

Authorities Monitoring Report 2013 - 2014



Ealing's Local Plan
Borough-wide Development Monitoring
Development Monitor 3

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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** 'Monitoring the Local Plan Making Process' (published September 2015) 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 co-operate' and provides a short update on neighbourhood planning in the borough.
- **AMR Development Monitor 2 – Monitoring Local Planning Obligations** 'Monitoring Local Planning Obligations' (published September 2015) 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' (September 2015) 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' (in preparation) 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. For this year this monitor will cover two monitoring periods.

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 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 2013/14 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 762 units in 2013-14, an increase on the previous year's total of 752 units.

- **Affordable Housing** - Gross Affordable completed dwellings totalled 335 units an increase on the previous year's total of 306. On large schemes the percentage of affordable units completed and permitted totalled 45% and 40% respectively.

- **Housing Supply** - The Housing Trajectory anticipates housing supply to exceed the five-year requirement by 43% for the period 2014-2019.

- **Employment Floorspace** - Total amount of net internal floorspace of 10,815 sq m was developed. This is a marked increase on previous year's loss of 52,107 sq m.

- **Offices** - Total amount of existing office floorspace within the borough decreased by 11,247 sq m.

- **Retail** - Total amount of existing retail floorspace within the borough decreased by 2,451 sq m.

- **Social Infrastructure** - Community Uses D1 floorspace and Leisure Uses D2 floorspace increased throughout the borough by 25,435 sq m.

- **Climate Change** - The overall annual CO2 emission savings achieved in 2013/14 through the combination of energy efficiency measures and low and zero carbon technologies is 3,267 tonnes of CO2. The overall capacity of the zero and low carbon (LZC) technologies proposed for this monitoring period is 6.36MW. 41 out of 44 applications approved for period 2013/14 met the sustainability targets set by local policies including CfSH Level 4 and BREEAM Rating Very Good. For this monitoring period 10 out of 21 schemes have been signed up to the Council's Automated Energy and CO2 Monitoring Platform, while the rest of the applications have chosen to install their own monitoring equipment.

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) which aims to provide 14,000 additional homes by 2026, 1.2 (a) and 3A in relation to a 50% target for affordable housing and split in terms of social or intermediate accommodation.

Housing Supply

Ealing's target within the London Plan is to deliver 890¹ 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 identified 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 increasingly so with the introduction of (formerly Class J) Prior Approvals (see chapter 3), 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 2014 Authorities Monitoring Report and included at 'Table 2.2 – Trajectory and Table 2.3 – Five Year Deliverable Supply of Housing Land'. The Housing Trajectory anticipates that 6,355 units would be delivered from 2014/15-2018/19, exceeding the five-year requirement (890 per annum) by 43%. The five-year calculation is based on findings from the Strategic Housing Land Availability Assessment (SHLAA) for completions on smaller sites (set at 217 per annum) and a detailed analysis of major sites under construction, with planning permission, and within the planning pipeline.

However, when compared to the targets set in the now adopted Further Alterations to the London Plan 2015 (1,297 net additional dwellings per annum), the anticipated 6,355 units that would be delivered over the course of the next 5 years would exceed the revised target by 4.5%.

¹ Although published outside of this monitoring period the further alterations to the London Plan revise this figure upwards to 1,297 net additional dwellings per annum.

The capacity estimates for this site allocation 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 three years; the planning pipeline remains healthy as can be seen by the number of new permissions in the financial year of 2014. 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.

2. Housing

Housing Trajectory

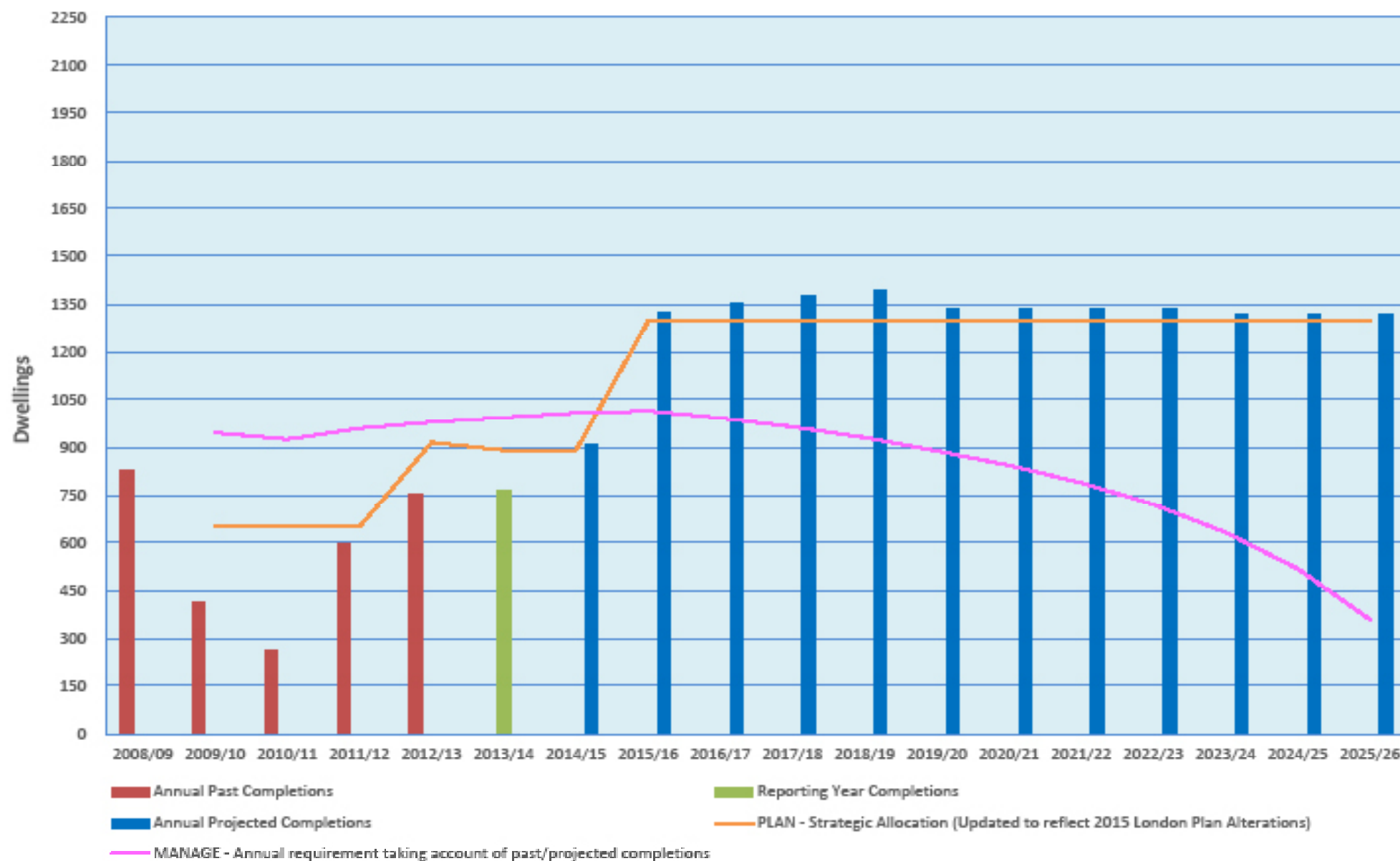
Table 2.2 - Trajectory

	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
	Rep	1	2	3	4	5													
Annual Past Completions	1397	829	411	265	599	752													
Reporting Year Completions							762												
Projected Completions								910	1322	1354	1376	1393	1335	1335	1335	1335	1321	1321	1321
Hectares								7.56	13.02	16.91	20.80	16.88							
Target		650	650	650	915	890	890	890	1297	1297	1297	1297	1297	1297	1297	1297	1297	1297	1297
Annual Requirement taking in to account past/projected completions			958	937	972	993	1007	1023	1030	1009	983	950	910	867	815	751	667	558	406

Table 2.3 - Five Year Deliverable Supply of Housing Land

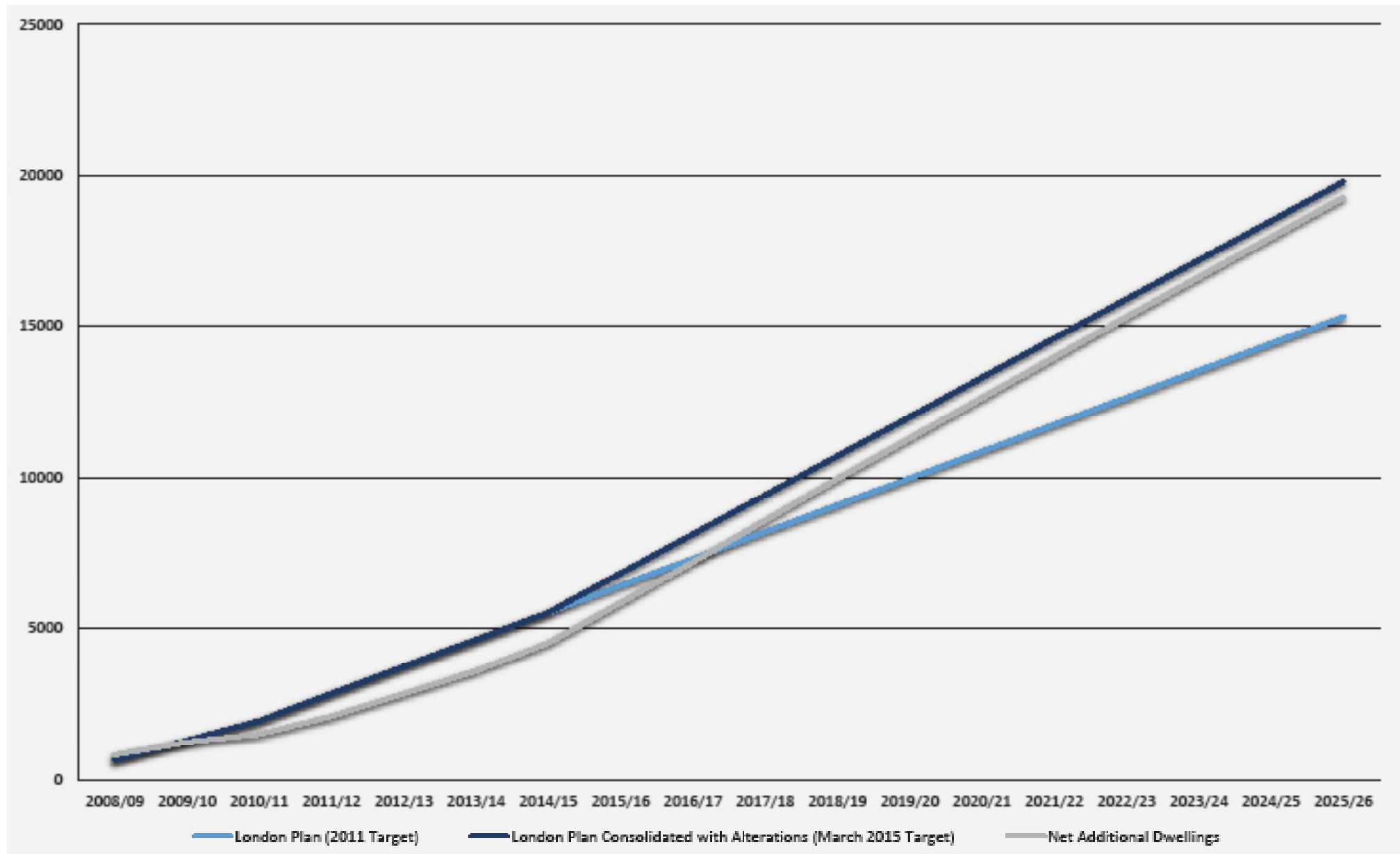
Status	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 - 2021/22	2022/23 - 2025/26	Plan Period Completions
Under Construction	693	608	352	321	289	416	250	2929
Planning Permission Not Started/Subject to Legal	0	202	316	367	356	930	600	2771
Planning Application Awaiting Decision	0	0	14	0	0	0	0	14
Sites DPD Allocations	0	295	455	471	531	3124	2461	7337
Forecast Major Completions	693	1105	1137	1159	1176	4470	3311	13051
Forecast Minor Completions (SHLAA Small Sites)	217	217	217	217	217	868	651	2604
TOTAL FORECAST COMPLETIONS	910	1322	1354	1376	1393	5338	3962	15655
Total Forecast Completions per annum						1335	1321	1044

Figure 2.1 - Trajectory Manage Graph



2. Housing

Figure 2.2 - Cumulative Allocation Graph



Housing Permissions and Completions

Table 2.4 - Residential Completions and Permissions, 2013/14

	Residential Units (gross)*	Residential Units by Type (gross)			Residential Units (net)**
		New Build/Extensions	Conversion/Change of Use	Total	
Completions	1138	738	400	1138	762
Permissions	4509	4105	404	4509	2087

* Gross residential unit measures the total number of units proposed or created

Source: London Development Database

The number of net residential completed units increased from 752 units to 762, an increase of 10 units on the previous year 12/13. Moreover, the number of net residential permissions granted rose from 758 to 2,087 net units an increase of 1,329 on the preceding year 2012/13. This significant increase can be attributed to a single permission which granted 2,350 gross units, for the phased re-development of the South Acton Estate.

The 762 net additional dwellings completed in 2013/14, represents an achievement of 86 percent of the target of 890 new dwellings. When compared with last year's AMR forecast for completions of 739 units, actual completions exceeded projections by 23 dwellings. This increase in completion rates is welcome given the prevailing economic conditions and the resultant challenges faced by the house building industry.

** Net residential unit is a measure of the total number of units proposed/created, discounting existing units being replaced or converted

Of the 762 net additions, 212 units were delivered on small sites comprising less than 10 units and 550 units were delivered through major schemes at:

- Phoenix House, The Green, Southall (149 Units)
- The White Hart Public House, 37 Greenford Road, Greenford (14 Units)
- Former Boatyard, Tentelow Lane, Southall (30 Units)
- Hanwell Locks, St Margaret's Road, Hanwell (73 Units)
- Land adjacent to Bollo Bridge Road, All Saints Road and Palmerston Road, Acton (40 Units)
- Former Featherstone Primary School, Featherstone Road, Southall (143 Units)
- Rectory Park Estate Regeneration, Phases 1 & 2, Rectory Park Avenue, Northolt (58 Units)
- Sunningdale Court - Phase 4, Fleming Road, Southall (22 Units)
- 51 Drayton Green, West Ealing (21 Units)

2. Housing

Housing Development activity across the Uxbridge Road and A40 Corridors:

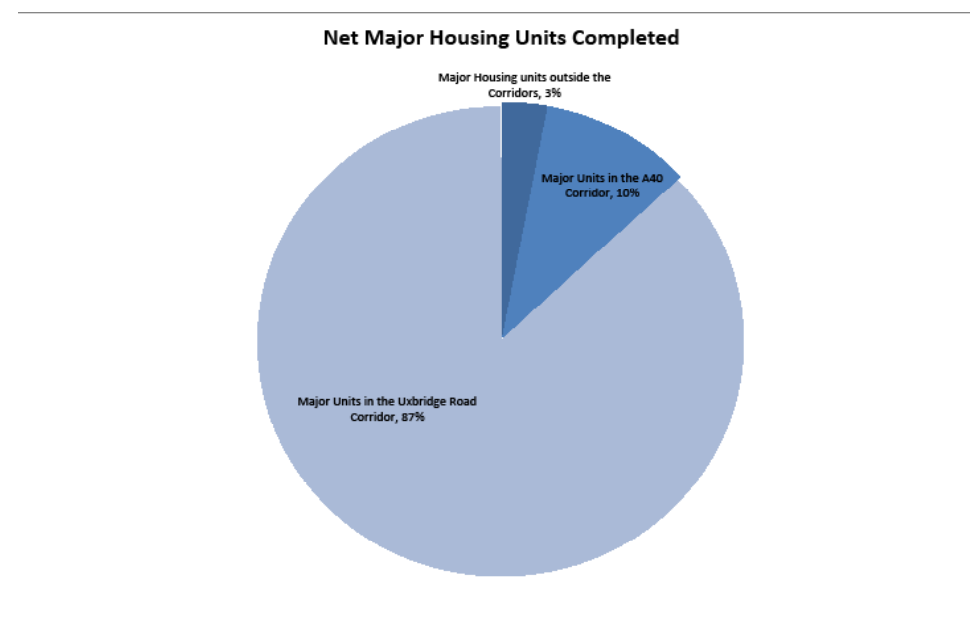
The vision as set out in the Adopted Development Strategy is to harness opportunities for growth and development and promote improvement in appropriate locations. These locations are primarily along the Uxbridge Road / Crossrail and the A40 / Park Royal corridors. The tables and charts below show the level of development activity across both the corridors.

The table 2.5 below outlines the number of major housing units completed on large sites both within and outside the corridors. The Uxbridge Road corridor and A40 corridor accounted for 87% and 10% respectively, of developments. In other words, the vast majority 97% of all major developments were completed within the corridors. Conversely only 3% of all large developments were completed outside both the corridors. This level of growth in development both inside and outside the corridors broadly mirrors the development strategy.

Table 2.5 - Spatial distribution of housing units completed on large sites

	Net Units completed through major developments	Percentage of net total
Uxbridge Road Corridor	478	87%
A40 Corridor	58	10%
Total no of Housing units completed Inside the Corridor:	536	97%
Housing units completed outside the Corridor	14	3%
Total Housing units completed:	550	100%

Figure 2.3 - Spatial distribution of housing units completed on large sites

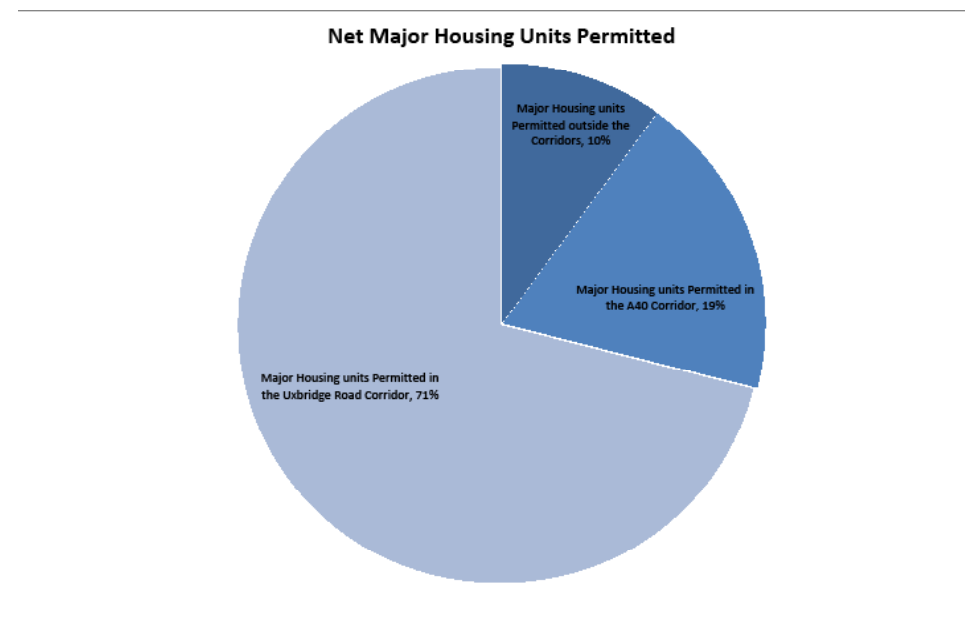


With regard to permissions, table 2.6 below indicates a similar pattern as for completed developments. This table indicates that 90% of our additional housing stock permitted through major developments is located within the Uxbridge Road / Crossrail and the A40 / Park Royal corridors. The remaining 10% was approved outside of the corridors, which is consistent and in line with the development strategy.

Table 2.6 - Spatial distribution of housing units permitted on large sites

	Net Units permitted through major developments	Percentage of net total
Uxbridge Road Corridor	1220	71%
A40 Corridor	318	19%
Total no of Housing units permitted Inside the Corridor:	1538	90%
Housing units permitted outside the Corridor	180	10%
Total Major Housing units permitted:	1718	100%

Figure 2.4 - Spatial distribution of housing units permitted on large sites



2. Housing

Affordable Housing

A key objective of Ealing's Spatial Vision is to deliver additional affordable housing in the borough. Table 2.7 below indicates the number of affordable units completed/permitted during the year, which can be measured as a gross or net figure. The net figure is significant as it allows us to account for the accommodation being replaced, and to understand whether the borough's affordable housing stock is growing or contracting. With regard to permissions and completions the figures below indicate that our current stock has grown.

Table 2.7 - Residential Completions and Permissions, 2013/14

	Total Residential Units (gross)	Affordable Units (gross)	Total Residential Units (net)	Affordable Units (net)
Completions	1138	335	762	137
Permissions	4509	2132	2087	241

** Gross residential unit measures the total number of units proposed or created*

Source: London Development Database

*** Net residential units is a measure of the total number of proposed/created, discounting existing units being replaced or converted*

The total number of affordable units completed during monitor period 2013/14 was 335, an increase from the previous year's total of 306 units. The number of affordable residential units granted increased from 356 units to 2,132 units; this significant increase is largely attributed to the phased re-development of the South Acton Estate.

The 335 affordable housing completions were delivered through twelve developments as detailed in table 2.9 below; eight 100% affordable housing schemes and the remaining four schemes delivered between 29% and 52% of the total units as affordable.

Figure 2.3 - 'Affordable Housing Completions by Type', indicates how many residential units were provided from the twelve schemes detailed on page 15 and also which tenure they fall under.

Figure 2.4 - 'Affordable Housing Completions Over Time', shows how many units of the total residential completions were affordable and compares figures from the previous five monitoring years.

As well as reporting on unit numbers, it is also necessary to measure what proportion of new residential accommodation is affordable as our policies are expressed in this way. Policy 3A of the Development Management DPD states that 'Affordable housing will be sought on all developments capable of providing 10 or more residential units. This will be negotiated on the basis of a 50% provision...' Whilst the Council has previously monitored the proportion of affordable provision in relation to all residential developments within the borough (delivered both through major and minor schemes) to accurately monitor the effectiveness of policy 3A, this monitoring should focus only on housing delivered through major developments, and the proportion of which is affordable.

The results of this are outlined in table 2.8 below. This table illustrates that for completed schemes the proportion of housing delivered through major developments which is affordable is 40%. With regard to permissions, this percentage increases to 45%. These findings would suggest that the policy is largely effective with completions falling marginally short of the target and forecast completions envisaged to reach 45%.

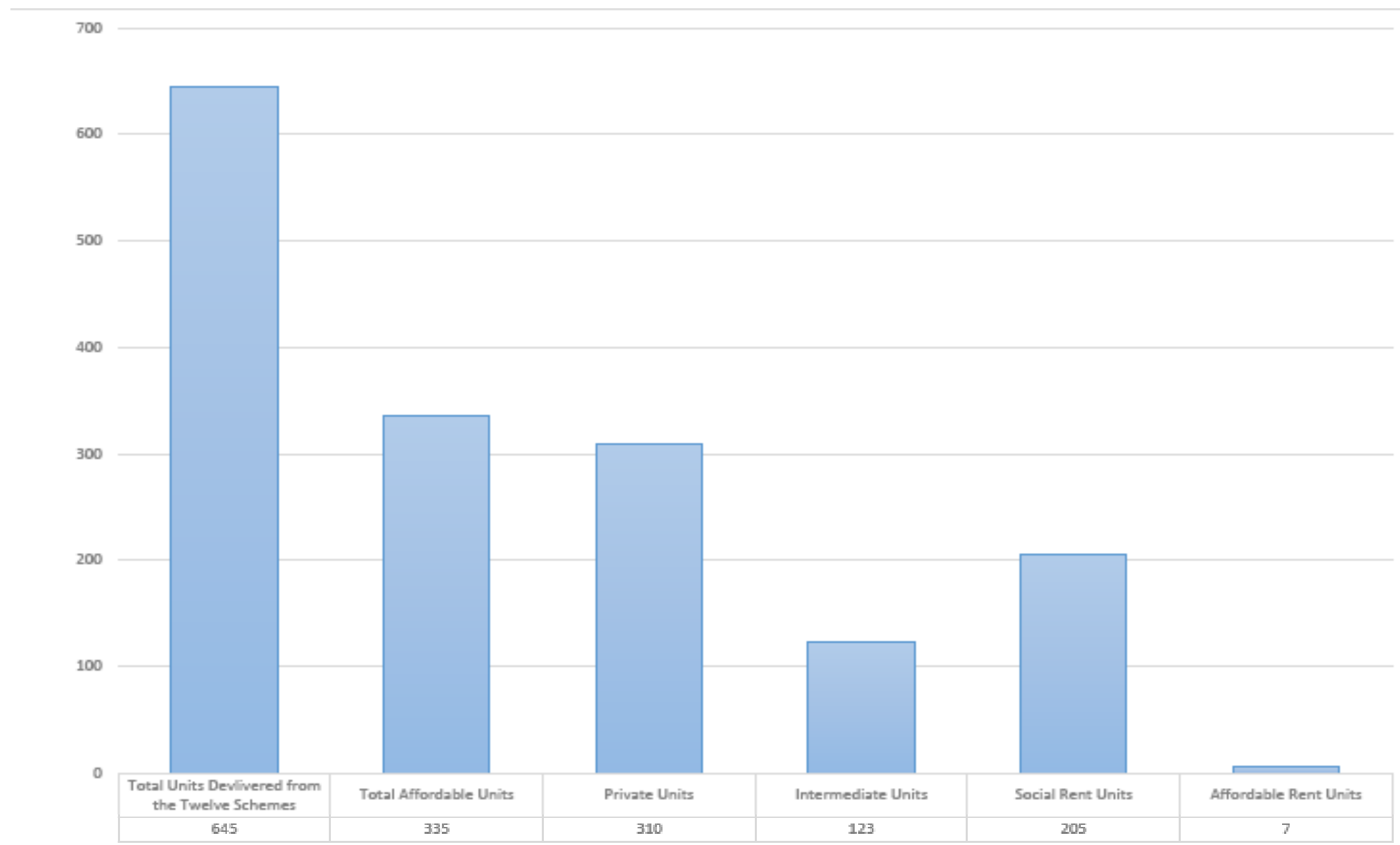
Table 2.8 - Affordable Housing as a percentage of all Major Schemes

	Total Residential Units (Gross)	Total Majors (10 or more Units)	Total Affordable units delivered through major developments	Affordable units as a % of major developments
Gross Completions	1138	790	317	40%
Gross Permissions	4509	3982	1791	45%

2. Housing

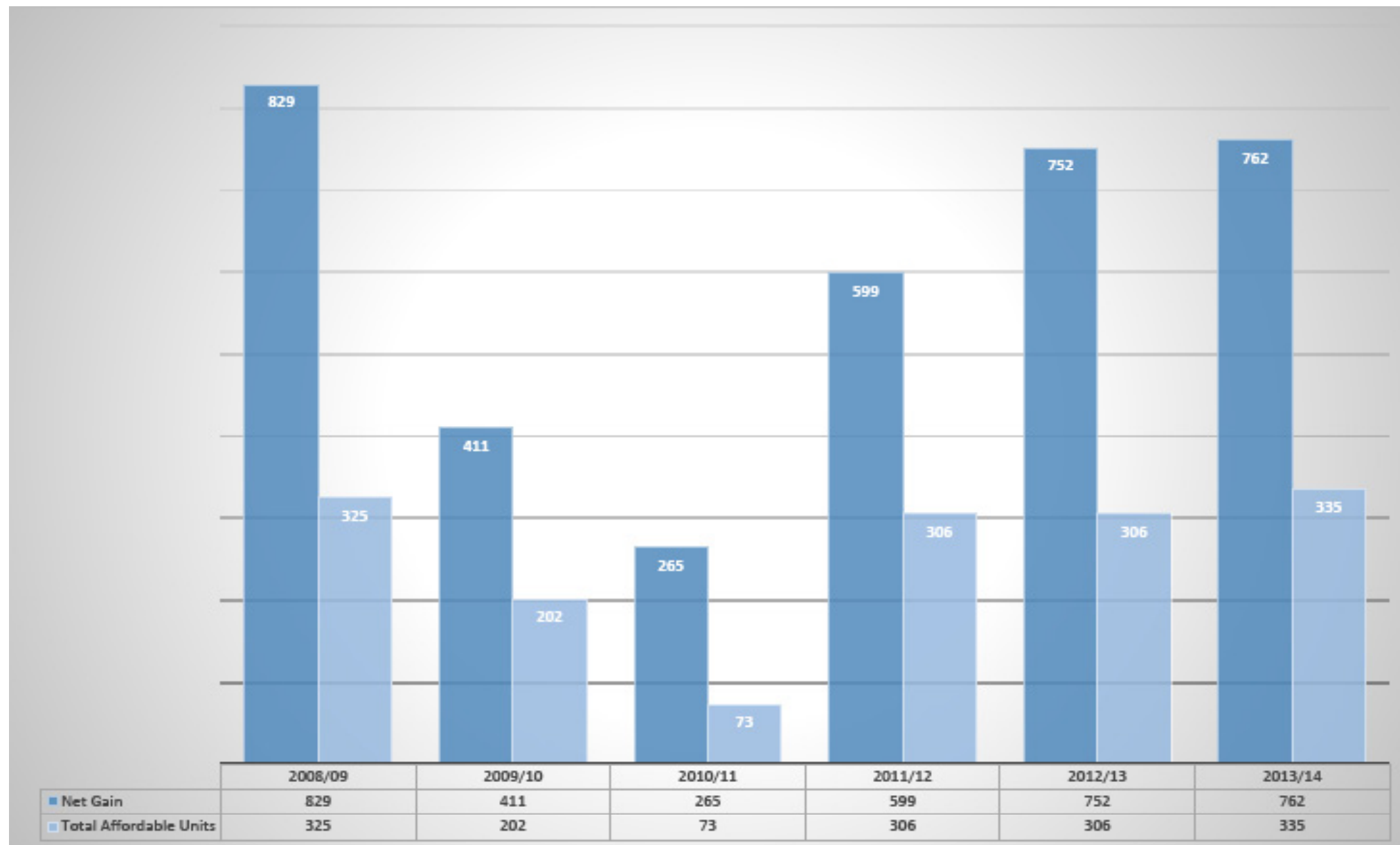
Table 2.9 - Details of the twelve schemes that provided the 335 affordable units during monitoring period 2013/14.

Site	Planning Reference Number	Total Units Delivered	Total Affordable Units	Social Rent Units	Affordable Rent Units	Intermediate Units
Cooper Court 41, Melbourne Avenue, Regina Road, West Ealing	P/2010/0333	10	10	10	0	0
Former Boatyard, Tentelow Lane, Southall	P/2010/1894	30	30	4	0	26
Hanwell Locks, St Margaret's Road, Hanwell	P/2010/2539	73	21	8	0	13
Land adjacent to Bollo Bridge Road, All Saints Road and Palmerston Road, Acton	P/2010/4201	167	87	68	0	19
Former Featherstone Primary School, Featherstone Road, Southall	P/2011/0808	143	61	31	0	30
Tennyson House, Tennyson Road , Hanwell	P/2011/0926	8	8	8	0	0
Rectory Park Estate Regeneration, Phases 1 & 2, Rectory Park Avenue, Northolt	P/2011/5047	160	64	54	0	10
Brook House, 100 Gunnersbury Lane, Acton	P/2012/4010	3	3	0	3	0
Sunningdale Court - Phase 4, Fleming Road, Southall	PP/2010/3879	23	23	15	0	8
51 Drayton Green, West Ealing	PP/2011/4513	21	21	0	4	17
Scout Hall (At The Rear Of) 11 Hoylake Road, Acton	PP/2011/5200	3	3	3	0	0
Garages at Epsom Close, Northolt	PP/2011/5229	4	4	4	0	0
Total		645	335	205	7	123

Figure 2.5 - Affordable Housing Completions by Type.

2. Housing

Figure 2.6 - Affordable Housing Completed Over Time.



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.

It is acknowledged too that where proposals involve the conversion of 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.

For the monitoring period 2013/14 Table 2.10 below shows that of the 4,509 gross residential units approved 4,202 (93%) were lifetime units and 408 (9%) were wheelchair accessible. The figures fall short of the London Plan requirements which require 100% and 10% respectively, although this slight shortfall can partly be explained through 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 policy requirements.

Table 2.10 - Lifetime and Accessible Housing Units

Table of Approved and Completed Housing Lifetime Units and Accessible Units for 2013/14			
Total (gross) number of units permitted	4,509	Total (gross) number of units completed	1138
Lifetime Units	4,202	Lifetime Units	772
Wheelchair Accessible Units	408	Wheelchair Accessible Units	71
Lifetime Homes as % of Total Gross Housing Permissions	93%	Lifetime Homes as % of Total Gross Completed Units	68%
Wheelchair Units as % of Total Gross Housing Permissions	9%	Wheelchair Units as % of Total Gross Housing Completed Units	6%

2. Housing

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.

In the case of the Mayor's internal space standards, which are also adopted locally through our Development Management DPD, a number of Inspectors have taken a more relaxed stance where schemes fall just short of the space standards.

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. An analysis of the 22 departure applications for the monitoring period highlights that none applications depart from housing policy.

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 Sites (LSIS) 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 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 both 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.

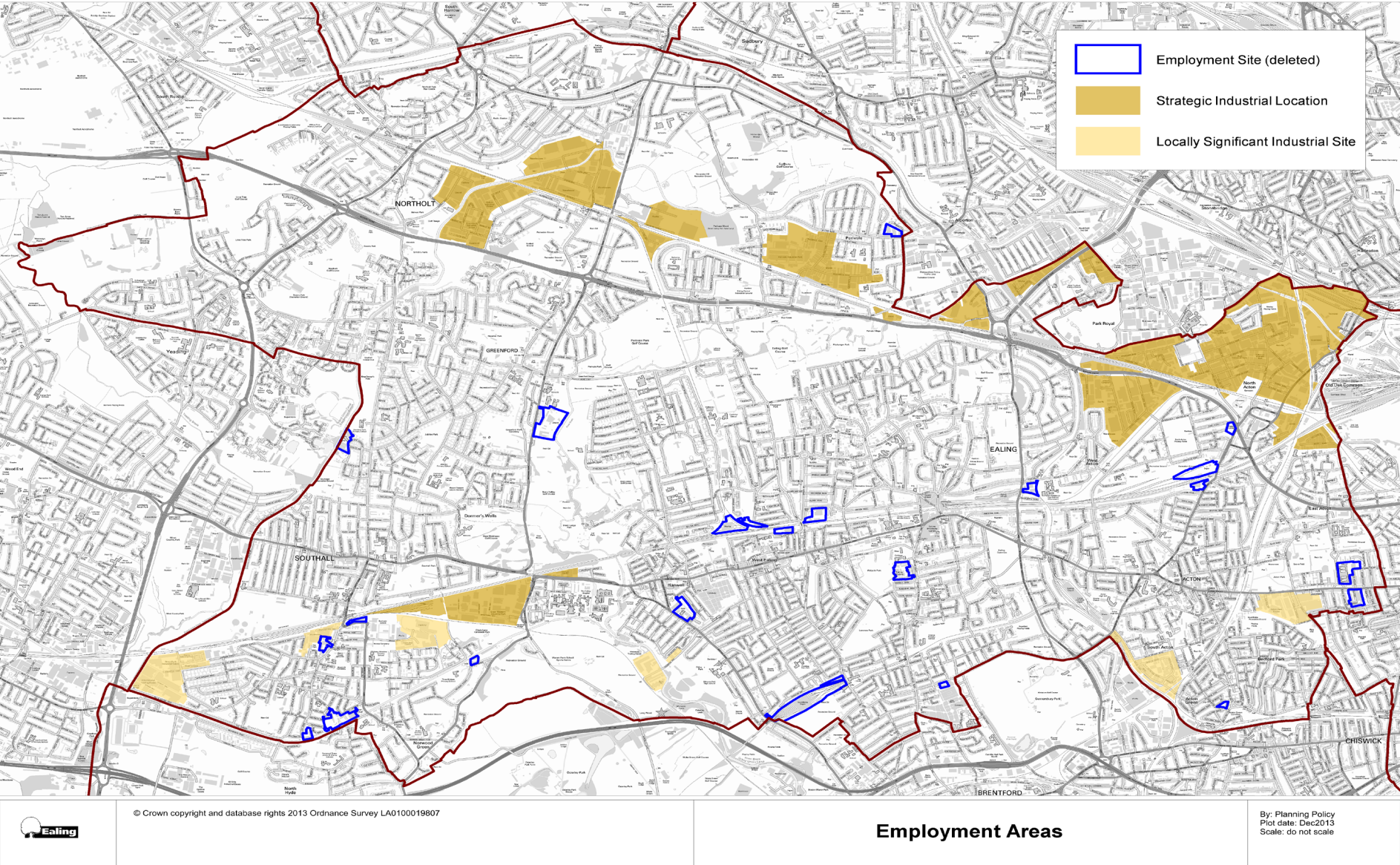


Table 3.1: Change to borough industrial land supply (SIL/LSIS)

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 8,735 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 366 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 964 jobs.

3. Business

Table 3.2 Indicative changes in Employment 2013/14.

Use	B1	B2	B8	Total
Sq m / Worker*	17.9	31.8	40.1	N/A
Net Additional Floorspace Permitted (sq m)	-5,687	4,286	-7,334	-8,735
Number of Jobs	-318	135	-183	-366

** 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 gain of 10,815 sq. m. of employment floorspace. This gain in floorspace represents a marked change on 2012/13 figure of a loss in floorspace of 52,107 sq m. This change can be attributed to reduction in losses in B1 floorspace along with gains in B2 and B8 floorspace, coupled with change of use from employment uses to other planning use classes.

Table 3.3 Amount of employment floorspace developed 2013-14 (sq m)

Use	B1	B2	B8	Total
Gross (Internal)	2,190	8,601	2,263	13,054
Net	-1,579	7,876	4,518	10,815

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 303 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 10,252 sq m of new office floorspace by 2026. This is 83,748 sq m below the target set out in policy 1.1(a).

Prior Approval Notifications (Class J - Office to Residential)

Changes made to The Town and Country Planning (General Permitted Development) Order on the 7th May 2013, introduced the right to change the use of premises in B1(a) office use to a C3 use without obtaining planning consent. Prior to commencement of development however applicants must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required with regards to:

- Potential transport and highways impacts of the development
- Contamination risks on the site; and
- Flooding risks on the site

During the monitoring period 2013/14, Ealing received 26 Class J (Office to Residential) Prior Approval notification applications. Table 3.3 lists which (Class J) prior approval applications were received within this monitoring period, which were approved, how much office floorspace will be lost, and the number of residential units proposed. Figure 3.9 below illustrates this spatially, and highlights a particular concentration in the east of the borough, in the Vale industrial estate.

Of the 26 (Class J) prior approval notifications that Ealing received during 2013/14, two were refused by the planning officer. Analysis is provided below as to why these two applications were not given prior approval.

PAN/2013/5013 - Unit 9, Manhattan Business Park, West Gate, W5 1UP

The proposal to change the use of the existing office building to 10 residential units (10 x 2 Bedroom Flats) was refused on the grounds that insufficient information was submitted to justify that the development would not result in harm to prospective future residents as a result of contamination concerns on the site.

PAN/2013/4341 - Walpole Court, Ealing Green, W5 5ED

Proposals to change the use of the existing office building to 35 residential units (14 x 1 Bedroom Flats, 18 x 2 Bedroom Flats, and 3 x 3 Bedroom Flats) was refused on the grounds that insufficient evidence was submitted to show the existing / last known use of the building was entirely B1(a) (offices). It is understood that part of the building was used as an establishment for an adult education centre (use class D1), and therefore the proposal falls outside the provisions of Town and Country Planning (General Permitted Development) Order 2008 (as amended 2013) Part 3, schedule 2.

3. Business

Figure 3.2 Spatial representation of Class J Prior Approvals received in 2013/14

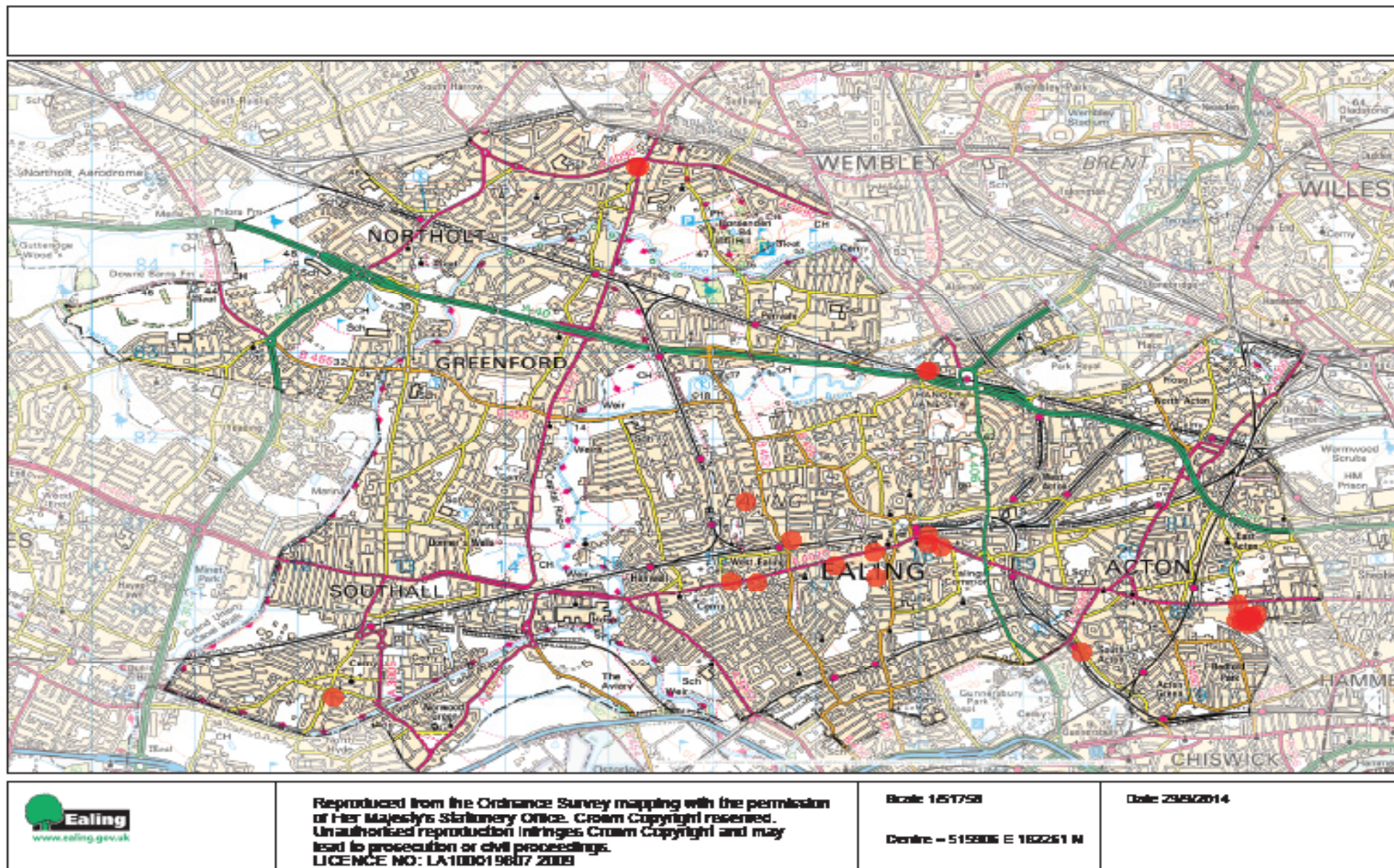


Table 3.2: List of Class J Prior Approvals received in 2013/14

Prior Approval Ref No.	Decision Date	Status	Address	B1(a) (Office) Floorspace Lost	Proposed Residential Units	Jobs Displaced / Lost
PAN/2013/2331	06/08/2013	Withdrawn	4-8 Adelaid Mews, Adelaide Road, UB2 5PX	N/A	N/A	N/A
PAN/2013/2446	15/08/2013	PA not required	1st, 2nd & 3rd Floors, 179-181 The Vale, W3 7RW	188	3	N/A
PAN/2013/2638	23/08/2013	PA not required	33 The Mall, Ealing, W5 3TJ	110	2	N/A
PAN/2013/2675	27/08/2013	PA not required	6 Stanley Gardens, Acton, W3 7SZ	545	9	21
PAN/2013/2949	10/09/2013	PA not required	Land Rear of 9 The Mall, Ealing, W5 2PJ	70	1	2
PAN/2013/2954	10/09/2013	PA not required	1147-1149 Greenford Road, UB6 0DP	483	4	21
PAN/2013/3068	18/09/2013	PA not required	1145 Greenford Road, UB6 0DP	158	2	N/A
PAN/2013/3053	18/09/2013	PA not required	39 Warple Way, Acton, W3 0RX	65	1	2
PAN/2013/3548	11/10/2013	PA not required	21 Warple Way, Acton, W3 0RX	600	12	N/A
PAN/2013/3560	11/10/2013	PA not required	33 Warple Mews, Acton, W3 0RF	100	2	2
PAN/2013/4076	15/11/2013	PA not required	111 Uxbridge Road, Ealing, W5 5TL	1203	23	25
PAN/2013/4117	20/11/2013	PA not required	71 Highview Road, West Ealing, W13 0HA	21	1	N/A
PAN/2013/4142	22/11/2013	PA not required	1st & 2nd Floors, 151-156 Broadway, W13 0TL	180	8	N/A
PAN/2013/4083	26/11/2013	PA not required	16 New Broadway, Ealing, W5 2XA	296	5	N/A
PAN/2013/4341	04/12/2013	PA required and Refused	Walpole Court, Ealing Green, W5 5ED	1850	35	N/A
PAN/2013/4792	17/12/2013	PA not required	Long Island House, Warple Way, Acton, W3 0RG	1800	18	N/A
PAN/2013/4523	18/12/2013	PA not required	21 Warple Way, Acton, W3 0RX	180	3	6
PAN/2013/5013	21/01/2014	PA required and Refused	Unit 9, Manhattan Business Park, West Gate, Ealing, W5 1UP	920	10	N/A
PAN/2013/5246	24/01/2014	PA not required	Unit 2b, 39-40 Westpoint, Warple Way, W3 0RG	84	1	3
PAN/2013/5228	24/01/2014	PA not required	Unit 2a, 39-40 Westpoint, Warple Way, W3 0RG	134	1	2
PAN/2013/5229	24/01/2014	PA not required	Unit 3a, 39-40 Westpoint, Warple Way, W3 0RG	134	1	3
PAN/2013/5242	24/01/2014	PA not required	Unit 4a & 4b, 39-40 Westpoint Way, Warple Way, Acton, W3 0RG	129	2	2
PAN/2013/5167	02/02/2014	PA not required	55 The Mall, Ealing, W5 3TA	135	2	5
PAN/2013/5509	26/02/2014	PA not required	Unit 3b, 39-40 Westpoint, Warple Way, W3 0RG	88	1	2
PAN/2013/5428	26/02/2014	PA not required	380 Bollo Lane, Acton, W3 8QU	125	2	N/A
PAN/2014/0211	03/03/2014	PA not required	6 Stanley Gardens, Acton, W3 7SZ	432	8	N/A

3. Business

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 employment policies, or question their validity. In this regard one case in particular is noteworthy as follows:

P/2012/3484, 21 Warple Way, Acton, W3 0RG

This application involved the partial change of use of an existing office building and extension to create 8 self-contained flats. The site is located within the Acton Park Industrial Estate, designated as a Locally Significant Industrial Site.

The main issue in this appeal case was whether the principle of introducing a residential use was acceptable in an area designated principally for industrial uses. Locally Significant Industrial sites are accorded the same degree of strategic protection as Strategic Industrial Locations, and accordingly the Council assessed the proposal against policy 2.17 of the London Plan, which provides clear guidance around the type of uses deemed acceptable in such locations. The use of the site for housing was not considered to be compatible with this policy designation, resulting in a loss of employment floorspace and potentially prejudicing the operation of neighbouring businesses. In supporting its decision the Council advised that the decision to release land from an employment use in such locations should only be managed through the Development Plan process in accordance with Development Strategy policy 1.2 (b) and Mayoral guidance. The Inspector however disagreed attaching weight to local policy 4A of the Development Plan which

seeks to test whether an existing employment site is still viable through marketing evidence, and was content that this had been adequately demonstrated through the applicant's submission. Significantly however the Inspector was incorrect in applying this policy to this site. The opening line of policy 4A explains that this policy does not apply to employment uses in LSIS, as change in relation to these are managed through the policies in the London Plan and Development Strategy as outlined above. As the Inspector's decision appeared to hang off this policy, this decision was clearly flawed.

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 22 applications identified as departures 4 were considered to depart from employment policies. The commentary below provides an analysis of these applications.

Permissions Approved in Strategic Industrial Locations (SIL)

PP/2013/1800 - 3 Concord Road, Acton, W3

This application involved the redevelopment of the site to provide a car showroom and workshop including M.O.T facilities and a terrace of industrial/ warehouse units (flexible B1/B2/B8 use). The site is located within the Park Royal Industrial Estate, an area designated as a Strategic Industrial Location, on the south side of Western Avenue. Policy 3.3 (a) of the Ealing Core Strategy (Adopted April 2012) seeks to 'retain business and industry throughout the Park Royal industrial estate, encouraging sustainable, economic development and improvements to access and amenity.' Policy 2.17 of the London Plan also defines those uses which are normally deemed to be appropriate in such locations, which are those uses which fall within the broad definition of an industrial type activity.

The proposed use would constitute a sui-generis use and would therefore technically represent a departure from the Development Plan. However, it was recognised that the proposed use would be compatible with the character of the area and would also have the potential to make a significant contribution to employment within the SIL. The car showroom/ vehicle servicing facility use was therefore considered to be acceptable on balance.

PP/2013/1913 - 3 Coronation Road, Park Royal, NW10

This application involved the subdivision of 1 x 2 bed flats into 2x 1 bed flats in a Strategic Industrial Location (SIL). Whilst the use of the site was incompatible in policy terms the proposal was approved on the basis that the use of the site for residential was already established, and the proposal did not result in any loss of employment floorspace.

Permissions Approved in Locally Significant Industrial Sites (LSIS)

PP/2013/5514 - 20 Allied Way, Acton, W3

This application sought to convert an existing vacant B8 warehouse unit to provide a new single-track split level indoor karting venue, with ancillary bar area and staff office accommodation. The application site is located within the Acton Park Industrial Estate which forms part of a Locally Significant Industrial Site (LSIS). As there is no provision for such uses in an LSIS location this application was considered to be a departure planning.

The use is not generally supported within the relevant local and regional plans. Policy 1.2(b) sets out the approach to development on Locally Significant Industrial Sites (LSIS) and Strategic Industrial Sites (SIL), namely that these sites are protected for general industrial/warehousing and industrial type activities, in line with London Plan Policies 2.17 (SIL) and 4.4 (Managing Industrial Land and Premises).

However, in this instance an exception to planning policy could be supported. Due to the employment generating nature of the proposed use and the reversible changes proposed to the interior of the unit. The proposed use should be able to operate within sufficient noise levels such as may arise if the unit was in a General industrial (B2) use. It is not considered that the proposed use, would prejudice the future use of the premises for B1 and/or B8 type uses, nor with the suggested mitigation measures proposed be likely to prejudice any of the adjoining uses within the LSIS. It was therefore considered that on balance the proposal could be supported.

3. Business

PP/2013/1022 - 6 Stanley Gardens, Acton W3 7SY

This application involved the change of use from Class B1(a) (offices) to Class D1 (non-residential institutions) to create an integrated drug and alcohol recovery centre. The site is located in The Vale Industrial Estate which is designated as a Locally Significant Industrial Site in the Development (Core) Strategy. The proposal is seen as a departure as there is no provision for the intended D1 (non-residential institution) use in the LSIS Local Plan designation.

In this instance, it was felt that an exception to normal planning policy could be supported. On balance the proposed D1 use shares many complementary components to the existing office use, notably; it would provide a significant number of both full and part-time jobs, and also provide opportunities for training. Moreover, the intended use would not conflict with the day to day operations of the surrounding uses. Also, the reversible changes proposed to the interior of the unit would not prejudice the future use of the premises for employment use. It was therefore considered that on balance the proposal could be supported.

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'.

Following a survey in 2013 to establish the use of all retail units in the borough, most 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 found at '1.1' in this chapter of the AMR.

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 2013-14 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 and how much of this floorspace is located within town centres.

4. Town Centres

Figure 4.1 (page 24) shows the changes in floorspace for Retail, Office, Financial and Professional Services and Leisure uses within Ealing's Metropolitan, Major and District Centres (see Adopted Policies Map Sheet 7). 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 (2013-14) show that there was a loss of 1,388sqm of Retail floorspace within town centres across the borough. This figure is down from the previous monitoring period (-795sqm).

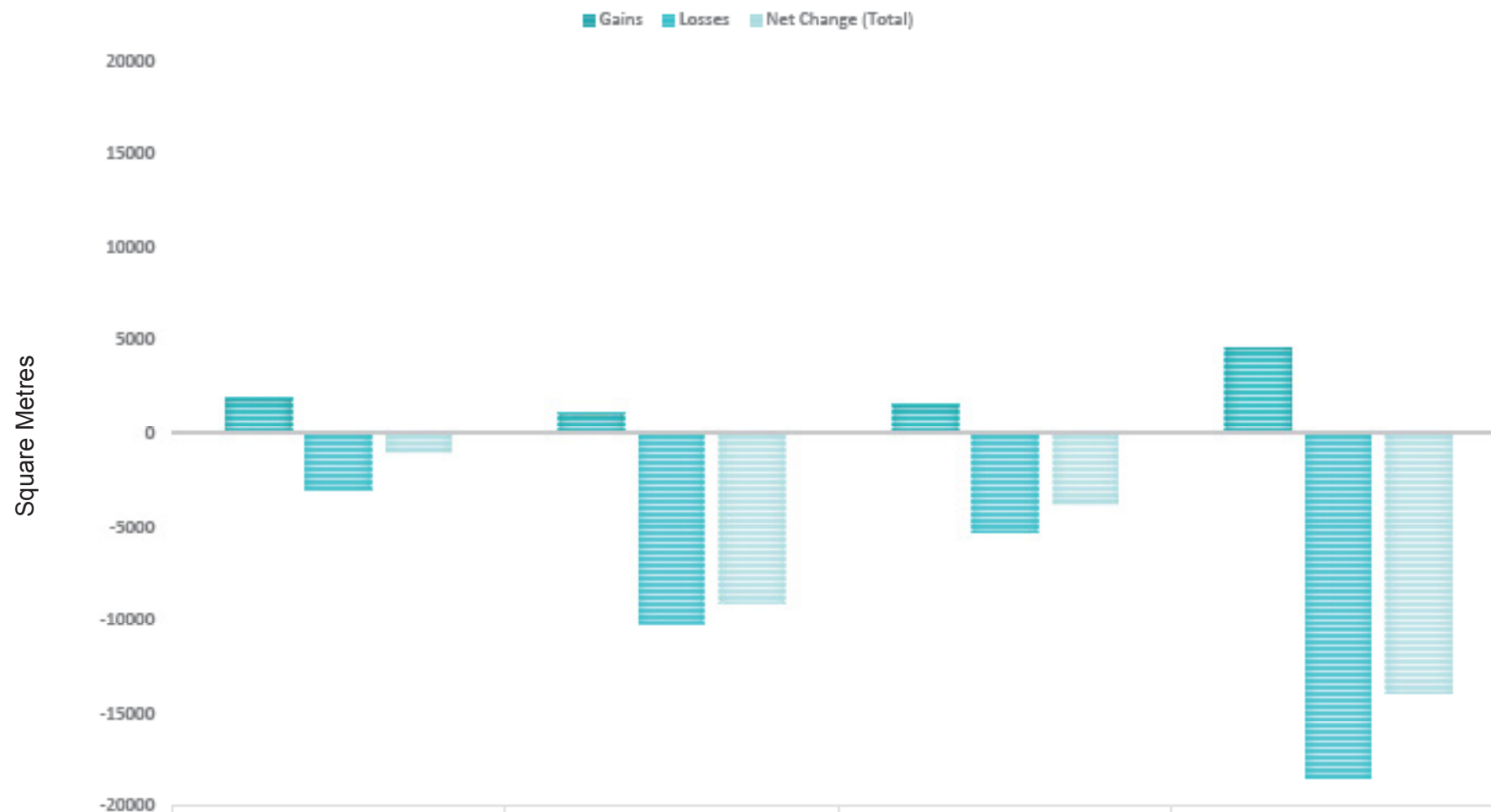
Figure 4.2 (page 25) represents the gains and losses in floorspace which occurred outside of Ealing's town centres. Commentary is provided on page 26 which analyses Retail, Office, Financial and Professional Services and Leisure floorspace changes at a borough-wide level (both town and out of town centre figures i.e data from Figures 4.1 and 4.2 combined).

FIGURE 4.1 - FLOORSPACE CHANGES WITHIN TOWN CENTRES



4. Town Centres

FIGURE 4.2 - FLOORSPACE CHANGES OUTSIDE OF TOWN CENTRES



	Retail (A1)	Office (B1a) & Financial and Professional Services (A2)	Leisure (D2)	Total
Gains	1906	1098	1556	4560
Losses	-2969	-10184	-5350	-18503
Net Change (Total)	-1063	-9086	-3794	-13943

Data confirmed in Figures 4.1 and 4.2 confirms that during the financial year 2013/14 there was a net loss of 2,451sqm of Retail floorspace across the borough. Office floorspace within the borough has decreased by 11,247sqm. This loss is more than 50% lower when compared to the previous monitoring period (-22,947sqm) and whilst lower, indicates a continuing trend in change of use of office floorspace to other uses. The relatively high volume of Class J Office to Residential Prior Approval Notifications received also contributed to the significant loss in office floorspace during 2013/14 (see 'prior approvals' for further detail).

Leisure floorspace has also decreased borough-wide, by 2,772sqm. The significant loss of D2 floorspace within the borough can be attributed to the increasing demand for educational facilities. Two applications involving the change of use of leisure floorspace to educational facilities had a significant impact. The redevelopment of Glaxo Smith Sports Ground (Oldfield Lane, Greenford) to provide an 8 forms of entry secondary school resulted in the loss of over 4000sqm of leisure floorspace, and the change of use of part of Eversheds Sports Ground in Hanwell to accommodate a school use resulted in approximately 1000sqm of leisure floorspace being lost.

Figure 4.3 on page 92 relates to completions of all Class A (A1-A5) permissions in the borough. It shows that there were a total of 115 completions relating to Class A uses within this monitoring period. Of these, 56 represent gains to Use Class A floorspace and another 59 represent losses to other use classes (e.g. Retail to Residential) or changes of use within use class A (e.g. Retail to Restaurant).

4. Town Centres

Figure 4.3 - Class A Completions in the Borough 2013/14

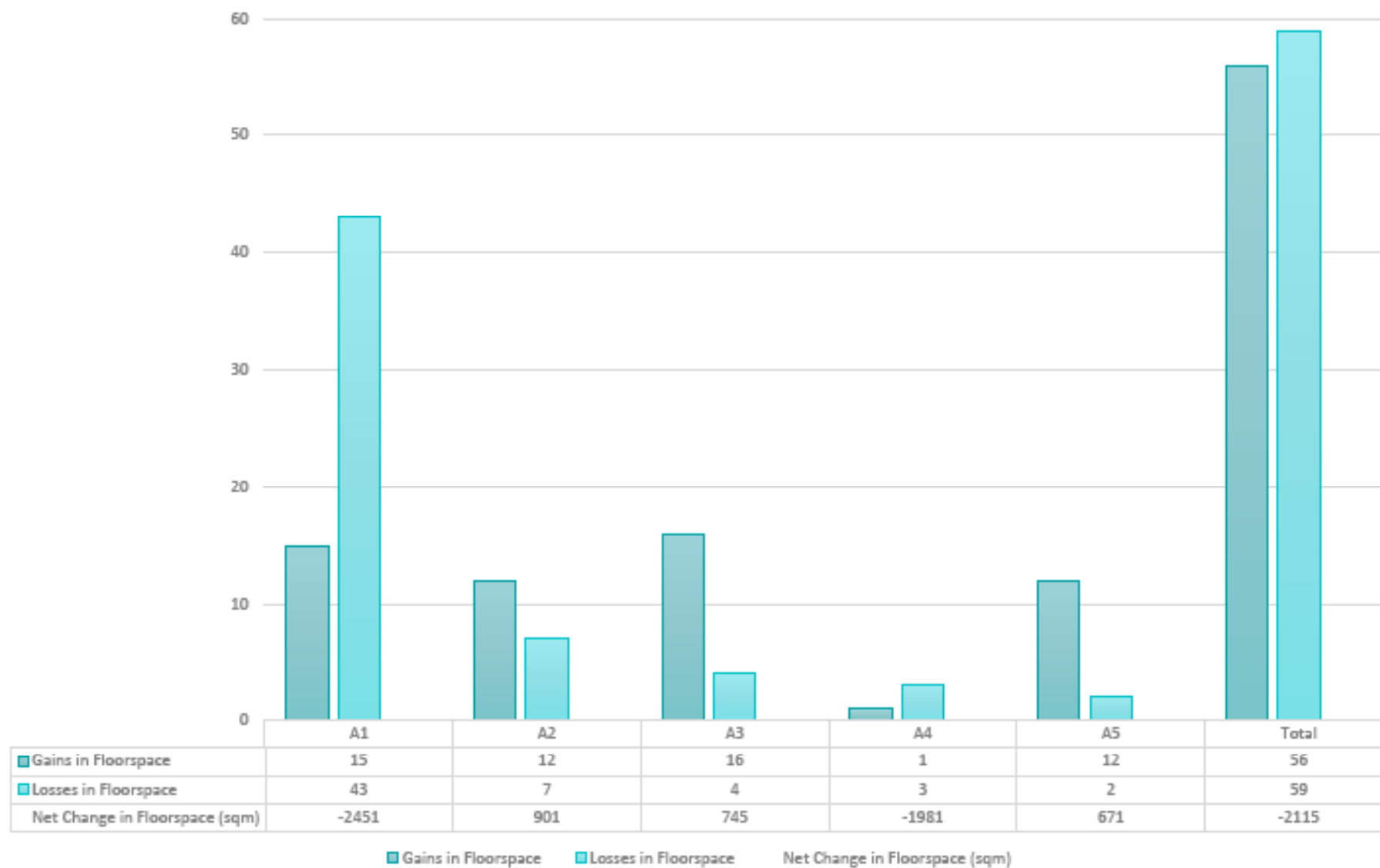


Table 4.2 updated below relates to approved developments relating to Class A (A1-A5) uses in the borough. It shows that a total of 116 such developments were granted approval in 2013-14. These could be extensions or changes of use to or from these uses. This monitoring period has seen a net increase of 199sqm of A1-A5 floorspace approved. This is significantly less than the 1,838sqm of floorspace approved during the last monitoring period (2012/13).

Table 4.2 - Approved class A developments and net change in floorspace 2013/14

Use Class	Number of Approved Applications	Net floorspace (sq. m)
A1	55	-3,576
A2	19	191
A3	32	4,428
A4	3	-973
A5	5	129
Total	116	199

Measuring Ealing's Development Strategy Policy 1.2(c)

There was 2,244sqm of new retail floorspace created in 2013/14, were this trend to continue over the plan period this would equate to 26,928 of new retail floorspace by 2026. This figure would significantly fall short of the target set out in policy 1.2(c).

Measuring Ealing's Development Management DPD Policy 4B 'Retail'

Ealing's Development Management DPD was adopted on the 13th December 2013, this Authorities Monitoring Report therefore provides the first opportunity for the Council to review and monitor the effectiveness of the policies within the DPD.

In order to monitor the effectiveness of Policy 4B 'Retail' an analysis of approved planning permissions relating to Retail uses in the borough has been provided below.

As the Development Management DPD was adopted during the 2013/14 monitoring period, some approvals during this monitoring period would have been determined based upon the previous Development Plan, the UDP (Unitary Development Plan (2004)) which set different shopping frontage designations to the now Adopted Policies Map Booklet.

Fig 4.4 on the next page gives an indication as to the effectiveness of Policy 4B(A) which states that '*A1 retail uses should constitute 100% of the designated Primary Frontage at street level*' and Policy 4B(B) which states that '*A1 Retail uses should constitute no less than 40% of the number of units within the designated Secondary Frontage at street level. Other uses should complement and enhance the functioning of the retail area*'.

Figure 4.4 - Retail Floorspace Changes in the Borough 2013/14

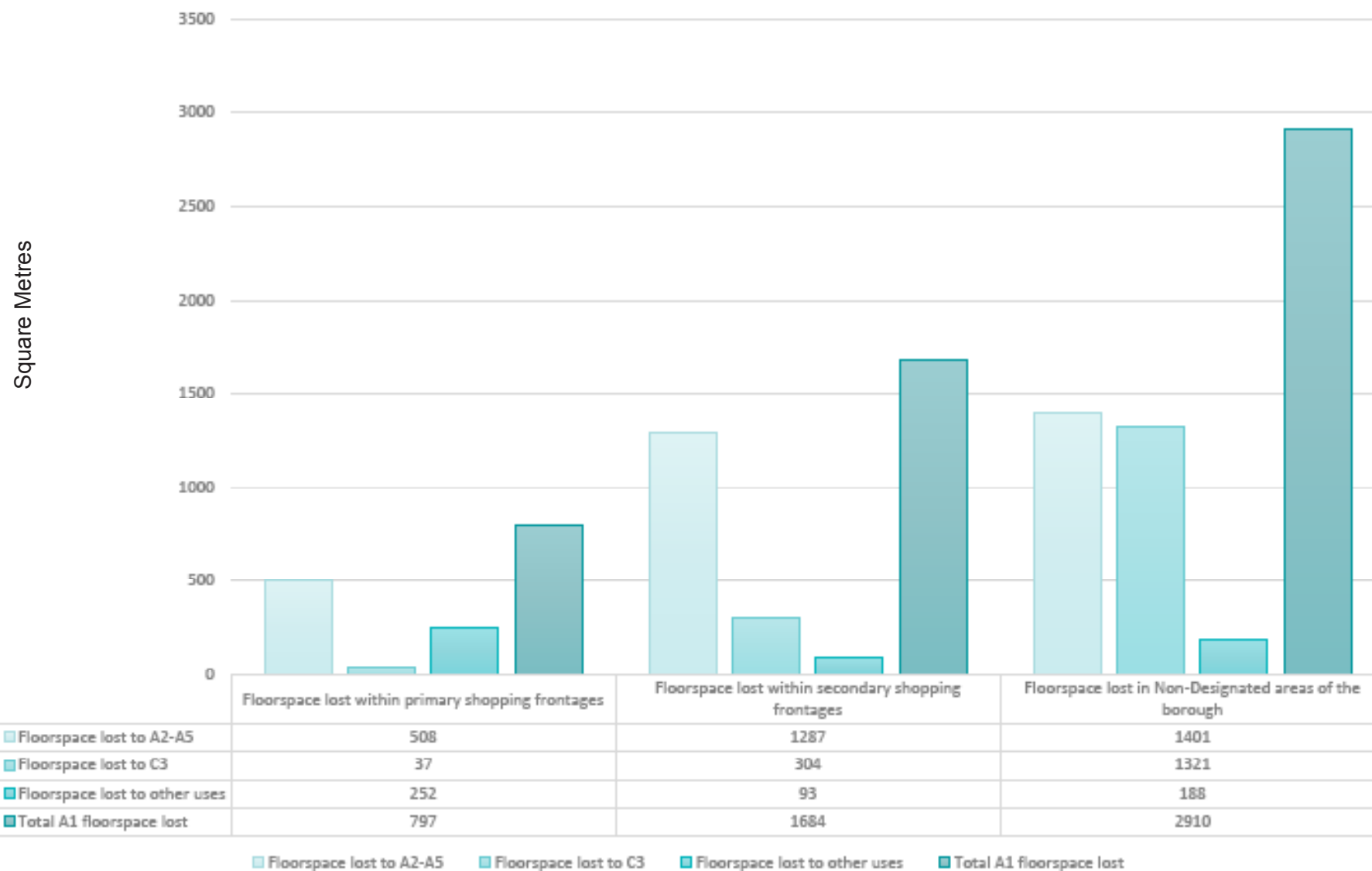


Figure 4.4 shows that of the 5,577sqm net loss of A1 retail floorspace approved from 2013/14, 2,910 sqm occurred in non-designated areas of the borough, 1,684sqm occurred within Secondary Shopping Frontages and 797sqm occurred within Primary Shopping Frontages. Although the 797sqm loss of Retail floorspace within areas designated as Primary Shopping Frontages conflicts with Policy 4B(A), there are various factors which could have contributed to this loss, which are detailed below:

- 'Existing A1 floorspace' former use of a vacant site – In two instances, approval was granted for a Non-A1 use class within primary shopping frontage because the site in question was currently vacant, and evidence had been provided to justify there was no demand for another A1 use to come forward.
- Applied Designations – as previously mentioned, some applications approved during the 2013/14 period were decided against the UDP, which set out designated shopping frontages which differ from the (then proposed, now adopted) Policies Map, primary and secondary shopping frontages.
- Improvement in quality of retail floorspace – Although some applications have resulted in the loss of retail floorspace within primary frontages, the development proposals may result in a much needed improvement to the retail offer within Ealing. For example the alterations delivered through the first phase of the Arcadia Centre redevelopment, led to a slight loss in retail floorspace, but arguably creates floorspace which meets current needs of retailers.

In addition it should be noted that the '100%' stated in Policy 4B(A) is aspirational, and the policy is designed to be flexible to the market forces which influence it.

4. Town Centres

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.

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.

In terms of specific community infrastructure, in recognition of the need for school places in the borough the Council is progressing a Planning for Schools DPD. At the time of writing the Council has produced and

consulted upon an 'Issues and Options' paper (outlining options to meet the demand for school places) including an initial long list of potential sites for new schools or sites which could serve as expansions to existing schools. The next steps in the process will be to consider the representations received, shortlist the sites and undertake more detailed feasibility studies of various sites to determine which to include in the version of the DPD which will go through formal examination. Future AMRs will report on the subsequent stages of production of this DPD, which is intended for adoption in Spring 2015.

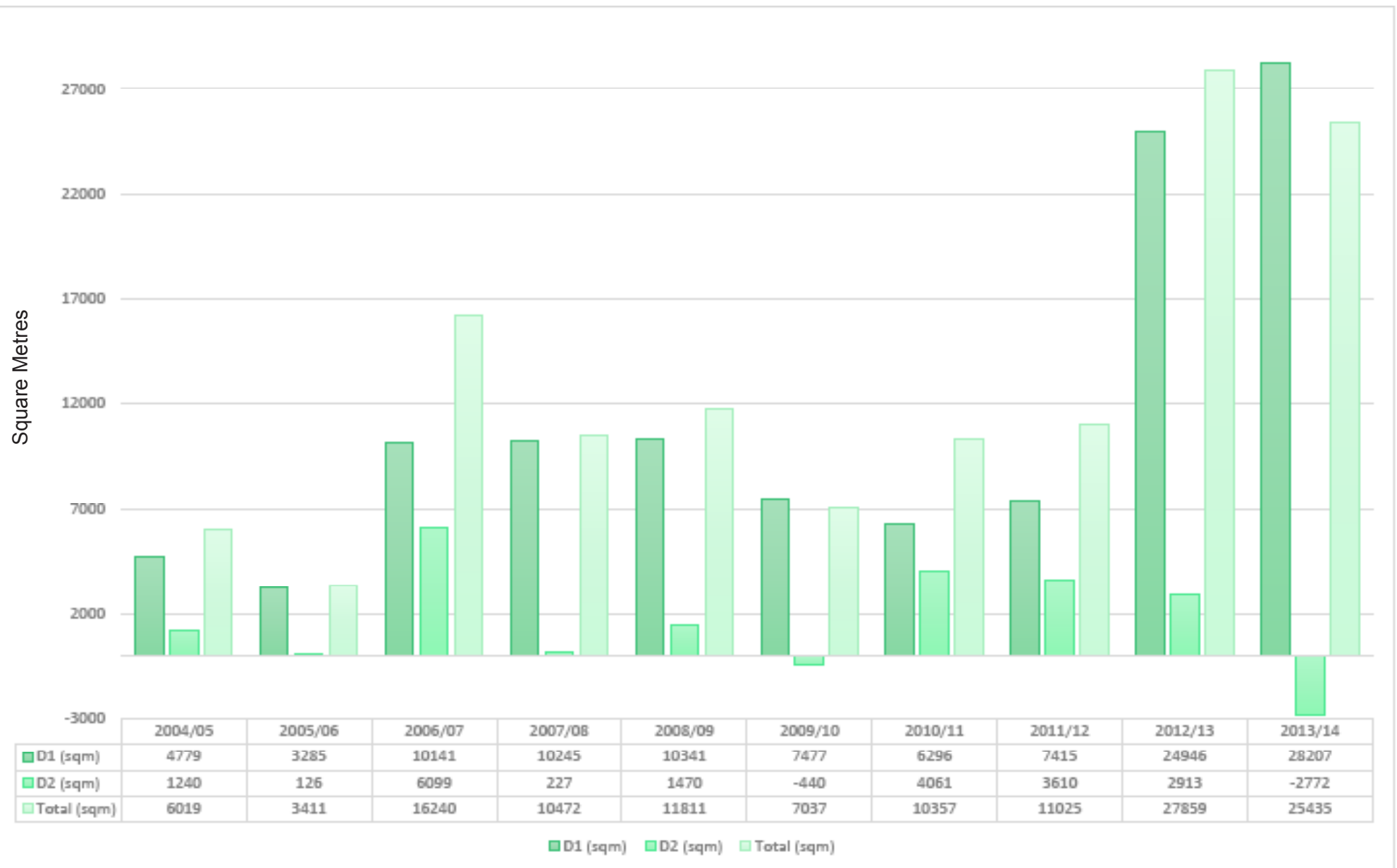
Change in Floorspace

There were 65 completions that included completed redevelopments, changes of use or conversions to or from non-residential institutions (D1)/ Assembly and Leisure (D2) (up from 36 last year). The total net gain in external floorspace for D1 and D2 uses was 25,435 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 marginally down on the preceding year (2012/13) due to a decline in D2 floorspace.

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
2013/14	28207	-2772	25435

5. Social Infrastructure

Fig 5.1 - Annual floorspace changes in D1 & D2 uses 2004-2014



Major completions in this monitoring period included the provision of 11,238 net sq. m of D1 floorspace at the former Glaxo Smith Kline Sports Ground in Greenford for a new secondary school. The development at Notting Hill and Ealing High School in Ealing for the construction of a replacement six storey extension to provide a new sports hall, assembly hall/Performance space, drama studio, dance studio and ancillary accommodation yielded a net gain of 2,177 sq. m of floorspace.

The re-development at West Acton Primary School in Acton involved the demolition of four buildings and two small extensions and refurbishment of retained buildings. In association with the construction of a two storey side extension and the construction of a new two storey building and two double temporary classroom buildings resulted created an overall increase of 2070 sq. m in floorspace.

The improvements at Selborne Primary school in Perivale involved minor demolition of the old toilet blocks and the erection of a new two storey extension to the main building. The accommodation consisted of new nursery facilities, classrooms, and staff meeting rooms together with a new reception area, which resulted in a net gain 2,000 sq. m in school facilities.

The total net gain of completed D1 (non-residential institutions) and D2 (leisure and assembly uses) floorspace for 2013/14 was 25,435 square metres, which is a below on last year's figure, and total approvals show the potential for an additional net gain of 28,598 sq. m of community floorspace in the coming years.

There were two major completions of D2 floorspace during this monitoring period, the first at the Former Acton Bus Depot, for the change of use of ground floor units to include D1/D2 uses. The change of use has resulted in a net increase of 1,022 sq. m in floorspace. The second development at Spikes Bridge Park in Southall, for the construction of a single storey sports pavilion resulting in a net gain of 710 sq. m of D2 floorspace.

In terms of approvals granted, there was a net gain of 25,091 sq. m. of D1 floorspace, this represent a reduction on previous year's total of 33,948 sq. m, of approvals granted. There will however be a net gain of -3,507 sqm in assembly and leisure floorspace (compared with a loss of 144 sq. m, 2012/13).

Overall, for D1 & D2 uses together there will be a combined net gain of 28,598 sq. m. of floorspace, (a reduction on the previous year's approved total of 33,834 sq m) if all of the proposals are implemented. Note these figures have been adjusted to reflect approximate gross internal floorspace.

6. Green Space

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 five proposals have been completed in the year which resulted in losses or gains in open space. Three of these applications resulted in gains totalling 0.243 ha, whilst the remaining two resulted in losses totalling 0.494 ha. Overall these developments gave rise to a net loss of 0.251 ha of open space. It should be noted that these changes have been recorded for designated & non-designated open space.

With regard to permissions, 19 applications have been approved which resulted in either a gain or loss of open space. Four of these applications resulted in overall losses totalling 6.347 ha, whilst the other 15 resulted in a gain of 10.089 ha. Unlike completions these developments resulted in a net gain of 3.742 ha 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 18 schemes were granted during the year which constitute 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 schemes were completed during the year which involved development on such land, two schemes were permitted.

The first of these involved the construction of a new horticultural unit at Horsenden Hill Visitor Centre on land designated as a SINC (P/2013/2355). The site is also covered by other policy designations, including MOL. In terms of built development this comprised a new portacabin, 2x new greenhouses and a new polytunnel totalling an area of approximately 255.8 sq. m. Despite the increase in built footprint on the site, the habitat remains largely undisturbed and the majority of existing trees on the site are to be retained. Where trees are being lost these are to be relocated or replaced elsewhere on the site. Moreover new native hedging would also be planted around the site perimeter of the orchard area which should help native fauna species to inhabit the area.

A second application (P/2013/2355) for the redevelopment of South Acton Estate, involved the partial removal of a SINC (Jerome Allotments). As the proposal relates to the wider estate, and entails the creation of a network of new open spaces and green links, the loss in this instance has been compensated elsewhere on the estate.

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 2015.

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 2013/14.

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 9 applications formally advertised (denoted with an *) as departures during the year, 6 were considered to depart from open space policies. A further 12 were not formally advertised although have been recorded as departing from open space policies. The commentary below provides an analysis of these applications.

Permissions Approved on Green Belt

*PP/2012/5138 – Sharvel Lane West End Road Northolt **

The application proposed the importation of inert waste to raise the height of the existing noise attenuation bund by up to 3m at its eastern end and 13m at its western end.

The site itself is covered by a number of Local Plan designations, including Green Belt, Site of Importance for Nature Conservation (SINC) (Site of Borough Importance Grade I) and an Area of Archaeological Interest.

6. Green Space

The proposal constitutes inappropriate development in the Green Belt and therefore constitutes a departure from policy. Whilst inappropriate development the impact of the proposal on the openness of the site is considered to be minimal. The impact of the proposal on the openness of the site is likely to be perceived greatest when viewed from outside the site and particularly from the residential properties to the south. Given the existing raised topography and the distance between the bund and the receptors, the visual impact on the skyline will be minimal. The proposed development is considered to respect the character and amenity of the surrounding area. Moreover, supervised access to the site for local schools and conservation groups has been secured to improve public access and to assist in nature conservation education and awareness. The benefits arising from the development outweigh the harm caused, and therefore the proposal was justified on grounds of very special circumstances.

PP/2013/1995 - Durdans Park Cricket Ground Adrienne Avenue Southall

This planning application sought permission for the demolition of the existing cricket pavilion and the erection of a part one storey/part two storey pavilion building as well as the erection of a single-storey timber outbuilding and 3 cricket nets. Firstly regarding the use, the proposal is considered to be ancillary to its open space function. Regarding its design the replacement pavilion was largely located on the footprint of the existing pavilion, and any increase in land take was considered to be very small. It was considered that the proposal would not have a detrimental impact on the Green Belt land in terms of biodiversity, usability or visual amenity. In fact, it was considered that the proposal would improve the visual amenity when viewed in the context of the existing building on the site. Furthermore, the proposal would bring this site back into use and thereby provide access to it.

PP/2013/2815 - Spikes Bridge Park West Avenue Southall

This application sought permission for the creation of a 'Third Generation' (3G) artificial grass football pitch, with associated boundary fencing and the provision of six replacement floodlighting columns and floodlights. The site is designated as Green Belt and Public Open Space in the development plan. The main issues in the consideration of this application included the appropriateness of this development in Green Belt terms, and the harm likely to be caused to the openness of the Green Belt as a result of the development. The development was considered to represent an appropriate outdoor recreational use of this site and would provide a valuable community facility in a form that would allow greater access to an appropriate standard of sports development. The proposal was considered to have a limited impact on the openness of the Green Belt.

Permissions approved in the Green Corridor

PP/2013/0389 – Beverley Court, Ruislip Road Northolt

This application sought to create a two storey extension above an existing apartment block to form two additional self-contained units (two x two bedroom maisonettes). The proposal was approved on the basis that there was already in operation an existing residential use and the proposed extension did not extend the footprint or lead to a further encroachment in the Green Corridor land.

Permissions approved on Public Open Space

*PP/2013/3241 – Phases 1-4, Havelock Estate (affecting properties in Havelock Road, Willowbank Road, Damsonwood Road, Hunt Road, Swift Road, Hillary Road, Waterside Road, Tensing Road, Quaker Lane, Gregory Road, Havelock Road Open Space and Canalway Park), Southall**

This outline application proposed the phased demolition of 692 residential units and replacement with up to 922 residential units and commercial and community facilities.

Whilst the proposal involves the partial development of the existing Havelock Road Road Open Space, and accordingly departs from policy, the wider scheme entails a reconfiguration of the uses on the site including open space. Significantly the proposal incorporates an increase in the area and quality of public open space and these improvements would be delivered early in the phased programme of works (predominantly Phases 1 and 2). It has been calculated that publicly accessible open space would increase from the current 9,805sq.m to 22,418sq.m, with at least 2,763sq.m of this taking the form of equipped play. Of this, the defined Havelock Road Open Space (currently 6,969sq.m) would be reconfigured and subsumed into the main area of public open space that would sweep through the site from Havelock Road to the northern-end of Hunt Road in the north-west of the site. It is therefore considered that the development complies with the relevant policies in the development plans.

PP/2013/3242 – Phase 1, Part of the Havelock Estate (affecting properties in Havelock Road, Gregory Road, Hillary Road, Wylie Road, Quaker Lane, and the Havelock Road Open Space), Southall

This application formed phase 1 of the above redevelopment sought for Havelock Estate, and involved the demolition of 156 properties in Havelock Road, Gregory Road, Hillary Road, Wylie Road, Quaker Lane and the Havelock Road Public Open Space and the construction of 287 new residential units, a community centre, local shop and new public open space.

As above the application has been advertised as a departure from the development plan. This was necessary as the proposal would incorporate development on part of the Havelock Road Public Open Space (POS). The existing Havelock Road POS is predominantly open-grassland with an area of 6,969sq.m and has an equipped play area of 486sq.m located in the north-east corner.

The Havelock Road POS would be supplemented so that the total area of open space delivered as part of the Phase 1 development would increase from the existing 6,969sqm (inclusive of 486sq.m equipped play space) to 9,493sq.m (inclusive of 1,141sq.m equipped play space). The increase in the total area of the public open space is considered to address the relevant policies of the London Plan, Ealing's Development Strategy and the Development Management DPD by providing a greater quantum of open space, and a better quality of provision.

6. Green Space

*PP/2013/4304 – Bollo Brook Park, Bollo Brook Road /Osborne Road Acton**

This application sought to provide temporary accommodation for Berrymede Infant School, whilst their present site is redeveloped to provide a replacement school. The scheme provides 5 double classrooms and two similar sized portable buildings to provide administration accommodation and a hall for the school, which would all be sited on the Northern half of the site. Two other sheds are proposed on the Southern part of the site, much of which will be surfaced for use as a playground.

The application site forms an area of public open space within the South Acton Estate, which is bounded by roads on three sides. Berrymede Junior School lies to the West and North, with the Infant School to the North East.

The scheme represents a departure from the Development Plan because of the loss of an area of public open space within the South Acton Estate. On balance it was considered to be acceptable in view of the consolidation of the various Berrymede Schools, the lack of any other suitable site to accommodate the school, and given that the loss of the open space would be for a temporary period of 18 months only, with the land reverting back to public open space after.

Permissions approved on Metropolitan Open Land

*PP/2013/4134 – Cardinal Wiseman Secondary School Greenford **

This application sought to replace the existing two-storey classroom block (known as Block F) with a new two-storey modular building adjacent to the Newman Building to provide four generic classrooms and the retention of caretaker's house for school IT support operations use.

The school is located on the edge of the Greenford District Centre, with a part of the school complex extending into an area designated as Metropolitan Open Land (MOL).

The provision of the new two-storey classroom block was considered to be inappropriate development in MOL and it was therefore necessary to consider whether any 'very special circumstances' exist sufficient to outweigh any harm to the openness of the MOL that would result as a consequence of the development. The site of the proposed new classroom block does not currently fulfil any of the roles normally associated with MOL land, such as providing opportunities for open air recreation or nature conservation.

The development is considered to enhance the quality of the educational facilities at the site and it is considered that 'very special circumstances' do exist in MOL terms sufficient to allow the development to proceed. In particular it was considered that the area where the new classroom block would be located does not currently benefit from public access, and having been utilised for the provision of classroom accommodation since 2007 and before that being hard-surfaced for a number of years. The provision of a building in the location proposed, rather than elsewhere within the school site, would have no implications in terms of its effect on the openness of the MOL in the area and would retain the same amount of space between and around the existing educational buildings, a number of which are already completely or partially located within the MOL. It was therefore considered that the development complies with the relevant policies in the development plans.

*PP/2013/4703 – Dormers Wells Junior Dormers Wells Lane Southall **

This application involved the erection of a single storey building to be used for adult learning, aimed at parents of school pupils with ancillary crèche and small office. The proposed education / community use will complement the school's activities.

This building and overall school site is within Metropolitan Open Land and Community Open Space. This proposal therefore represents a departure from the development plan, but was considered acceptable in this case as it is located amongst other buildings on this established school site. It will be located amongst the existing group of buildings at this site and its size was considered to have limited impact on the open character of this area. It was therefore considered that the development complies with the relevant policies in the development plans.

P/2014/0086 - Dormers Wells Infant School Dormers Wells Lane Southall

This proposal consisted of the formation of a hard surfaced play area with paths amongst the trees, to the south west corner of the site. The increase in hard play area is necessary to accommodate the increase in pupils due to the recent change from a three to four form entry school.

The site is designated as both Metropolitan Open Land and Community Open Space. The ancillary works do not provide any built form above ground and thereby maintain the open character of this section of MOL and Community Open Space. The space proposed for the formation of the hard surface play area is currently used for outdoor play, in association with Dormers Wells Infant School.

By finishing the area with an all-weather surface, the ability for students to use the space for recreation will be increased. There will be a negligible impact on views into and across the site, with the openness of the area being maintained. The hard play surface will be largely screened from Dormers Wells Lane by the evergreen vegetation along the western site boundary. Although generally hard surface play areas are not accepted in Metropolitan Open Land, given that the development is in connection with the existing use of the site as a school, the works were considered acceptable. As such, the proposal is acceptable with regards to the relevant local plan policies.

PP/2013/2355 - Horsenden Farm Visitor Centre Horsenden Lane North Greenford

This application sought planning permission for the creation of a horticultural unit which is being relocated as a result of developments at the St. Bernard's Hospital site. The portable building, polytunnel and greenhouses would be used for potting plants and seed trays. The new steel containers adjacent to the car park would be used for storage purposes. The horticultural unit is part of a social enterprise to encourage increased community use of the site and create a local sense of ownership of the site. The unit would be run by Accession Social Enterprise.

The site is located in an area designated as Metropolitan Open Land, Public Open Space, a Metropolitan Park, and a Site of Metropolitan Importance for Nature Conservation and an Archaeological Interest Area.

The main issues are whether the development constitutes appropriate development in Metropolitan Open Land, and whether the scale of the development is acceptable in MOL terms having regard to the impact of the proposal on the openness of the MOL.

6. Green Space

The proposed development is considered to represent appropriate development in Metropolitan Open Land terms, constituting a horticultural use. The scale, height and design of the structures are considered to be acceptable of horticultural activities at the site. As such, the proposal is considered to accord with relevant development plan policies.

PP/2013/2369 - Horsenden Farm Visitor Centre Horsenden Lane North Greenford

The application is part of the same site as the above application but seeks permission to subdivide the existing vacant cafeteria/restaurant facility of 159 square metres to provide a smaller café area of 104 square metres and to create a craft workshop of 55 square metres. The facility would be used by Accession Social Enterprise (ASE).

The application site is located in a Metropolitan Open Land location and the main issues in the determination of the application relate to the appropriateness of the proposed development in MOL terms. The application is recommended for approval as the development is considered to represent appropriate development in MOL terms as it relates to the re-use of an existing, long-established building for appropriate community purposes and because the development is not considered to raise concerns regarding any adverse impacts on the character of the area, given the existing authorised use of the building concerned. The proposed use would not have any detrimental impact on the openness of the MOL and the development complies with policy and guidance.

P/2012/5124 - Warren Farm, Windmill Lane Southall

This proposal seeks planning permission for the demolition of the existing buildings on the site and the provision of a new first team and academy training facility for Queens Park Rangers Football Club, including the provision of a training centre, a multi-functional operations building, an indoor sports hall (containing a half size football pitch), a grounds maintenance building and a plant building as well as three First Team training pitches, seven academy/youth team pitches and associated facilities. The development also incorporates the provision of a Community Building, which would be sunken into the surrounding landscape and would face the community pitches. This building would provide a range of changing and public convenience facilities that would be directly related to the community pitches.

The site has an area of 24.8 hectares and is located within an area designated as Metropolitan Open Land. The site is also identified as lying within a Nature Conservation Management Area (Brent River Park) and an Archaeological Interest Area (the Brent River Valley). The existing built development has a floor area of 1,847 square metres. The total floor area of the new development would amount to 16,228 square metres.

The development does constitute inappropriate development in the Metropolitan Open Land but it was considered that, on balance 'very special circumstances' existed which outweighed the harm including; the compelling need for the development; the lack of alternative 'brownfield' sites; the benefits to the local community; and the steps proposed to mitigate any harm to the openness of the Metropolitan Open Land.

P/2013/5324 - Pitzhanger Manor House & Gallery Mattock Lane Ealing

This application sought permission for the demolition of extensive elements of the existing Grade I listed Pitzhanger Manor building, comprising the northern infill extension, between the original Manor and the Gallery building; the Reading Room portico to the front (east) elevation of the Manor and the Eating Room extension to the rear (west) elevation and for the renovation and repair of the remaining parts of the Manor, including the provision of a rear glasshouse (conservatory) extension and roof lantern and internal and elevational alterations to the property.

In addition it was proposed to renovate and repair the Gallery building, including basement extensions and internal and elevational alterations; and to renovate and repair the Lodge building and entrance archway. The proposal also sought permission for the provision of a new, single storey, detached café and events building within the easternmost section of the walled garden located to the south of the Manor and fronting onto Ealing Green.

The application site comprises Pitzhanger Manor and Gallery, Mattock Lane, Ealing, including the Lodge and part of the walled garden to the south of the Manor. The application site is located within the Ealing Metropolitan Centre, Metropolitan Open Land, Public Open Space and an Archaeological Interest Area as identified on the Local Plan Policies Map (2013). The site also lies within the Ealing Green Conservation Area and Walpole Park is designated as Heritage Land.

The structure would be located within an area designated as Metropolitan Open Land and Public Open Space. The overall development, including the provision of the new café building, would result in additional built development in the MOL of around 160 square metres. The café would however function as an ancillary facility for Pitzhanger Manor, the Gallery and Walpole Park and could be argued to be a necessary facility in relation to the wider public open space area and would help human health, by encouraging use of the park for outdoor recreational purposes, biodiversity, through the provision of the green roof to the structure, and quality of life, by enhancing community use of the park and also the manor and Gallery.

Any potential harm to the openness of the MOL due to the provision of the café would be compensated for, to some degree, by the removal of extension to the manor house building and opening up spaces and views between the manor and the Gallery and through the provision of enhanced soft landscaping through the restoration of the Regency landscape.

On balance, therefore, it was considered that there were very special circumstances in this case sufficient to justify the provision of the new café building. In overall terms, the design, scale and siting of the proposed development is considered to be acceptable and to accord with the requirements of relevant development plan policies.

6. Green Space

PP/2013/2709 - Former Evershed Sports Ground, Wyke Gardens, Hanwell

This application sought retrospective planning permission for the change of use of the buildings and car park from a Use Class D2 (Assembly and Leisure) use to use as a Use Class D1 (Non-residential Institutions) use for educational purposes as a Nursery, Primary and High School.

The site lies within an area designated as Metropolitan Open Land as identified on the Development Plan Proposals Map. The site is also identified as Community Open Space and lies within a designated Archaeological Interest Area. The use of the buildings as a school is therefore considered to be inappropriate in MOL terms and represents a departure from development plan.

As such, it is necessary to consider if any 'very special circumstances' exist which could be argued to outweigh the harm caused by way of this inappropriate use on the openness of the MOL.

It was acknowledged that there is a shortage of school sites within the borough to meet existing demand and current Government guidance and relevant development plan policies are supportive of the provision of new educational facilities in appropriate sustainable and accessible locations. The school is already established having relocated from elsewhere in the borough and improvements are being put in place to meet educational needs. The long-term use of the site as a school however is not considered to be appropriate, especially if the issue of community access to the outdoor recreational facilities has not been resolved.

Nevertheless, the temporary use of the site, until the end of July 2015, in order to allow the Eden School to find a more appropriate site to meet their future needs, was considered to be acceptable as a temporary exception to MOL policy, whilst allowing the Local Planning Authority to consider the future use of the playing fields and associated ancillary facilities.

PP/2013/3274 - The Perivale Wood Local Nature Reserve Rear of 36-38 Sunley Gardens Perivale

This application sought permission to construct a single storey visitor and education centre for The Selborne Society, including a steel container for storage of items associated with the proposed use. It is understood that the proposed main building will be for educational and meeting purposes associated with the Selborne Society.

The application site is designated as Metropolitan Open Land and Community Open Space. The Selborne Society provides educational programs in relation to nature conservation within Perivale Woods and would therefore be considered to be a complementary use to the site and its designations.

It is considered that as the proposed use as an educational and meeting facility for the Selborne Society is consistent with policy guidance relating to green infrastructure within the Borough. The design of the buildings is considered to be sympathetic to the surrounding natural environment both in terms of its external appearance and proposed materials and it is not considered that there will be any material impact on the surrounding residential area. Accordingly, the proposal is considered to comply with all relevant policy guidance.

P/2013/0104 – Oak Wharf, Green Lane, Hanwell

This application involved the erection of a terrace of four x three-storey three-bedroom dwellings with integral garages. The site is located within an area identified as Metropolitan Open Land. The proposed development was considered to represent a 'departure' from the requirements of the development plan for the area, in terms of its impact on the open character of the designated Metropolitan Open Land. The site is however currently enclosed by high boundary walls with the exception of the gated access to Green Lane. Accordingly the impact of the proposal on the open character of the site was considered to be minimal, and the benefits of the redevelopment outweigh what harm there is.

Permissions approved on Community Open Space

P/2013/0659 - The Shamrock Sports & Social Club 307a Horn Lane Acton

This application sought to extend for a further three years the use of the building as a sport social club (use class D2) to a mixed use that incorporates a daytime children's nursery (Use Class D1).

The application site is designated as Community Open Space under the Local Plan. The use of the social club part-time as a nursery does not compromise its ongoing use as a social club. The Shamrock Social Club operates mainly in the evenings and all day on weekends. And the nursery would continue to utilise the building during the daytime hours only. Additionally, the use is restricted to the existing buildings and would operate as a shared facility. As a result the proposal would not lead to encroachment on the existing community open space.

On the basis that the ongoing function and use of the Shamrock Social Club would not be in any way compromised by the continuation of the mixed use development proposed and considering the positive community benefit that the nursery facility would bring to the local community, the proposal is considered to be 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.

Table 6.3

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 and the West London Waste Plan. 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 2013 to 31st March 2014 the Environment Agency lodged objections to 2 applications in the borough on flood risk grounds. For both 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/2012/3154 (The Oaks Shopping Centre), the Environment Agency raised initial objections to the quality of the FRA submitted, however following further detailed discussion between the applicant and the Environment Agency these initial concerns have been overcome.

The site is located within Flood Zone 1 and is therefore subject to a low risk of flooding. Flood from other sources such as drains, sewers and ground and surface water has also been assessed and the risk of flooding from these sources is also shown to be low.

The Environment Agency recommended as a pre-condition the submission and approval of a drainage strategy to demonstrate that sufficient water storage capacity can be provided on the site. This is secured by condition. The applicant has also since submitted a drainage plan, which appears to confirm that the capacity can be met.

In the case of P/2013/1352 the Environment Agency raised an initial objection to the proposal on the following grounds:

- The applicant has failed to demonstrate that the storage volume required to attenuate surface water run-off can be provided on the site,
- No SuDS have been incorporated into the scheme,
- And that the peak discharge rates are at an acceptable level.

Following receipt of the objection the applicant's drainage consultants have been in dialogue with the Environment Agency, who are now happy that these issues have been resolved subject to a safeguarding condition requiring the submission of a detailed drainage scheme prior to commencement.

During the period the Environment Agency also raised objections to one application on water quality grounds.

7. Climate Change

This application (P/2013/3475) involved the replacement of a concrete batching plant at Horn Lane. The Environment Agency initially objected to the application on the basis that the applicant had not supplied adequate information to demonstrate that the risk of pollution posed to surface water can be safely managed. In this case, the Environment Agency considered that, in its initial form, the development posed an unacceptable risk of causing a detrimental impact to surface water quality because it had not been demonstrated that the potentially polluting areas of the site was draining to the main foul sewer system. They noted that initially the applicant had not even demonstrated that, if it was not already, that it would be possible for the site to connect to the foul sewer of that appropriate pollution prevention measures were, or could be, implemented at the site. They noted that, in addition, the Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies and they considered that, potentially, the development could prevent the recovery of and/or cause deterioration of surface waters.

At the time of the initial response it was however indicated that the applicant could resolve the Agency's objection by demonstrating that all potentially polluting/operational parts of the site were or would be drained to the foul sewer and that appropriate pollution prevention measures were in place or could be installed at the site.

Further information was subsequently submitted in support of the application. The applicants' agent has stated that: "Surface and foul drainage has been re-inspected by Hanson's project engineers and through direct enquiries with their landlord D B Schenker and statutory undertaker Thames Water."

They also stated that: "As Hanson has the benefit of a formal Trade Effluent Agreement with Thames Water for their discharge to sewer and there has never been any concern raised by Thames Water regarding its use, localised flooding etc., we consider sufficient information has been provided to allow the Planning Authority to decide that drainage matters have been satisfactorily addressed."

The additional information provided was reviewed by the Environment Agency and they subsequently withdrew their objection to the development on water quality grounds.

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

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. At the time of writing (March 2015), following the examination in public in Autumn 2014, the boroughs are now in receipt of the Inspector's report which concludes that the plan is legally compliant and sound. It is the boroughs intention to adopt the plan over summer 2015. Once adopted the boroughs will monitor progress against the set of monitoring targets/indicators established in the plan.

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. The application (P/2012/3267) for a 195,000 tonne energy from waste facility at Channel Gate Road is however still pending as the site has subsequently been safeguarded by HS2 Ltd.

Energy and Sustainability

As noted above for the other sections the policy context for this monitoring period is still in a state of flux, with policy requirements evolving over the period. As of December 2013, the UDP has ceased to be the development plan for the borough, and with regard to energy policy is now replaced by the policies in the London Plan and Development Management DPD. With regard to the later, whilst the policies in the Development Management DPD were only adopted part way through the year, such policies existed in draft form prior to this date and accordingly were in force. The policies in the Development Management DPD have been designed to supplement the London Plan policies (specifically policy 5.2).

The implementation of regional policy has also evolved over this period. For the first half of the monitoring period London Plan policy 5.2 sought 25% reductions in CO2 emissions above 2010 Building Regulations. From October 2013, this saving increased to 40% above 2010 Building Regulations.

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.

In line with the previous AMR's, this monitor reports on the carbon dioxide savings that derive from each stage of the Mayor's Energy Hierarchy to demonstrate the Council's commitment to reducing the borough's CO2 emissions by approving energy efficient developments.

The analysis for the year 2013/14 has shown an increased number of major applications (comprising the construction of 10 or more dwellings and/or 1000sqm or more of commercial floorspace) approved compared to 2012/13. The overall number of major planning applications approved in this year's AMR is 44.

The overall capacity of the zero and low carbon (ZLC) technologies proposed is 6.36MW, an increase of 89% compared to the previous year. This increase is mainly due to the number of applications approved.

7. Climate Change

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 4% 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 27 out of the 44 approved applications exceeded Building Regulations Part L 2010 by approximately 4% from the application of energy demand reduction measures alone. One of the applications exceeded BR Part L 2006 by almost 14% from energy efficiency measures alone and two did not exceed Building Regulations Part L 2010 minimum requirements without the need of a low and/or zero carbon technology (ies). Savings of 1,291 tonnes of carbon dioxide emissions are likely to be achieved from the implementation of the energy demand reduction measures recommended in the planning application documents.

According to the approved energy statements submitted for St Bernards Hospital for the Asylum Buildings (S2&S3 Sites with ref number PP/2012/4008), West London University in Ealing, St Benedicts School in Ealing and 20 Allied Way in Acton, these developments propose to achieve 45%, 21%, 29% and 30% improvement in CO2 emissions beyond BR Part L 2010, respectively, only from the Be Lean stage of the Energy Hierarchy.

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 proposed to 15 out of 44 applications with 3 of these proposing to connect to a decentralised heating network and 1 proposing an energy centre. Average CO2 emissions reduction percentage predicted is c.29%.
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. The majority of 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 subject to size and nature of the proposed scheme.

13 out of 44 planning applications identified CHP as the most feasible and viable technology to contribute to reducing the dependence on fossil fuel while saving on carbon dioxide emissions. The proposed CHP units achieve at least 1,636 tonnes CO2 emission savings per annum, an average reduction of c.29% coming only from the application of CHP. The overall electricity and heating capacity of the CHP units proposed in 2013/14 reaches approximately 2.6MW and 4MW, respectively.

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

7. Climate Change

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 13% 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.

The mostly preferred renewable technology during 2013/14 was solar photovoltaic panels as it can be seen from the Figure 7.1 in the Observations and Conclusions section below. This is mainly due to the technology's compatibility with Combined Heat and Power. An overall capacity of 4MWp of solar PV panels equal to at least 27,500sqm, recommended in 29 applications out of 44, has been given permission to be installed in the borough. There is a significant difference between last year's solar PV capacity and this year's reported capacity (83%). 4 out of 44 planning applications recommend Air Source Heat Pump (ASHP) for providing the space heating and cooling of the proposed developments, 1 out of 44 recommend GSHP. The remaining 10 planning applications either did not recommend solar PV panels or did not provide sufficient information that can be used in the analysis.

An average percentage improvement of 13% in CO2 emissions was achieved through the installation of the renewable technologies between 2012/13.

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

Sustainability: BREEAM, Code for Sustainable Homes

Objective	Addressing climate change and protecting and enhancing the environment.
Target	<p>BREEAM 'Very Good' as a minimum for all major non-residential developments</p> <p>BREEAM Domestic Refurbishment 'Excellent' as a minimum for all major residential refurbishment of existing buildings, including conversion of existing buildings to form flats</p> <p>Code for Sustainable Homes Level 4 as a minimum for all major developments</p>
Target met	<ul style="list-style-type: none"> • Partly met- 15 out of 26 mixed-use & non-domestic schemes achieved BREEAM rating • 17 out of 23 approved only residential and mixed-use schemes achieved CfSH target/3 out of 23 achieved CfSH Level 3. Target mostly met.
Related policies	<ul style="list-style-type: none"> - 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) - Ealing Local Variations Policies 5.2I, 5.2H, 5.2F of Development Management DPD

The majority of major developments decided in 2013/14 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 2013/14, of the 26 schemes undertaking BREEAM assessments,

- 3 scheme achieved an 'Excellent' rating,
- 12 achieved a 'Very Good' rating
- 7 achieved 'Unclassified' rating
- 2 no BREEAM assessment submitted together with planning application

Also, in 2013/14, of the 23 schemes undertook a Code for Sustainable Homes assessment with:

- 17 schemes achieving 'Level 4' and
- 3 schemes achieving 'Level 3'
- 1 scheme achieving Ecohomes Very Good (ecohomes was used for refurbishment before BREEAM Domestic Refurbishment was published)

7. Climate Change

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. The low carbon/renewable energy requirement was not pursued by the majority of the planning applications approved in this year's AMR. This is mainly because the planning applications were submitted prior to the implementation of the monitoring requirement. The only application where data have been fed through to the automated renewable energy and CO2 monitoring platform.

During this year's AMR 2013/14, 5 out of the 44 applications have been signed to the Council's Automated Energy and CO2 Monitoring Platform and 2 out of the 44 have chosen to install their own monitoring equipment and submit the actual data to the Council on a daily basis. The rest of the applications have been submitted prior to implementing the monitoring requirement and therefore actual data cannot be obtained. During this year's AMR, out of the 7 schemes where the renewable and low carbon monitoring requirement has been applied, only 1 has been completed and actual data are fed to the monitoring platform. It is anticipated that in the following monitoring year more schemes will have been completed and more accurately data will be fed back to the automated renewable/low carbon energy and CO2 monitoring platform.

Energy Observations

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 significant CO2 emissions savings have been achieved through the installation of energy efficiency measures, low carbon and renewable energy technologies. In total, an average reduction of 53% in regulated CO2 emissions was achieved from all 44 approved schemes in this year's AMR. Figure 1 below shows that solar Photovoltaic (PV) was proposed in 29 out of 44 applications with an overall capacity of 3,752kWp. Solar PV technology was preferred by residential, schools and industrial schemes to cover their electricity requirements and assist them with achieving the policy targets.

1 out of the 15 approved schemes proposing the use of gas CHP is for the construction of an energy centre. 2 out of the 15 applications will connect to this approved energy centre which is likely to accommodate a gas CHP with 600kWe capacity and another 1 approved scheme is proposing the use of on-site gas CHP with intention to connect to a DHN CHP at the development in the immediate vicinity. The remaining 11 premitted schemes propose the use of on-site gas CHP. The total proposed CHP electrical capacity of all schemes is 2,611kW. 7 out of 44 applications proposed the combination of gas CHP and solar PV.

4 out of 44 approved applications recommended the use of Air Source Heat Pumps (ASHP) technology but unfortunately no sufficient information is provided to be able to estimate the overall capacity of this technology.

1 out of 44 schemes proposes the combination of ASHP with solar PV technologies. Ground Source Heat Pumps (GSHP) technology is proposed in 1 application out of the 44 with a 20kW capacity and it is combined with solar PV and solar thermal technologies.

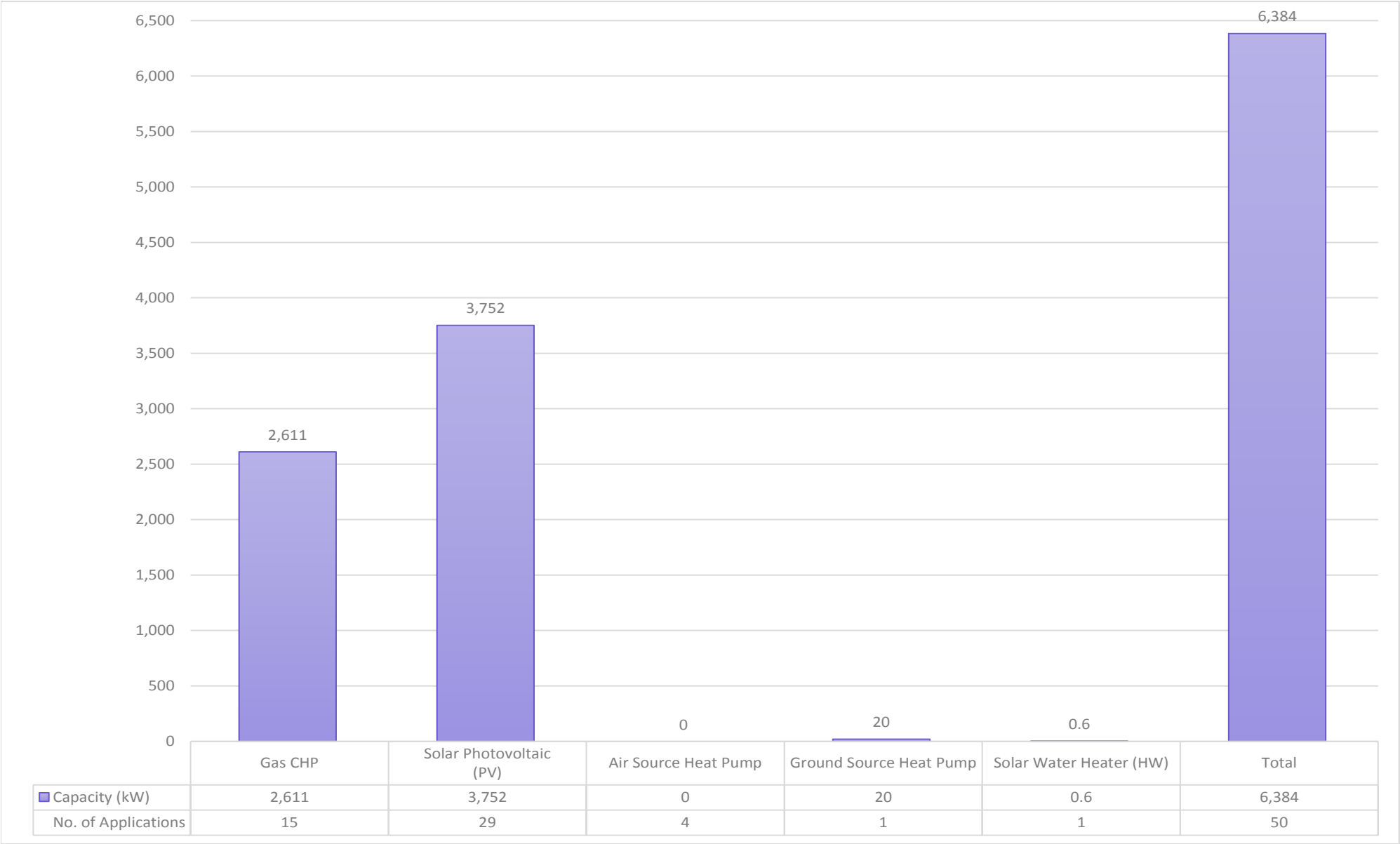
It becomes apparent from the table that solar water heater technology is not a preferred technology and the reasons are likely to be its compatibility with CHP and its requirement for direct sublight. Since January 2013, the Council has implemented an automated energy and CO2 monitoring platform to allow 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.

It should be noted that with regards to the CHP (Combined Heat & Power) capacity, this has been counted in kW electrical and that of solar PV in kW peak. The rest of the technologies in kW.

It is also noted that the number of applications shown in Figure 1 below is slightly higher than what is stated earlier in this section. This is mainly because some of these applications have proposed more than one technology.

7. Climate Change

Fig 7.1 - Low & Zero Carbon Technologies proposed in 2013/14



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 2013/14.

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 2013/14.

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 2013-14 the CIL liability of relevant developments was £1,402,251. Of this, Ealing collected £974,542; 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 March 2015. The process towards adoption includes further consultation and an examination by an independent inspector. The Council intends to start charging its own CIL by the end of Summer 2015.

Appendix 1 - Infrastructure Delivery Schedule

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

