

Authorities Monitoring Report 2012 - 2013



Ealing's Local Plan
Boroughwide Development Monitoring
Development Monitor 3 (January 2014)

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Ealing's development plan comprises the London Plan and Ealing's Local Plan documents. Changes introduced under the Planning and Compulsory Purchase Act 2004 requires the local planning authority to prepare a new development plan for the borough. This is called the Local Plan (until recently known as the Local Development Framework or LDF). This replaces the earlier development plan for the borough – the Unitary Development Plan adopted in 2004.

Local Plans are the plan for the future development of the local area, drawn up by the local planning authority in consultation with the local community. Local Plans are key to delivering sustainable development that reflects the visions and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances.

The Council has a responsibility to monitor the effectiveness of the policies in these documents and to report on progress in producing local plan documents and other aspects of planning. The document which brings this monitoring information together is the 'AMR' – Ealing's "Authorities' Monitoring Report".

Four separate AMR "development monitors" are planned each year as follows:

- **AMR Development Monitor 1 – Monitoring the Local Plan Making Process** AMR Development Monitor 1 – 'Monitoring the Local Plan Making Process' (published July 2013) which primarily examines performance with regard to the Council's public 'project plan' which identifies which local development documents will be produced, in what order and when. It also reviews action taken under the 'duty to cooperate' and provides a short update on neighbourhood planning in the borough.
- **AMR Development Monitor 2 – Monitoring Local Planning Obligations** 'Monitoring Local Planning Obligations' (published July 2013) which analyses S106 funding arising from development, and in future years money levied through the Community Infrastructure Levy.
- **AMR Development Monitor 3 – Borough Wide Development Monitoring** 'Borough Wide Development Monitoring' (January 2014) which examines a number of key performance indicators on a mostly thematic basis and including any statutory requirements not included in Monitors 1-2 e.g. in relation to the housing supply.
- **AMR Development Monitor 4 – Area, Local and Sites Development Monitoring** 'Area, Local and Sites Development Monitoring' (due Spring 2014) which builds on the data underpinning monitor 3 examining performance indicators mostly at a neighbourhood level. Progress in relation to the delivery of identified development sites in the borough will also be provided.

1. Introduction

This report comprises the third AMR monitor in the series and is organised thematically into seven sub sections as follows:

- Section 2 provides borough wide information on **housing**, measuring performance against a range of housing targets, including total completions, affordable housing completions, housing supply and projections.
- Section 3 **business** provides commentary on commercial and economic activity in the borough. An analysis is provided in relation to changes in employment floorspace and land use.
- Section 4 on **town centres** will provide an insight into changes in retail dynamics from previous years. Retail floorspace totals and proportions in Town Centres will be examined.
- Section 5 will provide commentary in relation to **social infrastructure**, and primarily monitor change in D class uses.
- Section 6 will provide information on the boroughs **green space** in relation to preventing loss of open space and change to biodiversity.
- Section 7 provides an overview of progress in relation to a number of policy areas which directly or indirectly respond to **climate change**. Policy areas covered in this section include: waste, aggregates, air quality, flood risk, sustainable design and construction and energy.

- Section 8 monitors progress regarding the **Infrastructure Delivery Plan** and specifically provides an updated the Infrastructure Delivery Schedule.

As well as the more obvious stylistic/formatting differences between this monitor and previous AMRs, this year's report is also particularly unique as it attempts to monitor a period which is in a state of transition as regard to the 'current' development plan and the application of policies. During this period both policies in the adopted UDP and emerging Local Plan have been applied in practice, and accordingly it is necessary to monitor progress against both. This will be simpler in future years when monitoring is only required against the new local plan documents. It should be noted that locally the Council also rely on policies in the London Plan, and the performance of these policies are monitored separately.

Where data is unavailable for this monitoring period, but will be sought for future years this has also been identified in the document. Moreover whilst much of the quantitative analysis relies on the latest ratified data covering the 2012/13 period, the more qualitative analysis attempts to bring this up to date.

In an attempt to provide an overview of findings for this year, the following key headlines have been identified. More detailed analysis can be found in the sub-sections which follow:

- **Housing** - Net additional dwelling were 752 units in 2012-13, an increase on the previous year's total of 599 units.

- **Affordable Housing** - Gross Affordable completed dwellings totalled 306 units and remained the same as last year, representing 41% of net residential units. Affordable Housing permissions as a percentage of net residential units were 47%, an increase on the 25% achieved in the previous year.

- **Housing Supply** - The Housing Trajectory anticipates housing supply to exceed the five-year requirement by 24% for the period 2013-2018.

- **Employment Floorspace** - Total amount of gross internal floorspace of 18,438 sq m which is an increase on previous year's total of 12,384 sq m.

- **Offices** - Total amount of existing office floorspace within the borough decreased by 22,947 sq m.

- **Retail** - Overall reduction of 532 sq m retail floorspace an improvement on 2011/12 loss of -1188 sq m.

- **Social Infrastructure** - Community Uses D1 floorspace and Leisure Uses D2 floorspace increased throughout the borough by 27,859 sq m which represents an increase of 6,834 sq m on the previous year's total.

- **Climate Change** - All planning applications approved for period 2012/13 met the 25% CO2 emissions reduction target and in some instances exceeded it. 11 out of 18 applications approved for period 2012/13 met the sustainability targets set by local policies including Code for Sustainable Homes Level 4 and BREEAM Rating Very Good. Post-construction renewable energy (&CO2) monitoring requirement introduced in January 2013. Since January' 2013, 21 major applications have been signed up to the Council's Automated Energy and CO2 Monitoring Platform for the period 2012/13.

2. Housing

Introduction

The Town and Country Planning (Local Planning) (England) Regulations 2012, regulation 34, subsection (3) prescribes that the AMR must contain information regarding the annual number of net additional dwellings and net additional affordable dwellings planned in any part of the local planning authorities' area, the relevant number completed in the AMR year, and in the years since the policy was first published, adopted or approved. Housing provisions under the regulations are used to update and monitor policy performance of the Local Plan through housing indicators as set out in the London Plan, Development Strategy, Development Sites and Development Management DPDs. The housing data will seek to measure the performance of policy 1.1 (a) aim to provide 14,000 additional homes by 2026, 1.2 (a) and 3A in relation to 50% target for affordable housing and split in terms of social or affordable rented accommodation.

Housing Supply

Ealing's target within the London Plan is to deliver 890 net new build homes per year, which is reflected in the Development Strategy's objective of providing 14,000 additional homes by 2026. While there are a number of elements that contribute to the borough's housing supply, the housing/mixed-use allocations within the Development Sites DPD form a key part of the Council's progress towards meeting its housing delivery targets and ensuring that housing growth occurs in sustainable places; 43 sites within the DPD support/require residential development and priority has been given to deliverable and developable brownfield land.

However, it is important to note that the Development Sites DPD is not an exhaustive list of sites with development potential and/or suitable for development within the borough. Only those sites that are considered central to delivering the policies and objectives of the Development Strategy, and likely to come forward during the lifetime of the Local Plan (2011-2026) are included in the DPD. A large proportion of the development in the borough occurs on smaller sites (less than 0.25ha) that when taken together make an important contribution to the borough's housing capacity. Other important sources of capacity include conversions/change of use, estate regeneration schemes and the Council new build programme.

A five-year supply of deliverable housing sites, in accordance with national requirements, is demonstrated in the borough's most recent Housing Trajectory as published in the 2013 Authorities Monitoring Report and included at Appendix A. The Housing Trajectory anticipates that 5,527 units would be delivered from 2013/2014 - 2017/2018, exceeding the five-year requirement (890 per annum) by 24%. The five-year calculation is based on historical trends in completions on smaller sites (set at 127 per annum) and a detailed analysis of major sites under construction, with planning permission, and within the planning pipeline.

The capacity estimates for this site allocations without planning permission where delivery falls within years 6-15 of the Housing Trajectory are in the majority based on the mid-point of the density range for the applicable PTAL to provide a realistic yield from individual housing sites.

However, where future work on refining these figures has been carried out, for example through the Southall OAPF and the Ealing Town Centre Spatial Development Framework, it is these figures that inform the Housing Trajectory.

If the projected completions in future years are realised, Ealing will meet its target of delivering 14,000 new homes by 2026, despite the marginal performance of the past two years; the planning pipeline remains healthy as can be seen by the number of new permissions in the financial year of 2013. Nevertheless, by its nature the development industry is open to change and differing levels of complexity such that there will never be absolute certainty that a site will be delivered. Overall, the council has a generally good record of housing delivery and the housing targets within the London Plan/Development Strategy are based on a robust assessment of the potential housing capacity that could be achieved on deliverable and developable sites within the borough.

Table 2.1 Housing Targets and Plan Period.

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

2. Housing

Housing Trajectory

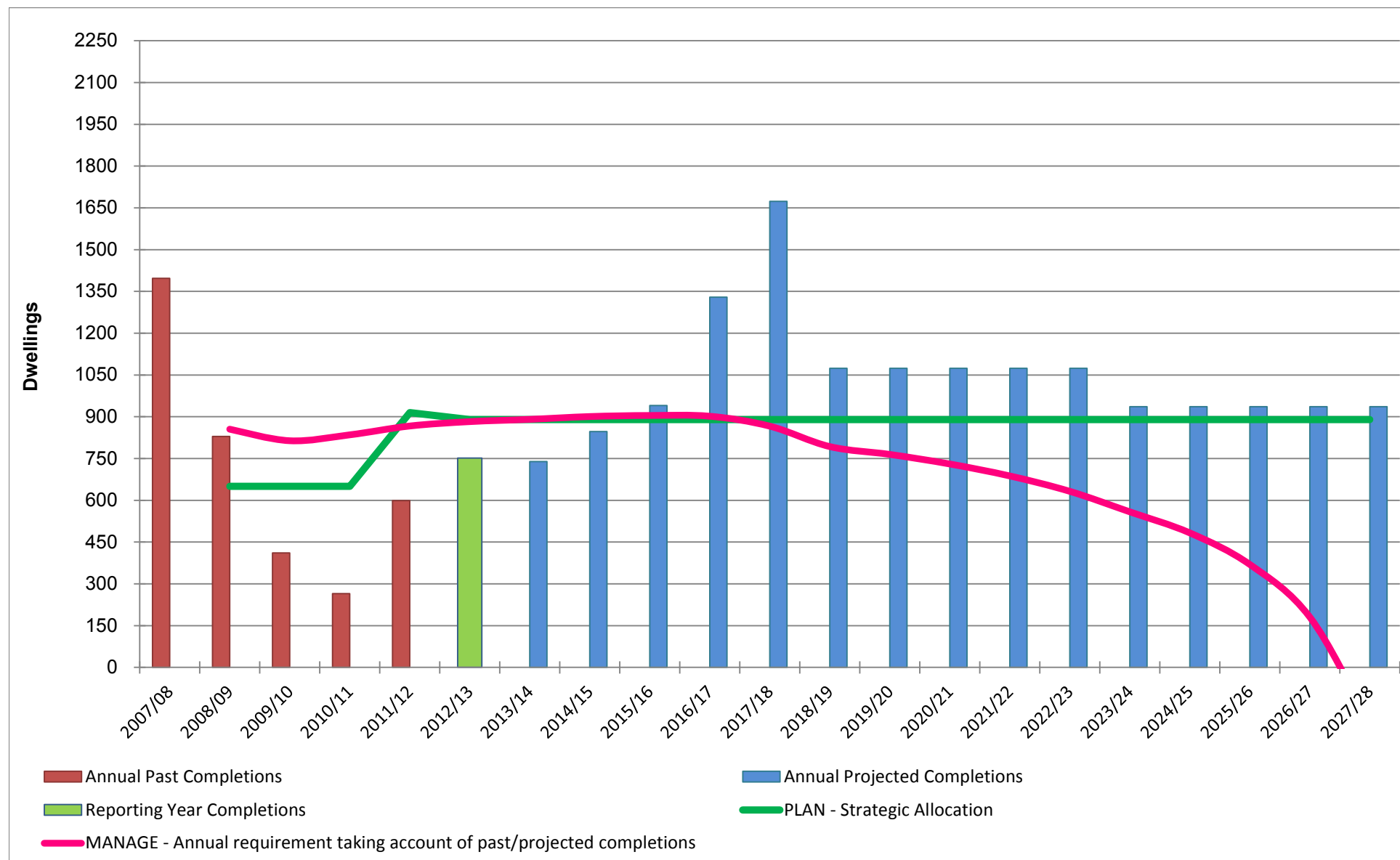
Table 2.2 - Trajectory

		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	26/27	27/28
		Rep	1	2	3	4	5															
H2(a)		1397	829	411	265	599																
H2(b)							752															
H2(c)	Net Additions							739	847	940	1329	1673	1074	1074	1074	1074	1074	936	936	936	936	936
	Hectares							5.55	8.10	6.39	13.38	19.07										
	Target		650	650	650	915	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890
H2(d)			855	814	835	867	882	891	901	905	902	866	793	765	730	687	632	559	483	370	181	-197

Table 2.3 - Five Year Deliverable Supply of Housing Land

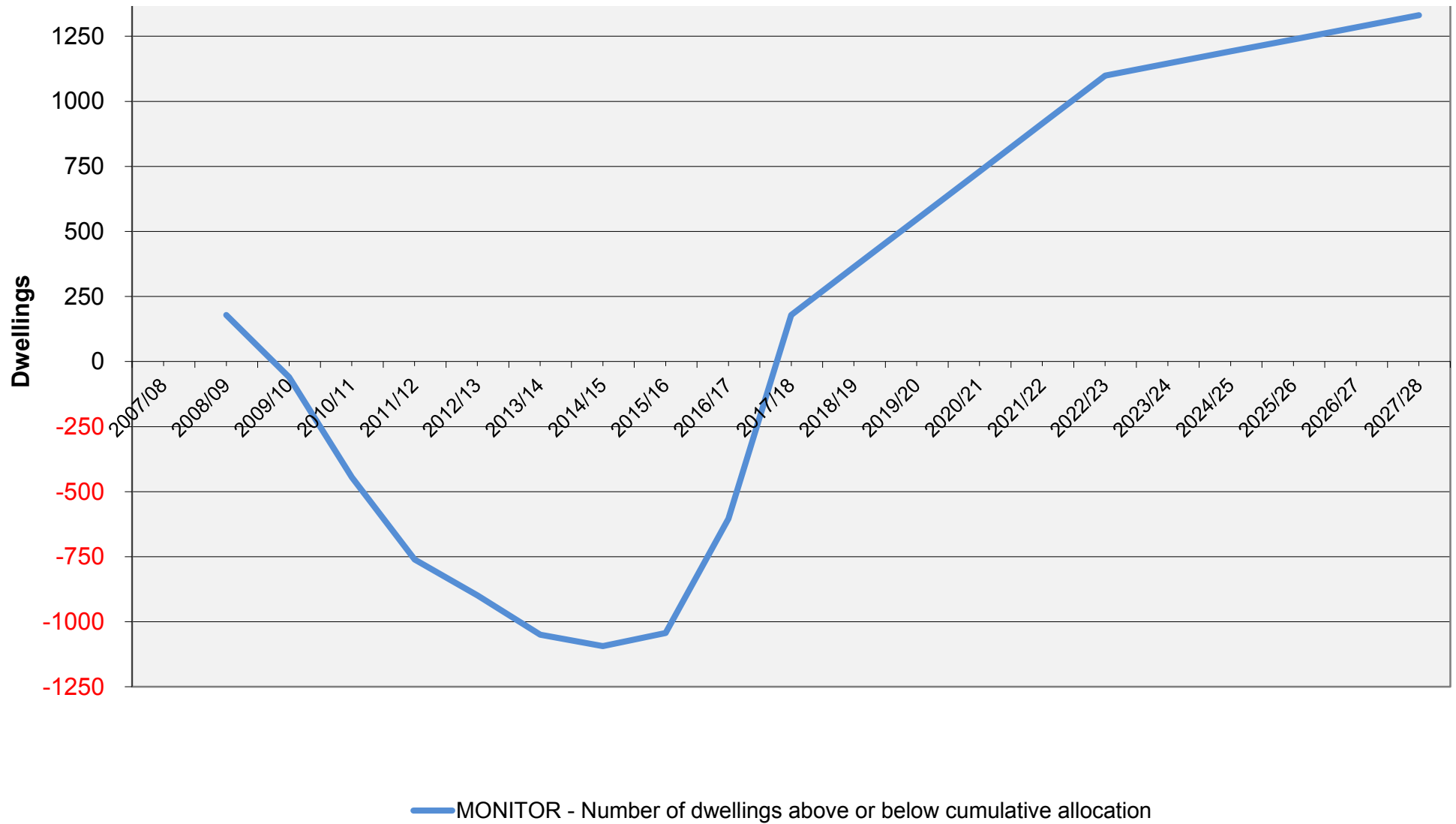
Status	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19 - 2022/23	2023/24 - 2027/28	Plan Period Completions
Under Construction	522	335	470	213	231	478	250	2499
Planning Permission Not Started/Subject to Legal	0	295	209	509	297	500	500	2310
Planning Application Awaiting Decision	0	0	0	0	0	0	0	0
Sites DPD Allocations	0	0	44	390	928	3307	2847	7516
Forecast Major Completions	522	630	723	1112	1456	4285	3597	12325
Forecast Minor Completions (SHLAA Small Sites)	217	217	217	217	217	1085	1085	3255
TOTAL FORECAST COMPLETIONS	739	847	940	1329	1673	5370	4682	15580
Total Forecast Completions per annum						1074	936	1039

Figure 2.1 - Trajectory Manage Graph



2. Housing

Figure 2.2 - Cumulative Allocation Graph



Housing Completions

Table 2.4 - Residential Completions and Permissions, 2012/13

	Residential Units (net)	Residential Units by Type (gross)			Affordable Units	
		New Build/Extensions	Conversion/Change of Use	Total	Number	% of net
Completions	752	563	347	910	306	41
Permissions	758	829	322	1151	356	47

Source: London Development Database

The number of net residential units increased from 599 units to 752, an increase of 153 units (25% increase on the previous year 11/12). However, the number of residential permissions granted fell from 808 to 758 units a decline of 50 units representing a 6% decrease on the preceding year 2011/12.

The 752 net additional dwellings completed in 2012/13, represents an achievement of 84 percent of the target of 890 new dwellings. Moreover, last year's AMR forecast completions of 983 in 2011/12, meaning actual completions fell short of projections by 231 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 752 net additions, 255 units were delivered on small sites comprising less than 10 units and 497 units were delivered through major schemes at:

- The Lindens, Queens Walk, Cheriton Close, Ealing, (16 net units)
- Cambridge Yard, Cambridge Road, Hanwell, (130 net units)
- 2 & 4 Creffield Lodge, Creffield Road, Ealing, (11 net units)

- Bromyard House (Phase 5) Bromyard Avenue, Acton (67 net units)
- 12-14, Osterley Park Road, Southall, Acton (15 net units)
- 2 Bollo Lane, Chiswick (56 net units)
- Wigmore Court & Car Park, Singapore Road, West Ealing (107 units)
- Grand Union Village (Phase 12) Broadmead road, Northolt (85 net units)
- Garages Rear of 62-68 Dabbs Hill Lane, Northolt (10 net units)

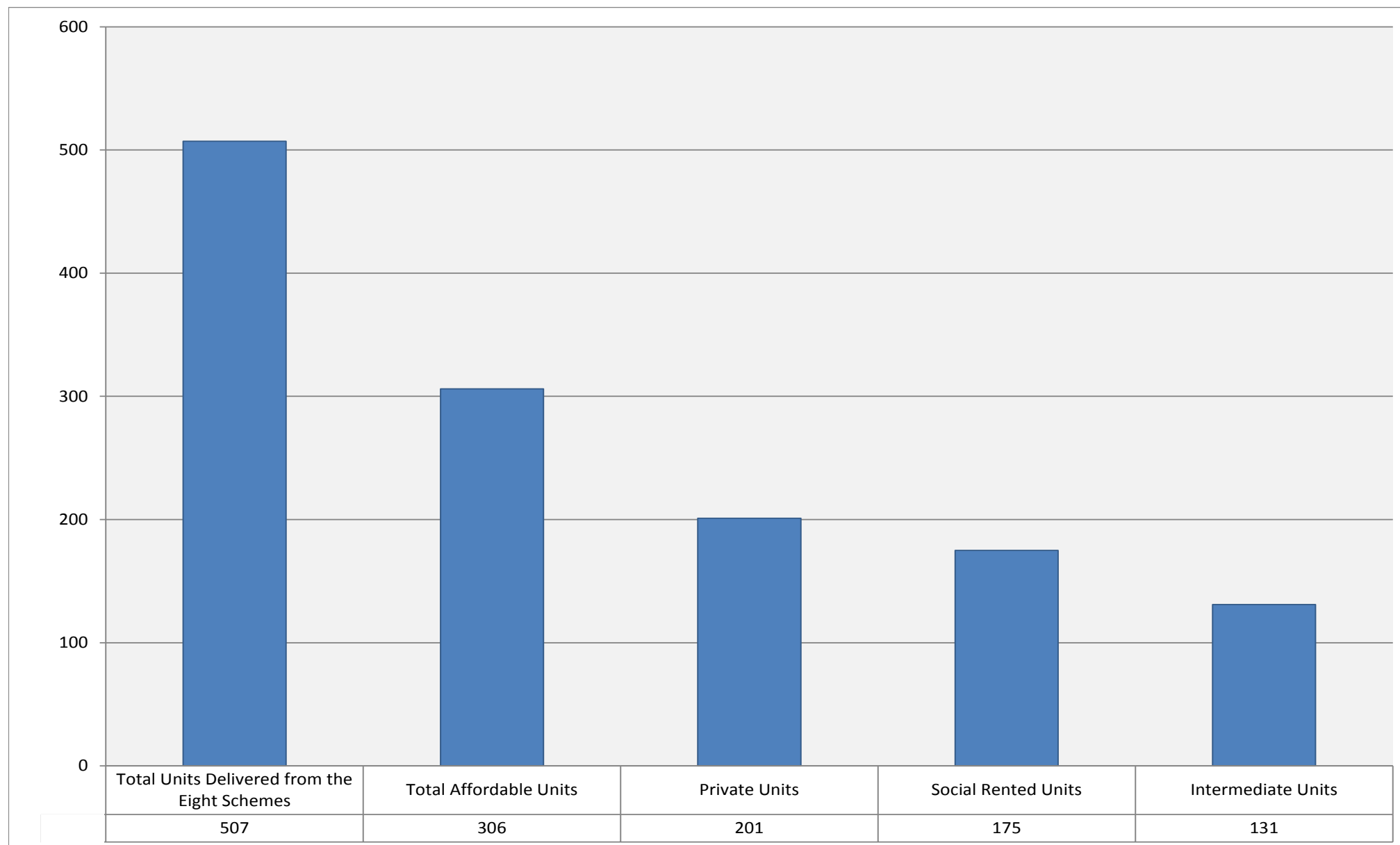
2. Housing

Affordable Housing Completions:

The total number of affordable units completed during monitor period 2012/13 was 306. Coincidentally this is exactly the same number that were completed during the last monitoring period (2011/12). Therefore the percentage of housing completions that are affordable units has declined from 51% in 2011/12 to 41% of this year's net residential completed units. In contrast, the number of affordable residential units granted increased from 177 units to 356 units, resulting in a net percentage increase from 22% (for 2011/12) to 47% (for 2012/13). The 306 affordable housing completions were delivered through eight development schemes; three 100% affordable housing schemes and the remaining five schemes delivered between 30% and 92% of the total units as affordable.

Figure 2.3 - Affordable Housing (scheme breakdown), indicates how many residential units were provided from the eight schemes and also which housing tenure they fall under.

Figure 2.4 - Affordable Housing (proportion of affordable units), shows how many units of the total residential completions were affordable and compares figures from the previous four monitoring years.

Figure 2.3 - Affordable Housing 1 (scheme breakdown)

2. Housing

Figure 2.4 - Affordable Housing 2 (proportion of affordable units)

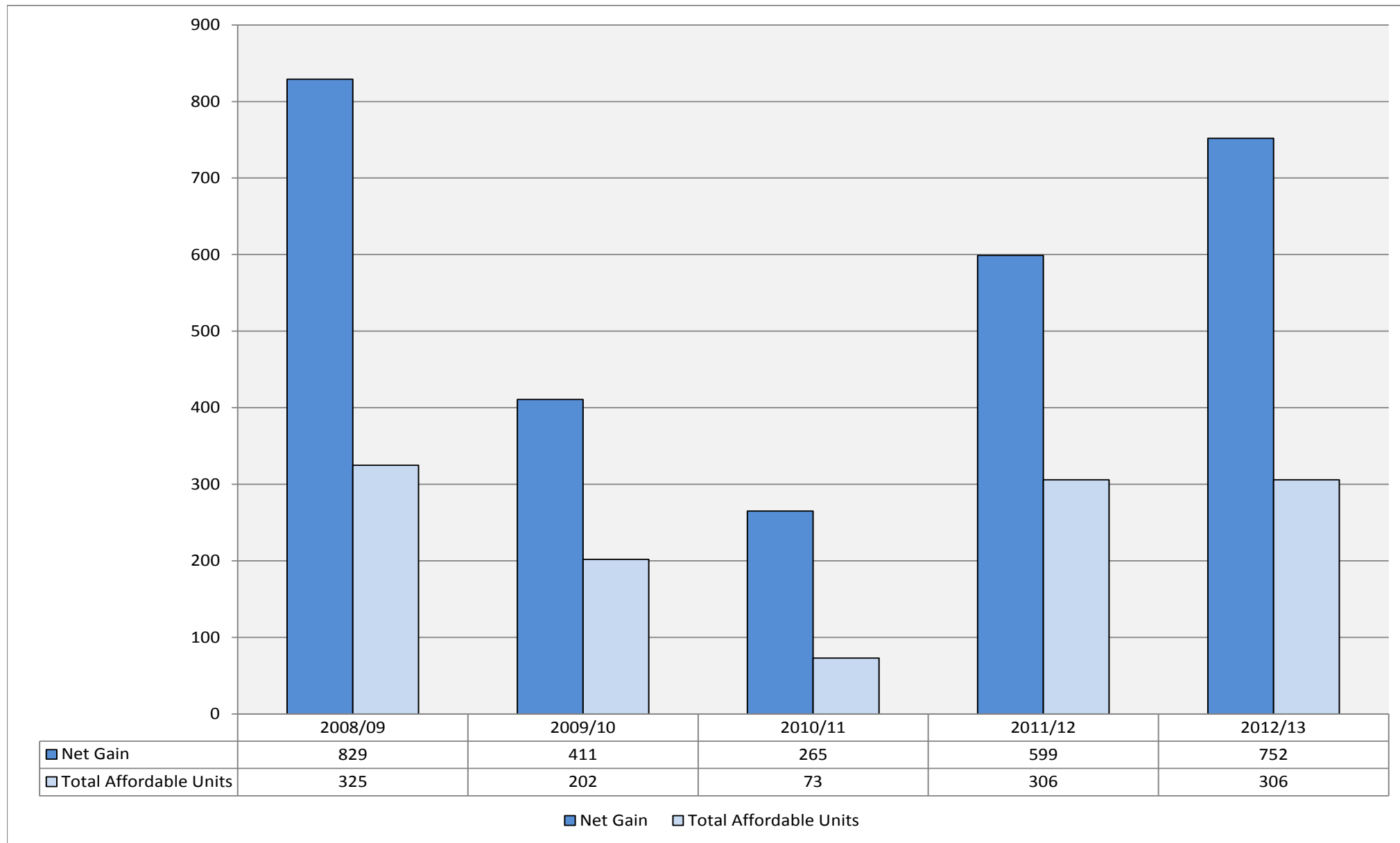


Table 2.5 - Details of the eight schemes that provided the 306 affordable units during monitoring period 2012/13.

Site	Planning Reference Number	Total Units Delivered	Total Affordable Units	Social Rented Units	Intermediate Units
Cambridge Yard, Cambridge Road, Hanwell	P/2006/4025	130	62	30	32
Bromyard House (Phase 5), Bromyard Avenue, Acton	P/2008/2643	67	20	0	20
2, Bollo Lane, Chiswick	P/2009/3548	56	27	13	14
Wigmore Court & Car Park, Singapore Road, West Ealing	P/2010/0418	154	141	92	49
75-81, Shaftesbury House, Grange Road, Windsor Road, Ealing	P/2012/1160	3	3	3	0
1, Wimborne Court, Southwell Avenue, Northolt	P/2012/2386	2	2	2	0
Grand Union Village (Phase 12), Broadmead Road, Northolt	PP/2010/1583	85	41	25	16
Garages Rear of 62-68 Dabbs Hill Lane, Northolt	PP/2010/4073	10	10	10	0

2. Housing

Accessible Design

Many residents already require accessible or adapted housing in order to lead dignified and independent lives. More people are living longer and older people are choosing to remain in their own homes rather than go into residential institutions. To address these and future needs, all future housing under London Plan policy 3.8 should be built to 'The Lifetime Homes' standards and 10% should be designed to be wheelchair accessible or easily adaptable for wheelchair users. For the monitoring period 2012/13 Table 1.6 below shows that of the 1151 gross residential units approved 963 (84%) were lifetime units and 90 (8%) were wheelchair accessible. The figures fall short of the London Plan requirements which is most likely due to incomplete recording rather than a failure to comply with the specific criteria. Moreover for the completions at least, a number of schemes may have been permitted prior to the introduction of the London Plan requirements. It is acknowledged too that where proposals involve the conversion of an existing property/properties achieving all aspects of the Lifetime Homes standards can be very challenging. Accordingly a number of proposals have been permitted which partially comply with Lifetime Homes Standards.

Table of Approved and Completed Housing Lifetime Units and Accessible Units for 2012/13			
Gross Housing Permissions Total Units	1151	Gross Housing Completed Total Units	910
Lifetime Units	963	Lifetime Units	525
Wheelchair Accessible Units	90	Wheelchair Accessible Units	49
Lifetime Homes as % of Total Gross Housing Permissions	84%	Lifetime Homes as % of Total Gross Completed Units	58%
Wheelchair Units as % of Total Gross Housing Permissions	8%	Wheelchair Units as % of Total Gross Housing Completed Units	55

Policy Indicators

Appeal Decisions

A survey of appeal decisions revealed that policies relating to housing both in the adopted UDP, Development Strategy & Emerging Development Management DPD were frequently used. A review of appeals upheld has been undertaken to establish whether such decisions highlight any shortfall with local policies, or question their validity. Whilst Inspectors have attributed varying weight to policies in their consideration of appeals, with one area of note being the application of the Mayor's minimum space standards for new residential developments, it is rare for them to challenge policies directly.

One case in particular is highlighted however where the Inspector effectively questioned the basis of the policy. This appeal case (P/2012/0465, 5 Church Avenue, Southall, Appeal ref: APP/A5270/A/12/2176809), involved a change of a single family dwellinghouse into two self-contained flats. This application was refused because the unit as originally built was considered to be too small for conversion. This was judged having regard to UDP policy 5.6 which resists subdivision where the house as originally built has 6 or less habitable rooms or has a floor area of less than 120 sq m. The inspector concluded that there was no evidence to suggest that the conversion of a smaller unit would cause material harm.

The Council has since too recognised the limitation of such prescriptive standards/yard sticks, and in developing its emerging Local Plan documents has sought to develop policies which measure the appropriateness of development based on the

quality of the output/development, rather than being measured against prescriptive and sometimes arbitrary inputs.

Departures

Applications which are not in line with the development plan are required to be formally advertised as departure applications in line with Article 13 of the Town & Country Planning (Development Management Procedure) Order 2010. An analysis of such applications is useful in illustrating where particular pressure points exist in relation to the implementation of the development plan policies. Analysis of the 18 departure applications in 2012/13 has found no policy departures in respect of C3 residential use class pertaining to Housing for the monitoring period 2012/13.

Introduction

This section of the monitor provides an overview of business development in the borough over the monitoring period, focusing specifically on various policy objectives set out in the Local Plan. Policy 1.1(c) of the Development Strategy seeks to promote business & enterprise by securing an adequate stock of employment land. Policy 1.1(a) sets a target of delivering 94,000 sq. m. of new office floorspace in the borough over the plan period. Policy 1.2(b) plans for the limited release of Strategic Industrial Land (SIL)/Locally Significant Industrial Site (LSIS) land over the plan period. Change can be measured both in terms of employment floorspace and the extent of areas formally protected/designated through the Local Plan.

Change in Employment Area

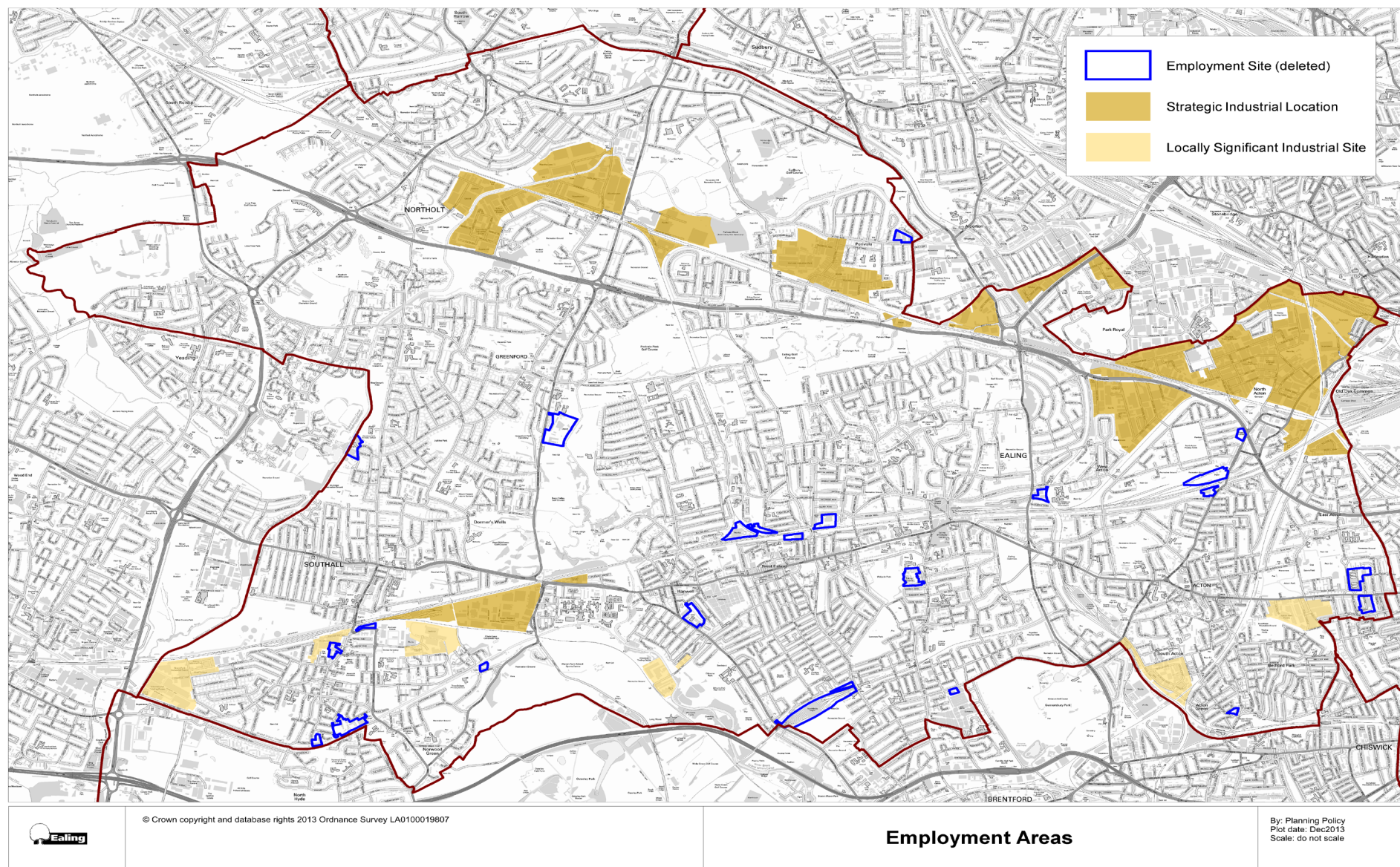
Within Ealing a range of policy designations are used to safeguard land for employment uses. In the UDP this comprised Major Employment Locations (MELs) and Employment Sites. Major Employment Locations have comprised the main reservoir of land for industry and related activities in the borough. These areas have typically been quite large and relatively homogenous in character. Employment sites in contrast have comprised typically smaller pockets of employment activity. Such sites often neighbour residential areas, and accordingly only less intensive activities have been promoted in such areas. 21 employment sites were designated through the UDP. Over the life of the UDP, many of these sites have faced considerable pressure to be released to non-employment uses. A number have in fact received planning consent on appeal, and the policy wording relating to employment sites was considered to be weak in safeguarding such uses. The designation/policy has also failed to protect employment uses which

which exist outside of the defined areas. Accordingly the Council have sought to delete the employment site designation. The future use of these sites, and others which are not presently designated, will be managed through the application of policy 4A 'Employment Uses' of the Development Management DPD. This policy sets a series of tests which must be satisfied if a change of use to a non-employment use is to be supported. This policy is considered to afford greater protection to employment uses than that which exists under UDP policy.

In order to align the emerging Local Plan documents with the London Plan, the MEL designation was also updated adopting instead the regionally recognised designations of SIL and LSIS. In addition to replacing the policy designation itself, some amendments to the boundary of sites has also been undertaken. Figure 3.1 below illustrates this change geographically.

The adopted Development Strategy (April 2013) plans for the managed release of 14ha of SIL/LSIS land, which will be coordinated through the Development Sites DPD and OAPF for Park Royal and Southall. At the time of writing both the Development Strategy and Sites DPDs have been adopted which has revised the extent of areas formally designated as SIL/LSIS (MEL previously) as illustrated on the Policies Map (see also figure 3.1 below). These changes are identified on a site by site basis in table 3.1 below, taking the 2004 UDP as its baseline. In terms of land release a total of 24.95ha is at present planned through the Local Plan documents, and has been illustrated on the adopted (Dec 13) Policies Map. This loss is however off-set by some significant gains, with the net change only accounting for a loss of 10.86 ha.

Figure 3.1 Employment designations as of December 2013.



3. Business

Table 3.1: Change to borough industrial land supply (SIL/LSIS)

Location	Net SIL Change (ha)	Net LSIS Change (ha)	Net SIL/LSIS Change (ha)	Industrial Land Release
Colonial Drive	0.00	-1.01	-1.01	1.01
Barrett Industrial Park	-3.34	0.00	-3.34	3.34
Middlesex Business Centre	0.00	-7.48	-7.48	7.48
Johnson Street	0.00	-2.96	-2.96	2.96
Greenford Green (north of canal)	-8.83	0.00	-8.83	8.83
Greenford Green (south of canal)	7.21	0.00	7.21	0.00
Trumpers Way	0.00	-0.94	-0.94	0.94
Pheonix House	0.00	-0.39	-0.39	0.39
Atlas Road	6.88	0.00	6.88	0.00
Total Quantum	1.92	-12.78	-10.86	24.95

Change in Employment Floorspace

In addition to monitoring change in respect of land formally designated/safeguarded for employment uses, planned through the Local Plan process, monitoring change in respect of employment floorspace permitted or completed through the development process can also be useful measure of the effectiveness of policies in protecting the existing stock of employment uses and in facilitating the delivery of new provision.

In respect of permissions, Table 3.2 below indicates changes in employment floorspace permitted during the year. As with previous years, whilst some new employment floorspace has been permitted during the year, this has been offset by some significant losses. If implemented these permissions would give rise to a net loss of 25,927 sq m, primarily in B1 (office/light industrial) and B8 (storage and distribution).

In terms of jobs it has been estimated that this could equate to a net loss of 964 jobs. That said, the loss in office /light industrial and storage or distribution jobs has reduced when compared to the previous year's projected loss of 1,466 jobs.

Table 3.2 Indicative changes in Employment 2012/13.

Use	B1	B2	B8	Total
Sq m / Worker*	17.9	31.8	40.1	N/A
Net Additional Floorspace Permitted (sq m)	-9,699	2,655	-13,573	-25,927
Number of Jobs	-542	-83	-338	-964

* A factor is employed to convert floorspace into jobs based on the methodology outlined in 'The Use of Business Space', SERPLAN/Roger Tyrn & Ptnrs 1997

With regard to completions table 3.3 illustrates that total net completions have resulted in a net loss of 52,107 sq. m. of employment floorspace. This loss in floorspace represents a marked increase on 2011/12 figure of -2,112 sq m. This increase can be attributed to the change of use from employment uses to other planning use classes.

Table 3.3 Amount of employment floorspace developed 2012-13 (sq m)

Use	B1	B2	B8	Total
Gross (Internal)	12,570	2,604	3,264	18,438
Net	-26,518	87	-25,676	-52,107

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

A total of 6,313 sq m of new office floorspace was created during this monitoring period; were this trend to continue over the plan period this would equate to 88,382 sq m of new office floorspace by 2026. This is 5,618 sq m below the target set out in policy 1.1(a).

Policy Indicators

Appeal Decisions

A survey of appeal decisions revealed that policies relating to business/employment uses both in the adopted UDP, Core Strategy & Emerging Development Management DPD were frequently used. A review of appeals upheld has been undertaken to establish whether such decisions highlight any shortfall with local policies, or question their validity. In this regard there were no appeal decisions which had a direct implication on policy in relation to Business for the monitoring period 2012/13.

Departures

Applications which are not in line with the development plan are required to be formally advertised as departure applications in line with Article 13 of the Town & Country Planning (Development Management Procedure) Order 2010. In addition to those applications formally advertised as departures, there were a handful of other applications which were deemed to be departures which are not formally advertised. An analysis of such applications is useful in illustrating where particular pressure points exist in relation to the implementation of the development plan policies. Of the 18 applications identified as departures during the year 16 were granted consent. Of these applications 3 were considered to depart from employment policies. The commentary below provides an analysis of these applications.

P/2011/3529, 628 Western Avenue, Acton, W3 0TA

This application involved the demolition of the existing building on the site, and the creation of a 158 bed hotel (C1 use class), office floor space and a data entry centre. This planning application was advertised as a departure from policy because the application site is located within a defined Strategic Industrial Location (SIL). The SIL designation seeks to protect land for industrial and warehousing uses in the first instance. Although London Plan policy generally seeks to ensure that SILs are used for “broad industrial type activities”, the application site also lies within an Opportunity Area (Park Royal), where new hotel development is directed. Whilst the proposal does result in a loss of B class floorspace, the proposed hotel use could support and complement existing business activities in this SIL area, and meet the wider OAPF objectives, and accordingly was deemed acceptable in this instance. To date work has yet to commence on this site.

P/2012/0338, Colonial Drive, Bollo Lane, Chiswick, W4 5NU

This application involved the demolition of existing industrial/warehousing buildings to provide for a mixed use development comprising 124 residential units, 589 sq. m. of office space and a 478 sq. m. child care facility. The site falls within a Major Employment Location (MEL) in Ealing’s Unitary Development Plan 2004, which seeks to protect land for industrial and warehousing uses only. The proposed residential and D class uses would normally be considered unacceptable in such a location.

The recommendation to grant planning permission was however very finely balanced, due to the physical constraints of this relatively narrow site and its sensitive location along the northern boundary with Gunnersbury Triangle Local Nature Reserve. However, on balance, the development proposals would result in the

achievement of many of the objectives of the Development Plan by providing additional residential accommodation, including affordable housing, helping to meet the Borough's annual housing target; and creating an important new pedestrian link and high quality public realm which would provide a direct link from Chiswick Park Station to Chiswick Business Park.

The site has been specifically identified as being suitable for a mixed-use redevelopment in the Ealing Employment Land Review (2010) and the draft Development Sites DPD (2010). Also of relevance to the consideration of this application is the recently constructed residential-led mixed use scheme at the adjoining site of 2 Bollo Lane. This car-free development (planning ref: P/2009/3548) which was allowed at appeal.

Furthermore, the Planning Statement submitted with the planning application indicates that based on Homes and Communities Agency (HCA) employment densities the scheme would be capable of providing 63 full time equivalent (FTE) jobs compared with the existing generation of between 55-60 FTE positions. The GLA has confirmed that they raise no objection to the alternative mix of uses proposed in principle and that the site would be released from its current employment designation in a managed and planned way. At the time of writing no works has commenced on site.

P/2010/1377, Land Adjacent to 65 Belvue Road, Northolt, UB5 5HP

This application involved the construction of 14 residential units. This planning application was advertised as a departure because the application site is located within a defined Major Employment Location/Strategic Industrial Location, where the loss of land from employment use to other uses, including residential, are generally opposed.

However, given that the application site abuts residential development to the west, policy 6.4 of the adopted Unitary Development Plan would essentially rule out Class B2 (General Industrial) or Class B8 (Storage or Distribution) uses of the site – the policy states: “B2 (General Industrial) and B8 (Storage or Distribution) uses on sites adjoining residential areas will be unacceptable, unless the environmental impacts can be overcome by appropriate mitigation standards” – and the site would only be considered appropriate for Class B1 (office, light industrial or research & development) purposes. To date work has yet to commence on this site.

4. Town Centres

Introduction

Elements of the key policies in the Development Strategy which this data seeks to measure include:

Policy 1.2(c) - performance in relation to targets for the supply of new floorspace – i.e. 98,500sqm of comparison (non-food) retail space and up to 29,900sqm of convenience (food) retail floorspace over the plan period.

Policy 1.2(b) - performance in relation to encouraging the majority of all new office development in Ealing town centre, a secondary focus at Park Royal and with some provision at Greenford.

Elements of policies in other DPDs which are measurable and can be monitored include:

Development Management DPD (adopted Dec 2013): Ealing Local Policy 4B 'Retail' and Ealing Local Policy 4C 'Main town centre uses'. Due to the very recent adoption of these policies, their effectiveness will be able to be monitored in future AMRs.

Following a survey in 2013 to establish the use of all retail units in the borough, all units are now defined as within either primary or secondary frontage. Ealing Local Policy 4B 'Retail' policy 4B(A) seeks to secure 100% A1 retail uses within designated primary frontage, in an attempt to consolidate the retail function of shopping parades and areas within neighbourhood, district and town centres. In recognising the contribution that other complementary uses also make to the functioning of retail areas, Policy 4B(B) provides flexibility by allowing a higher proportion of other complementary uses within secondary frontages.

Policy 4B therefore applies in assessing any planning applications for change of use. The data relating to these applications can be monitored and reported in future AMRs to help establish the success of the policy.

Policy 4B(D) also seeks to ensure all residential areas are served by local shopping within a 400m radius, and to provide for new retail in areas of emerging need or deficiency. The effectiveness of this policy will be able to be monitored following completion of the next borough-wide retail survey.

Ealing Local Policy 4C 'Main town centre uses' also seeks to avoid any over-concentration of particular types of uses which may erode local amenity by nature of that concentration. Such uses include hot food takeaways (use class A5), amusement arcades and night time uses. The effectiveness of this policy will also be able to be monitored following completion of the next borough-wide retail survey.

The following analysis of completions and planning approvals within the monitoring period 2012-13 includes reference to land uses within the Use Classes Order (2013). Please see Appendix 2.

Changes in Floorspace

This chapter monitors the total amount of gross and net completed retail, office and leisure floorspace (sq.m) in the borough, as well as the proportion which is located within the town centres. In order to monitor the health of our town centres, the percentage of gross change which occurred in town centres is also being provided (shown on Figure 4.3 as %). Whilst this table accurately represents completions, it is important to note that the net gain in these types of floorspace could be lower once completions of change of use from

the same range of use classes within the same monitoring period are also taken into account.

Figure 4.1 (page 24) shows the changes in floorspace for Retail, Office, Financial and Professional Services and Leisure uses across the entire borough. It breaks down the gains and losses in floorspace for each use class and subsequently shows the net change (total). The completions figures for this monitoring period (2012-13) show that there was an overall loss of 532 sq. m of Retail floorspace. This is a slight improvement from last year's figure of -1,188 sq. m.

Office floorspace within the borough has decreased by 22,947 sq. m. There were five major developments completed which largely contributed to this loss and they have been outlined in detail in Table 4.1 (page 26). Leisure floorspace has however increased throughout the borough by 2,913 sq. m which continues to grow following last year's increase of 3,625 sq. m. The construction of a new sports pavilion and children's sports activity centre, which includes two outdoor swimming pools at The Park Club in Acton contributed 1,640 sq. m of the overall gain in leisure floorspace.

Fig 4.1

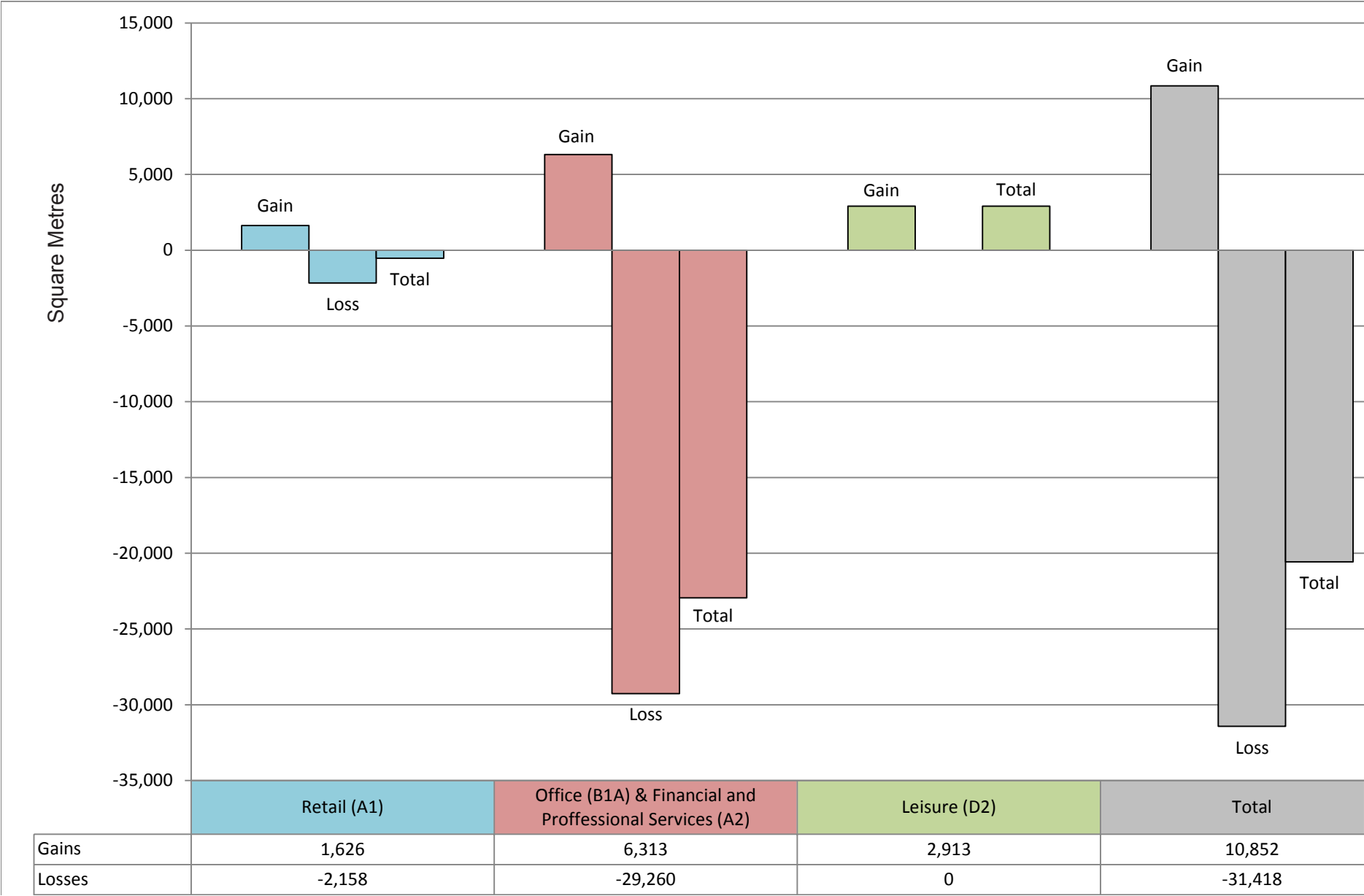


Figure 4.2 (page 27) shows changes in floorspace that have occurred within town centres. In addition it shows the percentage of the overall changes in the borough that occurred within town centres.

Completed retail floorspace in town centres has decreased by 795 sq. m during this monitoring period and contributes to 65% of the overall floorspace losses in the borough. The majority of loss of retail floorspace has occurred within town centres, due to factors such as the increasing use of online retail.

Despite the borough wide total of -22,947 sq. m of office floorspace, town centres have seen a net gain in office floorspace (679 sq. m). This is because 45% of office floorspace gains occurred in town centres, as opposed to only 7% losses.

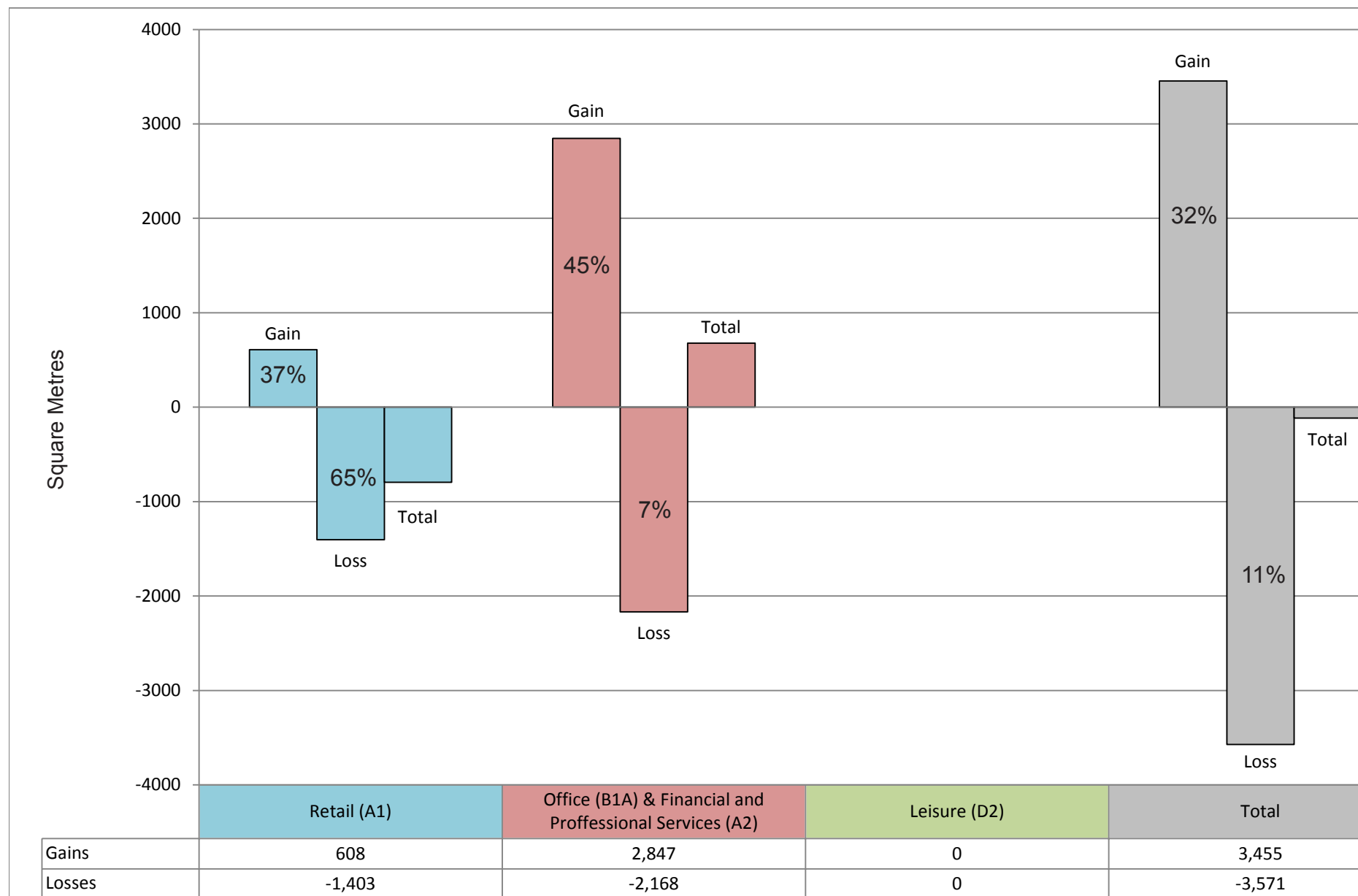
There were no completed leisure developments within town centres during this monitoring period (2012/13).

4. Town Centres

Table 4.1 - Losses in Office Floorspace Breakdown

Site	Reference	Net Change (sq. m)	Use changed to	Development description
179-181, The Vale, Acton, W3 7RW	PP/2011/1087	-1111	A1-A5 (Flexible) / C3	Part change of use of existing ground floor office (B1) to provide 150sqm of flexible retail use (A1-A5), part retention of existing office use (B1) at first, second and third floor level and the conversion to nine self-contained residential units (C3), the creation of a first floor roof terrace, external alterations to openings and provision of cycle and refuse storage.
26-42 Bond Street, Ealing, W5 5AA	PP/2010/2824	-1124	C1	A mendments to planning application: PP/2009/1483 dated 22/12/09 for Conversion of the upper floors (first to fourth floors) from offices (Use Class B1) and fifth floor/ roof extension to create a 50 hotel bedroom (Use Class C1); part conversion of ground floor from restaurant to Hotel and 1st - 4th floor extension to create new glazed liftshaft, external alterations associated with the remodelling of the building, boundary treatment, refuse storage, disabled parking, cycle storage, motorcycle parking and new shopfront to restaurant.
Bromyard House, Bromyard Avenue, Acton, W3 7BE	P/2008/2643	-5635	D1/C3	Conversion of part of the ground floor from offices (use class B1) to health facility (use class D1) comprising 483sqm; conversion of part the ground floor (the remainder), the first, second and third floor levels from offices (use class B1) to 67 self-contained residential units; external alterations including glazed extension; refuse facilities and parking.
Horsenden House, 891 Greenford Road, UB6 0HE	PP/2012/1433	-8790	D1	Change of use of Horsenden House from Use Class B1 (office) to a Use Class D1 (non-residential institution) for educational use.
Grand Union Village, Broadmead Road, Northolt, UB5 6RJ	PP/2010/1583	-9881	C3	Construction of 1x part three, four & five storey building and 1x part three, four, five & six storey building containing 85 flats (14 x 1 bed, 57 x 2 bed and 14 x 3 bed) including affordable housing, ground floor level car parking (64 spaces), landscaping, boundary treatment, and modifications to internal access road (following demolition of existing buildings).

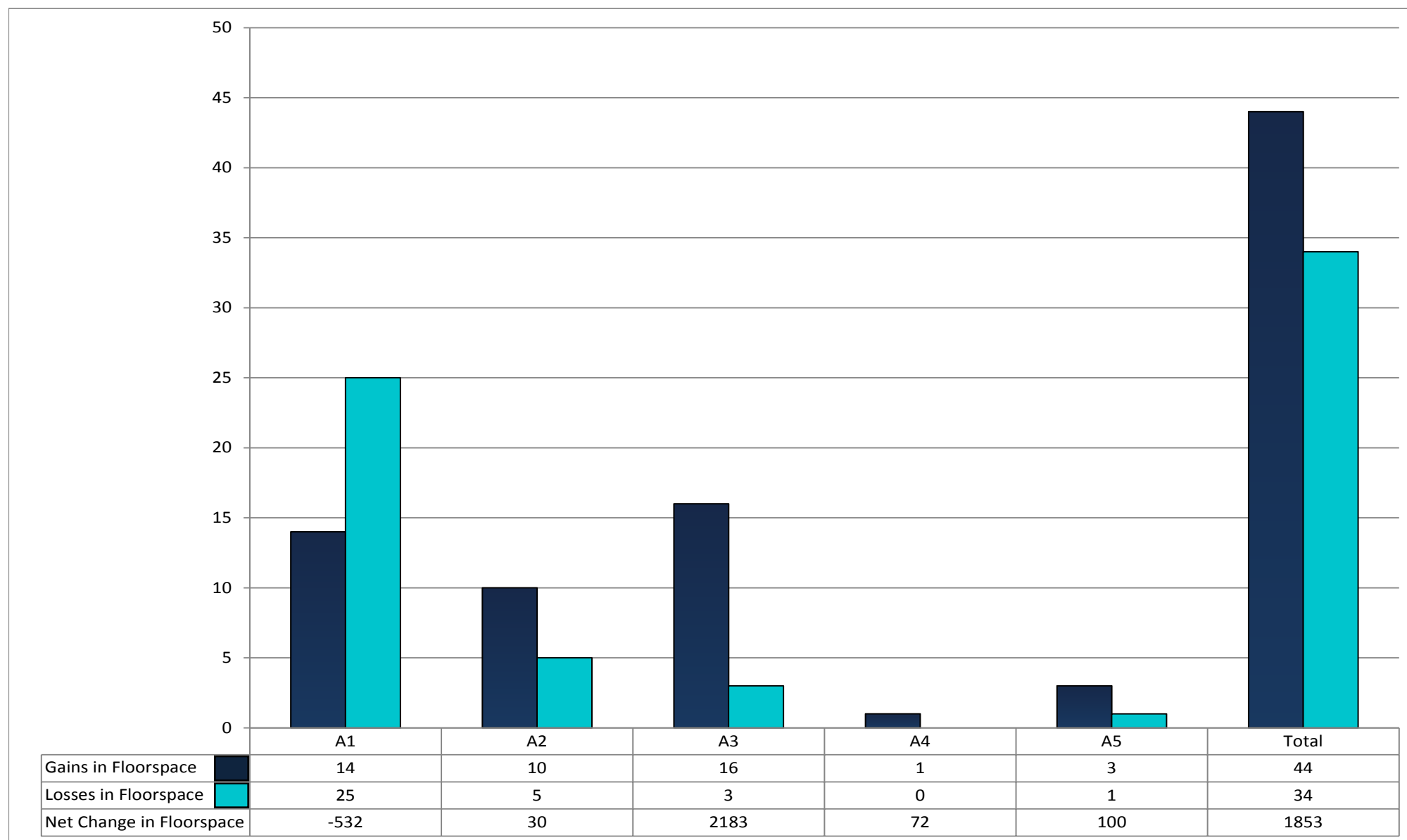
Fig 4.2



4. Town Centres

Fig 4.3 (page 29) relates to completions of all Class A (A1-A5) permissions in the borough. It shows that there were a total of 78 completions relating to Class A uses within this monitoring period. Of these, 44 represent gains to Use Class A floorspace and another 34 represent losses to other use classes (e.g. Retail to Residential) or changes of use within use class A (e.g. Retail to Restaurant).

Figure 4.3 - Number of completed A class use developments and gains, losses and the resulting net change in floorspace.



4. Town Centres

Table 4.2 below relates to approved developments relating to Class A (A1-A5) uses in the borough. It shows that a total of 93 such developments were granted approval in 2012-13. These could be extensions or changes of use to or from these uses. This monitoring period has seen a net increase of 1,838 sq. m of A1-A5 floorspace approved. This is significantly less than the 14,488 sq. m of floorspace approved during the last monitoring period (2011/12).

Table 4.2 - Approved class A developments and net change in floorspace 2012/13

Use Class	Number of Approved Applications	Net floorspace (sq. m)
A1	46	-20
A2	24	114
A3	19	2,816
A4	1	-1,155
A5	3	83
Total	93	1,838

There was 1,626 sq m (Fig 4.1) of new retail floorspace created in 2012/13, were this trend to continue over the plan period this would equate to 22,764 sq m of new retail floorspace by 2026. This figure would significantly fall short of the target set out in policy 1.2(c). However new retail floorspace figures is likely to increase as a result of the development at Dickens Yard.

Policy Indicators

Appeal Decisions

As with other sections, and for other development types, a review of appeals upheld has been undertaken to establish whether such decisions highlight any shortfall with local policies, or question their validity. In this regard there were no appeal decisions which had a direct implication on policies relating to town centre uses for the monitoring period 2012/13.

Departures

Applications which are not in line with the development plan are required to be formally advertised as departure applications in line with Article 13 of the Town & Country Planning (Development Management Procedure) Order 2010. An analysis of such applications is useful in illustrating where particular pressure points exist in relation to the implementation of the development plan policies. Analysis of departure applications has found no policy departures in respect of A1-A5 use classes pertaining to Town Centres for the monitoring period 2012/13.

5. Social Infrastructure

Introduction

The Council aims to ensure adequate provision of community facilities, including D1 (non-residential institutions, such as schools and health facilities, libraries) and D2 (assembly and leisure, such as swimming baths, outdoor recreation facilities, cinemas and places of worship) to protect those that exist and support the provision of new facilities where there is need and demand, to help achieve sustainable communities. This section outlines the net gains and losses of these types of floorspace by looking at relevant developments from previous monitoring periods that have been completed and approvals within this monitoring year which are yet to be implemented.

Elements of the policies in the adopted Development Strategy (2012) which are measurable include:

Policy 6.2 Social infrastructure: This promotes the development of the health network, increase in capacity of schools, the provision of children's centres within walking distance to every home, and improving access to open and built leisure uses.

Due to the adoption of these policies towards the end of the period being reported upon, their effectiveness will be able to be monitored and reported in future AMRs.

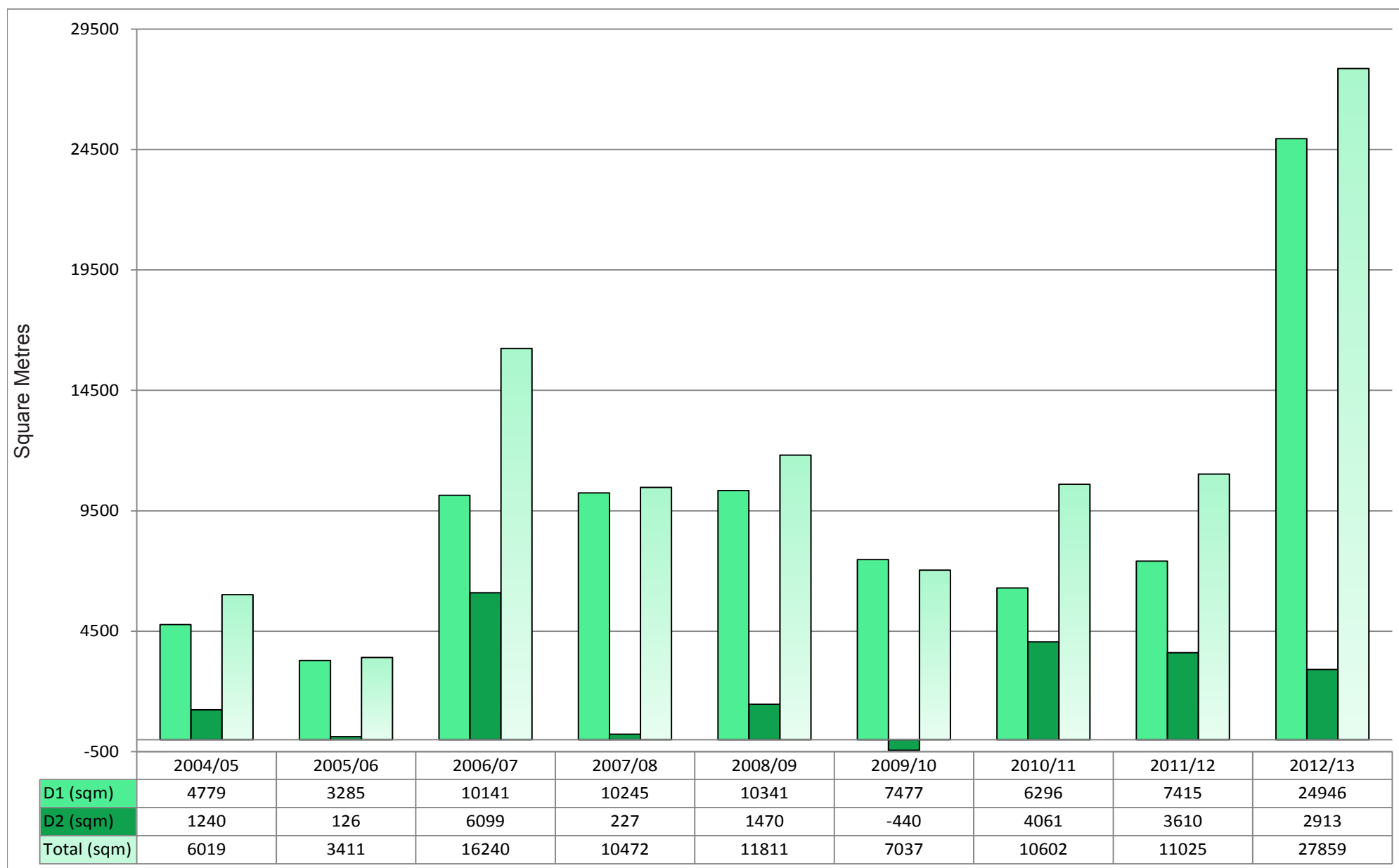
The Council's Infrastructure Delivery Schedule (IDS) was produced to support the Council's Development Strategy, to demonstrate the range of infrastructure planned across the borough to support the anticipated quantum of development. Further information on the IDS and the Council's emerging CIL which will help to fund infrastructure is provided in the 'Physical infrastructure' Section 8 below.

Change in Floorspace

There were 36 completions that included completed redevelopments, changes of use or conversions to or from non-residential institutions (D1)/ Assembly and Leisure (D2) (down from 38 last year). The total net gain in external floorspace for D1 and D2 uses was 27,859 Sq. m. 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%). Table (5.1) shows that the net gain in D1/D2 community floorspace is more than double the figure of the preceding year (2011/12).

Year	D1 (sq. m)	D2 (sq. m)	Total
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
2011/12	7415	3610	11025
2012/13	24946	2913	27859

Fig 5.1



5. Social Infrastructure

Major completions in this monitoring period included the provision of 8,790 net sq. m of D1 floorspace at Horsenden House, Greenford Road Greenford for the change of use of Horsenden House from offices to Educational use. The redevelopment Dormers Wells High School in Southall involving the erection of a part single, two and three storey secondary school and ancillary buildings yielded a net gain of 2,500 sq. m. of floorspace. The construction at West London Academy in Northolt for a two storey extension to provide teaching accommodation and a single storey detached building to provide for a nursery, reception and Year 1 classrooms has resulted in a net gain of 3,732 sq m in floorspace. The construction of a two-storey, 2 form entry primary school and nursery attached to the existing Holy Family Parish Centre building in Acton has provided an additional 2,500 sq m of D1 floorspace.

There were two major completions of D2 floorspace during this monitoring period, the first at Manor House Grounds in Acton where a change of use of a former tennis hard court as allotment gardens, two areas of allotment gardens for recreational use (multi-sports hard courts, 4 all-weather tennis courts and 4 short tennis courts) and use of a former bowling green as 2 grass tennis courts have resulted in a net increase of 1,640 sq m. of floorspace. The second development at Green Man Lane Estate provides a gym, cafe and enterprise units resulting in a gain of 1,071 sq. m D2 floorspace.

The total net gain of completed D1 (non-residential institutions) and D2 (leisure and assembly uses) floorspace for 2012/13 was 27,859 square metres, which is a significant improvement from last year's figure, and total approvals show the potential for an additional net gain of 33,834 sq. m of community floorspace in the coming years.

In terms of approvals granted, these represent a net gain of 33,948 sq. m. of D1 floorspace (compared with 24382 sq. m, in 2011/12,). There will however be a net loss of -114 sqm in assembly and leisure floorspace (compared with 380 sq. m, 2011/11). Overall, for D1 & D2 uses together there will be a combined net gain of 33,834 sq. m. of floorspace (compared with 24762 sq m in 2011/12) if all of the proposals are implemented. Note these figures have been adjusted to reflect approximate gross internal floorspace.

Introduction

As well as providing an overview of change in relation to green/open spaces in the borough, this section of the monitor seeks to review the effectiveness of policies in the development plan in protecting and enhancing the network of open space in the borough. These policies are set out in the UDP, the adopted Development Strategy and other emerging Local Plan documents.

Development Indicators

Local development policies primarily seek to protect open space from inappropriate development. Accordingly only built development which directly supports (or is ancillary) and does not compromise the function/character of that open space is permitted. An analysis of permissions and completions involving built development on open space is useful in revealing how effective the policies have been in safeguarding open space.

In terms of built development six proposals have been completed in the year which resulted in losses or gains in open space (not including SINC areas). Half of these applications resulted in gains totalling 0.673 ha, whilst the other half resulted in losses totalling 0.127ha. Overall these developments gave rise to a net increase in 0.546ha of open space. It should be noted that these changes have been recorded for designated & non-designated open space.

With regard to permissions, 4 applications have been approved which resulted in either a gain or loss of open space. Two of these applications resulted in a loss totalling 0.491 ha, whilst the other half resulted in a gain of 0.224ha. Unlike completions these developments resulted in a net loss of 0.267ha of open space.

Given changes made in the collection, recording and reporting of data through the LDD in respect of gains and losses in open space during the monitoring period, it is possible that these findings are incomplete. With regard to permissions for example as will be evident below 13 schemes were granted during the year which was advertised as departures because they involved built development on open space. Whilst not all of these gave rise to a net loss of open space, a number did although unfortunately these have not been picked up in LDD reporting. To improve the accuracy of data recorded for future monitoring periods the Council has now amended its monitoring report, aligning this more closely with LDD recording.

With regard to sites of importance for nature conservation (SINC), policies 5.4 and 2.18 of the Development Strategy and Development Management DPDs respectively resist new built development on such sites. Whilst no applications were permitted during the year which involved development on such land, two schemes were completed.

The first of these involved the construction of a new football pavilion at the Brentham Club Sports Ground (P/2011/1037). Whilst the wider application site did lie within a SINC, the new pavilion is sited outside of the designated area and accordingly does not undermine the value or integrity of the site.

6. Green Space

A second application (P/2011/1469) entailed the construction of a new two form entry primary school and nursery. Whilst this proposal has resulted in a significant loss of biodiversity, unfortunately at the time of determining this application the site was not formalised as a SINC, with the wider site only being adopted as a SINC in 2013.

Whilst it is fairly straightforward to monitor change in this way, i.e. in terms of the direct loss of land to built development, it is much more difficult to monitor change in respect of quality, and in this instance, the biodiversity value of that space. 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 any significant changes at present, although the Council are in the process of reviewing and updating the Biodiversity Action Plan due to be published in 2014.

Policy Indicators

Appeal Decisions

A survey of appeal decisions revealed that policies relating to open space both in the adopted UDP, Core Strategy & Emerging Development Management DPD were frequently used. A review of appeals upheld has been undertaken to establish whether such decisions highlight any shortfall with local policies, or question their validity. In this regard there were no appeal decisions which had a direct implication on policy in relation to Green Space for the monitoring period 2012/13.

Departures

Applications which are not in line with the development plan are required to be formally advertised as departure applications in line with Article 13 of the Town & Country Planning (Development Management Procedure) Order 2010. In addition to those applications formally advertised as departures, there were a handful of other applications which were deemed to be departures which are not formally advertised. An analysis of such applications is useful in illustrating where particular pressure points exist in relation to the implementation of the development plan policies. Of the 18 applications identified as departures during the year 16 were granted consent. Of these applications 13 were considered to depart from open space policies, more than any previous monitoring year. The commentary below provides an analysis of these applications.

PP/2012/0211, Lord Halsbury Memorial Playing Fields, Priors Farm Lane, Northolt

The first application involved the construction of single storey pavilion consisting of changing rooms, community hall, bar and boxing gym. The site is located at Lord Halsbury Playing Fields, Northolt. The playing fields are a large area of grassed open land situated behind the housing estate on Arnold Road and the Willow Tree Primary School. The playing fields are designated as Green Belt and Public Open Space in the Council's Unitary Development Plan (UDP)/Local Plan, where built development which is unconnected from the open space function is resisted.

The former sports pavilion at the site was damaged by fire in April 2011 and was subsequently demolished. Overall the development would provide a high quality replacement sports pavilion and ancillary development in accordance with the relevant policies of the Unitary Development Plan (2004), the Ealing Development (or Core) Strategy (2012), the London Plan (2011), and the National Planning Policy Framework (2012).

P/2012/1761, Willow Tree Primary School, Priors Farm Lane, Northolt

This application involved the erection of a modular classroom unit on the south east side of the school. Whilst part of the school site does lie within Green Belt, the footprint of the proposed structure sits outside of this area. Whilst the impact of built development on land adjoining Green Belt also needs to be considered, the proposed development was not considered to harm the open character of the site or wider Green belt network, and accordingly was considered to be acceptable.

P/2012/0005, Belvue School, Rowdell Road, Northolt, UB5 6AG

This application sought to vary a condition extending temporary consent for the retention of a building for a further 5 years. The application site is located within the Green Belt where there is a presumption against built development which is unrelated to the open space function of the site. The continued use of the building for educational purposes would be contrary to, and therefore a departure from policy 3.1 in the adopted Ealing Unitary Development Plan and policy 7.16 in the adopted London Plan (2011).

In this respect the school itself is situated within the Green Belt. This building, whilst adding to the collection of buildings present at the site, has a limited impact partly due to its size (160 square metres and 3.3 metres high), its location on a previously hard surfaced area and proximity to and relationship with existing buildings. The otherwise open character of the site would be generally maintained.

The proposed retention of the temporary classroom for an additional 5 year period, whilst constituting inappropriate development in Green Belt terms and a departure from the development plan, is considered to be appropriate in this location given the very special circumstances put forward by the applicant. It is considered that the limited harm to the openness of the Green Belt from the building would be outweighed by the very special circumstances put forward. In particular the community benefits that would continue from allowing those with special needs resident in the borough to be educated close to home in a well-established and respected facility, the limited period of the use and future developments envisaged are considered to be sufficient to justify approval in this case.

PP/2012/2446, Belvue School, Rowdell Road, Northolt, UB5 6AG

The application proposes a number of alterations and developments within the site of Belvue School and Wulfgar Wood to improve educational and vocational facilities for this special needs school. The site lies within the Green Belt, and the northern and southern-most parts lie within an Archaeological Interest Area and a Green Corridor, respectively. Within Green Belt there is a presumption against new development, unless it directly supports the open space function of the site.

6. Green Space

The size of the proposed buildings is secondary to the existing extended school buildings. The proposed increase of approximately 130sqm is unlikely to be harmful to the Green Belt and would have relatively little impact on the woodland, through the development of paths and enclosure with a fence. The existing authorised buildings on the site currently covers an area of some 2600 square metres and the proposal would only equate to around a 4% increase in built development and in excess of 50% of the total school site area would remain undeveloped and 'open' Development surrounding the existing untouched Green Belt would appear to be the most delicate part of this scheme, given that the existing school site has already been substantially developed. However, the level of development within this wooded part of the site is not considered to have a significant impact.

It is considered that the proposed design of the developments within the site would be of an appropriate design, which would be in-keeping with school site and the open character of the Green Belt as a whole.

PP/2011/3321, Esso Petrol Filling Station (At Rear), 301, Uxbridge Road Southall, UB1 3DD

This application involves the erection of an industrial building to be used for vehicle repairs and MOT. The development site is located within an area designated within the Unitary Development Plan (UDP) as Metropolitan Open Land (MOL). UDP policy 3.1 and London Plan (July 2011) (LP) policy 7.17 are directly relevant. Both policies seek to maintain the strongest protection of the open nature of this land. Appropriate development within the MOL is described in the LP as small structures required to support outdoor open space uses, and of a scale that minimises any adverse effect on the openness of the MOL. The LP and UDP are consistent in requiring that inappropriate development in these areas should be refused

except in very special circumstances. In this regard an approval of the proposal would be deemed a departure from policy.

Whilst the site is designated as MOL, it is noted that it does already contain large areas of hardstanding and some built structures. The proposed development would be located along the northern side boundary of the site and would be screened from public view from Uxbridge Road by the existing buildings on site. The proposed building would also be screened from view from the golf course by the existing dense and mature woodlands. The proposed development would not have any significant impact on the open and green character of the MOL. It was considered that the development is a very special circumstance, and in this regard would not be contrary to UDP or LP policy.

P/2012/2356, West Twyford Primary School, Twyford Abbey Road, Park Royal

This application involves the temporary siting of a single storey classroom building to the rear of main school building. The school site forms part of land designated as MOL, and the development is contrary to such policy. Given the temporary nature of the proposal, the pressing need for additional school accommodation, and its sensitive design, the departure on balance was considered acceptable.

P/2012/1991, Sports Ground, Oldfield Lane North, Greenford

This proposal involved the redevelopment of site to provide a part two, three and four storey 8 form entry secondary school with 6th. form and SEN accommodation, with vehicular and pedestrian access off Oldfield Lane North, car park and cycle storage areas, provision of sports pitches (including floodlit multi use games areas and other all weather surfaces, hard and soft landscaping (including

mound and swale along the A40 frontage). The site forms part of land designated as MOL, and the development is contrary to such policy, and accordingly was advertised as a departure.

The primary planning consideration in respect of this application relates to the designation of the site as Metropolitan Open Land. Policy 7.17 of the London Plan (2011) indicates that: “The strongest protection should be given to London’s Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt.” Similarly, policy 3.1 of the adopted UDP states that: “The Council will:...(iii) Permit only appropriate and essential developments required for open-air recreation, nature conservation, nature education, agriculture and forestry, which conserve and enhance the Major Open Area.”

In summary, the ‘very special circumstances’ considered to exist in terms of this development application were:

There is a justifiable educational need for a new secondary school in the borough. The new secondary school would be most appropriately located in the north of the borough where there is no secondary school currently and where pupils have to travel long distances, including outside of the borough, for their education.

There are not considered to be any other alternative sites within urban areas or on already developed sites in the area that are of an appropriate size and location, are readily accessible, have appropriate topography and are available. Site searches have been carried out and have identified the application site as being the optimum site for a new secondary school development in the northern part of the borough.

The proposal would provide public access to the outdoor sporting facilities on the site and would address the current severe deficiency in open space provision. The impact of the new built development on the openness of the Metropolitan Open Land would be kept to a minimum by locating the building on the site of the existing pavilion; reducing the spread of built development by removing the existing cricket pavilion, bowls club building and other hard surfacing that are currently scattered across the site; and by limiting the footprint of the building whilst keeping the height of the development to a minimum by utilising a flat roof design and locating the building alongside the A40 (Western Avenue) where it is raised on an embankment and opposite an existing four-storey flatted development (Fairlight Court).

These factors, in combination, were considered to be sufficient to qualify as ‘very special circumstances’ to justify the principle of the development in MOL terms and the development was therefore considered to be acceptable.

P/2012/2370, Unit 15, Westway Cross Retail Park, Greenford Road, Greenford

This application involved the construction of a non-food retail unit (Use Class A1) associated refuse / recycling storage, and re-configuration of car parking spaces and vehicular circulation of car park.

As proposed, the unit is sited in the car park of the existing shopping area. As a proportion of this car park serves visitors of the nearby open space, and in itself is largely open, the car park is also designated as MOL. Whilst the proposal is deemed to be an inappropriate use, and accordingly was advertised as a departure, the impact on the overall open character of the site and area was considered to be minimal. In particular the proposed unit adjoins the

6. Green Space

existing buildings, and is sited on part of the existing car park which is presently hard standing, and its use is unconnected from the adjoining open space.

PP/2012/1415, Walpole Park, Mattock Lane, Ealing

This proposal involves the construction of single-storey learning centre incorporating public WCs, café kiosk, courtyard and landscaping on the site of the former animal centre. Refurbishment and restoration of Walpole Park including realigned pathways, tree works, tree removals and landscaping. Restoration and enhancement of 2no. water features, replacement planting, removal of existing playground, construction of replacement play landscape and repairs to park entrances. Alterations to Rustic Bridge, Mattock Lane Wall and Stone Bench (Deemed Consent). The park is designated as Metropolitan Open Land, Public Open Space and Heritage Land and is within an Archaeological Interest Area as indicated on the adopted UDP/Local Plan Policies Map.

Whilst the proposal would involve built works on open land, these works are appropriate as they facilitate the use of the park, and support the restoration and enhancement of the existing listed structures to secure their long term retention and re-interpretation in the original Regency style of the park in a manner reflecting the originals concepts of one of the designers of the park.

P/2012/3391, Allen Court, Ridding Lane, Greenford

This application involved the demolition of existing buildings and erection of two part five, part seven storey buildings containing 81 flats (18 x one-bedroom, 61 x two-bedroom and 2 x three-bedroom units) and a terrace of eight three storey houses (6 x three-bedroom and 2 x four-bedroom units), 57sqm floorspace for use as a community room (D1 use class), 58 car parking spaces,

landscaping and associated works, including the reconfiguration of the Ridding Lane Public Open Space and relocation of the play equipment.

The application site is partly located within the Ridding Lane Public Open Space (POS). The application was advertised as a departure from the development plan, as residential development would typically be considered inappropriate in such locations. The eastern part of the site is also identified as forming part of a Site of Local Importance for Nature Conservation (SINC). The SINC description states that the off-site Oaks and underground stream have conservation merit.

The proposal would result in the re-arrangement of the Ridding Lane POS. The re-arrangement of the development site and Ridding Lane POS would not result in any loss of POS, which would remain at 1.29ha. It was considered that the re-arrangement of the layout of the POS would provide a more usable open area that would also benefit quite significantly from much-improved natural surveillance from the development. It is also significant that the central part of the POS would become larger (through the demolition of the existing 11-storey tower) and that this area is the most-level area within the entire site. It is imagined that the provision of a level area of POS would facilitate better leisure and amenity opportunities for park-users.

Paragraph 109 of the NPPF recognises the importance of protecting and enhancing the natural and local environment and minimising the impact of development on biodiversity. An Ecological Appraisal based on a Habitat Report, identified that the site could potentially support habitats for bats, nesting birds and reptiles, which are all protected species by virtue of the Wildlife and Countryside Act 1981 and the Conservation Regulations 1994 (as amended). The report makes a number of recommendations in

relation to the development, all of which should be implemented by the developer. A planning Condition has ensured that the landscaping scheme maximises biodiversity, including the provision of bat, bird, bee and insect boxes where practicable.

P/2012/3105, The Playing Field, Carlton Road, Ealing, W5

This application entailed the erection of temporary classroom on playing field in association with application for development at existing school on 9 Longfield Road W5 (Application ref - P/2012/2231). The site is designated as Community Open Space where policy 3.4 states that any loss of this space will not be permitted unless the development is directly related to the open space use of the land. This policy would typically not support built development associated with educational use.

The site serves as a playing field for Durston House School and the proposed classrooms are required in conjunction with the works permitted under planning application ref: P/2012/2231 at the school building at 9 Longfield Road, Ealing. The works consist of the excavation of a basement (incorporating a front lightwell and rear sunken courtyard), two single storey rear extensions, a replacement rear boundary wall, a replacement external staircase and external alterations to elevations. The approved works are detailed to take one school year to complete, during which time the school building at 9 Longfield Road would be closed. The proposed temporary classrooms would provide teaching and staff space for the displaced students and staff and would be located in close proximity to the existing school building.

Due to the playing fields only being in use by the school, there would be no displacement of other community users. Furthermore, the proposal is temporary, following the completion of the works at 9 Longfield Road the temporary classrooms would be removed

and the field brought back into its Community Open Space use. As such, the principle of erecting the temporary classrooms is considered to be acceptable, in this case, subject to a condition that the classrooms are removed and the land made good at the end of the period of temporary use. It was therefore considered that the proposal is acceptable.

P/2012/4284, West Acton Primary School, Noel Road, Acton

This application involved various alterations to the existing school, including extensions, erection of new building and temporary classrooms to accommodate school expansion. The school playing fields are presently designated as Community Open Space, and the proposed works in part do encroach into this part of the site, and accordingly this application has been identified as a departure. Whilst the majority of the works are not sited on the playing fields, the temporary classroom accommodating is. Fortunately as this accommodation is temporary only, and this land will eventually revert back to playing fields this proposal was deemed acceptable.

PP/2012/1628, Hathaway Primary School, Hathaway Gardens, West Ealing

This application entailed various alterations to an existing primary school, including the formation of footpath; provision of hardsurfacing; installation of fencing and two sunsails and resiting of shed on south side of school. The application site falls within a Green Corridor, where built development unconnected to its open space function is normally deemed to be unacceptable. As these works were considered essential, it would be unreasonable to withhold consent for a scheme that modifies pedestrian access to the school and the frontage landscaping and play areas. The loss of grass, hedges and trees was limited. The above ground structures are not considered to be significant. Accordingly the proposal was considered acceptable.

6. Green Space

Change in Designated Areas

Change in the extent of open space designations can also provide a useful marker of the effectiveness of policies in safeguarding and enhancing space, particularly where these revision have been proceeded by development. It can also be indicative of the priority given to protecting and enhancing open space in the borough. Establishing a baseline in relation to existing designations will also provide a marker to measure change overtime in future monitoring reports.

As part of the Council's Green Space Strategy a full audit of all open space in the borough was conducted including land which was not previously formally designated. This audit sought to confirm whether the open space in question satisfies the tests for inclusion of that particular designation. Open space falling into the following categories was reviewed and assessed: Green Belt, MOL, POS, COS, Green Corridor and Heritage Land. In addition a separate review of sites with nature conservation value was undertaken jointly with the GLA. Both processes recommended significant changes to the existing network. The vast majority of these changes were taken forward and formalised through the adoption of the Development Strategy in April 2012. A small set of further changes were also proposed alongside the Development Management/Sites DPDs, and at the time of writing have now been formally adopted. The table below provides area figures for each open space designation as adopted previously under the 2004 UDP, and as a comparator more recently through the Development Strategy and other Local Plan documents. Regarding the local plan layers, whilst a number of these changes were adopted after the monitoring period in December 2013, many of these changes were previously advertised during the monitoring period.

Table 6.1

Open Space Type	Area (ha)	
	UDP (2004)	Local Plan (Dec 2013)
Green Belt	332.319	308.267
Metropolitan Open Land	847.611	867.405
Public Open Space	609.32	613.306
Community Open Space	116.031	451.408
Heritage Land	65.339	80.536
Total	1,970.62	2,320.922

Table 6.2

SINC	Area (ha)	
	UDP (2004)	Local Plan (Dec 2013)
Site of Metropolitan Importance	Not Known	273.836
Site of Borough Importance Grade 1	Not Known	471.916
Site of Borough Importance Grade 2	Not Known	259.14
Site of Local Importance	Not Known	65.9438
Total	502.909	1,070.83

Tables 6.1 and 6.2 above illustrate that the extent of areas formally designated as open space has increased, this is despite increasing pressure for development on open space as indicated in the Development Indicators section above.

These changes have largely arisen because of the reclassification of open space in the borough. Key changes have included the reclassification of land at GSK Sports Ground/London Marathon Playing Fields/Greenford Lagoons and Birchwood from

Green Belt to MOL, as this part of the Green Belt network was considered to more appropriately reflect the characteristics of MOL rather than Green Belt. Given the presumption against built development which applies in the case of Green Belt applies equally to MOL, the protection afforded to this site remains unchanged.

Change in relation to POS largely comprised minor boundary adjustments reflecting current management arrangements. Certain areas of POS were also reclassified as COS reflecting their function and level of access. As a rule of thumb it was decided that all cemeteries, allotments, sports grounds (both private and public) and golf courses should be designated as COS, accounting for the considerable increase in areas formally designated as such.

As will be evident from table 2 above the most significant change arising from this review is in relation to sites recognised as being of nature conservation value. Boundary changes have been made to in excess of 40 sites (mostly to increase site area), and a considerable number of new sites (30 plus) have also been identified. These changes have resulted in a doubling of the area formally identified as being of nature conservation value.

Whilst the extent of areas formally afforded protection as open space has increased during the year, in most cases this has arisen through the reclassification of open space, rather than the creation of actual new space.

Access to Open Spaces

A key objective of the green space policies in the Development Strategy is to improve access to the existing network of open space in the borough, and monitoring the effectiveness of policies in achieving this objective will be key. This could be achieved through a number of means including: the creation of new open space, reclassification of existing space and physical works to improve access to existing open space. Access to open space is not even throughout the borough with significant spatial variations existing. Access can be expressed in terms of physical proximity to space and in terms of the quantity of space per head of population by geographical area (i.e. by ward). Those areas considered to be deficient in relation to POS are mapped within the Council's Green Space Strategy. Further mapping is also underway which will measure access to nature conservation, which will provide an important baseline from which to monitor change in change in future monitoring years. Table 6.3 below identifies the extent of the borough which is considered to be deficient in access to POS. Table 6.4 identifies the amount of open space by head of population for each ward.

Severity of deficiency	Extent (ha)*
Local Park Deficiency	15,633.73
District Park Deficiency	10,666.18
Local and District Park Deficiency	7,947.76
Metropolitan Park Deficiency	7,947.96

**These figures have been calculated using sub-regional monitoring which covers an area larger than the borough.*

6. Green Space

Table 6.4: Public Open Space (POS) per 1000 people over the plan period

Ward	POS (ha)	Area (ha)	POS by ward area	Population 2011	POS per 1000 people	Population 2016	POS per 1000 people	Population 2021	POS per 1000 people	Population 2026	POS per 1000 people
Southall Broadway	10.26	162.1	6.33%	13,787	0.74	17,102	0.60	20,042	0.51	24,843	0.41
Southall Green	7.51	157.5	4.77%	13,574	0.55	14,345	0.52	14,829	0.51	15,512	0.48
Norwood Green	35.14	378.2	9.29%	13,071	2.69	13,211	2.66	13,116	2.68	13,657	2.57
Dormer Wells	16.73	224.8	7.44%	13,710	1.22	13,927	1.20	13,885	1.20	14,246	1.17
Lady Margaret	22.79	153.7	14.83%	13,188	1.73	13,350	1.71	13,261	1.72	13,246	1.72
East Acton	15.66	425.7	3.68%	18,668	0.84	19,672	0.80	20,355	0.77	21,244	0.74
Acton Central	12.28	177.1	6.93%	14,343	0.86	14,739	0.83	14,888	0.82	15,323	0.80
South Acton	6.18	170.9	3.62%	14,516	0.43	15,919	0.39	17,039	0.36	18,021	0.34
Southfield	9.7	142.4	6.81%	13,122	0.74	13,254	0.73	13,164	0.74	13,100	0.74
Hobayne	34.99	219.9	15.91%	13,565	2.58	13,675	2.56	13,555	2.58	13,542	2.58
Elthorne	32.04	199.6	16.05%	13,678	2.34	14,305	2.24	14,687	2.18	14,653	2.19
Walpole	26.18	146.2	17.91%	13,407	1.95	13,597	1.93	13,559	1.93	13,727	1.91
Northfield	9.59	153.7	6.24%	13,096	0.73	13,201	0.73	13,081	0.73	13,026	0.74
Cleveland	35.06	223.1	15.71%	14,815	2.37	15,120	2.32	15,171	2.31	15,101	2.32
Hanger Hill	21.91	326.3	6.71%	14,658	1.49	14,741	1.49	14,589	1.50	14,514	1.51
Ealing Broadway	2.05	185	1.11%	14,154	0.14	15,756	0.13	17,077	0.12	17,836	0.11
Ealing Common	19.32	213.7	9.04%	13,463	1.44	13,545	1.43	13,407	1.44	13,391	1.44
Perivale	35.74	335.9	10.64%	14,251	2.51	14,364	2.49	14,231	2.51	14,178	2.52
North Greenford	89.13	324.5	27.47%	13,529	6.59	13,670	6.52	13,566	6.57	13,522	6.59
Greenford Green	23.51	337.2	6.97%	12,970	1.81	13,082	1.80	12,969	1.81	12,929	1.82
Greenford Broadway	47.53	250.6	18.97%	15,474	3.07	15,639	3.04	15,550	3.06	15,994	2.97
Notholt Mandeville	56.98	275.1	20.71%	13,437	4.24	13,601	4.19	13,532	4.21	13,476	4.23
Northolt West End	53.32	353.6	15.08%	13,907	3.83	14,007	3.81	13,876	3.84	13,818	3.86
Totals	623.6	5536.8		322,384	45	333,821	44	339,428	44	348,899	44
Borough Average					1.95		1.92		1.92		1.90

Both tables above provide an important baseline from which it is possible to monitor change overtime, and to verify whether policies are effective in redressing deficiency. In future years it will be possible to monitor whether access to open space has improved.

Introduction

This section of the monitor is fairly broad capturing data and monitoring progress against a range of policy areas, which collectively respond to tackling climate change. As with other sections, permissions and completions data has been analysed to understand change. Data in particular has been collected for waste and mineral developments, as these provide a measure of progress against the apportionment targets identified in policy 1.2 (i) and (L) of the Development Strategy. The effectiveness of policies in managing flood risk is also monitored. Both the London Plan and the Local Plan (specifically the Development Management DPD set targets for the achievement of carbon emission savings and sustainable design and construction delivered through new development. An analysis of achievement against these policies is provided.

Flood Risk

During the period 1st April 2012 to 31st March 2013 the Environment Agency lodged objections to 6 applications in the borough on flood risk grounds. For five of these applications the Environment Agency objected to the quality of information provided as part of the FRA or the lack of an FRA.

In the case of P/2012/5040 the Environment Agency raised initial objections to the lack of information (calculations) to confirm that Greenfield run-off rates could be achieved. The applicant's consultants have provided additional information and the Environment Agency have accepted the scheme and removed their objection subject to a safeguarding condition requiring the

submission of detailed drainage scheme prior to commencement.

In the case of P/2013/0104 the Environment Agency raised objection to the proposal because the proposed development falls into a flood risk vulnerability category (housing) that is inappropriate in the flood zone (3a) in which the application site is located, and the FRA provided did not provide a suitable basis to complete this assessment. In light of these objections the applicant submitted a revised FRA which sought to demonstrate that the site was protected against flooding by formal flood defence walls along the western and northern site boundaries, and moreover only non-habitable accommodation would be located on the ground floor. In light of these mitigation measures and the wider benefits arising from this proposal the LPA considered on balance that the scheme was acceptable.

The EA also objected to a second application (P/2012/4008) for the St Bernard's Hospital site. Initial concerns made by the Environment Agency with regard to methods of discharge from the development were overcome and the Environment Agency objection was removed following the receipt of the additional information from the client's agent.

In the case of P/2012/4910 the Environment Agency initially objected on the basis that the application has not demonstrated that the storage volume required to attenuate surface water run-off can be provided on site. These issues were subsequently addressed to the satisfaction of the Environment Agency.

7. Climate Change

A fifth application (P/2012/3788) is still pending.

In the case of application ref (P/2012/2690) the Environment Agency objected on the grounds that the applicant had not applied the sequential test properly. A decision on this application is however still pending at the time of writing.

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

During the year 3 applications were permitted and 4 completed within flood zones 2 and 3. In most cases the proposed use was either appropriate according to its vulnerability classification or only part of the site lay within higher flood risk zones, with the built development being sited in the lower risk areas.

Waste and Mineral Developments

In considering the completions and permissions data for this sub section, 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. No changes were recorded in respect of waste and mineral facilities during the year.

On-going monitoring of waste developments in the borough will be key in understanding progress towards achieving the capacity targets identified in the London Plan. In this regard Ealing (alongside Brent, Harrow, Hillingdon, Hounslow and Richmond) are continuing to progress the preparation of a joint waste plan. Forming part of the folder Local Plan documents which the Council are currently preparing, the WLWP aims to identify and safeguard sufficient sites for waste management facilities in the area to satisfy

the waste apportionment targets established in the London Plan.

The boroughs are finalising the next stage of the plan, the Proposed Submission version, prior to its submission in May 2014. The latest draft of this plan identifies a set of monitoring indicators which will be analysed in future monitoring reports.

Energy and Sustainability

Ealing's energy and sustainability policies conform to the policies of the London Plan (LP). During this year's Authorities Monitoring Report (AMR), namely 2012/13, Ealing is still in the process of gradually replacing the UDP - Plan for the Environment (2004) with the Local Development Framework. Nevertheless policy 2.9, which is the energy policy in the UDP, has been largely superseded by the energy and sustainability policies in the LP and in particular LP policy 5.2. LP policy 5.2 requires applications to adhere to the principles of the Energy Hierarchy and states that a reduction of 25% in CO2 emissions above 2010 Building Regulations should be achieved.

The Mayor's Energy Hierarchy (London Plan Policy 5.2) requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. This involves the adoption of the highest standards of sustainable design and construction, prioritisation of decentralised energy and combined heat and power or combined heating cooling and power and a carbon dioxide emissions reduction from on-site renewable energy generation.

Whilst in the previous years, AMR was only reporting on the renewable energy contribution from all applications approved, Ealing has considered important to report the carbon dioxide savings that derive from each stage of the Mayor's Energy Hierarchy. This is mainly due to the abolishment of the National Indicators.

The analysis for the year 2012/13 has shown a reduced number of major applications approved compared to 2011/12. The overall capacity of the zero and low carbon technologies installed is 668kW, a reduction of 57% compared to the previous year. This reduction is mainly due to the number of applications approved and does not imply that policies are not effectively enforced.

It should be noted however, that this is an incomplete picture as not all energy statements/details have been referred to the Planning Policy Team for verification/monitoring purposes and there is also a number of installations that will have been completed without the need for planning consent.

Some of the major applications that were forwarded to Planning Policy for observations include West London Islamic Centre in West Ealing, Golf Links Estate, Allen Court, Westwood Business Centre, West Acton Primary School, Northolt Mandeville (Former Mandeville School) Eastcote Lane, Priory Community Centre, Glaxo Smith Kline Sports Ground.

Sustainable Design and Construction

Objective	Addressing climate change and protect and enhance our environment.
Target	Achieve or exceed minimum requirements of Building Regulations Part L 2010. Be Lean stage of Energy Hierarchy.
Target met	Mostly met - average 6% CO2 emission savings percentage achieved beyond BR Part L 2010.
Related policies	<ul style="list-style-type: none"> - London Plan 2011 Policies 5.2, 5.3 - Policy 1.1k and 1.2f of Adopted Development Strategy 2026 (April 2012)

Improving the building's fabric is often the most cost effective way of achieving significant energy savings and carbon dioxide emissions reduction. Any reduction achieved through the improvement in building's elements performance, will also reduce the requirement for on-site generation from renewable and/or low carbon energy sources. The analysis showed that 17 out of the 18 approved applications exceeded Building Regulations Part L 2010 by approximately 6% from the application of energy demand reduction measures alone.

7. Climate Change

Supply Energy Efficiently

Objective	Addressing climate change and protect and enhance our environment.
Target	Supply energy efficiently. Promote the use of low carbon technologies and low carbon heat networks. Be Clean stage of Energy Hierarchy
Target met	Partly met – CHP applied to 3 out of 18 applications. Average CO2 emissions reduction percentage achieved is 17%.
Related policies	<ul style="list-style-type: none">- London Plan 2011 Policies 5.2, 5.6- Policy 1.2f of Adopted Development Strategy 2026 (April 2012)

Supplying energy efficiently through the connection to an existing CHP (combined heat and power) system/network or communal heating and cooling may be the most resource efficient option, allowing more effective use to be made of heat, power and cooling. All the planning applications forwarded to the Planning Policy considered the feasibility and viability of connecting to an existing energy network or developing a site wide CHP network or incorporating a communal heating network.

3 out of 18 planning applications identified CHP as the most feasible and viable technology to reduce the development's carbon footprint while achieving the CO2 emission reduction targets set by regional and local policies. The overall electricity and heating capacity of the CHP units proposed in 2012/13 reaches approximately 39kW and 78kW, respectively. The potential regulated CO2 emission savings that are envisaged to be achieved through the installation of the CHP units across the borough are approximately 24.8 tonnes of CO2 per annum, an average reduction of 17% coming only from the application of CHP.

It should be noted that the reported capacity and reduction in CO2 emissions are not referred to completed and installed technologies.

Renewable Energy Generation

Objective	Addressing climate change and protecting and enhancing our environment.
Target	Use renewable energy – Encourage major developments to reduce at least 20% in CO2 emissions from renewable sources. Lower percentages are accepted if a low carbon technology or network is being proposed.
Target met	Met – average 27% CO2 emission savings percentage achieved by renewable energy technologies.
Related policies	<ul style="list-style-type: none"> - London Plan 2011 Policies 5.2, 5.7 - Policy 1.2f and 6.1 of Adopted Development Strategy 2026 (April 2012)

Production of renewable energy is the final stage in the Energy Hierarchy. There is no policy that sets a specific carbon reduction target from on-site renewable energy generation. However, developments should seek to utilise renewable energy technologies wherever possible.

It should be noted that the energy and CO2 emission savings achieved from renewable energy sources in major schemes permitted are not completions.

The renewable technology that was mostly installed during 2012/13 was solar photovoltaic panels as it can be seen from the Table 7.1 in the Observations and Conclusions section below. An overall capacity of 616kWp of solar PV panels, equivalent to 10 applications out of 18, has been given permission to be installed in the borough. There is only 1% difference between last year's solar PV capacity and this year's reported capacity.

An average percentage improvement of 27% in CO2 emissions was achieved through the installation of the renewable technologies between 2012/13. An average percentage of 44% in energy was produced on site by renewable sources.

7. Climate Change

Sustainability: BREEAM, Code for Sustainable Homes

Objective	Addressing climate change and protecting and enhancing the environment.
Target	BREEAM 'Very Good' as a minimum for all major non-residential developments Code for Sustainable Homes Level 4 as a minimum for all major developments
Target met	Partly met - 5 out of 18 achieved BREEAM rating - 6 out of 18 achieved CfSH target / 2 out of 18 failed to achieve CfSH target
Related policies	- London Plan 2011 Policies 5.2, 5.3 - Policy 1.1k, 1.2f, 1.2m, 6.1, 6.2 of Adopted Development Strategy 2026 (April 2012)

All major developments decided in 2012/13 included a sustainability assessment to ensure the environmental performance of a building meets best practice standards. These sustainability assessments include BREEAM assessments (Building Research Establishment Environmental Assessment Method) for non-residential buildings and Code for Sustainable Homes for new residential developments.

In 2012/13, of the 5 schemes undertaking BREEAM assessments,

- 1 scheme achieved an 'Excellent' rating,
- 4 achieved a 'Very Good' rating and

Also, in 2012/13, 8 schemes undertook a Code for Sustainable Homes assessment with:

- 6 schemes achieving 'Level 4' and
- 2 schemes achieving 'Level 3'.

Although every effort is being made to collate more and reliable information every year, due to the nature of the information gathered from the energy assessments, it is obvious that there are still gaps. In recognition of these difficulties in monitoring the energy and CO2 emissions savings from all major and wherever feel necessary smaller schemes, changes have been 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, in January 2013, the Council implemented an automated renewable energy and CO2 monitoring system to 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 policies. The Council to assist applicants/ developers to demonstrate compliance with the policies has appointed Energence Ltd which is the Council's service provider. Applicants have the option to either choose Energence or install their own monitoring equipment. Between January and December 2013, 10 out of the 21 applications have been signed to the Council's Automated Energy and CO2 Monitoring Platform.

The rest of the applications have chosen to install their own monitoring equipment and submit the actual data to the Council on a daily basis. Because all of these schemes have not been built yet, real data has not been presented in this year's AMR. It is envisaged, however, that in the following monitoring year it will be easier to more accurately report back the energy and CO2 emission savings achieved through the different stages of the Energy Hierarchy.

Observations and Conclusions

Ealing performs relatively well in respect of environmental issues and this can be shown through the sustainability standards achieved and energy and CO2 emission savings. However, there is always scope for improvement.

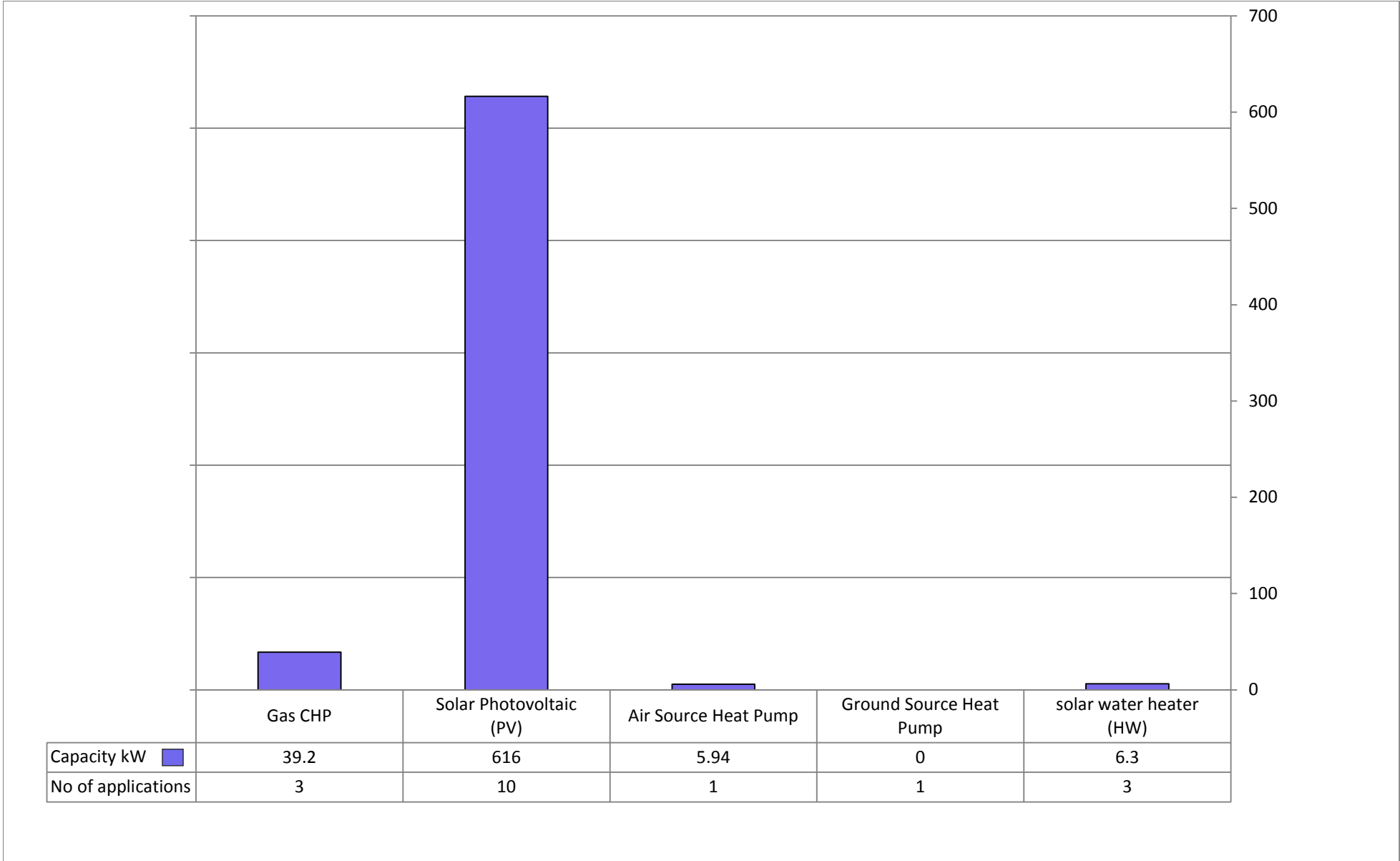
It is obvious from the data reported in the different stages of the Energy Hierarchy that there was a significant CO2 emissions reduction through the installation of energy efficiency measures, low carbon and renewable energy technologies. Table 1 below shows that solar Photovoltaic (PV) was proposed in 10 out of 18 applications with an overall capacity of 616kWp. Solar PV technology was preferred by residential, schools and industrial schemes to cover their electricity requirements and assist them with achieving the policy targets. Air Source Heat Pumps (ASHP) technology with an overall capacity of 5.94kW was proposed in one application for the 2012/13 period. Ground Source Heat Pumps (GSHP) technology was proposed in one application out of the 18 but data was not provided.

It should be noted that one out of 18 permitted applications propose the combination of gas CHP and solar PV, one out of 18 propose the combination of solar thermal and solar PV and one out of 18 propose the combination of solar thermal, solar PV and GSHP. With regards to the CHP (Combined Heat & Power) capacity, this has been counted in kW electrical and that of solar PV in kW peak.

It becomes apparent from the table that solar water heater technology is not a preferred technology and the reasons are likely to be its compatibility with CHP and that the domestic Renewable Heat Incentive has not been fully adopted yet.

Since January 2013, the Council has implemented an automated energy and CO2 monitoring platform to 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 policies. Ten out of 21 major applications have been signed up to the Council's Automated Energy and CO2 Monitoring Platform. The rest of the applications have chosen to install their own monitoring equipment and submit the actual data to the Council on a daily basis. Due to none of these schemes has been completed yet, real data has not been presented in this year's AMR. It is envisaged, however, that more accurate data will be reported in the following monitoring year.

Fig 7.1 - Low & Zero Carbon Technologies proposed in 2012/13



Policy Indicators

Appeal Decisions

A review of appeals upheld has been undertaken to establish whether such decisions highlight any shortfall with local policies, or question their validity. In this regard there were no appeal decisions which had a direct implication on policy in relation to Flood Risk, Waste, Minerals or Energy for the monitoring period 2012/13.

Departures

Applications which are not in line with the development plan are required to be formally advertised as departure applications in line with Article 13 of the Town & Country Planning (Development Management Procedure) Order 2010. An analysis of such applications is useful in illustrating where particular pressure points exist in relation to the implementation of the development plan policies. Analysis of departure applications has found no policy departures in respect to Flood Risk, Waste, Mineral Developments or Energy for the monitoring period 2012/13.

8. Physical Infrastructure

Introduction

For purposes of this AMR 'Physical Infrastructure' (as distinct from social/community infrastructure outlined in section 4 above) includes other infrastructure including transport, energy and green infrastructure.

Elements of the policies in the Development Strategy which are measurable include:

Policy 6.1 Physical infrastructure and 6.3 Green infrastructure. These policies seek to promote improvements in physical infrastructure, such as transport, utilities and energy and waste, and identify improvements and enhancements to the provision and maintenance of open space, canals and waterways.

Policy 6.4 'Planning obligations and legal agreements' confirms the use of these tools to support the provision, maintenance and improvement of infrastructure.

Elements of policies in other DPDs which are measurable include:

Development Management DPD (adopted Dec 2013): Ealing Local Policy 2.18(G) which seeks improvements to the green infrastructure network.

Infrastructure Delivery Schedule and Community Infrastructure Levy

The Council's Infrastructure Delivery Schedule (IDS) was originally produced in 2010 to demonstrate what, when and where infrastructure was planned to support the quantum of anticipated development in the borough as set out in the Development Strategy. The IDS has since been updated to provide evidence to support the Council's emerging Community Infrastructure Levy (CIL). The updated IDS is attached at Appendix 1.

CIL is a charge/levy on new development, the purpose of which is to help fund the provision of strategic infrastructure in the charging area. 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 sq. m of net additional floorspace. The levy is not intended to be the main source of finance for infrastructure in the borough, but it will help to fund the identified gap.

The Mayoral CIL is already in place and is a charge on new development to help fund Crossrail, some of which will benefit the development of the five Crossrail stations in the borough. Whilst this charge is collected by all London boroughs, it is passed to the Mayor. In the monitoring period 2012-13 the CIL liability of relevant developments was £1,203,280. Of this, Ealing collected £6,741; the remainder will be collected as approved developments are implemented. Ealing's own CIL will be a charge on development in addition to the Mayoral CIL, but the monies will help fund infrastructure within our own borough.

Ealing are due to consult on the Preliminary Draft Charging Schedule (PDCS) for Ealing CIL in January 2014. The process towards adoption includes further consultation and an examination by an independent inspector. The Council intends to start charging its own CIL by April 2015.

Appendix 1 - Infrastructure Delivery Schedule

Infrastructure Delivery Schedule

Project Information					Cost & Funding						Location	Timing		Delivery		
Infrastructure Category	Programme	Need	CIL Eligible	Project Description	Estimated Total Cost (to 2016/17)	Estimated Total Cost over Plan Period	Estimated Total Funding	Funding Source	Funding Gap (to 2016/17)	Potential Funding Source	Area	Overview	Period	Who?	Risks / contingency	How? (delivery mechanism / funding sources)
Adult Services			Y	NORTH WEST LONDON LD PROJECT	£ -	£ -	£ -	Grant	£ -			2013-2017	1	Ealing Council		Capital Programme
Adult Services			Y	INGLIS ROAD	£ -	£ -	£ -	Mainstream Funding	£ -			2013-2017	1	Ealing Council		Capital Programme
Adult Services			Y	INGLIS ROAD	£ -	£ -	£ -	Grant	£ -			2013-2017	1	Ealing Council		Capital Programme
Education			Y	NURSERIES Children’s Centre Strategy Phase 3 – 4 Children’s Centres at Primary Schools: Hathaway, Perivale, West Twyford and Wood End Library	£ 2,900,000	£ 2,900,000	£ 2,200,000	Grant/ Mainstream Funding	£ 700,000.00		Borough-wide		1	London Borough of Ealing (LBE)		Surestart / Capital Programme
Education			Y	PRIMARY EDUCATION (P) 14.5FE further expansions and new schools (in addition to 25.5FE provided to date)	£ 127,434,000	£ 60,000,000	£ 127,434,000	Grant/ Mainstream Funding/ Partnership/ S106/ borrowing	£ -	Further DfE grant, council borrowing, and council capital.	Borough-wide		1	LBE and DfE (in the case of directly funded free schools)		Capital Programme, DfE funding, planning obligations, other grants
Education			Y	SECONDARY (S) 30FE expansions and new schools (21FE by 2019 and a further 9FE by 2026)	£ 33,100,000.00	£ 154,000,000	£ 33,100,000	Grant/ Mainstream Funding/ Partnership/ S106/ borrowing	£ -	Further DfE grant, council borrowing, and council capital	Borough-wide			LBE and DfE (in the case of directly funded free schools)		Capital Programme, DfE funding, planning obligations, other grants
Education			Y	FE/HE University of West London - St. Mary's Road campus redevelopment	£ -	£ -	£ -		£ -		Ealing		1	Univ. of West London		Univ. of West London Estates Strategy
Education			Y	(FE/HE) Post 16 education - Replacement Ealing Diploma and Education site	£ -	£ -	£ -		£ -		TBC		1	LBE 14 to 19 Partner-ship		TBC. Possibly Skills Funding Agency or Young People’s Learning Agency
Green Infrastructure				North Acton Station Square	£ 3,000,000	£ 3,000,000	£ 3,000,000	S106	£ -		Acton		1	LBE		S106 / grant funding
Green Infrastructure			Y	Southall Gasworks	£ -	£ -	£ -	S106	£ -		Southall		1	LBE		S106
Green Infrastructure		Y	Y	Redevelopment of Brent Lodge Park Environment Centre/Stables	£ 223,000	£ 223,000	£ -	TBC	£ 223,000.00		Ealing		1			
Green Infrastructure			Y	Redevelopment of Horsenden Farm	£ 639,000	£ 639,000	£ -	TBC	£ 639,000.00		GNP		1			
Green Infrastructure			Y	Parks infrastructure renewal incl. footpath, fencing, signage, bins and benches	£ 2,000,000	£ 2,000,000	£ -	Mainstream Funding and S106	£ 2,000,000.00		Borough-wide		1			Capital Programme
Green Infrastructure			Y	Playground renewal	£ 1,000,000	£ 1,000,000	£ -	Parks Capital Programme and S106	£ 1,000,000.00		Borough-wide		1			
Green Infrastructure			Y	Tree planting and replacement	£ 500,000	£ 500,000	£ -	Mainstream Funding and S106	£ 500,000.00		Borough Wide		1			
Green Infrastructure			Y	CEMETERIES Greenford Park Cemetery Extension and drainage improvements	£ 500,000	£ 500,000	£ -	TBC	£ 500,000.00		GNP		1			
Green Infrastructure			Y	BRENT LODGE PARK ANIMAL CENTRE refurbishment of centre buildings and enclosures	£ 500,000	£ 500,000	£ 100,000	SIF	£ 400,000.00		Ealing		1			
Green Infrastructure			Y	Upgrade sports Pavilions	£ 2,000,000	£ 2,000,000	£ -	Mainstream Funding and S106	£ 2,000,000.00		Borough Wide		1			
Green Infrastructure			Y	Public Art, Community Events	£ 800,000	£ 800,000	£ -	Mainstream Funding	£ 800,000.00		Borough Wide		2			
Green Infrastructure			Y	Allotments and nature conservation projects	£ 800,000	£ 800,000	£ -	Mainstream Funding	£ 800,000.00		Borough wide		2			
Green Infrastructure			Y	Cyclo Park	£ 1,000,000	£ 1,000,000	£ -	Mainstream Funding, grants and S106	£ 1,000,000.00		TBC		1			

Infrastructure Delivery Schedule

Project Information					Cost & Funding						Location	Timing		Delivery		
Infrastructure Category	Programme	Need	CIL Eligible	Project Description	Estimated Total Cost (to 2016/17)	Estimated Total Cost over Plan Period	Estimated Total Funding	Funding Source	Funding Gap (to 2016/17)	Potential Funding Source	Area	Overview	Period	Who?	Risks / contingency	How? (delivery mechanism / funding sources)
Community and Leisure			Y	SPORTS AND LEISURE Acton Town Hall Project: New leisure centre, swimming pools, library and community space	£ 19,300,000	£ 19,300,000	£ 19,300,000	Sale of Council property / Mainstream / grant funding	£ -		Acton	2013-2017	1	LBE Private sector		Capital Programme / Planning Obligations
Community and Leisure			Y	Replace Gurnell Leisure Centre	£ 25,000,000	£ 25,000,000	£ 782,000	Mainstream Funding	£ 24,218,000.00		GNP		1	LBE		Capital Programme
Community and Leisure			Y	Hanwell Community Centre/ Ravenor Farm Community Centre	£ 6,600,000	£ 6,600,000	£ 605,000	Mainstream Funding	£ 5,995,000.00		Ealing/GNP		1	LBE		Major Projects/Property Strategy
Community and Leisure			Y	HERITAGE Pitzhanger Manor	£ 7,000,000	£ 7,000,000	£ 5,500,000	Mainstream Funding	£ 1,500,000.00		Ealing		1	LBE		HLF, Arts Council, Ealing Council, Trusts & Foundations
Community and Leisure			Y	Gunnersbury Park	£ 22,000,000	£ 48,000,000	£ -	Mainstream Funding , Heritage Lottery Fund and borough contributions inc from s106	£ 22,000,000.00		Ealing		1	LBE	-73000	Capital Programme
Community and Leisure			Y	Ealing Town Hall	£ -	£ -	£ -		£ -		Ealing		1	LBE		
Community and Leisure			Y	Greenford - develop library and information hub (cost includes Pitzhanger)	£ 227,000	£ 227,000	£ 227,000	Mainstream Funding and S106	£ -		GNP		1	LBE		Capital Programme and S106
Community and Leisure			Y	Refurbishment of Pitshanger Library	£ 175,000	£ 175,000	£ 175,000	Mainstream Funding	£ -			2013-2017	1	LBE		Capital Programme
Community and Leisure			Y	Southall - investment to improve standard of provision, develop library and information hub	£ 3,049,000	£ 3,049,000	£ 3,049,000	Capital Programme	£ -		Southall		1	LBE		Capital Programme
Community and Leisure			Y	Consolidate library archives store	£ -	£ -	£ -		£ -		Borough-wide search		2 & 3	LBE		
Community and Leisure			Y	Sports pitches improvement: Rectory Park, Ealing Central Sports Ground	£ 2,500,000	£ 2,500,000	£ -	TBC	£ 2,500,000.00		GNP, Ealing		1	LBE Env. & Leisure		LBE Capital Programme
Community and Leisure			Y	COMMUNITY CENTRES PRIORITY WORKS & IMPROVEMENTS	£ -	£ 1,500,000	£ -	Mainstream funding	£ -			2013-2017	1	LBE		Captal Programme
Community and Leisure			Y	LORD HALSBURY PLAYING FIELDS SPORTS CENTRE (car park & lighting)	£ 1,275,000	£ 1,275,000	£ 1,179,000	Mainstream funding	£ 96,000.00			2013-2017	1	LBE		Captal Programme
Community and Leisure			Y	Borough Wide Infrastructure Renewal Programme	£ 15,000,000	£ 15,000,000	£ 10,500,000	Mainstream funding	£ 4,500,000.00		Borough-wide	2013-2017	1	LBE		Captal Programme
Community and Leisure			Y	New Places for People	£ 2,500,000	£ 2,500,000	£ 650,000	Mainstream funding	£ 1,850,000.00		Borough wide	2014-2017	1	LBE		Capital Programme
Community and Leisure			Y	SHOPPING PARADE STREETScape, RENEWAL PROGRAMME	£ 5,603,955	£ 5,603,955	£ 2,000,000	Revenue contribution	£ 3,603,955.00		Borough-wide	2013-2017	3	LBE		Captal Programme
Community and Leisure			Y	STREET LIGHTING IN CRIME HOT SPOTS	£ 480,000	£ 480,000	£ 105,000	Mainstream Funding	£ 375,000.00		Borough-wide	2013-2017	1	LBE		Captal Programme
Community and Leisure				LED street lighting Upgrade programme	£ 6,800,000	£ 6,800,000	£ 6,800,000	Mainstream Funding	£ -		Borough-wide	2014-2017		LBE		Capital Programme
Employment and Skills	Dine in Southall Employment & Skills, Hospitality & Catering Training, including Apprenticeships	Premises for specialised hospitality and catering training	Y	Southall Manor House	£ 1,500,000	£ 1,500,000	£ 850,000	Mainstream Funding	£ 650,000.00	Mayor's Regeneration Fund, GLA	Southall		1	LBE	GLA MRF funding	Property Strategy, Community Centres Strategy, LBE Groundwork, GLA
Transport			Y	Cycling initiatives in Outer London town centres	£ 5,000,000	£ 5,000,000	£ -		£ 5,000,000.00		Borough-wide	2010-2021	1	LBE		MTS

Infrastructure Delivery Schedule

Project Information					Cost & Funding						Location	Timing		Delivery		
Infrastructure Category	Programme	Need	CIL Eligible	Project Description	Estimated Total Cost (to 2016/17)	Estimated Total Cost over Plan Period	Estimated Total Funding	Funding Source	Funding Gap (to 2016/17)	Potential Funding Source	Area	Overview	Period	Who?	Risks / contingency	How? (delivery mechanism / funding sources)
Transport		Crossrail Integregation Studies	Y	Crossrail Station enhancements Access and integration improvements to complement new pan-London railway. To include: Acton Mainline, Ealing Broadway, West Ealing, Hanwell and Southall stations.	£ -	£ 10,000,000	£ 6,500,000	TfL Crossrail Complementary Funding	-£ 6,500,000.00	Developer funding	Borough-wide	2015-2021	1	LBE TFL		MTS
Transport		LB Ealing Mini-Holland Bid 2013	Y	Cycling initiatives in Outer London town centres/ Ealing 'Mini-Holland' Bid - implementation of a widespread cycle network, secure cycle parking and Ealing Biking Schools Hub	£ 23,000,000	£ 23,000,000	£ -	TfL Cycle Fund	£ 23,000,000.00	Developer and other funding	Borough-wide	2014-2021	1	LBE		LB Ealing Mini-Holland Bid 2013
Transport		LBE LIP 2011-14, LBE LIP (draft) 2014-17	Y	Ealing Broadway Interchange Major Scheme - Enhanced public realm, green space, train and bus passenger circulation, information and waiting facilities.	£ 5,000,000	£ 5,000,000	£ 4,300,000	TfL Major Scheme, LB Ealing and developer funding	£ 700,000.00	Developer funding	Ealing	2010-2015	1	LBE TFL		LIP
Transport		LBE LIP 2011-14, LBE LIP (draft) 2014-17	Y	Southall Broadway Major Scheme -Urban realm improvements plus enhancements for walking, cycling, road safety, buses and smoothing traffic flow.	£ 6,900,000	£ 6,900,000	£ 4,858,000	TfL LIP funding, Mayor's Regeneration Fund & LB Ealing	£ 2,042,000.00	Developer funding	Southall	2010-2015	1	LBE TFL		LIP
Transport	WestTrans	Sudbury Hill Station Access Study (WestTrans 2012), Major Bid Application (Sent 2013)	Y	Sudbury Village Major Scheme: The vision is to 'create a vibrant, interesting and flexible street for local people and visitors, offering a welcoming and sociable village-like environment with convenient facilities and access to sustainable movement opportunities'.	£ 2,000,000	£ 2,000,000	£ 220,000	LB Ealing, LB Harrow & LB Brent	£ 1,780,000.00	Developer funding, TfL Major Scheme Bid (TBC)	Greenford	2010-2015	1	LBE, LB Harrow, LB Brent & TfL		LIPs, TfL Major Bid Scheme
Transport	WestTrans	Sustrans Greenways Report (Feb 2012), Stanmore to Thames Cycle Route Report (July 2012, Arup)	Y	Stanmore to Thames Greenway cycle route: Development of a high quality, connected leisure cycling route between Stanmore and the River Thames passing through the Boroughs of Harrow, Brent, Ealing and Hounslow. The aim of the route is to provide opportunities for people new to cycling to have opportunities for traffic free cycling within an urban area, and to also offer improved links to parks, visitor attractions and utility cycling destinations. The route will therefore provide both a leisure facility and an additional element of the sustainable transport network.	£ 750,000	£ 750,000	£ 100,000	TfL Greenways Funding	£ 650,000.00	TfL Major Scheme Bid (TBC)	Stanmore and the River Thames passing through the Boroughs of Harrow, Brent, Ealing and Hounslow	2010-2015	1	LBE, LB Harrow, LB Brent, LB Hounslow & TfL		LIPs, TfL Major Bid Scheme
Transport		Southall Relief Road Feasibility Study	Y	Southall Cycle/Pedestrian bridge - Cycling and walking enhancement on traffic-free route	£ 4,300,000	£ 4,300,000	£ -	tbc	£ 4,300,000.00	Developer funding, TfL, Mayors Regeneration Fund, LB Ealing etc	Southall	2010-2021	1	LBE TFL		TBC
Transport		Southall Relief Road Feasibility Study	Y	Tentelow Lane access bridge - additional congestion relief/access route for Southall	£ 12,000,000	£ 12,000,000	£ -	tbc	£ 12,000,000.00	Developer funding, TfL, Mayors Regeneration Fund, LB Ealing etc	Southall	2010-2021	1	LBE TFL		TBC
Transport		Ealing's Canal Towpaths report, Scrutiny Review Panel 2 – 2 October 2013	Y	Canal Towpath Upgrades -Cycling and walking enhancements on traffic-free routes	£ 1,540,000	£ 1,540,000	£ -	tbc	£ 1,540,000.00	Developer funding, TfL, Mayors Regeneration Fund, LB Ealing etc	Borough-wide	2014-2021		LBE TFL		TBC
Transport		LBE LIP 2011-14, LBE LIP (draft) 2014-17, individual scheme feasibility studies (tbc)	Y	LIP Corridors & Neighbourhoods programme (24 schemes tbc) multi-modal transport improvements across LB Ealing	£ -	£ -	£ 683,000	TfL LIP Funding	-£ 683,000.00	Developer funding	Borough-wide	2014-2017	1	LBE TFL		LIP

Infrastructure Delivery Schedule

Project Information					Cost & Funding						Location	Timing		Delivery		
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Transport		LBE LIP 2011-14, LBE LIP (draft) 2014-17	Y	Bus Stop Accessibility enhancements and provision of Countdown (passenger information system)	£ 1,330,000	£ 1,330,000	£ 275,000	TfL LIP Funding	£ 1,055,000.00	Developer funding	Borough-wide	2014-2017	1	LBE TFL		LIP
Transport		LBE LIP 2011-14, LBE LIP (draft) 2014-17, Carriageway Condition Survey, individual scheme feasibility studies (tbc)	Y	Road maintenance and bridge strengthening	£ 2,437,500	£ 2,437,500	£ 1,650,000	TfL LIP Funding	£ 787,500.00	Developer funding	Borough-wide	2014-2017	1	LBE TFL		LIP
Transport		Sustainable Modes of Travel report 2013	Y	School Travel Measures - Safety and pollution reduction measures to encourage children to walk and cycle to school	£ 5,650,000	£ 5,650,000	£ 753,000	TfL LIP Funding	£ 4,897,000.00	Developer funding	Borough-wide	2014-2017	1	LBE TFL		LIP
Regeneration			Y	TOWN CENTRE REGENERATION	£ 3,179,000	£ 3,179,000	£ -	Mainstream Funding	£ 3,179,000.00		Borough-wide	2013-2017	1	LBE		Capital Programme
Regeneration			Y	GREENFORD SERVICE CENTRE	£ 5,400,000	£ 5,400,000	£ -	Mainstream Funding	£ 5,400,000.00	Sale of Council property	Greenford	2013-2017	1	LBE		Capital Programme
Regeneration			Y	SHAPING SOUTHALL PROGRAMME (MRF)	£ 3,500,000	£ 3,500,000	£ -	Grant	£ 3,500,000.00		Southall	2013-2017	1	LBE		Capital Programme
Regeneration			Y	EALING BROADWAY PUBLIC REALM IMPROVEMENT	£ 3,500,000	£ 3,500,000	£ -	Mainstream Funding	£ 3,500,000.00		Ealing	2013-2017	1	LBE		Capital Programme
Regeneration			Y	EALING BROADWAY PUBLIC REALM IMPROVEMENT	£ 700,000	£ 700,000	£ -	S106	£ 700,000.00		Ealing	2013-2017	1	LBE		Capital Programme
Regeneration			Y	BOROUGHWIDE SHOPFRONT IMPROVEMENTS	£ 133,000	£ 133,000	£ -	Mainstream Funding	£ 133,000.00		Borough-wide	2013-2017	1	LBE		Capital Programme
Regeneration			Y	BOROUGHWIDE SHOPFRONT IMPROVEMENTS	£ 130,000	£ 130,000	£ -	Revenue contribution	£ 130,000.00		Borough-wide	2013-2017	1	LBE		Capital Programme
Regeneration			Y	IMPROVING SOUTH RD STREETSCAPE	£ 625,000	£ 625,000	£ -	Mainstream Funding	£ 625,000.00		Southall	2013-2017	1	LBE		Capital Programme
Energy, utilities and Physical Infrastructure			Y	ENERGY, UTILITIES Sewerage – Thames Tunnel Project	£ -	£ -	£ -		£ -		Acton Storm Tanks		1	Thames Water		Thames Water Capital Programme
Energy, utilities and Physical Infrastructure			Y	Canal waterways-wall repair	£ 250,000	£ 250,000	£ -		£ 250,000.00		Hanwell		1	British Waterways		British Waterways
Energy, utilities and Physical Infrastructure			Y	Gas & Electric	£ -	£ -	£ -		£ -		Borough-wide		1	National Grid/ Local energy suppliers		
Energy, utilities and Physical Infrastructure		Heat Mapping Study (2010)	Y	Energy - Decentralised energy networks	£ -	£ -	£ -		£ -		Borough-wide	2021-2026		LBE/Energy Services Company(s) (ESCO's)		
Energy, utilities and Physical Infrastructure		Heat Mapping Study (2010)	Y	South Acton Decentralised Heating Network	£ -	£ 4,000,000	£ -		£ -		Acton	2021-2026		Energy Services Company(s) (ESCO's)	network costs for 4km network, excluding cost of the energy centre & any modifications required by buildings to connect to the heat network	
Energy, utilities and Physical Infrastructure		Heat Mapping Study (2010)	Y	Southall Decentralised Heating Network- Extended as shown in Plan 1	£ -	£ 17,000,000	£ -		£ -		Southall	2021-2026		LBE/ Energy Services Company (ESCO's)	Costs are network costs for 10.2km.	
Energy, utilities and Physical Infrastructure		Heat Mapping Study (2010)	Y	Southall Decentralised Heating Network- Core as shown in Plan	£ -	£ 5,700,000	£ -		£ -		Southall	2021-2026		LBE/ Energy Services Company (ESCO's)	£5.7M (network costs for approx. 2.28km)	
Health			Y	PRIMARY HEALTH CENTRES	£ -	£ -	£ -		£ -				1			

Infrastructure Delivery Schedule

Project Information					Cost & Funding						Location	Timing		Delivery		
Infrastructure Category	Programme	Need	CIL Eligible	Project Description	Estimated Total Cost (to 2016/17)	Estimated Total Cost over Plan Period	Estimated Total Funding	Funding Source	Funding Gap (to 2016/17)	Potential Funding Source	Area	Overview	Period	Who?	Risks / contingency	How? (delivery mechanism / funding sources)
Health			Y	Southall Gasworks	£ -	£ -	£ -		£ -	LIFT Company – Building Better Health (West London) Ltd.	Southall		1	NHS Ealing		LIFT Company – Building Better Health (West London) Ltd.
Health			Y	Refurbishment or other solution for Mattock Lane Health Centre	£ -	£ -	£ -		£ -	LIFT Company – Building Better Health (West London) Ltd.	Ealing	2010-2015	1	NHS Ealing		LIFT Company – Building Better Health (West London) Ltd.
Health			Y	Westway Cross - Health / leisure centre or Greenford Square	£ -	£ -	£ -		£ -	LIFT Company – Building Better Health (West London) Ltd.	GNP	2010-2015	1	NHS Ealing		LIFT Company – Building Better Health (West London) Ltd.
Health			Y	Acton Integrated health social care facility	£ -	£ -	£ -		£ -	LIFT Company – Building Better Health (West London) Ltd.	Acton	2010-2015	1	NHS Ealing		LIFT Company – Building Better Health (West London) Ltd.
Health			Y	MENTAL HEALTH Mens medium secure unit. Trust Resource Centre, office, and admin accommodation.	£ -	£ -	£ -		£ -		Ealing		1	WLMHT		
Children & Families			Y	Children's homes capital works	£ 334,000	£ 334,000	£ -	Mainstream Funding	£ 334,000.00		Borough-wide	2013-2026	1	Ealing Council		Capital Programme
Emergency Services			Y	POLICE Additional neighbourhood police bases may be needed as part of major developments. Additional office space may be required at a future date. May also require new centralised police patrol base and custody centre.	£ -	£ -	£ -		£ -		TBC		1	Metropolitan Police		MPA Estate Strategy and Asset Management Plan
Waste		West London Waste Plan (in drafft)	Y	WASTE Waste facilities as determined through the West London Waste Plan (WLWP).	£ -	£ -	£ -	Delivered by waste contractor	£ -		Borough-wide	2013-2026	1	LB Ealing, LB Hillingdon, LB Brent, LB Harrow, LB Hounslow, LB Richmond	land will be safeguarded as a contingency against waste not being dealt with through a contractor	WLWA to enter into a contract with an approved partner to provide waste processing contract.
					£ 383,064,455	£ 500,730,455	£ 236,895,000			£ 146,169,455.00						

Appendix 2 - Use Classes Order

TCPA Use Classes Order	Use / Description of Development	Permitted Change
A1: Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	Mixed use of A1 and single flat or A2, A3 or B1 up to 150 sqm (for up to 2yrs)
A2: Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window) or Mixed use of A2 and single flat or A1, A3 or B1 (for up to 2yrs)
A3: Restaurants & Cafés	Restaurants & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2 or B1 up to 150 sqm (for up to 2yrs)
A4: Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).	A1, A2 or A3 up to 150 sqm (for up to 2yrs)
A5: Hot Food Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).	A1, A2 or A3 up to 150 sqm (for up to 2yrs)
B1: Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry.	C3 [†] (B1a only) B8 (where no more than 500 sqm) up to 150 sqm or A1, A2 or A3 (for up to 2yrs)
B2: General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.	B1 or B8 (B8 limited to 500 sqm)
B8: Storage & Distribution	Use for storage or distribution centre.	B1 (where no more than 500 sqm)

TCPA Use Classes Order	Use / Description of Development	Permitted Change
C1: Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	D1 [†] (state-funded school only)
C2: Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	D1 [†] (state-funded school only)
C2A: Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	D1 [†] (state-funded school only)
C3: Dwelling Houses	Use as a dwellinghouse (whether or not as a sole or main residence) by a) a single person or by people to be regarded as forming a single household; b) not more than six residents living together as a single household where care is provided for residents; or c) not more than six residents living together as a single household where no care is provided for residents (other than use within C4)	C4
C4: Dwelling Houses	Use as a dwellinghouse by not more than six residents as a "house in multiple occupation".	C3
D1: Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.	A1, A2 or A3 or B1 up to 150 sqm (for up to 2yrs)
D2: Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	D1 [†] (state-funded school only) or A1, A2, A3 or B1 up to 150 sqm (for up to 2yrs)
Sui – Generis*	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.	No Permitted Change
	Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2

