Where to view the documents

The consultation on the Planning for Schools DPD Publication Version is in line with Ealing’s Statement of Community Involvement and runs for 6 weeks from 20th February - 3rd April 2015. The process is informed by a Sustainability Appraisal.

Copies of the relevant documents and response forms are available on the Ealing Council website at www.ealing.gov.uk/planpol. Documents can also be viewed at main libraries. Alternatively you can request a copy from planpol@ealing.gov.uk or a printed copy from:

Samantha Powell
Planning Policy
Regeneration and Housing Department
4th Floor, 4/NE/7 Perceval House
14-16 Uxbridge Road
Ealing W5 2HL

How to respond

Responses should be made on copies of the relevant consultation response form and can be sent by email to planpol@ealing.gov.uk or by post to the above address.
Why produce a Planning for Schools Development Plan Document (DPD)?

1.1 The Council has a statutory duty to provide school places. It is widely recognised that there is an urgent need to deliver additional primary and secondary school places in the borough to accommodate an increase in demand, having regard to the rising birth rate and school roll projections. Despite the Council facilitating an on-going programme of extensions since 2008, up to a further additional 3.5 Primary forms of entry (FE) need to be provided by September 2016 and 19 Secondary FE need to be provided by September 2019 beyond the existing agreed expansion programme.

1.2 The objectives for this DPD are therefore:

• To ensure the number of primary and secondary school places provided meets the needs of the borough
• To provide safe, convenient and accessible locations for primary and secondary schools
• To promote good design and space standards for schools

1.3 This Planning for Schools DPD will help to provide policy direction to establish how this need could potentially be met. A DPD is a formally recognised planning document which will form part of the Council’s suite of documents known as the Local Plan. This particular DPD will help to clearly establish the Council’s approach to providing Primary and Secondary school places for the borough’s population and will help to identify sites which may be suitable for providing them, whether by extension or on new sites.

1.4 This “Publication Version” document is a required stage in the production of a DPD and follows consultation on Issues and Options and a Call for Sites which was undertaken by the Council in October 2013, responses to which have been considered and assessed, and incorporated into this subsequent stage. This Publication Version document also includes draft policies to help facilitate the provision of schools in the right places, and to protect identified sites for education use to meet the identified need.

1.5 The Plan period is to 2021. This is based upon the evidence of need and projection figures for pupils who will enter secondary school in Sept 2021.

How is the DPD structured?

1.6 Section 2 provides a brief overview of the relevant legislation, education and planning policy context.

1.7 Section 3 outlines more detail on existing school provision in the London Borough of Ealing and the future need for school places. This data is updated since that presented at Issues and Options stage.

1.8 Section 4 sets out the Council’s approach to accommodate this need, having taken into account the responses to the Issues and Options consultation and Call for Sites. The sites shortlisting methodology and outcomes are outlined and the short list of sites the Council proposes to designate for new or expanded school provision is set out.
1.9 Section 5 sets out the Council’s proposed polices to help facilitate the provision of schools in the right places, and to protect identified sites for education use to meet the identified need.

1.10 Section 6 provides details of the next steps and formal stages in the Planning for Schools DPD production, including the anticipated timetable towards adoption.

1.11 Whilst this document includes reference to sixth form and Special Educational Needs (SEN) provision to provide a wider educational context of the borough, the purpose of this DPD is to plan for primary and secondary schools only.

1.12 In recognising the urgency in delivering school places, and acknowledging the competing demands upon land in the borough for other uses, the Council has previously commissioned various site searches for schools. These were outlined in the Issues and Options document 2013 (Section 4) and an initial long list of 25 sites which were at the time considered to be potentially suitable for the delivery of extensions to and/or new build of primary or secondary schools was included as Appendix 1 of that document, together with links to other relevant background reports.

1.13 The consultation on this Planning for Schools DPD Publication Version provides stakeholders with the opportunity to respond to the Council with comments on the proposals and policies and short list of sites. Consultation questions are set out on the separate consultation response form.

1.14 The responses received from stakeholders on the Publication Version and the associated Sustainability Appraisal will inform the next stage of this process.
Legislative framework

2.1 The London Borough of Ealing is preparing a Local Plan for the borough (previously known as the Local Development Framework), currently a portfolio of five development plan documents which set out the desirable location for new development over the next 15 years, and the policies used to assess planning applications. Local Plans must be in conformity with higher tier plans and policies including the National Planning Policy Framework (NPPF) (March 2012) and the London Plan (July 2011/ Further Alterations March 2015).

2.2 The NPPF sets out the Government’s planning policies and how these are expected to be applied. With regard to the availability of school places the NPPF confirms that:

“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

• Give great weight to the need to create, expand or alter schools; and
• Work with schools promoters to identify and resolve key planning issues before applications are submitted’’ (para 72)

2.3 The London Plan 2011 (Policy 3.16) sets out how social infrastructure should be planned for to meet the needs of a growing population and of new developments. It encourages the extended use of highly accessible community facilities to help the effective use of resources and land as well as joined up service delivery. The policy confirms a criteria based approach to the provision of social infrastructure facilities and the expansion of existing facilities. It states that this infrastructure should be:

• Easily accessible to all sections of the community (including disabled people and older people) by meeting inclusive design principles.
• Easily accessible by walking and cycling.
• Well connected to public transport.
• Affordable and compatible with social infrastructure service delivery plans.
• Well laid out and flexible, so that all the space is used efficiently.
• Safe and user friendly.
• Integrated with or complementing other neighbouring facilities or services as part of achieving a lifetime neighbourhood.

2.4 Policy 3.18 of the London Plan then sets out how local authorities should plan for education facilities. The policy supports the objectives of the NPPF with regards to the provision of school places to enable greater educational choice through new build, expansions and change of use. The policy encourages development proposals which “maximize the extended or multiple use of educational facilities for community and recreational use” on school premises and “the co-location of services between schools and colleges and other provision […] in order to maximize land use, reduce costs and develop the extended school […] offer”.

2. THE POLICY CONTEXT

3
2.5 The Council’s Development (or Core) Strategy was adopted on April 3rd 2012. It sets out the overarching vision for the development of the borough over the next 15 years. In relation to planning for schools, Policy 1.2 (d) requires the Council:

“To make provision of appropriate physical, social and green infrastructure in the right locations and at the right time to support the levels of housing and employment growth to be delivered in Ealing, and maintenance of an Infrastructure Delivery Plan and Schedule, indicating the phasing and funding of infrastructure development.”

2.6 With specific reference to schools, Policy 6.2 of the Development Strategy seeks to:

“Increase capacity at primary and high schools and provide new schools for the increase in population where capacity cannot be met. Deliver planned increases in capacity at existing schools”.

2.7 The Council’s Infrastructure Delivery Plan (IDP) and schedule sets out what key infrastructure is planned in the borough with an aim to help rationalise provision by identifying gaps and contingencies affecting the delivery of services. The need for new primary and secondary school places was identified as part of Ealing’s IDP and infrastructure delivery schedule (July 2011), and included contingencies relating to funding and population growth. It commits to regular monitoring of pupil projections in order for the need for additional provision to be programmed into the Local Plan process at an early stage.

2.8 This Planning for Schools DPD Publication Version responds to these trends and seeks to positively plan for primary and secondary school place provision in the borough.

Standards of school provision

2.9 Statutory standards with regards to the design and layout of new schools are contained within the 2012 School Premises Regulations that came into force in October 2012. These regulations require that a suitable outdoor space must be provided in order to enable physical education to be provided to pupils in accordance with the school curriculum; and pupils to play outside. The prescriptive minimum playing field area requirements have been removed.

2.10 Whilst playing fields at existing maintained schools are protected under Section 77 of the School Standards and Framework Act 1998 it is recognised that many school sites do not have such provision. Where suitable outdoor space cannot be accommodated, pupils need to be provided with access to off-site provision.

2.11 The Department of Education Building Bulletin (BB) 103: ‘Area guidelines for mainstream schools’ (June 2014) sets out non-statutory area guidelines for school buildings (part A) and sites (part B) for all age ranges from 3 to 19. It covers all state schools, including mainstream academies and free schools, except special schools and alternative provision. The document aims to assist building professionals, school sponsors and those involved in creating a design brief for new school buildings, school refurbishment or conversion projects. As such, this guidance has been used for reference in the site assessment process.
Funding

2.12 The expansion of school places attracts some ‘Basic Need’ funding from the government.

2.13 Funding for new school places is currently provided from a number of sources:

- Grant from Department for Education (DfE)
- Council capital funding
- Council borrowing
- Section 106 contributions

2.14 At present free schools are funded directly by DfE. The purpose of the Planning for Schools DPD is to identify site opportunities for school provision. Where not already known, delivery and funding for any new schools needs to be considered subsequently. Viability is however one of the criteria taken into account in the process of short listing sites.
This section outlines the demographics of the borough in relation to school place planning, confirms the existing primary and secondary school provision, the identified need and the proposed provision of school places.

Demography

3.2 Ealing, in line with a number of other London boroughs, has experienced a substantial rise in birth rates over the last decade. In the 1990’s and the early 2000’s the average number of births in each year was in the region of 4,500. Annual birth rates in the borough have increased by 31% in the seven years from 2002/03 to 2010/11. However, birth rates in the borough appear to have reached a peak at 5,843 in 2010/11 (which will be the September 2015 primary intake) and provisional figures indicate there were 5,606 births in the borough in 2012/13.

3.3 There is considerable uncertainty at this stage as to whether the recent downturn in births is the beginning of a declining trend; as such the figures will be closely monitored for planning purposes. It is however necessary to plan for these figures whilst recognising that the rates are not rising equally across all areas of the borough. Based on known and projected data, the Council anticipate the highest level of need will be in 2019 and sustained at this level until at least 2021. More precise data will become available over time.

3.4 Further detail on birth rates, projections and the methodology for calculating need for school places is available in the background paper on demography ‘Demography, Projections and School Place Planning Methodology’, January 2015. This updates the September 2013 demography background paper published alongside the Issues and Options consultation document.

Existing Provision of Primary and Secondary Schools

3.5 The Council has been expanding primary school places in response to local demand since 2008 and in September 2014 there were the equivalent of an additional 35.5 FE or 1061 places in reception classes compared to 2008 levels. This 35.5 FE additional provision comprises 29 permanent FE and 6.5 FE temporary/bulge classes.

3.6 In terms of secondary school provision, an additional 2 FE has been created at Dormers Wells High School and a further 6 FE was available at the new William Perkin High School from September 2013.

3.7 The Council has also agreed expansion of 131 places for primary aged pupils with Special Educational Needs across the borough’s special schools and Additionally Resourced Provision attached to mainstream schools.
3.8 Map 1 above shows existing primary school provision of 154.5 FE in the borough (including the 29 FE of permanent expansions added since 2008) and existing secondary school provision of 105 FE. These figures include forms of entry which opened in September 2014.

- **Existing primary school provision borough-wide: 154.5 FE**
- **Existing secondary school provision borough-wide: 105 FE**

**Identified Need: How many new forms of entry are required, where and by when?**

3.9 Need is calculated using roll projection models and takes into account retention rates of those born in the borough, as well as migration levels and other GLA data which factors in anticipated population arising from new housing developments. It is difficult to establish exact figures for need due to the many variables and the time-lag in receiving data which informs need, but the need figures are regularly updated, verified and reported as new evidence is published. Further detail on the methodology for forecasting need is provided in the demography background report ‘Demography, Projections and School Place Planning Methodology’ (2015) produced by the School Planning and Resources team.

3.10 The need for school places has been previously outlined in various Cabinet reports (most recently April 2014) and in the Council’s Infrastructure Delivery Plan (Sept 2010 and July 2011). Whilst the Council’s Development Strategy plans to 2026, for purposes of this Planning for Schools DPD we have identified need to 2017/18 for Primary and 2021/22 for Secondary schools. Beyond these dates the need figures become less certain; they will however be updated as and when the data to inform the need calculations becomes available.

3.11 The 2015 background paper on demography provides detail on the currently anticipated need (forms of entry/FE required) across the borough, by when, and which areas have the greatest need. In summary:

- **Primary need is 6 FE borough-wide by September 2016**
- **Secondary need is 23 FE borough-wide by September 2019. The earliest and greatest need is in Acton, Ealing and Hanwell.**

3.12 For the purposes of this DPD, the need has therefore been identified based on the most recent demographic data available, as outlined in the 2015 demography background paper. Since the 2013 consultation, the primary need has dropped from 14.5 FE to 6 FE and the secondary need has increased from 21 to 23 FE. The demography background paper outlines the reasons for these changes.

3.13 Whilst we have used the best available data, there will be further demographic changes over time as new and updated sources of information are released and as such, need figures may also be updated.
Planned Provision: Where and when are extensions and new schools to be delivered, and how many FE will they provide?

3.14 Details of the existing agreed programme of provision (with Cabinet approval and planning applications submitted) are included in Tables 1 (for Primary) and 3 (for Secondary) of the demography background paper.

3.15 It should be noted that in the case of foundation and voluntary aided schools any expansion would only be able to proceed with the agreement of the Governing Body or Trustees as the land owners.

- Planned primary provision is 2.5 FE
- Planned secondary provision is 4 FE

3.16 We are also working with other West London boroughs to identify the existing need, capacity and provision of each of their primary and secondary schools. This ongoing work is with a view to establishing any potential for absorbing any capacity and sharing forms of entry and/or new school provision with our neighbouring boroughs over the medium to longer term. As this work progresses, there may be potential for additional shared provision across boroughs of forms of entry and/or new schools. Apart from one site (included in Table 1 of the background paper) which currently provides 1 FE shared primary provision (to an Ealing school but jointly funded by Ealing and Brent) joint borough provision cannot be relied upon to help meet the identified short-term need in Ealing within the timescales required. (Further detail on the continuing work with adjacent boroughs will be included in the Council’s statement on Duty to Co-operate which will be produced at DPD submission stage).

3.17 Additional provision may also be provided by Free Schools. Free Schools, which were introduced in England by the Academies Act 2010, are all-ability state funded schools set up in response to demand by local stakeholders independent from the Council. In addition to those currently operating in the borough, e.g. St Mary’s primary, there has been interest expressed by various groups in providing additional primary and secondary Free Schools. Whilst Free Schools face the same difficulties as the Council in identifying suitable sites, this DPD will help facilitate the provision of such sites in the borough for Free School providers and any such provision will help to meet local need.

3.18 There is currently an Ealing Council Schools Service policy presumption that any new school created will be an Academy or Free School. This reflects the Council’s emerging role as facilitators rather than providers of schools.
Shortfall

3.19 The identified need minus the planned provision figures result in potential shortfalls in provision of school places as below:

- **Primary shortfall is 3.5 FE by Sept 2016** (need of 6 FE minus 2.5 FE planned provision)
- **Secondary shortfall is 19 FE by Sept 2019** (need of 23 FE minus 4 FE planned provision)

3.20 In the 2013 Issues and Options paper, the figures on shortfall presented were lower than that now identified, for both primary and secondary FE. The difference in figures is outlined below:

<table>
<thead>
<tr>
<th></th>
<th>Primary FE shortfall</th>
<th>Secondary FE shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2013 Issues and Options</strong></td>
<td>12 by 2015</td>
<td>21 by September 2019</td>
</tr>
<tr>
<td><strong>2015 Publication Version (current figures)</strong></td>
<td>3.5 by 2016</td>
<td>19 by September 2019</td>
</tr>
</tbody>
</table>

3.21 Reasons for the differences are set out in the updated background demography paper, but primarily relate to changing demographic trends and the Council’s implementation of expansion proposals at a number of existing primary school sites since the DPD Issues and Options stage. The issues and options facing the Council still however remain the same.
4.1 The Council’s approach in the Planning for Schools DPD Final Proposals has been informed by the outcome of the Issues and Options consultation on the Planning for Schools DPD, which included a potential long list of sites, and a call for sites, undertaken together in 2013, and further work in shortlisting sites.

4.2 The 2013 consultation document identified the key issues and options the Council faces in meeting its statutory requirement to provide school places for the borough’s population. Using the data on need for and planned provision of primary and secondary school places at that time, it identified the issue of a shortfall of school places to meet the identified need, and set out the alternative options to accommodate this need. These were:

- Option one: do nothing
- Option two: expand existing schools on primary and secondary sites
- Option three: identify new sites

4.3 Option one (do nothing) has been discounted as not meeting the identified shortfall. The Council’s work in progressing option two (expanding existing sites) was outlined and evidenced in the demography background paper and Issues and Options consultation document (and is still ongoing). Option three (search for new sites) is justified as the Council’s preferred option, had the majority of responses in support from representations received, and in the absence of any alternative options being put forward is considered the only way to help meet the identified shortfall.

4.4 As such, the Council has continued to plan positively. Work on identifying new sites for expansion and/or provision of new schools has progressed, and shortlisting of sites has been undertaken in accordance with the criteria outlined and the representations received in response to Issues and Options consultation. The Council’s responses to representations received on the Issues and Options, the long list of 25 sites and new sites suggested in response to the call for sites, as well as the Sustainability Appraisal, are set out in more detail in the Council’s Issues and Options representations report published as a separate document.

Site selection methodology

4.5 In addition to the Council’s own attempts to find suitable sites, various site searches have been commissioned since December 2010 in response to the identified need for new schools and extensions. Details of these are listed in the 2013 Issues and Options paper (p16).

4.6 A summary of the methodology and outcomes of the current sites shortlisting process and a spreadsheet identifying all sites considered for the Planning for Schools DPD (including those received in response to the call for sites) are outlined in Municipal Projects Planning for Schools DPD – evidence Note Phase 2 (November 2014). The methodology is also summarised below.
Identification of new sites for new schools and extensions for existing schools has been undertaken in several stages:

- Identify Planning Policy compliant sites, including Council owned sites. This relates to sites which currently have a land use or designation compatible with educational or other community use.

- Identify other new sites. This relates to sites which have existing land use or designations other than for education or community use.

As stated in the Issues and Options report, whilst it would be the Council’s preference to provide school places on policy compliant sites, including Council owned sites and other Council land holdings, it was also considered appropriate to include certain sites from the Development Sites DPD, Council’s Property Strategy and Infrastructure Delivery Plan in the initial long list of sites. It was also confirmed that if some/all policy compliant sites became excluded at subsequent stages of the DPD process, the Council may have no choice but to consider building school extensions or new schools on sites currently designated for other uses / purposes in order to meet identified need for school additional places. It was therefore prudent to extend the identification of sites at long listing stage to include sites designated for other uses / purposes.

Officers reported on progress of the Planning for Schools DPD in a report to the Council’s Cabinet meeting on 21st October 2014. Cabinet authorised the Leader of the Council and Executive Director of Regeneration and Housing to confirm the shortlist of sites and draft policy wording for consultation, and for officers to progress the DPD to adoption. (Links to the relevant Cabinet report and minutes of the meeting are provided in the list of background documents at the end of this document.)

Sites short listing criteria

In addition to long listing criteria of site policy compliance and area of need, short listing criteria have included site deliverability, public transport accessibility and proximity to playing fields. Deliverability has included an assessment of the likelihood of the site to provide school intake by the date required, including consideration of site circumstances, availability, ownership, and viability. The shortlisting process has also been informed by the outcome of the Sustainability Appraisal of the sites.

The viability work has been commissioned on ten potential school sites from the Council’s long list of sites, to test the ability of those sites to viably provide schools in accordance with the objectives of the Planning for Schools DPD, other planning policy requirements and viability guidance. These ten sites were chosen for viability testing from the Council’s long list as those sites which were identified (with one exception) as policy compliant town centre/ mixed use sites considered to have potential to deliver school places to meet the identified need. Of these ten sites, the viability report identified two potentially viable sites for school use, relying upon mixed use development of a school with residential development (50% affordable in accordance with the Council’s policies) and a further four sites if the mixed use incorporated 100% private housing.
4.12 Without prejudicing the assessment of any subsequent planning application, the viability report made assumptions on potential density for each site, taking into account the site’s context and adjacent uses. The full report is set out in the ‘Planning for Schools DPD – Viability Assessment’ (February 2015) report by BNP Paribas Real Estate, published as a separate background document to this DPD.

4.13 Importantly, however, whilst the sites identified as viable in the BNP Paribas report have been fully considered, none of them have been taken forward in the Council’s short list of sites on other grounds. The justifications are set out in the spreadsheet appended to the Municipal Projects Phase 2 report published as a separate background document to the DPD.

**Short list of sites**

4.14 This Planning for Schools DPD identifies a short list of eight sites set out in Table 1 below. The justifications for short listing each site are set out in the spreadsheet appended to the Municipal Projects Phase 2 report, in accordance with the previously identified long and short listing criteria, the results of the Sustainability Appraisal, and other site-specific circumstances.

4.15 Since the long-list of sites was published (at Issues and Options stage), some additional sites have been included for consideration where the opportunity has arisen more recently and/or it is considered they have potential for use either as a new school or extension to existing school. Any sites added for consideration have been subject to the same short listing criteria and sustainability appraisal as the previously identified sites.

4.16 The Council has also indicated the proposed type of provision (as primary or secondary) on each site and commenced assessments of the potential FE that each short listed site could potentially deliver.

4.17 In anticipation of fluctuations in population change and therefore in demand for school places, it is appropriate to consider whether the short listed sites may be suitable for temporary or permanent provision of school places. This is to provide some of the required flexibility in accommodating the changing need, and to avoid any potential for overprovision of permanent school places in the longer term. The proposed nature of provision as temporary or permanent also informs the site assessments undertaken as part of the Sustainability Appraisal.
### Table 4.1 - Short List of Sites

#### Primary Provision

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Site</th>
<th>Type of Provision</th>
<th>Potential FE</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-ACT2</td>
<td>Acton Park Depot, The Vale, Acton</td>
<td>New primary</td>
<td>2</td>
</tr>
<tr>
<td>S-HAN4</td>
<td>42 Lower Boston Road, Hanwell</td>
<td>Primary bulge</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Secondary Provision

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Site</th>
<th>Type of Provision</th>
<th>Potential FE</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-HAN1</td>
<td>Eversheds Sports Ground, Hanwell</td>
<td>Secondary temporary expansion / bulge</td>
<td>0</td>
</tr>
<tr>
<td>S-GNP2</td>
<td>Land adjacent to Greenford High School, Ruislip Road, Greenford</td>
<td>Secondary expansion</td>
<td>2</td>
</tr>
<tr>
<td>S-EAL4</td>
<td>Former Barclays Sports Ground, Park View Road, Ealing</td>
<td>New secondary</td>
<td>6</td>
</tr>
<tr>
<td>S-EAL6</td>
<td>Former King Fahad Academy, Little Ealing Lane, Ealing</td>
<td>New secondary</td>
<td>4</td>
</tr>
<tr>
<td>S-ACT7</td>
<td>Land rear of Twyford High School, Uxbridge Road, Acton</td>
<td>Secondary temporary expansion / bulge</td>
<td>0</td>
</tr>
<tr>
<td>S-ACT8</td>
<td>Acton College, Gunnersbury Lane, Acton</td>
<td>New secondary</td>
<td>6.5</td>
</tr>
</tbody>
</table>

4.18 It remains the Council’s preference to build upon policy compliant sites (i.e. sites currently designated as acceptable in principle for community/school/associated uses). However, some policy compliant sites have been excluded at shortlisting stage due to deliverability or other grounds, and/or because an inadequate amount of new suitable policy compliant sites have come forward the Council has, therefore, no choice but to shortlist some sites currently designated for other uses / purposes if it is to meet the identified need for school places. The justifications for site shortlisting are included in the spreadsheet appended to the Stage 2 Municipal Projects report, published separately as a background document.

4.19 It is also recognised that given that some of the sites currently shortlisted are designated as MOL, the proposed safeguarding of the sites for schools provision is inconsistent with that policy designation. This will however be addressed by the Council seeking to de-designate all or part of the sites currently designated as MOL on the basis that there are special circumstances justifying the de-designation, namely the lack of alternative policy compliant sites.

4.20 Whilst the Council has previously undertaken a borough-wide review of Green Belt/MOL, this was in 2010 as part of the production of the Development (or Core) Strategy (adopted in April 2012). A wider, more strategic Green Belt/MOL review, particularly in the context of the need to meet objectively assessed needs in the wider metropolitan London area and beyond, is however one of a number of proposals that are likely to be considered as part of a fundamental review of the London Plan. This is however unlikely to reach any firm conclusions until the end of the decade.
4.21 This strategic review process will therefore not meet the required timescales for delivery of school places on these sites to help meet the identified need. De-designation of all or part of the shortlisted sites which are currently designated as MOL is therefore sought through this DPD. The relevant sites to which partial or full de-designation are sought are:

- S-ACT2: Acton Park depot, The Vale, Acton
- S-HAN1: Eversheds Sports Ground, Hanwell
- S-EAL4: Former Barclays Sports Ground, Park View Road, Ealing

4.22 The extent of the de-designation sought within each of these sites is indicated on the individual site maps included at Appendix 1.

4.23 Whilst the process of adopting a Planning for Schools DPD is intended to help identify suitable sites and establish the principal of school use on some sites, it should be noted that each extension or new school would still require a planning application and would be considered on its own merits in terms of design and other impacts. As this DPD progresses through the formal stages of plan making, including towards examination and adoption, the acceptability of the use in principle of the shortlisted sites for new or extensions to existing schools will be given greater weight in the assessment of associated planning applications.

Free school provision

4.24 Simultaneously with the Council’s shortlisting of sites, funding for three Free Schools has been agreed by the Education Funding Agency (EFA), to be provided by Ealing Fields, Twyford Academies Trust and Ark to provide 4, 6 and 6.5 secondary FE respectively. Sites for these Free Schools have yet to be confirmed, although the DPD will help facilitate provision.
Policies

5.1 It is appropriate to have planning policies in place to help facilitate the provision of schools in the right places, and to protect identified sites for education use to meet the identified need. Suggested policies, supporting text and details of proposed monitoring and review are set out below:

5.2 PLANNING FOR SCHOOLS DPD POLICY 1: SAFEGUARDING OF ALLOCATED SITES FOR SCHOOL USE

The sites allocated for school use in Table 4.1 (Short list of sites) will be safeguarded for school use. Development for non-school uses will only be considered on land allocated in Table 4.1, if:

a) Other uses are already envisaged as part of a mixed proposal incorporating a school; or

b) It can be demonstrated that the site is surplus to requirements, and is no longer required for a school use.

5.3 Policy 1 supporting text:

Current need in terms of number and location of school places is confirmed within the Demography, Projections and School Place Planning Methodology background document (January 2015). Due to the many variables affecting need, need may change over time and as such the Council will be regularly monitoring and updating need data, which will be reported to the Council’s Cabinet annually in the appropriate Cabinet reports. Whilst this policy protects allocated sites for education use, it also therefore provides the opportunity to release allocated sites should it be agreed by the Council that they are no longer required.
PLANNING FOR SCHOOLS DPD POLICY 2: SCHOOL DEVELOPMENT PROPOSALS

School development proposals on existing school sites and sites listed in Table 4.1 (Short list of sites) will generally be supported, provided that the proposals comply with the Development Plan for the area.

Primary or Secondary school development on other sites may be permitted if the proposals comply with the other Schools DPD policies, Ealing's adopted development plans and the Council's other statutory duties in respect of school places, and:

(i) It can be demonstrated that there is a shortfall in the schools capacity to meet the current need; and

(ii) There is no adverse cumulative effect, when taken together with existing educational facilities, on the well-being of the local community, including any significant adverse impacts against the Schools DPD sustainability objectives.

Policy 2 supporting text:

For planning applications for Primary or Secondary school use on sites other than those in Table 1, applicants will need to demonstrate to and satisfy the Council that the proposal meets an identified need in terms of size and location. Current need in terms of number and location of school places is confirmed within the Demography, Projections and School Place Planning Methodology background document (January 2015). Need may change over time and as such the Council will be monitoring and updating need data, which will be reported to the Council’s Cabinet annually in the appropriate Cabinet reports.

PLANNING FOR SCHOOLS DPD POLICY 3: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

• Specific policies in that Framework indicate that development should be restricted.
Monitoring and Review

5.7 The Planning for Schools DPD will be formally reviewed after five years following its adoption. It is recognised that the demographic data informing need comes from various sources, and is an ongoing process, with less certainty being able to be applied to more distant projections. Formal review will however ensure that the Plan is still meeting the borough’s projected needs in terms of amount and location of school place provision, taking into account the latest and best available demographic data.

5.8 The implementation and effectiveness of the Plan’s policies will be reported each year in the borough’s Authorities’ Monitoring Reports. Monitoring will involve the collation of data to check progress against the Plan’s objectives and implementation of the Plan’s policies. This will enable the Council to monitor delivery of school development on the sites identified in the Plan within the timescale required. The Council will then consider whether the allocation of sites is sufficient in relation to the need at that time and whether the Plan needs reviewing and updating.

5.9 Key performance indicators will include:

- Site allocations: Number of sites implemented to date / sites still available / sites lost to other uses / any additional sites
- Delivery: Type (Primary/secondary school) / Nature of provision (as permanent/temporary) / amount (FE) / location of provision / in time required

5.10 If as a result of the Council’s monitoring it is established that the Plan has not delivered school places in terms of the amount or location required (in accordance with up-to-date need figures), an earlier policy review may be necessary. A trigger for review would be if the Council is unable to meet its statutory duty to offer an appropriate school place to all children who require one. A policy review could potentially lead to policies being worded more tightly to ensure delivery to meet the borough’s identified need.

5.11 The Plan period is to 2021; sites currently excluded from the Council’s shortlist (on grounds of deliverability in relation to current need/timescale or otherwise) may provide for an as yet unidentified need up to 2021 or beyond. As part of the Council’s monitoring and review process some sites from the long list may therefore subsequently need to be re-considered for allocation for school use.
6.1 This document constitutes the Council's Publication Version document which is subject to six week public and stakeholder consultation. It confirms the Council’s approach to meeting the identified need for primary and secondary school places in the borough and identifies a short list of sites, including details of the potential FE that each site could deliver. It also includes draft policies to help facilitate the provision of schools in the right places, and to protect identified sites for education use to meet the identified need, as well as proposals for monitoring and review. Consultation responses are therefore now invited upon the proposals outlined in this document.

6.2 The next required stages and anticipated dates towards adoption of the Planning for Schools DPD are outlined below:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Final proposals’ including shortlist of sites - public and stakeholder consultation</td>
<td>February 2015 (6 Weeks)</td>
</tr>
<tr>
<td>Sustainability Appraisal commentary report - public and stakeholder consultation</td>
<td>February 2015 (6 Weeks)</td>
</tr>
<tr>
<td>Analysis of representations received and preparation of responses</td>
<td>April 2015</td>
</tr>
<tr>
<td>Subject to minor changes, submit Final proposals and report on representations to DCLG for examination</td>
<td>April / May 2015</td>
</tr>
<tr>
<td>Examination</td>
<td>Date TBC by Planning Inspectorate</td>
</tr>
<tr>
<td>Receive Inspector’s report</td>
<td>Date TBC by Planning Inspectorate</td>
</tr>
<tr>
<td>Report to Full Council to adopt DPD subject to Inspector’s independent report.</td>
<td>Summer 2015</td>
</tr>
</tbody>
</table>
Appendix 1 - Borough map of shortlisted sites

The prefix ‘S-‘ on site references on maps and text within this Planning for Schools DPD refers to ‘Schools’ (e.g. ‘S-EAL1’, ‘S-ACT3’) and has been used to distinguish the potential list of school sites from those sites with similar references (e.g. ‘EAL1’) in the Council’s Development Sites DPD. Site references have been carried over from sites originally identified in the Council’s long list of sites. Any additional sites since the Issues and Options stage have been given a subsequent number according to their location / area prefix (i.e. S-ACT7 and S-ACT8).
Site Area: 0.42 ha

Current Use: Hard paved depot site with temporary buildings.

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.

**The hatched area outlined in the site map above provides an indicative building footprint for potential development proposals on the site. It is envisaged that the building footprint would cover 1000 square metres of the overall site area.
S-ACT7 - Land rear of Twyford High School, Uxbridge Road

Site Area: 0.6 ha

Current Use: Playing fields

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.*
S-ACT8 - Acton College, Gunnersbury Lane, Acton

Site Area: 1.7 ha

Current Use: Existing further education college

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.
Site Area: 9.85 ha

Current Use: Sports ground including disused sports facilities

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.

**The hatched red line indicates the approximate minimum footprint of building, access and hard surface PE. Additional land would be required for soft PE and informal / social areas. It is shown to scale but not necessarily in the precise location, which will be subject to ground conditions and planning requirements.
S-EAL6 - Former King Fahad Academy, Little Ealing Lane

Site Area: 1 ha

Current Use: Vacant, formerly used education facilities

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.
Site Area: 0.36 ha

Current Use: Unused open space adjacent to high school

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.
Site Area: 1.83 ha

Current Use: Sports Ground and pavilion

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.

**The hatched area outlined in the site map above provides an indicative building footprint for potential development proposals. This area coincides with the existing buildings on the site.
Site Area: 0.09 ha

Current Use: Vacant land

Other Information:

*Whilst the Planning for Schools DPD seeks to establish the principle of use on this site, any development on this site will require separate planning application and formal assessment.
Links are provided below to other documents referred to in this report:

Ealing Council Demography, Projections and School Place Planning Methodology (Jan 2015)

For Schools DPD Phase 2 Evidence Note - Municipal Projects (Feb 2015)

Planning for Schools DPD Viability Assessment - BNP Paribas Real Estate (Feb 2015)


Planning for Schools DPD Issues and Options Representation report

Ealing Council Cabinet report: Planning for Schools DPD Progress and update (21 Oct 2014) (See item 12)
http://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/774/Committee/3/Default.aspx

Ealing Council Cabinet Minutes - Planning for Schools DPD Progress and update (21 Oct 2014)
http://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/774/Committee/3/Default.aspx (scroll down to minutes)

Ealing Council Cabinet report: Update on School Expansion Programme and Projected Future Demand (Apr 2014) See item 09:
http://ealing.cmis.uk.com/ealing/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/261/Committee/3/Default.aspx
The Department of Education Building Bulletin (BB) 103: ‘Area guidelines for mainstream schools’ (June 2014)


Ealing Council Planning for Schools DPD Issues and Options consultation (Oct 2013)

http://www.ealing.gov.uk/downloads/download/2707/planning_for_schools_dpd


http://www.ealing.gov.uk/downloads/download/2708/planning_for_schools_dpd_supporting_and_background_documents


http://www.ealing.gov.uk/downloads/download/2708/planning_for_schools_dpd_supporting_and_background_documents

Planning for Schools DPD Evidence Note - Municipal Projects (Oct 2013)

http://www.ealing.gov.uk/downloads/download/2708/planning_for_schools_dpd_supporting_and_background_documents

Ealing Council Secondary School Site Search - GVA (June 2013)

http://www.ealing.gov.uk/downloads/download/2708/planning_for_schools_dpd_supporting_and_background_documents

EC Harris Primary School Site Search (2010)

http://www.ealing.gov.uk/downloads/download/2708/planning_for_schools_dpd_supporting_and_background_documents

Ealing Council Development / Core Strategy DPD

http://www.ealing.gov.uk/downloads/download/1322/adoption_of_the_development_or_core_strategy

Ealing Council Infrastructure Delivery Plan (Sep 2010)


Ealing Council Infrastructure Delivery Schedule (July 2011)

For further copies of this document please contact:

Planning Policy
Ealing Council
Perceval House
14/16 Uxbridge Road
London W5 2HL
Tel: 020 8825 5882
Email: Planpol@ealing.gov.uk
Visit: www.ealinginlondon.com