the Tesco store with 1300 sqm net of comparison and 2400 sqm convenience floorspace, including five new small retail units and an increase in car parking spaces. The scheme should provide the footfall that underpins Greenford's stability as a competitive District centre, to serve the day to day needs of its catchment population.

Projects completed in Greenford this year include a Visual Merchandising scheme that delivered a training programme to independent retailers within Greenford town centre. The Hanwell Association of Traders (HAT) have supported the Greenford traders by organising a Christmas event in Greenford and have helped plan future events in the town centre. HAT will also provide guidance and advice on running a successful traders association within Greenford town centre. A new street market which will be developed in Greenford town centre and aims to attract new visitors from across the borough.

A Community Vibrancy Project is also being delivered which young people in Greenford will be engaged to make a video based on their experience of the town centre; Local businesses will be engaged to lend a 'helping hand' and volunteer for a one day improvement project to clean up the streets of Greenford.

Acton District Centre (including Park Royal)

Recommendations from the Acton Town Centre Regeneration Study identify the need to improve retailing, the public realm, nighttime economy and transport. In 2008 Acton was allocated £2 million investment to help achieve these improvements over three years. £500,000 was allocated to a Shopfront Improvement Scheme in Acton. The 21 Shops most in need of improvement were identified and given the opportunity to apply for a grant. £40,000 was also opened to all shops in the area for minor improvements. 2 businesses have successfully completed works whilst 8 are awaiting implementation.

Acton also benefited from part of a grant of £200,000 as part of the English Heritage Partnership Scheme for the improvement of conservation areas at risk, such as Acton town centre. The money will be used for works on the shop fronts and at first floor level of two Victorian blocks of buildings located nearby Acton Town Square.

Following the publication of the Community Facilities in Acton report, public consultation was held in June 2009 and has been ongoing to discuss the provision of new community facilities on the Acton Town Hall site. Designs were developed for the regeneration of Acton Town Hall to provide a new Leisure Centre, Library, Community space and Council offices. The Council has committed £13.2m to creating the new facilities. The proposal is to refurbish part of the Grade 2 listed Town Hall to create the Library and Council offices and to build a new building housing the leisure and community space connected to the refurbished Town Hall. This will involve demolition of the Acton Baths building to create space to build the new facilities.

The high quality area around Acton Town Square was extended through repaving and decluttering and new street furniture was provided in February 2011. Furthermore, the removal of guardrail in the town centre is in progress. Work has been initiated to set up a trader's group and a business sponsorship package is being developed to take forward future regeneration initiatives and town centre management.

A decision was issued to grant Action Acton with a one-year license to manage Acton Market and improve the range and quality of its products. A competition was held in December 2011 to encourage businesses to improve the appearance of their shop windows in December 2011 as part of an incentive to complement the visual merchandising programme and upscale self promoting skills. A bid was submitted for £2.8 million funds to TFL to carry out further complementary streetscape improvements starting in 2011/2012, and a case was made for Acton as second top priority after Ealing Broadway.

Hanwell District Centre

From the findings of the business and resident's surveys undertaken in Spring 2008, and further public consultation in Summer 2008, the Regeneration Programme and Priorities for Hanwell were established. Over £1 million was allocated for a town centre regeneration programme in Hanwell to March 2011. The objective has been to improve the public realm and support businesses to provide a good shopping experience for its residents.

Thirty businesses benefited from visual merchandising coaching and obtained certificates in October 2009 and May 2010. Ealing council facilitated the formation of the Hanwell Association of Traders. In 2010/11, 27 businesses, most of which were located in the priority block, received grant application packs for shopfront improvements and 9 new shopfronts were completed, whilst 5 received planning permission.

Ealing Council successfully negotiated 3 hours free car parking and the re-landscaping of the forecourt at the LIDL supermarket in the town centre, creating a town square for future events in Hanwell. Following the grant of a planning application for the improvement to the forecourt of the area adjacent to the Uxbridge Road, works are planned to commence in October/November 2011 with completion planned for January 2012. This will complement the Hanwell streetscape project.

Perivale

Bilton Road shopping area has benefited from repaving, alley-gating and Medway Parade received loading bays and bus stop improvements.

Northolt

Yeading Lane is currently undergoing streetscape and public realm improvements which includes re-paving, up-lighting, new parking arrangements and new street furniture.

Borough-wide Improvements

Pedestrian way finding improvements were made throughout the borough. As of December 2011, 20 businesses were partaking in the Community Toilet Scheme, which aims to have businesses open their toilets to public use.

The master plans and town centre studies are background documents for the LDF and can be viewed at:
http://www.ealing.gov.uk/services/regeneration/town_centre_and_area

Contextual Indicators

Travel to and Satisfaction with Town Centres

Ealing's 2010 Annual Residents Survey was carried out in November 2010. The report includes statistics relevant to the attitude of residents towards their town centres. Residents were asked which town centre they visited most often.

Among all residents, Ealing Metropolitan centre, (which includes West Ealing and Ealing Broadway), is the centre with the highest proportion of local visitors (55%), a figure comparable to the previous year's survey. With 10% of visits Southall saw a 2% rise as a town centre destination Greenford town centre knew a 1% rise with 9% of visits whilst Acton retained 7% of visitors as per 2009-2010. The proportion of respondents saying they visited other town centres went up from 8% last year to 10% but the number of people who did not visit any of Ealing's town centres in the last year fell from 9 to 3%. This may be attributed to changes in shopping habits including visits to competing centres such as Westfield balanced by the success of the borough's town center initiatives to retain local shoppers.

As in previous surveys, residents were asked how satisfied they were with the various services in the town centre they visited most often. The results are summarised in the table 3.7.2 below. It shows that overall satisfaction with the provision of services in town centres is remaining fairly constant whereas that which have a direct impact on the town centre experience are on the decline (e.g. facilities for pedestrians, parks and open spaces). Whilst resident satisfaction with the range of food shops is strongly on the increase, the availability of car parking is seen as the biggest issue with a 13% decline in the satisfaction of residents.

Table 3.7.2 Satisfaction with facilities in town centres (all respondents)

Facility	% satisfied	% change 2008/09 -2009/10
Banks/Building Societies	85	+2
Facilities for Pedestrians	83	-4
Services	89	-1
Parks and Open Spaces	75	-5
General Upkeep of Town Centre	79	=
Range of Food shops	84	+8
Provision of Libraries	72	-1
Range of High Street Shops	73	+1
Availability of Car Parking	48	-13

Vitality and Viability

The current role of town centres should be tested through regular town centre 'health checks'. During 2009/10, as part of work to both inform a replacement London Plan and the emerging Ealing LDF, new detailed town centre 'health checks' were undertaken.

One of the key aims of the 2010 Retail Needs study was to supplement the quantitative assessment of needed floorspace with considerations of qualitative matters. The study assessed the performance of Ealing's town centres and their position in the London Town Centre hierarchy, using findings from Ealing's 2009 Town Centres Health Checks. The findings indicate that certain neighbourhood centres might be considered for promotion in the hierarchy of centres and that positive action needs to be taken to counter polarization between successful large town centres and declining neighbourhood centres.

The study found that Ealing Metropolitan Town centre remained the top destination for comparison spending in the borough and dominates other town centres in terms of both comparison and convenience spending. The centre however lacks high quality fashion outlets and shows a poor department stores offer. The retail offer in Ealing has suffered from the opening of the Westfield Shopping Centre in October 2008 and its position is further at risk from planned retail developments in Brent Cross, Wembley and Kingston Upon Thames. There is therefore an opportunity to improve the retail offer in the borough to respond to competition and provide bigger retail units.

Southall is classified as a Major Centre. It has national and international significance in terms of specialist independent ethnic retailing but has the lowest market share both for comparison spending and convenience spending in the borough, a performance which is inconsistent with its major town centre status. An opportunity therefore exists to promote a better mix of independent and multiple retailers and the regeneration of the town centre is recommended to provide 15 5000 sq m of comparison floorspace and 5800 sq m of convenience floorspace. This need should be more than met by the future Gasworks scheme.

Acton is a district centre which presents a sound mix of independent comparison retailers, convenience ethnic shops and bigger retailers. Although there is no clear qualitative deficiency in the town centre, there is an opportunity to improve retention levels and to encourage linked trips.

Greenford is a District centre with a strong and diverse convenience offer anchored by TESCO, including a wide range of independent specialist ethnic food retailers and an opportunity for another major retailer thus encouraging linked trips in the area.

The convenience and comparison offer in Hanwell means it is not fulfilling its role as a district centre and the centre lacks key services such as a bank.

Ealing's neighbourhood centres have more comparison than convenience units, which is unusual given that their purpose is to serve local convenience needs. They are overall working well, especially Northfields and South Ealing although they lack key services. The health of neighbourhood centres demonstrates the success of Ealing's policy 7.2 restricting town centre uses to the centres

identified and of policy 7.3 resisting change to non shopping uses. The RNS suggests that the elevation of Northfields, South Ealing and East Acton in the hierarchy is considered.

Further findings from the GLA Town centre Health Checks 2009, to which data from Ealing's own survey research and studies contributed are reported in the 'Context 2009-10' section above, under the sub heading ' Other GLA Guidance and reports'.

UDP Policy Indicators

An analysis of the use of policies in committee decisions on planning applications shows the frequency with which the policies were used. Of the 78 applications determined using policies in Chapter 7 of the UDP, Policy 7.1 was used most frequently (as per previous year) and there were 21 references. This policy seeks to protect the established shopping hierarchy of centres in the borough. Policy 7.2, which covers new shopping development and the sequential approach, was cited on 7 occasions (1 more than last year). Policy 7.6 was again cited frequently with 18 references, reflecting the continued demand for growth in A3 uses within town centres. Policy 7.3, which reflects the need to resist loss of retail floorspace in designated frontages, was cited on 10 occasions (a decrease of 2 since last year).

The number of appeals relating to shopping and town centre (UDP Chapter 7) policies has increased to 8 (from 6) since 2009/11. Of the 8 appeals in the current monitoring period, 6 were allowed and 2 were dismissed, which indicates that the success of policies have deteriorated since the last monitoring period where only one was allowed and five dismissed. This seems to indicate that Ealing's retail policies need to be updated, especially in view of the challenges posed by the recession which prevents vacant units by being taken up by preferred uses within town centres and of Planning Policy Statement 4 which can be interpreted to encourage a variety of uses in those town centre locations where UDP policies seeks to safeguard from certain types of development.

All of the cases that went to appeal related to changes of use from A1 (shops) to other uses. The two cases dismissed on appeal related to a change of use to A3 uses (restaurants and cafes) within designated shopping frontage, whereas of those that were allowed four were for changes of use to A2 uses including two betting shops and a bank, and one to a hot food/takeaway restaurant (A5). Policy 7.3 which resists loss of A1 to other uses in designated shopping frontages played a strong role in preventing change of use from happening.

Most of the appeals allowed concerned shops which were not located within shopping centres, except for one where it was considered that the new use of a betting shop would provide a valuable complementary use in the town centre in accordance with PPS4. In three other cases, A1 units were located in town centres but not in designated shopping frontages and although policy 7.4 which seeks to prevent change of use to non A1 retail uses was referred to in 3 cases, the policy was not considered reason enough to prevent the change of use from happening. Other arguments were put forward such as the fact that those units had been vacant for quite a long time and unsuccessfully marketed as retail units and that they were in edge of town centre locations.

Four of the appeal decisions this year made reference to Policy 7.1 (shopping hierarchy). Policy 7.3 (Designated Shopping Frontage) was mentioned in 4 of them and Policy 7.4 (Non Designated Shopping Frontages) cited three times. Two cases were in non-designated frontages in shopping centres, and hence referred to Policy 7.4. This seeks to resist change of use if there would be more than 3 non-retail units in a row.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Shopping and Town Centres policies should be retained with the exception of policy 7.1. This policy restrains retail development in Ealing Town Centre. On the basis of the evidence arising from the Retail Needs Survey (and the subsequent update in 2010) this restraint is no longer justified, and the policy is therefore contrary to the Council's priority for town centre regeneration. However, in September 2007, the Secretary of State directed that all Shopping policies be retained until replaced through LDF procedures.

Development Indicators

The government's Core Output Indicator BD4 requires figures to be provided for the total amount of completed retail, office and leisure floorspace in the borough, as well as the amount and percentage of that which was within town centres. Table 3.7.3 below provides these figures. Whilst this table accurately represents completions, it is important to note that the net gain in these types of floorspace are much lower (and/or are negative amounts) once completions of changes of use (i.e. floorspace losses) from the same range of use classes are also taken into account.

The figures show whereas A1 retail completions were on the decline for the second year running in last year's Annual Monitoring period, completions have picked up again in 2010/2011 to reach 2493 sqm, 77% of which was in town centres. Nearly half of that floorspace was delivered through P/2009/1325, a redevelopment comprising two blocks of four storey plus basement to provide ground floor shop (Use Class A1), and 25 flats on the upper floors in West Ealing. Office developments have gone down again, largely because last year's increase was due to a significant B1 office development of 8,114sqm. Leisure floorspace completions have gone up dramatically (compared to 359 sqm last year), mainly because development P/2003/2570 of where 3852 sqm of community space is being provided in a residential area in Southall.

Completed retail floorspace within town centres represent a great increase of +29% from last year to 77%, although this is still much lower than the 89% achieved in 2007/08. The office completions within town centres have declined to 45% from 78% in 2009-2010. The overall % of floorspace completions of these uses within town centres have risen to 68% (in 2008-09) to 76% in this monitoring year.

Table 3.7.3 Total amount of floorspace for town centre uses

Development 2010/11	Net internal floorspace (sqm)	Floorspace in Town Centres (sqm)	Percent floorspace in Town Centres
Retail (A1)	2493	1923	77%
Office (B1 (a) and A2)	5831	2633	45%
Leisure (D2)	4061	3852	94%
Total Internal Floorspace	12385	8408	76%

* 10,068 sqm B1(a) and 191 sqm A2 floorspace

** 8,029 sqm B1(a) and – 460 sqm A2 floorspace

Core Output Indicator BD4: Total amount of floorspace for town centre uses – 12,385 sqm, 76 percent in town centres

Table 3.7.4 below relates to completions of all Class A (A1-A5) permissions in the borough. It shows that there were a total of 55 completions relating to Class A uses within this monitoring period (-1 from 2009-10). Of these, 25 represent gains to Use Class A floorspace and another 25 represent losses to other Use Classes (e.g. A1 to C3) or changes of use within Use Class A (e.g. A1 to A3). Overall there was a net loss of 580 sqm of Class A1-A5 floorspace in the borough, which compares with a net loss of 2312m2 in 2008-09 and a net loss of 79 sqm in 2009-10. There was a net gain of 1923 sqm of Class A1 retail floorspace in the borough, compared with 410 sqm in the last monitoring year.

Table 3.7.4 Completed class A developments and net change in floorspace

Use Class	Number of completed A class developments		Net gain/loss in floorspace (sqm)
	Gain	Loss	
A1	11	14	235
A2	6	2	618
A3	3	3	-14
A4	0	4	-1813
A5	4	2	394
Total	25	25	-580

Table 3.7.5 below relates to approved developments relating to Class A (A1-A5) uses in the borough. It shows that a total of 125 such developments were granted approval in 2010-11. These could be extensions or changes of use to or from these uses. This represents –2 permission to those approved in 2009-10. Nearly three times the A1 floorspace (17512 sqm), was approved this year

compared to 6227sqm in 2009-10. If all were implemented, these approvals would result in an estimated net gain of 22,129 sqm Class A1-A5 floorspace (compared to a net gain of 6750 m2 in 2009/10, and a net loss of 2168 m2 in 2007/08 and 113m2 in 06-07).

Table 3.7.5 Approved class A developments and net change in floorspace

Use Class	Number of approved applications	Net floorspace (sqm)
A1	70	17,512
A2	20	1404
A3	17	2585
A4	7	378
A5	11	250
Total	125	22,125

Other Performance Indicators

Town Centre Vacancies

Data on vacancy rates in each of the borough's town centres was collected by officers in Spring-Summer 2009 as part of the town centre 'Health Check' surveys undertaken for the 2009 GLA London wide Health check. All retail units within the UDP defined town centre boundaries were surveyed. The 2009 figures in Table 3.7.6 are based on surveys at that time; the data source and findings are therefore same as that used in the 2008-9 AMR. As with previous years, the figures represent vacancies in terms of % number of retail units, rather than of overall retail floorspace in the centres.

In 2008/9 the high vacancy figure for Ealing was attributed to various different stores within the same ownership in the Ealing Broadway Shopping Centre closing simultaneously. It is anticipated that when the Dickens Yard development in Ealing town centre comes forward, this will include appropriate retail floorspace to meet modern retailer requirements, and as such will attract additional (and/or returning) retailers. It is envisaged that as part of the work to monitor the effectiveness of the borough's regeneration spending on town centres, retail checks, including vacancy surveys, will be carried out more regularly and these will continue to be reported in future AMRs.

Table 3.7.6 Town centre vacancies, 2004 – 2009

Vacant Units	2004	2005	2006	2007	2008	2009
Ealing	5%	4%	5%	10%*	16%	16%
Southall	4%	2%	5%	NDA	9%	9%
Acton	11%	9%	8%	9%	15%	15%
Greenford	4%	5%	5%	NDA	5%	5%
Hanwell	13%	22%	10%	11%**	21%	21%

2008 data includes information from GOAD and local surveys

*2007-08 GOAD data provides vacancy rates of 11% for Ealing Broadway and 9% for West Ealing. The figures have been combined here to enable comparison with previous years' vacancy figures for the combined area of Ealing Metropolitan centre.

**Hanwell town centre survey undertaken in preparation for public inquiry.

Business Improvement Districts

A Business improvement District funded by a levy on member shops was successfully established to promote the interest of businesses in the town centre, to organize events such as markets and fairs and act as a mediator with the council.

Over the five years 2006-11, Ealing Broadway Business Improvement District (BID), established in March 2006, expects to raise and invest £1.8m million in the town centre. This is through a levy on local businesses, and voluntary contributions from developers and landowners. This funding is used to generate retail spend and operational cost savings through cross business sector engagement. The BID aims to provide all current and potential customers with a variety of information on what is on offer in the Ealing Broadway BID area and run promotions and events to encourage initial and repeat visits to our businesses.

The Shop Local website was launched in 2008/09, which provided a platform to communicate with customers and supporters, as a marketing campaign to encourage residents to use their local businesses and facilities. The current monitoring period has seen growth and success of the safety initiatives and the Shop Local scheme. Ealing BiD continue to help provide a cleaner (e.g. graffiti removal), safer and vibrant town centre (e.g. organising entertainment and special/seasonal events). The Ealing BID Company has successfully secured a second term in Ealing Broadway, with a majority vote in a ballot earlier this year.

Managing the Evening and Night-time Economy

Commercial and leisure spending on retail uses A3, A4 and A5 is an indicator of the nighttime economy in the borough, which is assessed by the 2010 Retail Needs Study. In the Borough, spending on food and drinks is significantly higher than the national average. This is particularly true in Ealing (73% higher), Hanwell (50% higher) and Acton (45% higher), but much less so in Southall (11% higher) which is the town centre with the lowest per capita expenditure in the borough. Ealing retains some two thirds of its commercial spending on food and drink. The highest expenditure leakage is to the south, particularly Chiswick. Spending in the borough is expected to rise by 3.2% by 2021, to £119.7 million.

The retail Needs Study expects quantitative need for A3, A4 and A5 to rise in Ealing's Town Centres as per the figures detailed in table 3.7.7 below. It shows that floorspace will be most important in Ealing and Acton town centres.

Table 3.7.7 Quantitative need for A3, A4 and A5 (gross sqm)

	2011	2016	2021
Ealing	383	916	4048
Southall	65	503	1037
Acton	97	746	1538
Hanwell	24	185	382
Greenford	62	481	991

Community Safety Issues

The Borough Intelligence Unit, Ealing (Metropolitan Police Service) data covering this AMR period show that hotspot locations for violent crime are evident in key town centre locations. Violent crime in Ealing has increased by 0.7% between 2009/10 and 2010/11. Violent Crime made up 23.2% of all crime in Ealing during 2010/11.

Crime hotspots in Southall Town centre are prominent around the Broadway/High Street Area and at the junction of South Road. The key hotspot location within Ealing Broadway is along the Broadway/Haven Green and surrounding Ealing Broadway station. This may be explained in part by the prevalence of public houses within this area and its proximity to the main transport hub for people coming to and from the borough. Increased activity in Acton is notable along the High Street and around the junction of Steyne Road, it continues along adjoining roads. Violent incidents are generally higher in the evening hours and are often linked to the night time economy.

In response to this, there are two established Controlled Drinking Zones in town centres in the borough (Ealing Broadway and West Ealing Areas), where it is forbidden to drink alcohol if required by a police officer not to do so. Following concern that some areas of the borough not covered by Controlled Drinking Zones were experiencing displacement of problem drinkers from areas of the borough that were subject to these additional powers and drinkers from neighbouring boroughs subject to CDZs, the Regulatory committee agreed to the introduction of four new drinking zones in the borough including two in town centres, Southall Broadway and Acton High Street.

Statement of Licensing Policy

In January 2011, the Council adopted its third Licensing Statement (first adopted Jan 2005) under the provision of the licensing Act 2003. The Statement is designed to be more relevant to the problems faced in specific local areas in the borough and to promote a

positive pattern of licensing. Considerations from the licensing committee can act as material considerations in determining planning applications.

There are 900 licensed premises in Ealing, including 159 pubs and bars, 8 night clubs, 44 private social clubs, 164 restaurants and cafes, 92 late night hot food takeaways, 399 off-sales licenses and 9 hotels. Whilst a comparison of all of this licensing premises data with previous AMR periods is not possible, it is hoped comparative data will be available in subsequent years to enable trends to be monitored. Whilst Ealing and Acton both benefit from a vibrant night time economy, more suburban town centres like Northolt, Greenford and Perivale are generally much quieter.

The vision for Ealing is to move away from a type of night time economy which revolves around the drinking habits of young people to one which is more inclusive of all segments of the community, in safe, economically successful and attractive town centres. The preference is for more seated premises where food and drink are consumed by table services such as restaurants and cafes, where families feel more welcome. The Statement regulates the retail sale of alcohol and its supply in drinking establishments and sets out management standards to prevent crime and disorder, to promote public safety, prevent public nuisance and protect children from harm. Conditions can be attached to licensing applications to that end.

Ealing as a Licensing Authority takes the position that restricting and reducing the availability of alcohol has the potential to reduce occurrences in key crime types. It adopts policies to mitigate the cumulative impact experienced from the accumulation of licensed premises in certain areas.. The Authority identified that both Acton and Ealing town centres are key violent crime hotspots and that there are links to violent crime and the nighttime economy. These areas have been included as Special Area policies. The effect of these Special Area Policies is to adopt a tougher policy in these areas and that applications for any increase in alcohol sales will normally be refused unless it can be demonstrated that the operation of the premises will not add to the cumulative impact already being experienced. Southall town centre has recently been identified as an area subject to cumulative impact and it is proposed to adopt this area as a new special policy in January 2012.

Upcoming Policy on Sex Establishments

The Council has adopted new licensing powers, which brings entertainment involving live performance of nudity such as lap dancing, pole dancing, strip tease, etc, under the provisions of Sex Establishment licensing (Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982.) The new licensing regime came into force on the 21st February 2011. The new powers will allow the council to take more factors such as local surroundings and the location of schools and places of worship into consideration when deciding on whether to grant traders a licence to operate as a sexual entertainment venues.

Statement of Licensing Policy for Gambling

Ealing as a licensing authority revised its Statement of Licensing Policy for Gambling in January 2010 including a “no casino” policy covering the period 2011-2014. There were 83 betting shops, 7 adult gaming centres and one bingo hall in the borough in the monitoring period 2010/11. Concerns have been raised about an increase in the number of betting shops in parts of the borough

such as Southall and Acton and the associated links with crime and disorder in the town centres. This is being investigated to see if there needs to be any changes in the Council's gambling policy.

New Initiatives Introduced in 2010/11

Other initiatives introduced or in place in 2010/11 also involve joint working with other partners. These include:

- Targeted Trade Sector Visits : Off Licences and Late night refreshment premises (selling hot food and hot drink between 11pm – 5am). Because of an identified problem with Off- licences selling after time, those in specific traders and trade areas were inspected and reminded of their obligation to comply with their conditions, such as to observe closing times, not to sell to underage children, or to those intoxicated. Businesses in close vicinity had been placed at a competitive disadvantage and were driven to stay open longer. Following council test purchases 4 licensees were prosecuted and cost awarded to the council. Licensing focused on late night take-aways with complaints of anti social behaviour associated with the nighttime when people tend to congregate following the closing of drinking premise, which can lead to crime and disorder in the town centre. In order to limit the impact of noise and nuisance on residents, the Council amongst others take into account the views of the local residents and the police when considering an application for a licence, and set the number of establishments and closing times accordingly. 6 premises were targeted and are facing prosecution following sales to officers.
- Co- location of the police into Ealing's license section: The two enforcement agencies are now colocated and have been working closely. Problem premises are quickly identified and rated on a RAG (red, amber and green) traffic light warning system. Officers jointly visit problem premises (Red) and enforcement has been stepped up as each cluster area (Acton, Ealing, Greenford & Southall) has one police officer and 0.5 licensing officers.

Observations and Conclusions

The UDP shopping and town centres policies have been implemented through planning decisions as well as the commissioning of work on a number of town centre studies and form background documents to the LDF. Progress continues to be monitored and the data will contribute to any town centre 'Health Checks' which accompany future AMRs.

The Consolidated version of the London Plan promotes a competitive and growing retail sector across town centres in London. The 2010 West London Retail Needs Study update revised conclusions from the 2006 Retail Needs Study and identified a need of up to 70,000 gross sq.m of comparison and of up to 10,700 gross sqm of convenience floorspace in the borough by 2021. It will be use to inform the emerging LDF. Initial proposals of the Development Strategy stressed that positive action needs to be taken across the borough to counter polarization between successful town centres and weakening neighbourhood centres. The RNS further suggests that adequate comparison and convenience retail development needs to be enabled in order to raise the profile of Ealing Town Centre which suffers from competition from new large scale retail developments such as Westfield and comfort Southall in its Major Town Centre status.

The residents survey shows the overall satisfaction of residents with the provision of services in town centres remains constant whereas the indicators point out to dissatisfaction in relation to the enjoyment of the “town centre experience”. An analysis of appeal decisions show that the Council's policies which seek to preserve retail uses in town centres would benefit from being updated in view of PPS4 guidance which came into force. A1 completions have picked up compared to last year however reaching 2493 sq m in 2010-11, 77% of which took place in town centres. The provision of office floorspace however went down.

The authority undertook further town centre management and regeneration initiatives in 2010/11. Its work on the management of the evening economy continues, and ensures the retention of a balance of uses in the town centres, benefiting all sections of the community. Finally, Crossrail will bring opportunities for increased investment and ease of access to, from and between these town centres, and help to maintain and increase their vitality and viability.

Topic 8: Community Facilities

OVERALL OBJECTIVE

- 1.8 To encourage the provision of community facilities to meet the wide-ranging needs of people living, working, studying in and visiting the borough, and to ensure that these facilities are located where they reduce the need to travel and enhance town centres.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objectives 6, 8 and 10 are most relevant – ‘Placing Ealing at the heart of West London’s cultural, sports and leisure activity’, ‘Encouraging a healthy and independent population in Ealing’, and ‘Making Ealing a great place for young people and children to grow up’.

UDP Community Facilities Policies

- 8.1 Existing Community Facilities
- 8.2 Major Developments and Community Facilities
- 8.3 Redundant Community Facilities
- 8.4 Large Scale Community Facility Development
- 8.5 Meeting Places and Places of Worship
- 8.6 Facilities for Young Children
- 8.7 Education Facilities
- 8.8 Health Care Facilities

Relevant UDP Sites & Areas

- 10.17 Built Sports Facilities with Community Access
- 10.21 Development Sites

Relevant London Plan Policies²⁷

- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3A.19 The voluntary and community sector

²⁷ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

- 3A.20 Health objectives
- 3A.21 Locations for health care
- 3A.22 Medical excellence
- 3A.24 Education facilities
- 3A.25 Higher and further education
- 3A.28 Social and economic impact assessments
- 3A.26 Community strategies
- 3A.29 Supporting neighbourhood plans

Relevant Supplementary Planning Guidance

- SPG7 Accessible Ealing
- SPG17 Baby Care Facilities
- SPD2 Community Facilities
- Draft SPD9 Legal agreements, planning obligations and planning gain

Local Strategies and Priorities

- Sustainable Community Strategy (2008)
- Ealing Children and Young People’s Plan Annual Update 2010-2011
- Ealing’s health inequalities strategy 2005 – 2010
- Ealing Quality of Life for older people and carers 2006/16
- Ealing Cultural Strategy 2007/12 (2007)

Ealing Property Strategy (2010)
Ealing Play Strategy 2011-2013

New priorities: new high school in the north of the borough;
improved use of Council property assets; ensure proper social
infrastructure available for major developments.

Context 2010-11

Government policy continues to place an ever stronger emphasis on the need to ensure that social infrastructure is delivered alongside planned housing growth, in order to ensure that communities have all the necessary elements to be sustainable.

The 2008 Planning Act contained provision enabling regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. The legislation and guidance needed to set a CIL is in place as are new regulations and were confirmed by the new government in November 2010. CIL is a charge/levy on new development to help fund the provision of new infrastructure in the borough. It is for use in connection with the extra demand placed on new infrastructure through residential, commercial and other forms of development in the borough. The council has resolved to implement CIL by 2014, and plans to bring forward revised proposals in due course. The rate levied through different forms of development will be evidenced through the Infrastructure Delivery Plan.²⁸

The preparation of an Infrastructure Delivery Plan (IDP) is a key element of Ealing Council's statutory Local Development Framework (LDF). The IDP will support Ealing's Development Strategy 2026 as part of its evidence base. The IDP's role is to identify all items of infrastructure needed to ensure the delivery of the growth targets and policy contained in the Development Strategy 2026. This will ensure that an appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development up to 2026. In this context infrastructure includes social infrastructure (including health, education, arts & culture, community & social facilities), physical infrastructure (transport, utilities, waste and flooding) and green infrastructure (parks, open space and sports grounds). A second version of the IDP was published in September 2010 along an Infrastructure Delivery Schedule which summarizes planned development for the next 5 years²⁹. A report on progress together with any revisions to these plans will be provided in future Annual Monitoring Reports.

As a result of the Government Spending Review (GSR) and associated reductions in available funding, a Libraries review took place but decision was subsequently made to avoid any closures. There was however an impact from the GSR on the high schools BSF building programme which resulted in all but two of the borough's high school expansions/refurbishments being cancelled. Under the

²⁸ The second draft of the Infrastructure Delivery Plan was published in September 2010 alongside the Final Proposals for the Development Strategy.

²⁹ The IDP is accessible at
[http://www2.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/planning/planning_policy/local_development_framework/evidence_base/infrastructure_delivery_plan/_docs/infrastructure_delivery_plan-sept_2010.pdf], accessed December 22 2011.

reduced Building Schools for the Future (BSF) programme, the Council is continuing with development of the two 'sample' school projects; The Cardinal Wiseman School and Dormers Wells High School. This affected not only high school education provision but also new and improved sports and leisure facilities which were to be made available for community use. The provision of a new high school north of the borough is still however a priority.

At the local level, work has commenced on refreshing Ealing's Cultural Strategy, and developing an implementation plan. The approved Cultural Strategy and Action Plan were published in October 2007. The Council is also working on a library strategy. Under the reduced Building Schools for the Future (BSF) programme, the Council is continuing with development of the two 'sample' school projects ; The Cardinal Wiseman School and Dormers Wells High School.

The Council has developed a Play Strategy (2010-2013) to promote good quality play opportunities to all children in the borough.³⁰ Furthermore, Ealing's Children and Young People's Plan update 2010-2011 reviews the progress made by the Council in progressing and delivering the national agenda for children's services. A new Health and Well being Strategy is being developed and should be published in the next financial year.

Contextual Indicators

Population Growth

Ealing's population increased by 6.3% between 1991 and 2001. The biggest increases were seen in the 5-15, 25-44 and 45-59 age groups. The Greater London Authorities' 2010 Ward-level round of projections (Borough Preferred) indicate that the population of 5 to 19 year olds in the borough will see an increase of 9206 by 2026 and the population of 50+ will increase by 21527, which reflects the effect of rising birthrates and of an ageing population, the needs of which will need to be accommodated through the right type of infrastructure and community facilities. Further work on demography has been undertaken as part of Ealing's emerging LDF (see Background Paper 1- Demography).

Community Facilities

In 2008/09, it was reported that Ealing had 13 public libraries and 1 specialist library, 23 neighbourhood halls/community centres, 3 assembly halls, 14 day-care/skills centres and 18 sports centres/facilities. There were also 5 Young Adults centres, 1 museum and 84 GP surgeries, health centres and pharmacies (Source: Ealing Draft Property Report, Oct 2006, revised).

³⁰ Ealing Play Strategy 2010-2013, Accessible from [http://www.ealing.gov.uk/download/downloads/id/2232/item_3-play_strategy_presentation], accessed December 22 2011

Ealing had 91 state-run schools and nurseries. This included 13 Children's Centres, plus additional nursery units in 59 primary schools. There were 65 primary, 12 high schools and 1 City Academy. In addition there were 6 special schools that cater for pupils with learning difficulties. Figure 10 displays some of this information in spatial terms.

Further details regarding the location of community facilities, including health centres, community centres, schools etc are contained in the first version of the Infrastructure Delivery Plan published in September 2010, and in the Council's revised Property Strategy approved by Cabinet in September 2010 as well.

Ealing Residents Survey

Ealing's Resident's Survey was published in November 2010.³¹ It was based on 3365 face-to-face interviews with local residents aged over 18. In terms of the provision of community facilities, the areas of greatest concern for Ealing residents were the lack of facilities for young people mentioned by 11% of the residents, the quality of health services (with 6% concerned), the standard of education in schools, cited by 4% of residents and the lack of recreational facilities (4%). These concerns ranked respectively 8th, 14th, 15th and 16th.

Crime, including anti-social behaviour, was the number one concern for 20% of residents, down 9% compared to last year's survey (2009), whilst the second highest concern for people was traffic congestion (15%, down from 19% last year).

An analysis of the resident's views of local services shows an improvement on how a wide range of facilities are perceived, including:

- Local GPs (the satisfaction rate is up to 77% from 47% in 2009)
- Arts and Cultural Facilities (up to 39% from 29% in 2009)
- Leisure and Sports Facilities (up to 56% from 42% in 2009)
- Libraries (up to 64% from 56% in 2009)

However, the perception of other facilities is degrading. This includes playgrounds with 39% of residents satisfied with those as opposed to 45% last year and 49% in 2008. This can be nuanced however by the fact that the survey asks residents their views on services which they do not necessarily use themselves. People whose personal use of those spaces would be affected by those uses have voiced opposition regarding the provision of play facilities for children on green space. Results can thus reflect the competition between uses. The perception of the quality of social services, both for children and adults has also deteriorated from 13% of satisfaction in 2009 to 8% for both, as has that of public transport (from 78% in 2009 to 79% in 2010-2011) alongside that of policing (down to 48% in 2010-11 from 62% in 2009-2010. This can linked to a decline in the budget of the provision agencies (TFL and the Council) for those services.

³¹ Ealing Resident's Survey 2010-2011, accessible from [http://www.ealing.gov.uk/info/200024/consultations/551/past_consultations-council/2], accessed December 22 2011.

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter eight policies were quoted in planning committee decisions (119 incidences of chapter eight policies being referenced – with references to each policy only being counted once in each case) was relatively infrequent, particularly when compared with other policy areas such as Chapter 4 (838) and Chapter 9 (502). It is also noted that the frequency of use of different policies in chapter eight also varies quite significantly.

Policy 8.1 – ‘Existing Community Facilities’ (35 occurrences, up from 23 in 2009/10), Policy 8.7 – ‘Education Facilities’ (33 occurrences, up from 15) and Policy 8.8 – ‘Health Care Facilities’ (11 occurrences, down from 10) are the most frequently used policies.

Policies 8.5 (Meeting Places and Places of Worship -5 occurrences), and 8.4 (Large Scale community facility developments-6 occurrences), were the policies the least frequently used.

No cases were recorded where chapter 8 policies were quoted in appeals upheld. There were no departures advertised for applications that cited a departure from any Chapter 8 (Community Facilities) policies.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State agreed Council recommendations and directed that all Community Facilities policies be retained.

Development Indicators

There were 34 completions that included completed redevelopments, changes of use or conversions to D1/D2 (up from 30 last year). The total net gain in external floorspace for D1 and D2 is 10,602 m². Government now requires the net change to be presented as internal floorspace (estimating that the difference between gross external area and internal gross floorspace is between 2.5 and 5%). These figures (calculated by reducing the gross figure by 3.75%) are set out in Table 3.8.1 below, alongside the 2004/05, 2005/06, 2006/07, 2007/08, 2008/09 and 2009/10 figures for comparison. This table shows that community floorspace completions have reached a level comparable to those of 2008/9 and 2007/8 following a year of decline.

In terms of approvals granted, there was an estimated net gain of 30,667 sq. m. of D1 floorspace (compared with 12,020 sqm in 2009/10, and 18,649 sqm in 2008/09). There will be a net gain of 7264 sqm in D2 floorspace (compared with 2,732 sq. m in 2009/10 and 14,782 sq. m. in 2008/09). Overall, there will be a net gain of 37,931 sq. m. of floorspace provided all the proposals go ahead. Note these figures have been adjusted to reflect approximate gross internal floorspace. This is an increase on 2009/10 figures.

Table 3.8.1 Completed class D floorspace, 2004/05 – 2010/11

Year	D1 (sqm)	D2 (sqm)	Total (sqm)
2004/05	4779	1240	6019
2005/06	3285	126	3411
2006/07	10141	6099	16240
2007/08	10245	227	10472
2008/09	10341	1470	11811
2009/10	7477	-440	7037
2010/11	6296	4061	10602

Major completions included the provision of 3852 net sqm of D2 floorspace through the development of a community centre/assembly hall and of a crèche on the High Street in Perivale, the completion of primary health care facilities serving the Grand Union Village in Greenford, amounting to 1390 net sq metres of D1 floorspace and the erection of temporary accommodation for North Ealing Primary School in Pitshanger Lane (1431 net sqm of D1 floorspace). Loss of 900 net sqm of D1 floorspace occurred through the completion of the change of use of a training centre to industrial and storage and distribution use on the North Circular Road. In terms of approvals, net D1 loss should take place through the residential and office redevelopment of Westel House in Ealing Broadway because of permitted change of use of an educational establishment to B1 office use.

Observations and Conclusions

In spite of an unpropitious economic climate and in view of the unprecedented government cuts affecting the Council, Ealing is proving to mostly maintain the provision of what are mostly perceived to be good quality services as the Annual Residents Survey testifies. The Council continues to review the provision of community services and available resources through initiatives such as the Property Strategy, the Infrastructure Delivery Plan and the planned Community Infrastructure Levy. This should contribute to retaining good satisfaction levels in the future.

The total net gain of D1 (non residential institutions) and D2 (leisure and assembly uses) floorspace for 2010/11 was 10,602 square metres, which is a improvement from last year's figure, and total approvals show the potential for an additional net gain of 30,667 sqm of community floorspace in the coming years.

Topic 9: Transport

OVERALL OBJECTIVE

- 1.9 To provide sustainable access from homes to jobs, shops and services, and from business to business, by integrating land use and transport planning, restraining car traffic, promoting improved public transport and facilities for pedestrians and cyclists, and making freight distribution more sustainable. In addition, the Council will have regard to the impacts of international air travel from Heathrow Airport, in respect of surface access, business and employment, environmental impacts and sustainability in general.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging LDF. In this regard LDF objective 5 is relevant – ‘Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing’. This objective was published with the New Issues and Options in September 2007.

UDP Transport Policies

- 9.1 Development, Access and Parking
- 9.2 Stations and Public Transport Interchanges
- 9.3 Major Transport Projects
- 9.4 Buses
- 9.5 Walking and Streetscape
- 9.6 Cycling
- 9.7 Accessible Transport
- 9.8 Low Car Housing and City Car Clubs
- 9.9 Highways and Traffic Management
- 9.10 Freight
- 9.11 Public Car Parks and Private (non-residential) Parking Areas

Relevant UDP Sites and Areas

- 10.1 Strategic Sites and Areas
- 10.3 Green Corridors
- 10.18 Zones for Parking Standards
- 10.19 Transport Projects
- 10.20 Road Hierarchy plus Footpaths and Cycle Routes

Relevant Supplementary Planning Guidance/Documents

- SPG20 Transport Assessments
- SPG21 Green Travel Plans
- SPG22A40 Acton Green Corridor
- SPD3 Low car housing in CPZs
- SPD7 Car Clubs
- SPD8 Crossovers and Parking in Front Gardens

Relevant London Plan Policies³²

- 3C.1 Integrating transport and development
- 3C.2 Matching development to transport capacity
- 3C.3 Sustainable transport in London
- 3C.9 Increasing the capacity, quality & integration of public transport to meet London's needs
- 3C.12 New cross-London links within an enhanced London National Rail network

³² These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

- 3C.13 Improved underground and DLR services
- 3C.14 Enhanced bus priority, tram and bus transit schemes
- 3C.16 Road scheme proposals
- 3C.17 Tackling congestion and reducing traffic
- 3C.18 Allocation of street space
- 3C.19 Local transport and public realm enhancements
- 3C.20 Improving conditions for buses
- 3C.21 Improving conditions for walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking strategy
- 3C.24 Parking in town centres
- 3C.25 Freight strategy
- 3C.26 Strategic rail freight interchanges

Government

The government gave the go ahead to the CrossRail project in 2007/8.

The Mayor's Transport Strategy

This forms the basis of bids for funding to implement the strategy in Ealing.

Local Strategies and Priorities

Ealing's Local Implementation Plan

Borough Spending Plan (for Transport)

Priorities – Removal of limitations on car parking in development; plan for more cycle routes and direct support cycling packages; promote school travel plans; promote shopmobility in Ealing Broadway; promote increases in the provision of car clubs; promote increases in public transport capacity; and, ensure proper transport infrastructure available for major developments.

Context 2010-11

The Mayor's Transport Strategy (MTS) sets out a programme to improve reliability and enhance capacity to meet growing needs, and to improve transport infrastructure. The latest MTS was published in May 2010. The London Plan is expected to be adopted by summer 2011. Following public consultation during autumn/winter 2010/11 Ealing Council is due to submit its Local Implementation Plan (LIP) during April 2011 as required by the Mayor's strategy. This is expected to be approved by Autumn 2011 and will replace the LIP that was approved in November 2007.

For the 2010/11 period, the Council was allocated £4,000,000 in LIP funding for schemes which included amongst other things principle road renewal, local safety schemes, congestion relief measures, enhancement of the London Cycle Network+ and bus priority schemes.

The Council has continued to support the major strategic transport project - the Crossrail project that will dramatically improve accessibility for many local residents. Some of the proposed stations in the borough will experience an increase in services with direct frequent links to Heathrow, the West End, The City and Canary Wharf – the major employment areas in London.

It is likely that Crossrail will therefore lead to an increase in the number of major developments across the proposed route and these will need to be carefully assessed. It could also provide a boost to Ealing becoming a major tourist base because of its quick and easy access to Heathrow and the West End. The government confirmed Crossrail would go ahead on July 23rd 2008.

Contextual Indicators

Modes of Travel

Modes of travel used by Ealing residents to visit their nearest town centre 31% Bus; 41% Car/Van; 22% on Foot 2% by Bicycle; and, 3% by Train (Source Ealing's Residents Survey, Topline Report, December 2009). This shows an encouraging 6 percentage point decrease in car travel compared to previous AMR reports 26% Bus; 47% Car/Van; 21% on Foot 2% by Bicycle; and, 3% by Train (Source "Ealing's Residents Survey, Topline Report, November 2008")

Accidents Rates

24 out of every 100,000 residents were in transport accidents where someone died or was seriously injured. This is a significant decrease from 2009/10 (37) and is the lowest result recorded for the council's AMR submission, lower than, 2008/09, 2007/08 and 2006/07, when the figures were 35, 43, and 44 respectively. It should be noted that these excellent results have not been completely confirmed as the latest ratified information contained in Accsmap are from 01/04/10-31/12/10 (62) whilst the data 01/01/11-31/03/11 (9) will not be confirmed until February, they nevertheless show a significant reduction. (Source: Accsmap).

UDP Policy Indicators

Policies on Parking (9.1), Traffic Management (9.9), Cycling (9.6), Walking and Streetscape (9.5) and Low Car Housing (9.8), were, respectively, the most used in **planning decisions**, including conditions and legal agreements during 2009/10. Transport policies were in the top two most frequently used topics, with the Urban Design policies.

In planning **appeals**, the parking policy (9.1) was quoted in 26 cases of which 7 were allowed and 19 were dismissed. The relevant figures in 2009/10 were 25, 12 and 13 in 2008/9 they were 30, 16 and 14 respectively, in 2007/8 24, 8 and 16 respectively and in 2006/7 it was 25, 7 and 18 respectively. This is a good indication that the policy is robust.

The Crossovers and Parking in Front Gardens (SPD8) was quoted in 7 cases. In these cases, 1 was allowed and 6 were dismissed a sign the policy is robust. The low car housing policy (9.8) was quoted in 2 cases 1 was allowed and 1 was dismissed. In short, more appeals were dismissed than allowed. In those cases where appeals were allowed, Inspectors did not criticise the policies in their own right.

Development Indicators

Parking Provision

There were no major development completions or permissions granted in which the parking provision exceeded the maximum provision stated in the UDP during 2009/10.

Public Transport Access to Residential Development

The major residential developments completed in Ealing in 2010/11 yielded 334 units (net). None of these were more than 30 minutes public transport time away from a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres.

S106 Agreements

In 2010/11, there were contributions for transport in 17 of the 31 sealed legal planning agreements. This raised £11.7m for transport, accounting for 60% of total contributions gained from planning obligations compared to 26% in 2008/09. The most significant contribution was made through planning applications which relates to Southall Gasworks P/2008/3981 and accounts for 94% of the contributions. This includes:

- Transport Management – £3,550,000
- Transport Signage - £50,000
- Transport Car Parking - £100,000
- Transport CPZ Review - £100,000
- TfL - £6,600,000

Other contributions from other developments towards transport provision include:

- £100,000 for the alteration of bus service routes ie introduction/alteration of bus service routes on S Acton Estate
- £170,000 relating to Green Man Lane Estate Development to include improvements to Jacobs Ladder, a pedestrianisation scheme and transport network improvements.
- £52,808 relating to the former Salisbury Depot towards local highways measures (including traffic calming, review of waiting/loading/parking restrictions adjacent to the Development, improvements to nearby bus stops, contraflow cycle access at Endsleigh Road and intro of Homezone)

The policies that intervened in securing S 106 contributions for transport improvements are numerous. These policies relate to optimizing the accessibility of developments and to the contribution they can make to parking, cycling, bus and pedestrian facilities as well as car clubs as a mean for housing developments to generate low traffic. As well as Transport Policies contained within Chapter 9 of the UDP other policies such as policy 4.3 *Inclusive Design, Access for All* which also stresses that “development should be accessible to all” in relation to transport and the public realm. Money was also raised through Policy 7.2 *New Shopping development and the Sequential Approach* that requires shopping developments to manage the traffic impacts they generate. UDP policy 8.2 *Major Developments and Community Facilities* states that the Council may negotiate with developers to establish a legal agreement to meet the increased demand of community needs, and includes the generation of traffic and noise as a social impact which would need offsetting.

Observations and Conclusions

The year 2010/11 saw further work on a number of key projects. Negotiations on outline designs for Crossrail stations in the borough continued. Also, There was a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing.

The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process. Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy, and the policies of the local authority. The administration is committed to sustainable transport.

The UDP transport policies were in the top two most frequently used policies in planning decisions in 2010/11 and they were used successfully at appeal.

Topic 10: Legal Agreements

OVERALL OBJECTIVE

- 1.5 To use legal agreements with developers to assist the best use of land and a properly planned environment as a means of ensuring that the wider planning implications of development schemes are taken into account, and where necessary to enter into partnerships with other agencies to promote appropriate development.**

The above policy/objective taken from Chapter 1 of the UDP is the only policy in the chapter to be saved beyond October 2007. It will remain in place as a statutory development plan policy until it is superseded by an alternative policy in a development plan document in the LDF.

UDP Legal Agreements Policies

- 1.10 As above

Relevant Supplementary Planning Guidance/Documents

- SPG20 Sustainable transport: transport assessments
- SPG21 Sustainable transport: green travel plans
- SPD1 Affordable housing
- SPD2 Community facilities
- SPD3 Low car housing in controlled parking zones
- SPD7 Car clubs
- SPD9 (draft) Legal agreements, planning obligations and planning gain

Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures (March 2010), CLG
Community Infrastructure Levy: Summary (2010), CLG
Community Infrastructure Levy: An Overview (May 2011), CLG
Community Infrastructure Levy Relief: An Information Document (May 2011), CLG

Relevant London Plan Policies³³

- 6A.4 Priorities in planning obligations
- 6A.5 Planning obligations

Government Guidance

³³ These policies refer to those contained in the 2008 Consolidated London Plan. At the time of writing these have now been superseded by the policies in the 2011 London Plan, although this was adopted outside of the monitoring period

Context 2010-11

The 2008 Planning Act contained provisions enabling Regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. The legislation and guidance needed to set a CIL is in place. The Community Infrastructure Levy Regulations 2010, setting out the scope and procedures, came into force on 6 April 2010. Charge setting and further procedures guidance was produced in March 2010.

In November 2010 it was confirmed that a Community Infrastructure Levy, introduced by the previous Government in April 2010, would be continued because it provides a fairer system to fund new infrastructure. Regulations to amend the Community Infrastructure Levy Regulations 2010 came into force on 6 April 2011. Authorities are expected to have CIL agreed and in place by April 2014. Implementation of CIL is discretionary. However, if authorities choose not to adopt CIL, they will lose the opportunity to collect monies through S106 contributions towards strategic infrastructure to support growth from 1 April 2014. The Council will be required to collect the Mayoral CIL for Crossrail from 1 April 2012, set at a rate of £35 per square meter for Ealing.

CIL is a charge/levy on new development to help fund the provision of strategic infrastructure in the borough. It is for use in connection with the extra demand placed on infrastructure generated by new development. It can be applied to most residential, commercial and other new development (including some permitted development) and is charged as £ per square metre of net additional floorspace. Whilst there are some exceptions, it is applicable to all buildings 'that people normally use'. It cannot be applied to existing planning permissions.

The CIL process offers greater certainty and transparency to developers (who can build in required contributions at an early stage) and to staff dealing with planning applications. The process is linked to the infrastructure delivery programme of the Council. The levy is not intended to be the main source of finance for infrastructure, but will help to fund any gap. It is anticipated that, due to the increased range of new developments that will be subject to CIL, more income will be received by the Council to fund infrastructure projects in the borough to support new development.

The use of S106 has been limited by the CIL Regulations. From April 2014 (or sooner if an authority adopts a CIL charging schedule before this date), S106 will only be able to be used for site-specific mitigation arising from a particular development. Site-specific mitigation could include, for example, creation of a road access to a particular site, whereas CIL will be the mechanism to provide strategic infrastructure to support all growth across the whole borough.

There will therefore be an overall reduction in the scope of S106 planning obligations and financial contributions arising from them. The CIL Regulations also make statutory the S106 planning obligations tests, prevent double charging via S106 and CIL and limit to five the number of pooled S106 contributions towards infrastructure capable of being funded by CIL (but not on the authorities' published CIL list).

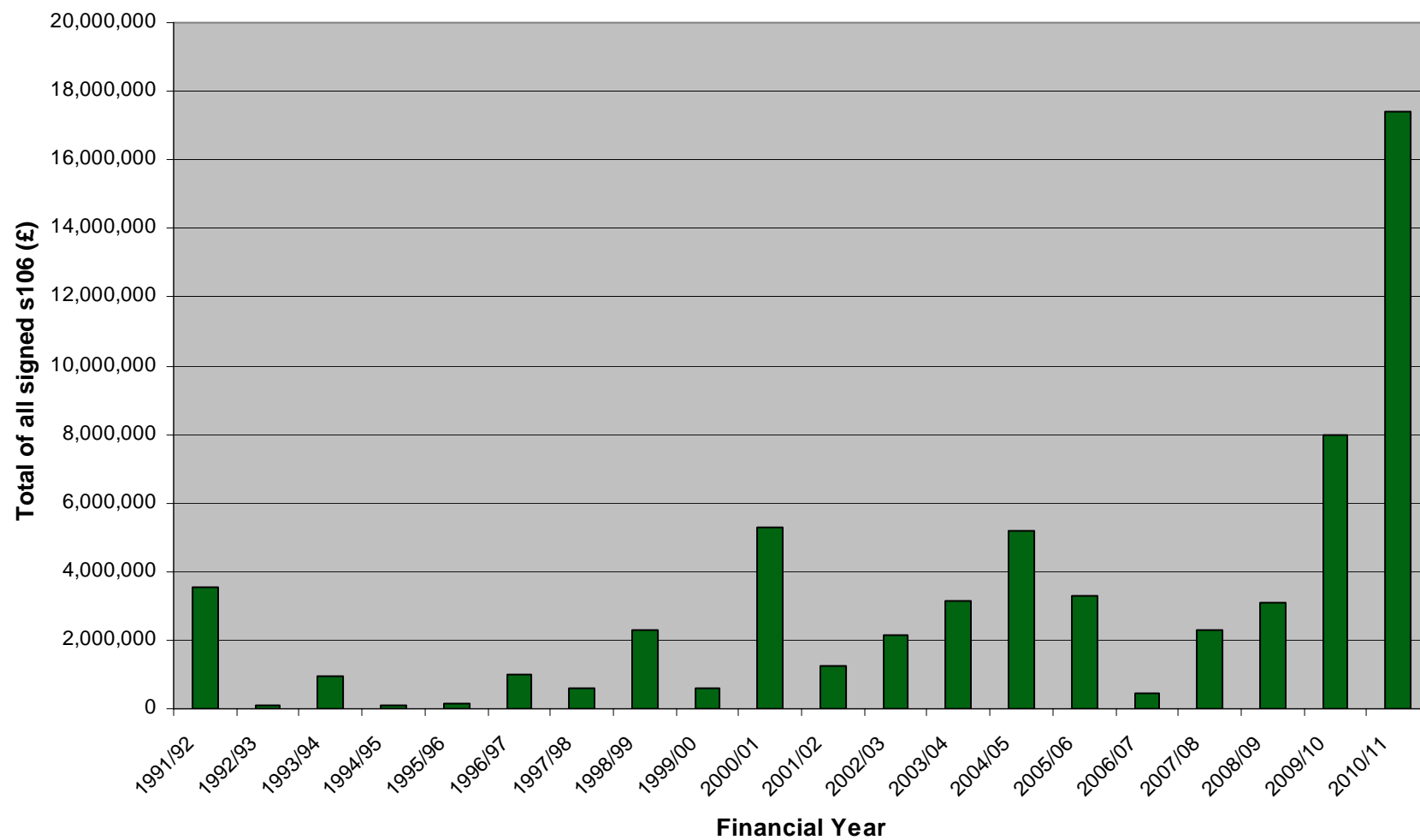
Contextual Indicators

Table 3.10.1 and Figure 3.10.1 below show data on S106 agreements and funding that have been collected since 1991/92. There have been significant annual differences over the past 17 years, with an average yearly contribution of £3,044,327. The 2010/11 figure is the highest figure for sealed S106 contributions since the Council started monitoring these due to the substantial mixed-use development permitted at Southall Gasworks which includes 3,750 residential units. The comparatively high figure achieved in 2009/10 was a result of the Dickens Yard mixed-use developing permitted in Ealing Town Centre.

Table 3.10.1 Total S106 Inflows 1991-2011, based on signed legal agreements

Financial Year	Total cash funding expected (£)
1991/92	3,519,100
1992/93	79,000
1993/94	949,200
1994/95	116,000
1995/96	153,700
1996/97	1,021,500
1997/98	592,800
1998/99	2,302,600
1999/00	587,800
2000/01	5,291,500
2001/02	1,228,800
2002/03	2,144,700
2003/04	3,165,300
2004/05	5,187,300
2005/06	3,304,300
2006/07	442,100
2007/08	2,307,400
2008/09	3,101,100
2009/10	7,982,100
2010/11	17,410,232
Average	3,044,327

Figure 3.10.1 Total S106 inflows 1991-2011, based on signed legal agreements



Policy and Performance Indicators

The Legal Agreements Policy 1.10 is dealt with in the Strategy section of this report; Policy 1.10 is the only policy in the Strategy chapter of the UDP to be saved beyond October 2007. The policy maintains its robustness, with 32 legal agreements signed in 2010/11. In September 2007, the Council published a Draft SPD9 on Legal Agreements, Planning Obligations and Planning Gain. This Draft SPD has not been progressed to adoption due to the regulatory changes surrounding the introduction of CIL, and the Council plans to progress the CIL Charging Schedule in 2012; once this is adopted the Council will consider updating and adopting Draft SPD9.

The Council can enter into a S106 agreement with a developer where it is considered necessary to provide contributions to offset negative impacts caused by the development, in other words to make a development acceptable which would otherwise be unacceptable in planning terms. Any planning obligations required by the Council within a S106 agreements must meet the tests set out in Government Circular 5/05: Planning Obligations.

Because of the site-specific nature of S106 agreements, it is not practical to attempt to link funding secured directly to UDP policies, however some general assumptions can be made:

- Where funding has been secured for community facilities relating to a residential development, it is considered that policies in Chapter 8 (Community Facilities) and Chapter 5 (Housing) play an equal part.
- Where funding has been secured for play facilities relating to a residential development, it is considered that policies in Chapter 3 (Green Spaces and the Natural Environment), Chapter 5 (Housing) and Chapter 8 (Community Facilities) all played a part.
- Where funding has been secured for the improvement of open spaces from a development in an area of deficiency, it is considered that policies in Chapter 3 (Green Spaces and the Natural Environment) and Chapter 5 (Housing) were both a trigger.

Table 3.10.2 details the sealed S106 agreements in 2010/11, including the Heads of Terms. For analysis, where possible these heads of terms have been linked to the Infrastructure Delivery Plan (Version 2, July 2011) to give an indication of how contributions from S106 agreements in future will largely be captured through CIL. Table 3.10.3 summarizes the total funding secured for each broad area of infrastructure included in the Infrastructure Delivery Plan.

Table 3.10.2 Sealed S106 Agreements 2010/11

Address	Reference	Total Secured (£)	Disaggregated Amount (£)	Terms	IDP Section
Acton					
15 Berrymede Road	P/2009/1439	4,000	4,000	Maintenance and upgrade of local parks and open spaces	Open Space
48 Lynton Road	P/2008/2344	70,000	1,200	Contribution towards car club membership	Transport
			8,800	Education improvements within the locality	Education, Employment & Skills
			60,000	Affordable housing provision within the locality	n/a
Bromyard House Phase 6	P/2009/4376	37,000	10,000	Community purposes within the vicinity	Culture, Sports & Leisure
			9,500	Local education provision within the vicinity	Education, Employment & Skills
			10,000	Local health care provision within the vicinity	Health
			7,500	Open space including play provision within the vicinity	Open Space
1a Essex Road	P/2009/1794	11,600	11,600	Local parks, open space and tree provision along and adjacent to Essex Road	Open Space
Acton Bus Depot	P/2009/1648	275,000	21,000	Bus stop relocation	Transport
			90,000	Open Space contribution	Open Space
			120,000	Education contribution	Education, Employment & Skills
			20,000	Community infrastructure contribution	Culture, Sports and Leisure
			24,000	Environment/transport improvements contribution	Transport
Bromyard Avenue	P/2010/2623	10,000	10,000	Open space and play space in the vicinity of the site	Open Space
Land adjacent to Bollo Bridge Road, All Saints Road and Palmerston Road	P/2010/4201	410,000	25,000	Provision of employment/skills development opportunities/activities and enterprise development	Education, Employment & Skills
			10,000	CPZ	Transport
			50,000	Education within Ealing	Education, Employment & Skills
			35,000	Healthcare within Ealing	Health
			110,000	Improvements to local parks, public open space, play space and equipment and allotments	Open Space
			20,000	Public realm improvements	Transport
			10,000	Street Trees	Transport
			45,000	Transport improvements	Transport
			5,000	Travel Plan Review	Transport
			100,000	Alteration of bus service routes	Transport
78-80 Goodhall Street	P/2009/4377	10,000	10,000	Island Triangle Residents Association to use for Residents Association meetings and community events	Culture, Sports and Leisure

Address	Reference	Total Secured (£)	Disaggregated Amount (£)	Terms	IDP Section
BBC Costume Store, Victoria Road, W3	P/2009/4065	1,100,000	800,000	Provision of open space and public realm	Open Space
			200,000	Transport infrastructure improvements	Transport
			80,000	Local healthcare provision/infrastructure	Health
			20,000	Local Employment Training Initiatives and commitment to a Local Labour Scheme	Education, Employment and Skills
Ealing					
Green Man Lane Estate		1,045,760	7,000	Allotments	Open Space
			327,264	Education facilities in Ealing	Education, Employment & Skills
			190,000	Healthcare facilities in Ealing	Health
			20,000	Jacob's Ladder footbridge	Transport
			80,000	Older children's play facilities	Open Space
			221,500	Parks, public open space and play space	Open Space
			100,000	Public realm improvement	Transport
			100,000	Transport network improvements	Transport
Pickering House, 271 Windmill Road	P/2010/1135	66,000	24,000	Public realm improvements	Transport
			13,000	Educational purposes to support local schools	Education, Employment & Skills
			29,000	Off-site affordable housing provision	n/a
45a St Mary's Road	P/2009/3436	25,000	25,000	Educational provision with the Borough	Education, Employment & Skills
88 Felix Road	P/2009/3878	3,500	3,500	Maintenance and enhancement of local parks	Open Space
4 to 6 The Grove	P/2009/3141	7,000	2,000	Funding of Ealing Community Transport	Transport
			5,000	Improvements to the cycle network and other public realm improvements in the vicinity	Transport
9-11 Hartington Road	P/2010/1252	32,000	32,000	Garden space in accordance with SPG 13	n/a
Greenford					
Green Park, Rockware Avenue	P/2009/4437	70,630	70,630	Highway improvement works to Greenford Road, Greenford Park Way and Rockware Avenue	Transport
White Hart Pub, 37 Greenford Road	P/2008/1576	30,710	25,710	Improvement of education facilities	Education, Employment & Skills
			5,000	Foot/cycle path	Transport
Hanwell					
Land adjacent to Murrays Yard, 118 St Margaret's Road	P/2009/1641	42,154	15,000	Nature conservation	Open Space
			24,704	Education contribution	Education, Employment & Skills
			2,450	Highways contribution	Transport
High Lane,	P/2009/4174	75,000	10,000	Community purposes	Culture, Sports and Leisure

Address	Reference	Total Secured (£)	Disaggregated Amount (£)	Terms	IDP Section
Hanwell			65,000	Education facilities in the vicinity of the site	Education, Employment & Skills
			186,000	Local education improvements	Education, Employment & Skills
Hanwell Locks, St Margaret's Road	P/2010/2539	260,000	20,000	Primary healthcare contribution	Health
			42,000	Highways contribution	Transport
			10,000	William Hobbayne allotments	Open Space
			2,000	Oak benches and bins along the towpath	Transport
Southall					
			10,506	Education	Education, Employment & Skills
Norwood Yard, Poplar Avenue	P/2007/4416	21,330	10,000	Local highway improvements	Transport
			824	Maintenance and improvement works at Osterley Park	Open Space
Southall Court, Lady Margaret Road	P/2009/1537	30,690	6,690	Local education	Education, Employment & Skills
			24,000	Maintenance and enhancement of local parks and open spaces	Open Space
162 Beaconsfield Road Southall	P/2007/4994	7,000	7,000	Provision of local parks and landscape improvements at Southall Park and The Crescent	Open Space
49/53 Northcote Avenue	P/2005/4195	46,500	2,000	Tree planting in the Southall area	Open Space
			32,000	Local parks and open space improvements	Open Space
			12,500	Improvement of the right of way	Transport
			12,500	Crossover and footpath improvements	Transport
Sikh Centre, 253-263 The Broadway	P/2004/2225	19,500	5,000	Off-site highway measures	Transport
			2,000	Ten street trees around the site	Transport
12-14 Osterley Park Road	P/2008/4886	60,117	36,117	Education contribution	Education, Employment & Skills
			24,000	Maintenance/enhancement of Manor House grounds	Open Space
			24,000	Maintenance/enhancement of local parks	Open Space
			5,000	Allotments in the borough of Ealing	Open Space
Former Salisbury Depot, Salisbury Road	P/2009/1567	264,130	122,318	Education in the borough of Ealing	Education, Employment & Skills
			40,000	Healthcare solely in conjunction with Ealing PCT	Health
			20,000	Mitigate noise impacts from the civic waste site adjacent to the development	n/a
			52,808	Local highways measures	Transport
Former Featherstone Primary School,	P/2009/3160	357,890	50,000	Extension of the CPZ	Transport
			42,000	Maintenance & enhancement of local parks	Open Space
			8,000	Planting of street trees	Transport

Address	Reference	Total Secured (£)	Disaggregated Amount (£)	Terms	IDP Section
Featherstone Road			11,000	Allotments in the borough of Ealing	Open Space
			206,894	Education in the borough of Ealing	Education, Employment & Skills
			40,000	Healthcare solely in conjunction with Ealing PCT	Health
Southbridge Way (South)	P/2009/3906	35,000	20,000	Pedestrian improvement works at the junction of Southbridge Way and The Green	Transport
			15,000	Ecological works in the vicinity of the property	n/a
293 Norwood Road Southall	P/2010/1139	71,340	71,340	Educational provision (places at existing schools)	Education, Employment & Skills
Southall Gas Works	P/2008/3981	12,208,000	360,000	Community Facilities - Shopmobility	Culture, Sports and Leisure
			975,000	Community Facilities - Swimming Pool - £260 per residential unit - 3,750 units	Culture, Sports and Leisure
			678,000	Employment and training	Education, Employment & Skills
			614,000	Environmental Improvements - air quality	n/a
			50,000	Environmental Improvementss - officer costs	n/a
			3,550,000	Transport - Management	Transport
			50,000	Transport - Signage	Transport
			100,000	Transport - Car Parking	Transport
			100,000	Transport - CPZ review	Transport
			60,000	Open Space - Spencer Street	Open Space
			262,000	Open Space - Street Trees	Open Space
			596,000	Open Space - Public Realm	Open Space
			100,000	Open Space - Allotment	Open Space
			400,000	Open Space - Burial Ground	Cemetaries Provision
			4,313,000	Education contribution of £1,149.42 per unit	Education, Employment & Skills
				Payments to Hillingdon totaling £2,711,120 for air quality, education, and Minet Country Park	n/a
				Payments to TfL totaling £6,600,000	n/a
				Total value of s106 agreements £21,519,120	n/a
Sunningdale Site D, Phase 4	P/2003/2861	703,377	703,377	Local environmental and community facilities improvement	Culture, Sports and Leisure
TOTAL EXPECTED RECEIPTS			£17,410,232		

Table 3.10.3 Total S106 funding secured by Infrastructure Delivery Plan topic area

Relevant Infrastructure Delivery Plan Chapter	Funding secured through S106 (£)	Percentage of total funding secured
4 Education, Employment and Skills	6,344,843	36%
5 Health	415,000	2%
6 Open Space	2,559,924	15%
7 Cemeteries Provision	400,000	2%
8 Culture, Sport and Leisure	2,088,377	12%
9 Transport	4,782,088	27%
10 Waste	0	0%
11 Utilities, Energy and Physical Infrastructure	0	0%
12 Emergency Services	0	0%
n/a Affordable Housing (off-site provision)	89,000	1%
n/a Mitigation measures	731,000	4%
TOTAL EXPECTED RECEIPTS	17,410,232	100%

As can be seen from Table 3.10.3, the highest contributions related to education and transport (including public realm improvements). Significant funds were also agreed for improvements to open space and culture, sports and leisure facilities (including community facilities). The 2010/11 contributions are not comparable with previous years because this is the first reporting year in which contributions have been analysed against the Infrastructure Delivery Plan.

Observations and Conclusions

The total expected receipts from sealed s106 agreements for 2010/11 is £17,410,232, the highest figure secured since monitoring commenced in 1991/92. This is mainly due to contributions secured from the unprecedented scale of development permitted at the Gas Works site in Southall. Of the total funding secured, the majority was related to education, employment and skills (36%) and transport (27%), and considerable receipts are expected for open space and culture, sport and leisure as well.

With the forthcoming adoption of a CIL charging schedule, in future years the total S106 receipts will be significantly reduced, as S106 agreements will be limited to affordable housing contributions and site-specific planning requirements. Contributions to strategic infrastructure requirements will be captured through CIL, and within future AMRs the Council will report on contributions received through CIL as well as S106. Furthermore, within future AMRs the Council will publish the updated Infrastructure Delivery Schedule against which CIL contributions will be allocated and monitored.

Topic 11: Monitoring

OVERALL OBJECTIVE

- 1.11 The Council will undertake and publish an annual monitoring report confirming the number of new dwellings provided in the borough, including the totals and proportions of conversions, social rented, and low cost market affordable housing, student and special needs units. It will also list the variety of type and mix of sizes of new housing, densities and car parking provided.**

As indicated in the introduction to chapter 3, the above UDP Strategy policy was not saved beyond October 2007. The February 2008 consolidated London Plan provides the appropriate replacement for this objective - i.e. that boroughs should include council-wide targets that reflect the plan's strategic targets at a local level in their Community Strategies and development plans. Effectively, the requirement for monitoring is established in the arrangements for local development frameworks, including the publication of Annual Monitoring Reports.

Context 2010-11

UDP 1.11 is the strategic policy on monitoring. The UDP strategy policies are dealt with in topic one above. At the time of producing the policy (2004), the implications of the legislation governing local development frameworks had not become clear. The relevance of the policy was reviewed in previous AMRs, and Ealing Council then recommended that the policy need not be retained. In September 2007, the Secretary of State agreed the recommendation and directed that policy 1.11 not be retained.

The ODPM produced a Good Practice Guide on Local Development Framework Monitoring in March 2005. The core output indicators introduced in that document were updated in October 2005 and again July 2008. These indicators are referred to throughout this AMR, and a summary of the borough's overall performance is included in the Introduction to the report.

Strategic Environment Assessment is the generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive requires the assessment of the effects of certain plans and programmes on the environment. Government Guidance was finalised in 2005/6 on a system of Sustainability Appraisal for planning, which incorporates the European Union's SEA requirements. The data made available for this process will be of vital importance in monitoring the local development framework in future years.

An Annual Monitoring Report for the London Plan aims to keep a regular and frequent check on the performance of the London Plan and its continued relevance. The report charts progress made in various policy areas of the economy, housing, transport and sustainability.

The London Development Database (LDD) is designed to record the progress of planning permissions in the Greater London area as part of the process of monitoring the Spatial Development Strategy contained in London Plan. The Council continues to review its mechanisms and systems for the processing of development monitoring data and plans to make greater use of the LDD in future to meet our own requirements.

Local Policies and Development

Sustainability Appraisal (SA)

The AMR forms an integral part of the SA/SEA process that is currently being undertaken for all LDF documents. The AMR process feeds directly into the SA/SEA process at various stages. The SA framework provides the basis for undertaking the appraisal of policy documents. The SA framework comprises sustainability objectives, the achievements of which are measurable using indicators. These indicators are supported by baseline data that provides the basis for predicting and monitoring the effects of the Development Plan document against the SA objectives. This baseline data for example includes quantifiable and measurable data that can be used to assess performance against a particular indicator. Success in meeting these indicators therefore allows us to measure performance against the SA objectives. Much of the data identified as part of the Annual Monitoring Report feeds directly into this baseline data.

This Annual Monitoring Report is therefore particularly useful in keeping this data up to date and in plugging gaps where these exist in this evidence base. A number of Core Output Indicators have been reported on in this year's annual monitoring report that will be added to the baseline evidence. If having collected/reviewed this baseline data new issues or problems are identified, consideration will need to be given to revising the SA/Plan Objectives, which were originally developed to tackle such issues/problems.

Maintaining up to date baseline data is also essential as it allows us to check to see if the SA's predictions of sustainability effects as identified in the SA report(s) were accurate, and therefore to see if the Development Plan document is contributing to the achievement of the SA objectives. Moreover where mitigation/enhancement measures have been proposed as part of the SA process, this monitoring exercise will allow us to identify if these are having the desirable effect.

Where any unforeseen adverse effects are identified as part of this monitoring exercise, consideration will be given to the need to review the Development Plan document to mitigate against these concerns. To date however, with the exception of a number of Supplementary Planning Documents, no LDF documents have completed the SA process to adoption.

The focus of this AMR report has therefore been to monitor the performance of the adopted UDP. Whilst the UDP was also the subject of a Sustainability Appraisal, this was undertaken before the SEA regulations established this as a requirement, and therefore prior to the establishment of the familiar SA methodology now employed, including in particular the requirement to base this on baseline data. The data therefore collected as part of this annual monitoring report is therefore limited in judging the accuracy of the of the SA predictions for the UDP, but will be particularly relevant for the forthcoming LDF documents.

Other Aspects of the LDF Evidence Base

During 2010/11, the council has made good progress in developing its evidence base for the Local Development Framework, publishing in September 2010 background papers on demography, housing and green space. The council also published reports on the following topics:

- **Infrastructure Planning:** This is the integrated investment and delivery of land and buildings to create places and provide services. In Ealing we will be looking at ways to make our existing infrastructure to work better for us, as well as identifying the need for and securing delivery of additional provision. A first version of the Infrastructure Delivery Plan was published in September 2010 together with an Infrastructure Delivery Schedule that summarises the planned infrastructure planned within the first five years of the plan period. **The council also published a Primary School Site Selection Report in December 2010.** This report (commissioned jointly by the council's education and planning policy departments) provides evidence for the Infrastructure Delivery Plan regarding availability and suitability of sites for new primary school provision.
- **Economy:** An updated Employment Land Review (ELR) was published in September 2010. The ELR forecasts the prospects for office and industrial land in the borough and makes recommendations on which existing employment sites should be protected, or considered for other uses in the future. The council has also participated in the production of a joint West London Local Economic Assessment published in April 2011. The aim of LEAs is to equip local authorities and partners with a common understanding of the local economic conditions and economic geography and the economic, social and environmental factors that impact on economic growth. This assessment provides an evidence base to inform a range of local strategies, policies and interventions including the LDF.
- **Retail:** A Joint Retail Needs Study Update, 2010 was published in May 2010. Roger Tym and Partners were instructed in October 2009 to update the 2006 study which was again jointly commissioned by Ealing, Hounslow, and Hammersmith and Fulham Councils and supervised by a steering group of officers from the three boroughs.
- **Energy:** In accordance with the requirements of PPS 1a the council published an energy evidence base report in September 2010 entitled Towards Zero Carbon Development. This report establishes the rationale and viability of carbon emission saving targets and examines measures to promote sustainable design and construction. Working jointly with the GLA and LDA, the council are also assessing the feasibility of decentralised energy networks within the borough. Phase 1 of this project will be completed in the next monitoring period (May 2010) and encompasses a heat mapping exercise. The heat mapping study identified eight focus areas with the greatest potential for development of district heat and power networks in the borough focussing on the Uxbridge Road/Crossrail and the A40/Park Royal corridors.

Observations and Conclusions

The Council continues to make good progress towards the undertaking of sustainability appraisal of policy documents being prepared for publication and in developing its evidence base for the Local Development Framework.

4. Creating the Framework for Future Development Mar 2011

The Local Development Scheme (LDS)

In creating a Local Development Framework (LDF), Ealing Council's initial responsibility was to produce a Local Development Scheme (LDS). The purpose of the LDS is to show how and when Ealing Council will produce the full range of planning documents required in its LDF. The Ealing LDS was first adopted in March 2005. Originally, the intention of the Council had been to republish an updated version annually. GOL advised against this. Nevertheless, circumstances have changed and a new LDS was subsequently adopted in September 2007, March 2009 and March 2010. An updated LDS will be published during the next monitoring period.

Effectively, the LDS provides a directory of existing planning documents in Ealing (and other relevant documents), and indicates the work that is being done to produce the additional documents necessary. It shows the timescales for preparation, the way in which the work will be done and the resources needed to do it. It establishes the Council's priorities for forward planning.

The LDF Portfolio

Along with the LDS, the first ingredients in the framework are the Council's adopted unitary development plan and supplementary planning guidance. Additional documents have been produced, and will continue to be produced. These include a Statement of Community Involvement, Annual Monitoring Reports, Development Plan Documents and Supplementary Planning Documents, Sustainability Appraisals of each Local Development Document (LDD), and background documents that will inform the production of LDDs.

The production of a new Development (or Core) Strategy will supersede the strategy chapter of the UDP. It will clarify links with the Sustainable Community Strategy and consider the new information on development needs referred to above. It will also have particular regard to the Mayor of London's sub-regional development framework for West London and the process of updating the London Plan. The new development plan document will comprise a unique spatial vision for Ealing and will be adopted by April 2012.

The Development Sites policy document (also known as the Site Specific Allocations DPD) will set out proposals for key sites that can meet the development needs identified in the Strategy and will set out the planning requirements for those key sites with significant development potential. This will be based on assessments of the suitability, availability and accessibility of land for specified uses.

It will be produced in tandem with the Development Management policy document (also known as the Generic Development Control/Management DPD). This seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) and where, because of the unique characteristics of Ealing we feel a more distinctive approach needs to be taken.

Both the Development Sites and Development Management policy documents will both be adopted by mid 2013.

The Proposals Map is regarded as a separate development plan document in the local development framework. Clearly, work on the documents referred to above will have implications for the proposals map. The Proposals Map document will be updated and published concurrently with the other development plan documents. It will supersede the UDP proposals map by June 2013.

Government, the Mayor of London and all agencies involved in waste planning and management, are concerned to improve performance in dealing with waste in a more sustainable way. This matter requires coordinated action across West London, and hence a joint development plan document is being produced for Waste. The Council has entered into an agreement with the constituent Boroughs of the West London Waste Disposal Authority (WLWDA, known as WestWaste) to prepare a joint West London development plan for Waste.

The area covers the boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond. The WestWaste grouping of Boroughs is slightly different from that which forms the West London Sub Region as defined in the 2004 London Plan and the West London Sub Regional Development Framework (SRDF). This latter area includes Brent, Harrow, Hillingdon, Hounslow, Ealing and Hammersmith & Fulham (and is also known as the West London Alliance (WLA) Boroughs) . The Westwaste area does not include Hammersmith, but adds Richmond upon Thames to the list. Richmond is in the sub-region covered by a South London SRDF. The plan will be adopted by mid 2013.

Progress During 2010/11

The council undertook a further round of public and stakeholder consultation during September-December 2010 including Final (or Submission) Proposals on the Development (or Core) Strategy and Initial Proposals (or Preferred Options) on the Development Sites and Development Management development plan documents.

A review was also carried out of the Statement of Community Involvement (SCI) that sets out arrangements for involving the community in all parts of the Local Development Framework and in development control decisions. The review is intended to ensure that arrangements remain robust and take account of changes in the legislative framework. This policy was originally adopted on June 20th 2006.

It is envisaged that during 2010/11, a further review will take place to ensure appropriate resources are identified to enable the LDF project plan identified in the revised LDS to be achieved, in particular, vital work on the LDF evidence base.

Key areas of evidence base that were completed include:

- revised demographic and household projections for the borough;
- a study on retail needs and capacity together with health checks of the borough's town centres;

- an Infrastructure Delivery Strategy (that will need to set out how the infrastructure planning and delivery process is working at the local level);
- an Infrastructure Delivery Schedule (that will comprise an evidence-based schedule of infrastructure requirements in the borough); and,
- a revised and updated Employment Land Review.

LDF Project Plans

Table 4.1 below provides short document profile for each of the programmed Local Development Documents including a timetable as set out in the March 2010 LDS and any revisions where appropriate. It includes the key development plan documents (strategy, sites, management and the proposals map), a joint waste development plan document and supplementary planning documents on the community infrastructure levy/S.106 agreements, Ealing Metropolitan Town Centre, Greenford Green, affordable housing and accessible Ealing, .

Figure 4.1 provides a project plan for the LDF and indicates the programming of the documents referred to in the LDS.

The council plans to adopt the Development Strategy by April 2012 and the Sites and Management development plan documents by mid 2013. This timetable has the added advantage of ensuring that the Ealing LDF is able to fully take account of any changes that flow from the Mayor of London's replacement London Plan. It was expected to be adopted in the next monitoring period (and the adopted London Plan was actually published on July 22nd 2011).

As a basis of comparison the final column of Table 4.1 also reviews LDF performance against the targets set out in the March 2010 LDS. Performance is highlighted employing the RAG system - based on achievement/within one month of target (green), within six months of target (amber) or more than six months of target (red), respectively.

Finally, Table 4.2 below provides a summary of transition from existing policies as they are progressively superseded (in the adopted UDP and SPGs) as development plan documents are adopted by 2013. Once the replacement London Plan is adopted many of these policies will be superseded and as the Council adopts development plan documents it will be finally superseded in its entirety by mid 2013.

Looking Ahead to 2011/12

During the next monitoring period the Development Strategy shall be formally submitted to the Secretary of State for examination and is expected to be adopted by April 2012. The council also plans to produce Final Proposals for its Development Sites and Development Management development plan documents and these will subsequently be formally consulted upon with the community and relevant stakeholders. It is also proposed that a revised Statement of Community Involvement (SCI) shall be published (and this actually happened on July 21st 2011).

It is envisaged that during 2011/12, a further review will take place to ensure appropriate resources are identified to enable the LDF project plan identified in the revised LDS to be achieved, in particular, vital work on the LDF evidence base.

Key areas of evidence base that will be also be completed including:

- A revised Infrastructure Delivery Strategy (that will need to set out how the infrastructure planning and delivery process is working at the local level).
- A revised Infrastructure Delivery Schedule (that will comprise an evidence-based schedule of infrastructure requirements in the borough); and,
- An updated Green Space Strategy.

Table 4.1 Local Development Framework 2011- Document Profiles

RAG STATUS: **Green** within one month of target; **Amber** within six months of target; **Red** more than six months off target

1. DEVELOPMENT STRATEGY (Core Strategy DPD)			
Role and Context:	The Strategy sets out the Council's vision and strategic objectives for the Borough for the fifteen years from 2011 to 2026. It contains the spatial strategy and core policies. Broad locations are shown on a key diagram and a monitoring and implementation framework is included.		
Status:	Development Plan Document		
Chain of Conformity:	The Core Strategy is consistent with national policy and in general conformity with the Mayor's 'London Plan' (the Spatial Development Strategy). The other Development Plan Documents conform to the Core Strategy.		
Geographic Coverage:	Borough wide, but also area based.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement including scope of SA	July 2005 v	July 2005 v	GREEN
Evidence gathering	July 2005 - September 2005	July 2005 - September 2005	GREEN
Production: Preparation and consultation on issues and options.	September 2005- October 2007	September 2005- October 2007	GREEN
Process review	2008	2008	GREEN
Report on initial proposals for consultation, with sustainability appraisal	August 2009	August 2009	GREEN
Consultation, consideration of representations, and publication of submission DPD.	September 2009 – September 2010 September 2010 v	September 2009-September 2010 September 2010 v	GREEN
Submission of document for examination.	January 2011 v	July 2011 v	AMBER
Pre-examination Meeting	March 2011	September 2011	AMBER
Examination	May 2011 – June 2011	November 2011	AMBER
Receipt of Inspector's binding report	October 2011	February 2012	AMBER
Adoption	December 2011 v	April 2012 v	AMBER
v = Milestone			

2. DEVELOPMENT SITES (Site Allocations DPD)

Role and Context:	This document indicates proposals for key sites and locations in Ealing. It comprises a robust and credible assessment of suitability, availability and accessibility. The document will build on the non-statutory master planning studies undertaken on behalf of the Council's Economic Regeneration and Housing Directorate services, in the context of the borough Development Strategy.		
Status:	Development Plan Document		
Chain of Conformity:	The development management policies conform to the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.		
Geographic Coverage:	Borough wide, but also area based.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement including scope of SA	July 2005 v	July 2005 v	GREEN
Evidence gathering	July 2005 - September 2005	July 2005 - September 2005	GREEN
Production: Preparation and consultation on issues and options.	September 2005- October 2007	September 2005- October 2007	GREEN
Process review	2008	2008	GREEN
Report on initial proposals for consultation, with sustainability appraisal	August 2009	August 2010	GREEN
Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD.	September 2010 – February 2012 March 2012 v	September 2010-April 2012 May 2012 v	AMBER
Submission of document for examination.	July 2012 v	July 2012 v	GREEN
Pre-examination Meeting	September 2012	September 2012	GREEN
Examination (with Development Management document)	November – December 2012	November – December 2012	GREEN
Receipt of Inspector's binding report	March 2013	March 2013	GREEN
Adoption	June 2013 v	June 2013 v	GREEN
v = Milestone			

3. DEVELOPMENT MANAGEMENT (Generic Development Management/Control DPD)

Role and Context:	This document indicates place-specific proposals for development management. It comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. On the basis of commitments made by Ealing Council at the time of adoption of the UDP, preparation of the document will include an investigation of whether the policies on flood plains, ancient monuments, the density of development adjoining green space, and parking provision for retail development and for disabled people need to be updated. Many of the issues raised and considered during 2005/6 with a view to publication in the Strategy or Sites documents have been rolled into the Development Management document in 2009, and referred to in a specific issues and options consultation December 2009.		
Status:	Development Plan Document		
Chain of Conformity:	The site-specific allocations conform to policies in the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.		
Geographic Coverage:	Borough wide, but also area based		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement – evidence gathering and scope of SA	July 2005 – March 2009 March 2009 v	July 2005 – March 2009 March 2009 v	GREEN
Production: Preparation and consultation on issues and options (initially envisaged for sites document).	September 2005- October 2007	September 2005- October 2007	GREEN
Process review	2008	2008	GREEN
Report on issues & options for consultation, with sustainability appraisal	August 2009	August 2009	GREEN
Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD.	September 2010-February 2012 March 2012 v	September 2010-April 2012 May 2012 v	AMBER
Submission of document for examination.	July 2012 v	July 2012 v	GREEN
Pre-examination Meeting	September 2012	September 2012	GREEN
Examination (with Development Management document)	November – December 2012	November-December 2012	GREEN
Receipt of Inspector's binding report	March 2013	March 2013	GREEN
Adoption	June 2013 v	June 2013 v	GREEN
v = Milestone			

4. PROPOSALS MAP (DPD)			
Role and Context:	The Proposals Map shows on an Ordnance Survey Base the sites, areas, and other locations referred to in the Development Strategy, Development Sites and Development Management documents (i.e. Core Strategy, Site Specific Allocations DPD and Development Management DPD).		
Status:	Development Plan Document		
Chain of Conformity:	The Proposals Map specifies sites, areas, and other locations identified in the Development Strategy, Development Sites and Development Management DPDs. Sites and locations in Supplementary Planning Documents in turn reflect these designations.		
Geographic Coverage:	Borough wide.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement Including scope of SA	July 2005 – March 2009 March 2009 v	July 2005 - March 2009 March 2009 v	GREEN
Process review, with likely outcome that OS based changes will not be required in the emerging Development Strategy, and on this basis, areas of change on the Proposals Map will be identified, but changes will not be published.	March 2009 – December 2010	March 2008 – December 2010	GREEN
In the event that some OS based boundary changes are to be included to in the Development Strategy.	See Development Strategy DPD timetable above.	See Development Strategy DPD timetable above.	AMBER
Preparation and publication of revised Submission Proposals Map relating to Development Sites and Development Management documents	March 2012 v	May 2012 v	AMBER
Submission of document for examination.	July 2012 v	July 2012 v	GREEN
Pre-examination Meeting	September 2012	September 2012	GREEN
Examination (with Development Management document)	November – December 2012	November – December 2012	GREEN
Receipt of Inspector's binding report	March 2013	March 2013	GREEN
Adoption of revised Proposals Map	June 2013 v	June 2013 v	GREEN
v = Milestone			

5. PLANNING FOR WASTE (DPD)

Role and Context:	This DPD will set out policies for dealing with waste, taking into account strategy agreed with West London Boroughs and will be prepared jointly with those Boroughs.		
Status:	Development Plan Document		
Chain of Conformity:	This document conforms to the Core Strategy		
Geographic Coverage:	Borough wide.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement including scope of SA	July 2005 v	July 2005 v	GREEN
Evidence gathering and preparation of issues and options	July 2005 – January 2009	July 2005 – January 2009	GREEN
Production: Informal consultation on issues and options	October 2008 - April 2009	October 2008 - April 2009	GREEN
Report on draft plan for consultation with sustainability appraisal commentary (effectively a further issues and options report incorporating site, with indication given as to preferred options)	July 2010	December 2010	AMBER
Consultation on draft plan	September– October 2010	February-March 2011	AMBER
Consideration of representations and preparation of sites & management policies.	November 2010 – January 2011	Nov 2011-Jan 2012	RED
Publication of submission DPD	February 2011 v	Feb 2012 v	RED
Submission of document for examination; representations invited.	May 2011 v	Nov 2012 v	RED
Pre-examination Meeting	June-July 2011	Jan 2013	RED
Examination	August 2011	Mar 2013	RED
Adoption	December 2011 v	June 2013 v	RED
v = Milestone			

6. COMMUNITY INFRASTRUCTURE LEVY/S106 SPD

Role and Context:	This document revises and updates work started to supplement UDP policy and has already been subject to some community involvement. LDF procedure has been introduced to bring it into line with the new legislation. This planning guidance sets out how Ealing will use its ability to secure planning obligations to promote sustainable development. It also covers the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority.		
Status:	Supplementary Planning Document		
Chain of Conformity:	This document supplements 'saved' policy in the Adopted UDP.		
Geographic Coverage:	Borough wide.		
Timetable:			
Stages	Timetable	RAG	
Pre-production: Commencement including scope of SA	2005 v	GREEN	
Evidence gathering	To December 2006	GREEN	
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	June 2006 – May 2007 May 2007 v	GREEN	
Draft SPD and sustainability appraisal report issued for public participation	September – October 2007	GREEN	
Consideration of representations, and held in abeyance during process review, consideration of legislative change and take account of emerging proposals in the infrastructure delivery plan. Await outcome of Development Strategy examination. Prepare revised draft SPD.	November 2007-February 2012	GREEN	
Further round of consultation	May 2012- June 2012	GREEN	
Consideration of representations and finalise the SPD.	Jun 2012-July 2012	GREEN	
Submission of document for examination; representations invited.	July 2012 v	GREEN	
Examination	August 2012-September 2012	GREEN	
Receipt of Inspector’s Binding Report	October 2012	GREEN	
Adoption	December 2012 v	GREEN	
v = Milestone			

7. EALING METROPOLITAN TOWN CENTRE SPD

Role and Context:	This document provides planning policy and land use guidance for a number of sites in Ealing Metropolitan Town Centre. It is intended to guide development and sets out Ealing Council's vision for the area and its expectations in regard to land uses, the form and layout of the area, design principles, and guidance regarding planning obligations and the phasing of development. Its main role is as a planning policy document will be to add more detail than is found in the LDF DPDs (Local Development Framework Development Plan Documents) including the Development Strategy 2026 and the Sites Allocations DPD. The guidance within this SPD is intended to be complimentary to the current LDF. It will build upon the plans and proposals originally published in May 2008 called "The Spatial Development Framework for Ealing Metropolitan Town Centre".		
Status:	Supplementary Planning Document		
Chain of Conformity:	This document conforms to the Core Strategy		
Geographic Coverage:	Ealing Metropolitan Town Centre		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement Including scope of SA	2010 v	2010 v	GREEN
Evidence gathering and production of background paper	To August 2010	To August 2010	GREEN
Consultation on background paper (alongside Submission Proposals for the Development Strategy and Initial proposals for Development Sites).	September-October 2010	September-October 2010	GREEN
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	November 2010– January 2012 February 2012 v	November 2010– January 2012 February 2013 v	RED
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	March 2013-April 2013	RED
Adoption	June 2012 v	June 2013 v	RED

v = Milestone

8. GREENFORD GREEN SPD

Role and Context:	This document provides planning policy and land use guidance for a number of sites in the Greenford area. It is intended to guide development and sets out Ealing Council's vision for the area and its expectations in regard to land uses, the form and layout of the area, design principles, and guidance regarding planning obligations and the phasing of development. Its main role is as a planning policy document which will add more detail than is found in the LDF DPDs (Local Development Framework Development Plan Documents) including the Development Strategy 2026 and the Sites Allocations DPD. The guidance within this SPD is intended to be complimentary to the current LDF.		
Status:	Supplementary Planning Document		
Chain of Conformity:	This document conforms with the Core Strategy		
Geographic Coverage:	The site area is bounded by the central line to the south, Oldfield Lane North to the West and North, and Greenford Road to the east.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement Including scope of SA	2010 v	2010 v	GREEN
Evidence gathering and production of background paper	To August 2010	To August 2010	GREEN
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	November 2010– January 2012 February 2012 v	November 2010– January 2012 February 2013 v	RED
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	March 2013-April 2013	RED
Adoption	June 2012 v	June 2013 v	RED
v = Milestone			

9. AFFORDABLE HOUSING SPD

Role and Context:	This will update and replace an existing SPD on Affordable Housing (SPD1). It will take account of trends outlined in the most recent Strategic Housing Market assessments (including those covering London, West London and Ealing in 2009/10). It will also take account of new and emerging policies identified in the emerging Replacement London Plan and Ealing's LDF, in particular, those contained within the Development Strategy.		
Status:	Supplementary Planning Document		
Chain of Conformity:	This document currently supplements 'saved' policy in the Adopted UDP. This document will conform to the Core Strategy.		
Geographic Coverage:	Borough wide.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement Including scope of SA	2010 v	2010 v	GREEN
Evidence gathering and production of background paper	To October 2010	To October 2010	GREEN
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	November 2010– January 2012 February 2012 v	November 2010– January 2012 February 2012 v	RED
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	March 2013-April 2013	RED
Adoption	June 2012 v	June 2013 v	RED
v = Milestone			

10. ACCESSIBLE EALING SPD			
Role and Context:	This will update and replace an existing SPG on Accessible Ealing (SPG7). It provides guidelines that aim to ensure everyone in Ealing has access to buildings and outdoor spaces. The guidance offers practical advice to applicants and developers in preparing and submitting planning applications and is intended to provide a “tool-kit” for development management officers when assessing planning applications.		
Status:	Supplementary Planning Document		
Chain of Conformity:	This document supplements 'saved' policy in the Adopted UDP. This document will conform to the Core Strategy.		
Geographic Coverage:	Borough wide.		
Timetable:			
Stages	Timetable as Published LDS March 2010	Revised Timetable	RAG
Pre-production: Commencement Including scope of SA	2010 v	2010 v	GREEN
Evidence gathering and production of background paper	To October 2010	To October 2010	GREEN
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	November 2010– January 2012 February 2012 v	November 2010– January 2012 April 2012 v	GREEN
Draft SPD and sustainability appraisal report issued for public participation	March 2012-April 2012	May 2012-June 2012	AMBER
Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD.	December 2010-February 2012	July 2012-September 2012	AMBER
Adoption	June 2012 v	October 2012 v	AMBER
v = Milestone			

Figure 4.1 LDF Project Plan Gantt Chart

NB: This chart shows the revised LDF timetable and therefore differs from the project plan in the LDS (published March 2010)

LDF Project Plan : October 2010

Document	Timescale											
	2009				2010				2011			
	J	F	M	A	M	J	J	A	S	O	N	D
Local Development Scheme												
Development Strategy Document												
Development Sites Document												
Development Management Document												
Proposals Map												
Waste DPD												
CIL/ S.106 SPD												
Ealing Metropolitan Town Centre SPD												
Greenford Green SPD												
Affordable Housing SPD												
Accessible Ealing SPD												
Local List SPD												

Notes: -This Gantt Chart only shows timetabling for the production of Local Development Documents, and LDS. Other related documents are listed in the LDS.

* 'Examination' period includes receipt of Inspector's Report.

KEY:		Production
		Examination*
	(C)	Commencement
	(P)	Publication
	(S)	Submission
	(A)	Adoption
	c	Consultation
	ph	Pre-Hearing Meeting
	H	Hearing Sessions
	I	Inspector's Report

Table 4.2 Transition from Adopted 'Plan for the Environment' (UDP) Policies and SPG 2004 to Local Development Documents 2009-2013

UDP saved policies	DPD to replace UDP policies
Chapter 1 Strategy	
1.1 Overall Aim	Policies 1.1 – 1.9, 1.11 not saved (2007). They are covered by London Plan policies. Policy 1.10 will be superseded by Development Management document in June 2013.
1.2 Environmental Resources and Waste	
1.3 Green Space and Natural Environment	
1.4 Urban Design	
1.5 Housing	
1.6 Business	
1.7 Shopping and Town Centres	
1.8 Community Facilities	
1.9 Transport	
1.10 Legal Agreements and Partnerships	
1.11 Monitoring and Review	
Chapter 2 Environmental Resources and Waste	
2.1 Environmental and other Sustainability Impacts	Policies will be part superseded by Core Strategy in December 2011. Policies 2.10 and 2.11 will be superseded by policies in the Joint West London Waste Development Plan in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
2.2 Regeneration of Special Opportunity Sites	
2.3 Land – Mineral Development	
2.4 Land – Mineral Aggregates Distribution	
2.5 Water - Drainage, Flood Prevention and Environment	
2.6 Air Pollution and Quality	
2.7 Contaminated Land	
2.8 Hazardous Substances	
2.9 Energy	
2.10 Waste Minimisation and Management	
2.11 Waste Environmental Impacts	
Chapter 3 Green Space and Natural Environment	
3.1 Major Open Areas (MOAs) – Metropolitan Open Land and Green Belt	Policies will be part superseded by Core
3.2 Green Corridors and the Waterway network	

UDP saved policies	DPD to replace UDP policies
3.3 Heritage Land 3.4 Public and Community Open Space 3.5 Land for Sports, Children's Play and Informal Recreation 3.6 Allotments 3.7 Burial Land 3.8 Biodiversity and Nature Conservation 3.9 Wildlife Protection	Strategy in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
Chapter 4 Urban Design	
4.1 Design of Development 4.2 Mixed Use 4.3 Inclusive Design - Access for All 4.4 Community Safety 4.5 Landscaping, Tree Protection and Planting 4.6 Statutory Listed Buildings 4.7 Locally Listed Buildings, Buildings with Façade Value, and Incidental features 4.8 Conservation Areas 4.9 Ancient Monuments, Archaeological Interest Areas 4.10 Commercial Frontages & Advertising Signs 4.11 Noise and Vibration 4.12 Light Pollution 4.13 Mobile Telephone Masts and Apparatus 4.14 Television Satellite Dishes, Radio Masts and other Apparatus	Policies will be part superseded by Core Strategy in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
Chapter 5 Housing	
5.1 Housing Supply 5.2 Affordable Housing 5.3 Lifetime Homes and Wheelchair Housing 5.4 Range of Dwelling Sizes and Types 5.5 Residential Design 5.6 Small Dwellings and Flats	Policy 5.1 is not saved (2007) and is superseded by London Plan policies. Other policies will be part superseded by Core Strategy in December 2011.

UDP saved policies	DPD to replace UDP policies
5.7 Special Housing	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
5.8Accommodation for Travellers	
5.9 Extensions and Alterations to Private Houses and Gardens	
Chapter 6 Business	
6.1 Supply of Land and Property for Business Use	Policies will be part superseded by Core Strategy in December 2011.
6.2 Proposals for Office Development	
6.3 Alternative Development of Office Buildings	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
6.4 Industry and Warehousing in Major Employment Locations	
6.5 Ancillary Development in Major Employment Locations	
6.6 Workspace for Artistic and Cultural Activities	
6.7 Hotel Development	
Chapter 7 Shopping and Town Centres	
7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites	Policies will be part superseded by Core Strategy in December 2011.
7.2 New Shopping Development and the Sequential Approach	
7.3 Designated Shopping Frontages	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
7.4 Non-Designated Shopping Frontages	
7.5 Basic Shopping Needs	
7.6 Eating, Drinking and Entertainment	
7.7 Other Shopping Centre Uses	
7.8 Markets and Street Trading	
Chapter 8 Community Facilities	
8.1 Existing Community Facilities	Policies will be part superseded by Core Strategy in December 2011.
8.2 Major Developments and Community Facilities	
8.3 Redundant Community Facilities	The remaining policy content will be superseded by policies in the Development
8.4 Large Scale Community Facility Development	

UDP saved policies	DPD to replace UDP policies
8.5 Meeting Places and Places of Worship	Sites and Development Management documents in June 2013.
8.6 Facilities for Young Children	
8.7 Educational Facilities	
8.8 Health Care Facilities	
Chapter 9 Transport	
9.1 Development, Access and Parking	Policies will be part superseded by Core Strategy in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
9.2 Stations and Public Transport Interchanges	
9.3 Major Transport Projects	
9.4 Buses	
9.5 Walking and Streetscape	
9.6 Cycling	
9.7 Accessible Transport	
9.8 Low Car Housing and City Car Clubs	
9.9 Highways and Traffic Management	
9.10 Freight	
9.11 Public Car Parks and Private (non-residential) Parking Areas	
Chapter 10 Sites and Areas	
10.1 Strategic Sites and Areas	Policies will be part superseded by Core Strategy in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
10.2 Green Belt and Metropolitan Open Land	
10.3 Green Corridors	
10.4 Heritage Land	
10.5 Public Open Space	
10.6 Community Open Space	
10.7 Nature Conservation Sites and Management Areas	
10.8 Viewpoints and Landmarks	
10.9 Statutory Listed Buildings and Ancient Monuments	
10.10 Locally Listed Buildings	
10.11 Buildings of Façade or Group Value	
10.12 Conservation Areas	
10.13 Archaeological Interest Areas	

UDP saved policies	DPD to replace UDP policies
10.14 Major Employment Locations	
10.15 Employment Sites	
10.16 Designated Shopping Frontages	
10.17 Built Sports Facilities with Community Access	
10.18 Zones for Parking Standards	
10.19 Transport Projects	
10.20 Road Hierarchy	
10.21 Development Sites	

Proposals Map
There will be a revised Proposals Map adopted along with the Development Sites and Development Management documents in June 2013. Note: in the event that OS boundaries need to be changed for the Development Strategy, a revised proposals map will be adopted along with the Development (Core) Strategy in December 2011. This will be reviewed by 2013.

Supplementary Planning Guidance – Adopted	UDP 'Saved' Policy
SPG 1 The Sustainability Checklist	2.1
SPG 4 Refuse and Recycling Facilities	2.10, 4.1, 5.5
SPG 5 Urban Design Statement	4.1
SPG 6 Plot Ratio	4.1, 6.4
SPG 7 Accessible Ealing	4.3, 3.4, 5.3
SPG 8 Safer Ealing	4.1, 4.4
SPG 9 Trees and Development Guidelines	4.5
SPG 10 Noise and Vibration	4.11
SPG 13 Garden Space	5.5
SPG 14 Indoor Living Space	5.5
SPG 15 Residential Care Homes	5.7
SPG 16 Hostels	5.7
SPG 17 Babycare Facilities	8.6
SPG 18 Places for Eating, Drinking & Entertainment	7.6
SPG 20 Sustainable Transport: Transport	9.1

Assessments	
SPG 21 Sustainable Transport: Green Travel Plans	9.1
SPG 22 A40 Acton Green Corridor	3.2, 9.3, 10.3
SPG Town Centres - Acton, Ealing, Greenford, Hanwell, Southall	7.1, 10.1, 10.16
SPG Development Sites - The Acton Area	10.21
SPG Development Sites - The Ealing Area	10.21
SPG Development Sites - Greenford, Northolt, and Perivale	10.21
SPG Development Sites - The Hanwell Area	10.21
SPG Development Sites - The Southall Area	10.21
Supplementary Planning Guidance - Approved Draft	UDP 'Saved' Policy
SPG 2 Water, Drainage and Flooding	2.5
SPG3 Air Quality	2.6
SPG 12 Greening Your Home	4.1, 5.5
SPG Southall Development Sites	10.21
SPG Northolt Neighbourhood Shopping Centre	7.1, 10.1, 10.16
Interim Planning Guidance – Approved Draft	UDP 'Saved' Policy
IPG Greenford Hall Area	(Update of 10.21 in Sites DPD, examined by 9/07, adopted by 6/08.)
Supplementary Planning Documents – Adopted	UDP 'Saved' Policy
SPD1 Affordable Housing	5.2, 5.4
SPD2 Community Facilities	8.2, 8.7
SPD3 Low car housing in controlled parking zones	9.8, 9.1
SPD4 Residential extensions	4.1, 5.5, 5.9
SPD5 West London Tram Route	9.3
SPD6 Twyford Avenue Community Open Space	3.4, 10.21
SPD7 Car clubs	9.8
SPD8 Crossovers and parking in front gardens	9.9, 5.9

5. Issues and Action for Future Planning

This seventh Annual Monitoring Report for Ealing provides a broad indication of the borough's performance in the range of development topics referred to in the adopted unitary development plan. The salient points are set out below.

Strategy: The broad indications are that the existing UDP policies provide a comprehensive basis for planning decisions. Overall, the strategic priority in 2010/11 was to make good progress on LDF plan preparation and the production of the LDF evidence base to inform this process. The council consulted on its final submission proposals of the Development (or Core) Strategy and further iterations of its Development Sites and Development Management development plan documents. In the next monitoring period, the council will formally submit the Development Strategy to the Secretary of State for examination and, subject to the Inspector's binding report, will adopt the plan.

Environmental Resources and Waste: Ealing performs relatively well in respect of environmental issues such as air quality and the recycling of waste. As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions. The monitoring of completions data indicates that there were no new mineral facilities completed during the year or an increase in the capacity of waste installations. Monitoring the installation of renewable energy secured as part of the planning process has been difficult, although it is acknowledged that this is likely to improve given the new monitoring procedures that are being put in place.

Green Space and Natural Environment: The UDP policies for green space are essential in protecting open space in Ealing. The fact that these policies have been used highlights the pressure to develop on open space in the borough. In terms of permissions and completions it is noted that there has been a slight net loss of open space in Ealing during the year. Good progress has been made on UDP open space projects in 2010/11, while a significant number of new projects will be progressed through the LDF and following publication of the Green Space Strategy in 2012.

Urban Design: These policies are the most frequently quoted in the UDP and have stood up well at planning appeals in 2009/10. Urban design policies remain amongst the most frequently quoted policies in the UDP. They also stand up well in planning appeals, and have not been challenged by Inspectors. As in previous years, considerable input into the design of planning applications has been made by specialists on conservation, design, access and crime prevention.

Housing: These policies have been used consistently in planning decisions. Development targets were partially met. 100% of new housing completions were built on previously developed land and there was net increase of 265 residential units completed (representing 29% of the borough's annual net housing supply target). The housing pipeline is healthy with a significant increase in approvals. The housing trajectory indicates a significant five-year supply but suggests that the recession will have an adverse impact on house building in the very short-term. At 72, the number of affordable housing units completed was lower than the previous monitoring period.

Business: As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. 10,752 net square metres of employment space were lost in Ealing in 2010-11. Interestingly, the net loss occurred exclusively in the B8 use class with large and moderate increases recorded respectively in classes B1 and B2. While this data reflects the weak growth of the London and UK economies, it seems also to indicate a continuing restructuring of the Ealing employment stock towards more employment intensive uses. Accordingly, the proportionate loss of jobs in the Borough was much smaller than last year amounting to an estimated 105.

Shopping and Town Centres: The residents survey shows the overall satisfaction of residents with the provision of services in town centres remains constant whereas the indicators point out to dissatisfaction in relation to the enjoyment of the “town centre experience”. A1 completions have picked up compared to last year however reaching 2493 sq m in 2010-11, 77% of which took place in town centres. The provision of office floorspace however went down. The authority undertook further town centre management and regeneration initiatives and the management of the evening economy in 2010/11.

Community Facilities: The Council continues to review the provision of community services and available resource through initiatives such as the Property Strategy, the Infrastructure Delivery Plan and the planned Community Infrastructure Levy. The total net gain of D1 (non residential institutions) and D2 (leisure and assembly uses) floorspace for 2010/11 was 10,602 square metres, which is a improvement from last year's figure, and total approvals show the potential for an additional net gain of 30,667 sqm of community floorspace in the coming years.

Transport: The UDP transport policies were in the top two most frequently used policies in planning decisions in 2010/11 and they were used successfully at appeal. Negotiations on outline designs for Crossrail stations in the borough continued. Also, There was a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing. The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process. Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy, and the policies of the local authority. The administration is committed to sustainable transport.

Legal agreements: The total expected receipts from sealed s106 agreements for 2010/11 is £16,310,231, the highest figure secured since monitoring commenced in 1991/92. This is mainly due to contributions secured from the unprecedented scale of development permitted at the Gas Works site in Southall. With the forthcoming adoption of a CIL charging schedule, in future years the total S106 receipts will be significantly reduced, as S106 agreements will be limited to affordable housing contributions and site-specific planning requirements. Contributions to strategic infrastructure requirements will be captured through CIL, and within future AMRs the Council will publish the updated Infrastructure Delivery Schedule against which CIL contributions will be allocated and monitored.

Monitoring: The Council continues to make good progress towards the undertaking of sustainability appraisal of policy documents being prepared for publication and in developing its evidence base for the Local Development Framework.

Appendix A: Five Year Supply of Deliverable Sites

Major sites (10+ units) under construction

Sites DPD Ref	Application No.	Permission Date	Site Area (ha)	Site Name	Address	Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
ACT01	P/2011/2635 and previous	2004	26.5	South Acton Housing Estate	Acton W3	862	0	0	0	141	141
EAL04	P/2008/0156	Nov-09	1.8	Dickens Yard	Longfield Avenue/New Broadway W5 2XA	698	0	0	67	67	66
HAN01	P/2006/4025	Aug-07	1.1	Cambridge Yard	Cambridge Road, Hanwell W7 3UP	130	0	130	0	0	0
SOU08	P/2011/0808	Mar-11	0.9	Former Featherstone Road Primary School	Featherstone Road, Southall UB2 5AG	143	0	0	143	0	0
Z-ACT	P/2009/4376 P/2008/2643	Sep-10	2.7	Bromyard House	Bromyard Avenue W3 7BE	76	76	0	0	0	0
Z-EAL	P/2007/1649	Jul-07		50-54 Broadway	West Ealing W13 0SU	12	12	0	0	0	0
Z-EAL	P/2006/4648	Feb-08		Creffield Lodge	2-4 Creffield Road W5 3HP	11	11	0	0	0	0
Z-EAL	P/2008/1576	Nov-10	0.16	White Hart Public House	37 Greenford Road UB6 9AY	14	14	0	0	0	0
Z-GRE	P/2008/1477	Nov-09		5,7 Otter Road & 180 Windmill Lane	Greenford UB6 9DX	13	13	0	0	0	0
Z-HAN	P/2008/4509	Oct-09	0.24	Manor House School	16 Golden Manor, Hanwell W7 3EG	36	36	0	0	0	0
Z-HAN	P/2009/4174	Feb-10	0.18	Car Park	Highland Avenue/Hanway Road	15	15	0	0	0	0
Z-HAN	P/2009/1461	Aug-09	0.15	128-144 Boston Road	Hanwell W7 2HJ	12	12	0	0	0	0
Z-NOR	P/2009/3809	Jan-10	0.36	Eastcote Lane North	Northolt UB5	36	36	0	0	0	0
Z-SOU	P/2008/1250	Mar-10		104 Western Road	UB2 5EA	13	13	0	0	0	0

Sites DPD Ref	Application No.	Permission Date	Site Area (ha)	Site Name	Address	Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
Z-SOU	P/2008/0736	Jun-08	0.1	13-15 Osterley Park Road	UB2 4BL	12	12	0	0	0	0
Z-SOU	P/2007/0388	Oct-07	0.3	The White Hart/Victory Public House	49 High Street, Southall UB1 3HF	46	46	0	0	0	0
						TOTAL UNITS	296	130	210	208	207
						TOTAL AREA	4.19	1.10	1.08	4.60	4.60

Major Sites (10+ units) with planning permission, not yet started or subject to legal agreement

Sites DPD Ref	Application No.	Permission Date	Site Area (ha)	Site Name	Address	Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
ACT05	P/2009/1648	Appeal allowed Dec-2009	0.4	Acton Bus/Tram Depot	283-303 Uxbridge Road W3 9QU	85	0	85	0	0	0
ACT06	P/2009/3548	Appeal allowed Jul-2010	1	Colonial Drive/2 Bollo Lane	W4 5LE	56	0	48	0	0	0
EAL01	P/2010/0419 P/2010/0418	Sep-10	4.9	Green Man Lane Housing Estate	Green Man Lane, West Ealing W13 0UF	242	0	60	60	60	62
EAL14	P/2010/0647 P/2010/2266	Jul-2010 Sept-2010	0.9	Westel House and Craven House	32-38 Uxbridge Road, Ealing W5 2BS	28	0	28	0	0	0
EAL24	P/2006/3688	Jul-08	0.1	171-175 Uxbridge Road	Ealing W13 9AA	14	14	0	0	0	0
HAN02	P/2010/2539	Oct-10	1	Hanwell Locks	St Margaret's Road/Trumpers Way, Hanwell W7 2HF	77	0	0	77	0	0
SOU02	P/2010/3879	Mar-11	4.5	Golf Links Estate	Fleming Road, Southall UB1 3PE	23	23	0	0	0	0
SOU03	P/2008/3981	Mar-10	37.2	Southall Gas Works	The Straight, Southall UB1 1QZ	3750	0	0	0	360	360
SOU09	P/2010/1567	Pending Legal	0.8	Salisbury Depot	Salisbury Road, Southall UB2 5QJ	103	0	43	60	0	0

Sites DPD Ref	Application No.	Permission Date	Site Area (ha)	Site Name	Address	Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
Z-ACT	P/2007/1071	May-08	1.2	41-159 Bromyard Avenue	W3 7JS	281	63	92	75	51	0
Z-ACT	P/2008/4102	Dec-09	0.1	62 Horn Lane	W3	21	21	0	0	0	0
Z-ACT	P/2007/3230	Appeal allowed Jun-2008	0.05	7-11 Churchfield Road	W3 6AH	14	14	0	0	0	0
Z-ACT	P/2007/4855	Pending Legal	0.11	Land adjacent to Central Acton Station	East Churchfield Road	12	12	0	0	0	0
Z-ACT	P/2008/0145	Apr-08	0.04	Hilltop Works	Old Oak Common Lane NW10 6DY	10	10	0	0	0	0
Z-ACT	P/2008/2344	Sep-10	0.1	48 Lynton Road	W3 9HW	10	10	0	0	0	0
Z-ACT	P/2007/4277	Aug-09		1 East Acton Lane	W3 7HD	13	13	0	0	0	0
Z-ACT	P/2009/2975	Feb-10	0.2	Acton Central Industrial Estate	Rosemont Road W3 9HT	45	45	0	0	0	0
Z-ACT	P/2009/3510	Nov-10		The Creative Studios	Church Path, Acton, W4 5BJ	11	11	0	0	0	0
Z-EAL	P/2008/4740	Apr-09	0.2	Manor Works	Manor Road, West Ealing W13 0LJ	38	38	0	0	0	0
Z-EAL	P/2010/0333	Pending Legal		Cooper Court	41 Melbourne Avenue, West Ealing W13 9BW	10	0	10	0	0	0
Z-NOR	P/2010/1583	Apr-10	0.5	Phase 12 Grand Union Village	Broadmead Road UB5 6RJ	85	0	85	0	0	0
Z-NOR	P/2009/4007	Aug-10	0.2	631-635 Whitton Avenue West	Greenford UB6 0DZ	28	28	0	0	0	0
Z-NOR	P/2010/1380	Jun-10		Peel House	32-34 Church Road UB5 5AB	12	12	0	0	0	0
Z-NOR	P/2009/3722	Jan-10	0.4	Britannia Close	Northolt UB5 6JY	19	19	0	0	0	0
Z-SOU	P/2007/4416	Pending Legal	0.3	Top Lock Depot/Norwood Yard	Melbury Avenue/Popular Avenue	10	10	0	0	0	0

Sites DPD Ref	Application No.	Permission Date	Site Area (ha)	Site Name	Address	Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
Z-SOU	P/2007/4578	Sep-09	0.1	33 High Street	Southall UB1 3HA	22	22	0	0	0	0
Z-SOU	P/2008/4886	Aug-10		12-14 Osterley Park Road	Southall UB2 4BN	15	15	0	0	0	0
						TOTAL UNITS	380	451	272	471	422
						TOTAL AREA	6.70	4.73	2.93	7.73	7.43

Major sites (10+ units) in the planning pipeline and where the principle of development has been accepted

Sites DPD Ref	Site Area (ha)	Site Name	Address	Projected Net Gain	2011/12	2012/13	2013/14	2014/15	2015/16
ACT04	1.4	Acton Town Hall Complex	W3 6NE	120	0	0	0	0	120
EAL12	0.3	Former St Helena's Home	51 Drayton Green Road	22	0	22	0	0	0
GRE01	1.1	Allen Court Housing Estate	Ridding Lane, Greenford UB6 0LA	10	0	0	10	0	0
NOR01	4.5	Rectory Park Housing Estate	Northolt UB5 6BU	263	0	0	0	132	131
NOR02	0.5	Former Mandeville School	Eastcote Lane North, Northolt UB5 4AB	50	0	0	50	0	0
PAR01	9.9	Southern Gateway	Park Royal W3 6UP	1500	0	0	0	250	250
SOU07	8.3	Suterwalla	Queens Road/Southbridge Way/The Green/ Featherstone Road, Southall UB2 4AX	310	0	75	74	0	0
SOU16	0.3	57B Beresford Road	Southall UB1 1NL	11	0	11	0	0	0
				TOTAL UNITS	0	108	134	382	501
				TOTAL AREA	0	4.75	5.75	3.90	5.30

Planning Policy
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