



**LOCAL DEVELOPMENT PLAN ADVISORY COMMITTEE MEETING, 2 December 2020  
KAY GARMESON QUESTIONS AND STATEMENT**

Some two months have slipped by since the last LDPAC meeting. The draft Local Development Plan timetable published on 3 June is now clearly out of date. My first question, therefore is when will you produce and make public a revised version as part of the Local Development Scheme that the Council is statutorily required to publish and keep updated?

My second question relates to the Authorities Monitoring Report. Again, according to the 3 June timetable, AMRs for the period 2014 to 2019 were due to be published in September. This has not happened. At the same 3 June meeting, I asked if the housing element of the AMR could be provided as a matter of urgency considering the importance the Council, the London Mayor and Central Government have attached to housing targets and delivery. The then Chair said that he would look at the possibility of doing so. This has not happened. I sent a further request for the AMR to Council Leader Bell, copied to LDPAC committee members, on 28 October. This was not even dignified with a response. And I am not the first resident to pursue this information – others have been requesting these reports via FOI as well as normal channels since 2016. To no avail. Why is Ealing Council failing to fulfil its statutory duty to publish its AMRs, and by what date will they be made public?

Ealing Matters believes that if we don't know where we are now, as we don't and haven't done for the last six years, then it is impossible to plan where to go next. In the absence of any AMR, I would like to draw the committee's attention to Ealing Matters' planning applications database. It covers major planning applications from all parts of the borough going back as far as the 2000s, and includes details of size and scale, housing mix and housing tenure. It is not exhaustive, but we believe that it starts to paint a picture of the evolution of housing development and therefore the shape of the borough over the next decade.

Ealing Matters will be publishing more detailed analyses of the database, but for now I would like to share a few highlights.

- The database covers planning applications for 142 sites, over 80% of which have been approved or built out.
- Together these sites will result in a total of 179 buildings of 10 storeys or more, of which 34 will be of 20 storeys or more and 3 of 40 storeys or more.
- Gross housing units provided by these sites will be almost 36,000. The net figure following adjustment for replacement council housing, student accommodation and completions prior to the current plan period is just over 30,000. This compares with a housing target for the balance of the old London Plan and the new London Plan combined of just over 28,000. In other words, there are already more than enough

developments in the pipeline to cover Ealing's current and future housing targets. So why then are we continuing to promote more house building?

- The usual answer is that we need more homes that people need. However, we are not delivering these. Only 11% of the planned housing units will provide accommodation with three bedrooms or more. Only 14% of the units will be available at London Affordable Rent, and of these, only a percentage will be offered at lower social rents. Almost two-thirds of units will be privately owned.

The question for the Local Plan, and therefore for this committee, has to be how do we bridge this gap before we concrete over the whole borough?

One final point. While work on the Local Development Plan appears to be languishing, I note that, as *Ealing In London*, the Council will be launching its *Greenprint for Economic Recovery and Renewal* at a webinar aimed at developers scheduled to take place on Monday, December 7th. I am not aware that this has been to consultation. Why is it being presented to outsiders rather than included in the LDPAC work programme as an integral part of the Local Development Plan? I therefore ask that this be brought to the next LDPAC meeting for presentation to and discussion by all local stakeholders, LDPAC being the body charged with local planning in Ealing.

EALING MATTERS PLANNING APPLICATION DATABASE (27 November 2020)

SUMMARY TABLE

Area:	Number of buildings with:					Number of housing units*:									
	10-19 storeys	20-29 storeys	30-39 storeys	40-49 storeys	50+ storeys	Total	Studio	1 bed	2 bed	3 bed	4 bed+	London Affordable Rent	Intermediate	Open Market	
Acton	25	5	0	0	0	6977	632	2583	2681	883	112	1419	1550	3922	
Ealing Centre/W5	12	2	0	0	0	2276	827	525	818	106	0	135	419	1722	
Greenford	8	0	0	0	0	2661	376	1075	966	242	2	140	711	1810	
Hanwell	1	0	0	0	0	926	24	326	472	70	34	166	168	592	
Northolt	0	0	0	0	0	750	1	221	352	161	15	235	287	228	
OPDC	22	3	5	1	2	5807	1728	1362	1011	137	0	37	696	2653	
Perivale	2	0	0	0	0	868	231	308	291	38	0	76	132	660	
Southall	62	14	0	0	0	12521	427	2871	3279	1115	88	1223	1958	5402	
West Ealing	13	2	0	0	0	3140	147	998	1134	283	26	670	452	1466	
<b>TOTAL</b>	<b>145</b>	<b>26</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>35926</b>	<b>4393</b>	<b>10269</b>	<b>11004</b>	<b>3035</b>	<b>277</b>	<b>4101</b>	<b>6373</b>	<b>18455</b>	