

Ealing and Acton Constituency Labour Party Eastern Wards Meeting

11 November 2021

Ealing Matters>About Us

A borough-wide alliance of residents associations and community groups

- We aim to raise awareness of how Ealing is changing in order to help local people shape these changes to enhance their quality of life.
- We provide
 - a **channel** to publicise new Government, GLA and LBE policies and proposals likely to affect local people
 - a **platform** on which groups can raise concerns about changes taking place in the borough,
 - an **information resource** which groups can use to help shape these changes, and
 - a **network** for groups to support one another in their campaigns and activities
- We are **NOT** party political
- We **DON'T** have the resources to undertake individual campaigns. These will continue to be organised by the individual groups

The Planning System: What it's for

Labour Government planning reforms

- Spatial planning:
- 'A process of place shaping and delivery'



RTPI

mediation of space · making of place

National Planning Policy Framework:

- 'The purpose of the planning system is to contribute to the achievement of sustainable development.'
 - 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.'
- a) an economic objective – to help build a strong economy
 - b) a social objective – to support strong, vibrant and healthy communities,
 - c) an environmental objective to protect and enhance our natural, built and historic environment

The Planning System: How it's supposed to work

The 2004 Planning Act:

- Planning permissions **MUST** be determined in accordance with national policy and the development plan, unless there are good reasons otherwise.
- The **National Planning Policy Framework** sets out National policies
- Development plans run from the **London Plan** through the **Local Plan** down to plans for small neighbourhoods
- **Area Action Plans** should be prepared where significant regeneration needs to be managed.

Other requirements

- **Authority Monitoring reports (AMRs)** required annually on the implementation of the plan
- Councils to publish a **5 year land supply** showing 5 years of deliverable sites their target



The Planning System: How it operates in Ealing

- The most regularly used plans in Ealing are the **London Plan** and the **Local Plan**.
- **Local Development Framework** was approved in 2012. It is now obsolete
- **NO** regular reporting of development since 2013-14
- **NO** 5 year housing supply information
- Southall has an **Area Action Plan**. While change here is faster than Southall but Acton doesn't .
- Planning decisions in Ealing increasingly cherry-pick from a narrower range of policy

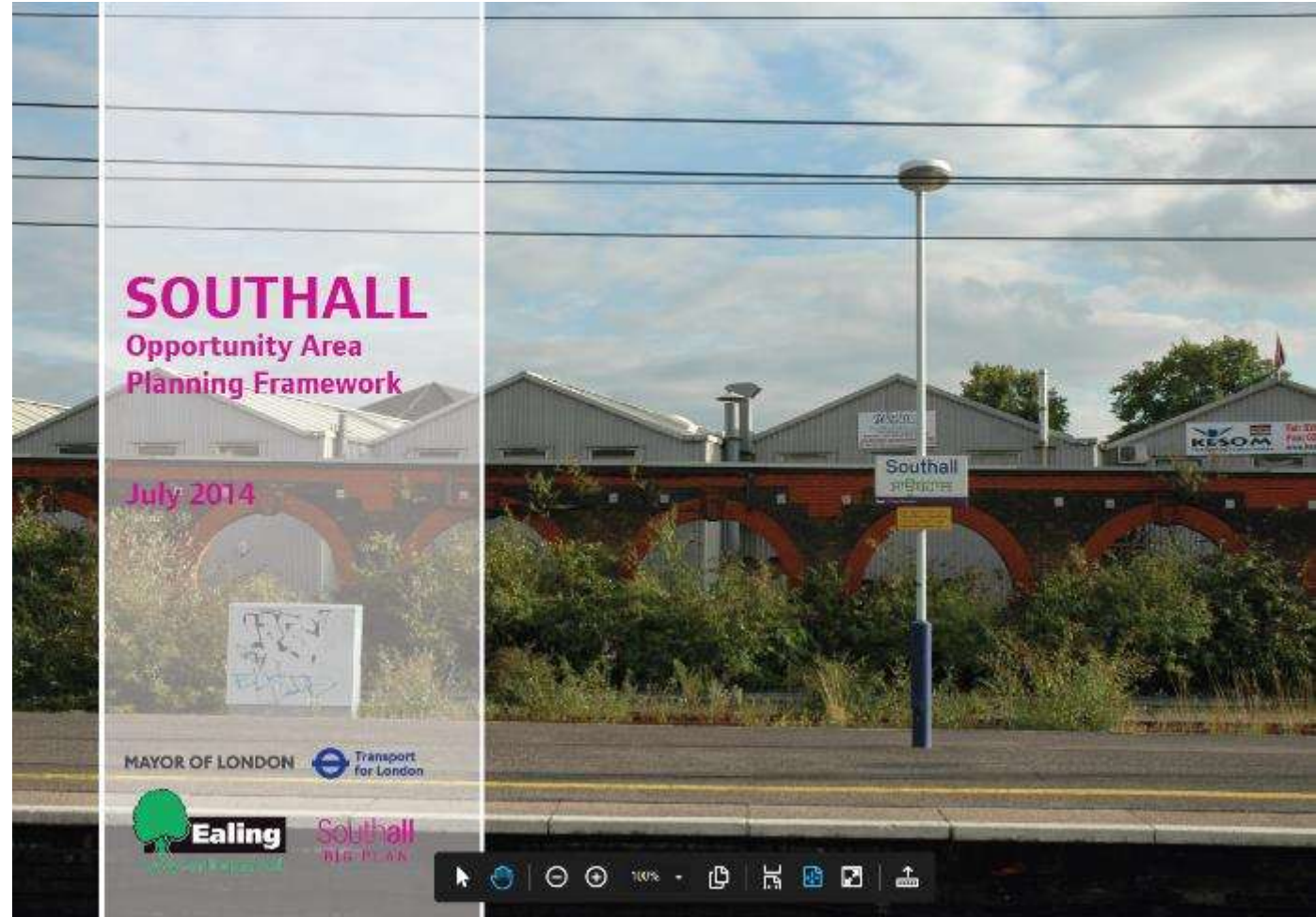


Southall Opportunity Area Planning Framework

2014 - Strategic Principles

To provide by 2034:

- 6,000 new homes of mixed unit sizes, types, tenure and affordability
- Homes to complement existing context and incorporate heritage assets
- Mainly 4–8 storeys with some taller buildings 'to improve legibility'
- Most new homes to be built on identified development sites



London Borough Local Plans (Status at 22 July 2021)										
	Most recent Local Plan		Authority Monitoring Report			Local Development Scheme		Public consultation		
	Date adopted	Period covered	Most recent period covered	5 year housing land supply calculation	Report type	Date published	Period covered	Local Plan Issues and Options (Pre-regulation 18)	Draft Local Plan (Reg 18)	Local Plan – Version to be submitted for examination (Reg 18)
Ealing	2011	2011-2016	2013/14	n/a	Local Plan (instalments)	2011	2011-2013	n/a	n/a	2010
Barnet	2012	2010-2020	2019/20	2020-2025	Local Plan	2020	2017-2022	n/a	2020	2021
Brent	2010	2010-2026	2019/20	2020-2025	Local Plan	2019	2019-2022	2018	2019	2019
City of London	2013	2015-2026	2019/20	2020-2025	Housing AMR	2020	2020-2022	2018	2019	2021
Enfield	2010	2011-2026	2019/20	2020-2025	Local Plan	2020	2020-2024	2019	2021	2022
Hounslow	2013	2015-2030	2019/20	2020-2025	Local Plan	2021	2024-2026	n/a	2024	2025
Islington and City	2011	2011-2026	2019/20	2020-2025	Local Plan	2020	2020-2023	n/a	n/a	2022
Lambeth	2011	2011-2026	2019/20	2020-2025	Local Plan	2019	2019-2023	n/a	n/a	2019
Lewisham	2011	2011-2026	2019/20	2020-2025	Local Plan	2020	2020-2024	2015	2021	2021
Merton	2011	2011-2026	2019/20	2020-2025	Local Plan	2019	2019-2022	2018	2019	2021
Richmond upon Thames	2018	2018-2023	2019/20	2020-2025	Housing AMR	2018	2019-2022	2020	2021	2022
Waltham Forest	2012	2012-2026	2019/20	2020-2025	Housing AMR	2019	2020-2023	n/a	n/a	2020
Wandsworth	2011	2011-2026	2019/20	2020-2025	Local Plan	2019	2019-2022	2018	n/a	2021
Hackney	2011	2011-2026	2019/20	2020-2025	Local Plan	2019	2018-2021	n/a	n/a	2019
Sutton	2018	2016-2031	2019/20	2019-2024	Local Plan	2018	2018-2023	2016	n/a	2017
Redbridge	2018	2015-2030	2019/20	n/a	Local Plan	2020	2019-2022	2020	2022	2023
Bexley	2012	2011-2026	2018/19	2021-2026	Local Plan	2021	2019-2022	n/a	2019	2021
Croydon	2018	2018-2029	2018/19	2021-2026	Housing Completions	2020	2020-2022	2019/20	2019/20	2021
Bromley	2013	2013-2028	2018/19	2020-2025	Local Plan	2020	2020-2023	n/a	n/a	2022
Islington	2011	2011-2026	2019/20	2020-2025	Local Plan	2019	2019-2021	n/a	n/a	2019
Southwark	2011	2011-2026	2019/20	2020-2025	Housing AMR	2019	2019-2022	n/a	2021	2022
Westminster	2021	2019-2040	2018/19	2020-2025	Local Plan	2020	2019-2021	2017	2018	2019
Greenwich*	2014	2014-2029	2018/19	2018-2024	Local Plan	2019	2019-2022	2016	2019	2020
Haringey	2017	2013-2026	2018/19	2019-2024	Local Plan	2019	2019-2022	2020	2020	2021
Kingston upon Thames	2012	2012-2027	2018/19	n/a	Local Plan	2021	2021-2024	2021	2021	2023
Camden	2011	2011-2026	2019/20	2020-2025	Local Plan	2020	2020-2023	n/a	n/a	2020
Tower Hamlets	2011	2011-2026	2019/20	2020-2025	Local Plan	2020	2019-2022	n/a	n/a	2017
Newham	2018	2018-2033	2016-2018	2019-2024	Housing AMR bulletin	2017	2017-2018	n/a	2017	2018
Barking and Dagenham	2010	2010-2025	2016/17	2018-2023	Local Plan	2020	2018-2021	2016	2020	2020
Havering	2013	2013-2026	2016/17	2017-2022	Local Plan	2019	2019-2022	2020	2021	2022
Havering	2008	2008-2020	2016/17	2016-2021	Local Plan	2017	2017-2019	n/a	2015	2017
Hillingdon	2012	2013-2026	2015-2019	2020-2025	Local Plan	2021	2021-2023	n/a	2021	2022
Hammersmith and Fulham	2018	2018-2045	2015/16	2016-2021	Local Plan	2016	2016-2021	2014	2015	2016
Inner London boroughs										

EALING LOCAL PLAN IN WORSE SHAPE THAN IN ANY OTHER BOROUGH....

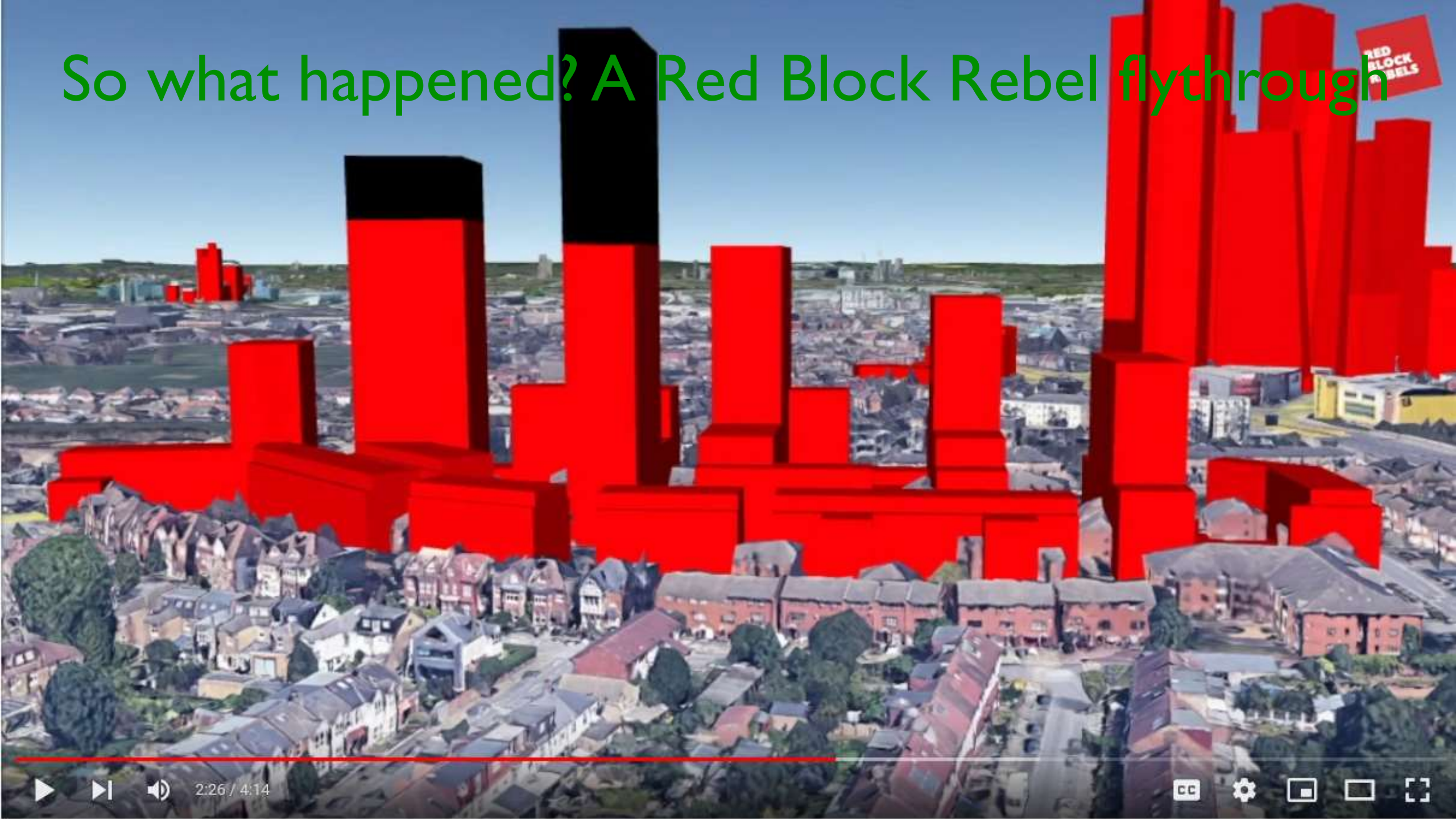
Authority Monitoring Reports 33/33

5-year Housing Land Supply 33/33

Local Development Scheme 33/33

Recency of public consultation 33/33

So what happened? A Red Block Rebel flythrough



2:26 / 4:14



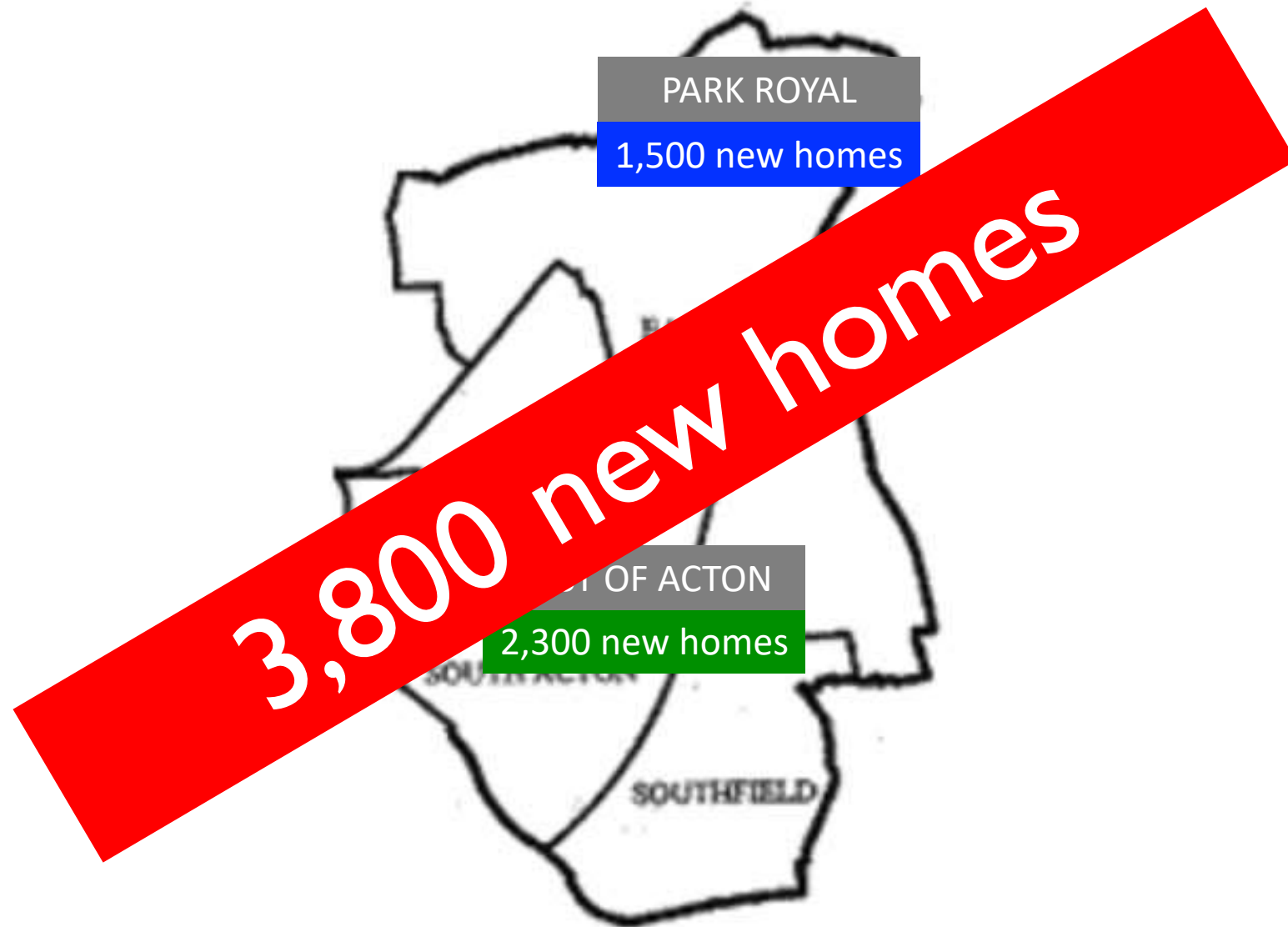
THE PLAN

(EALING LOCAL PLAN CORE STRATEGY 2012)



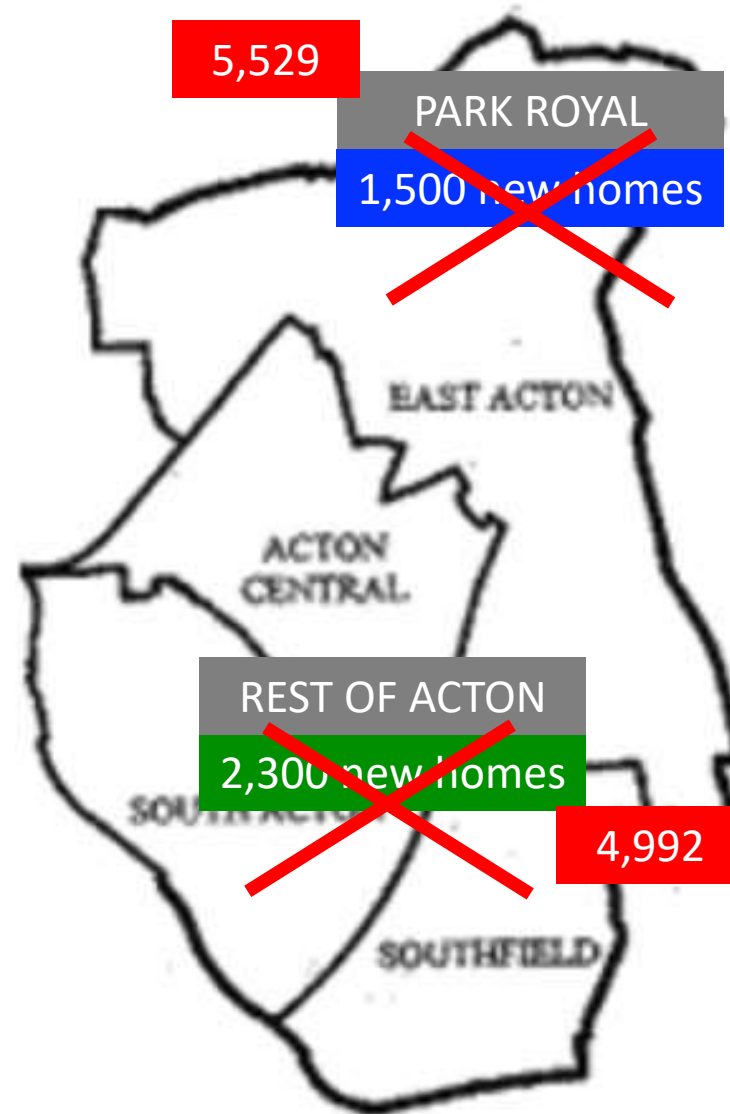
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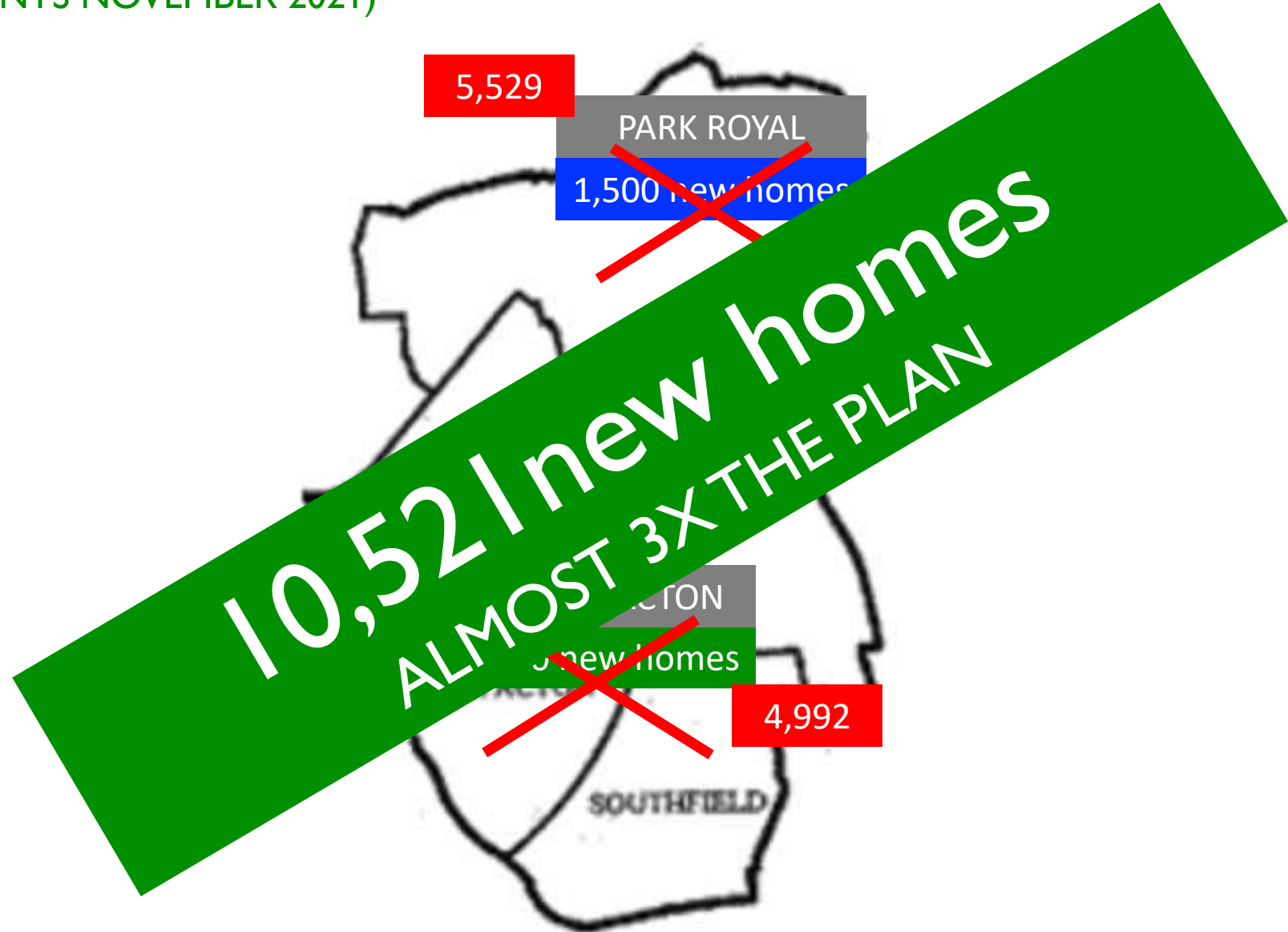
THE REALITY

(PLANNING CONSENTS NOVEMBER 2021)



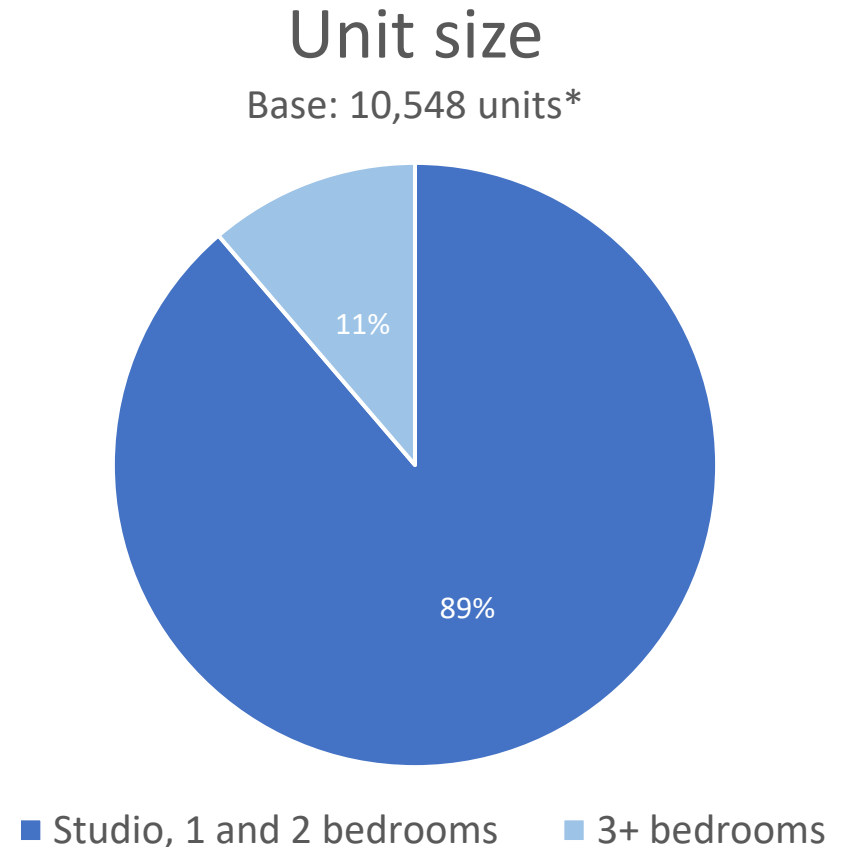
THE REALITY

(PLANNING CONSENTS NOVEMBER 2021)



Housing mix by size

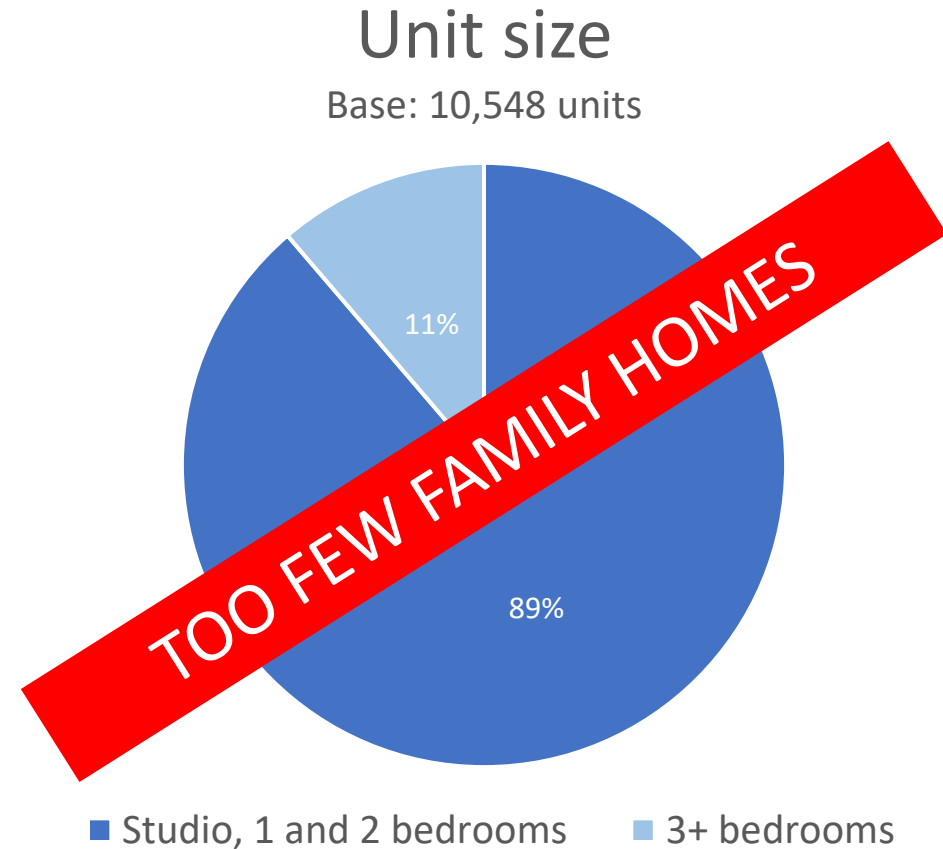
- New homes of mixed unit sizes, types, tenure and affordability.
- Lower density development is generally most appropriate for family housing. However, an average household size of 3.5 in Southall can be supported in larger units even within flatted schemes.
- Within predominantly residential neighbourhoods proposals will be expected to provide for a minimum of 20% of units as family accommodation with 3 bedrooms or more.



* Does not take account of unit losses to demolition or student accommodation

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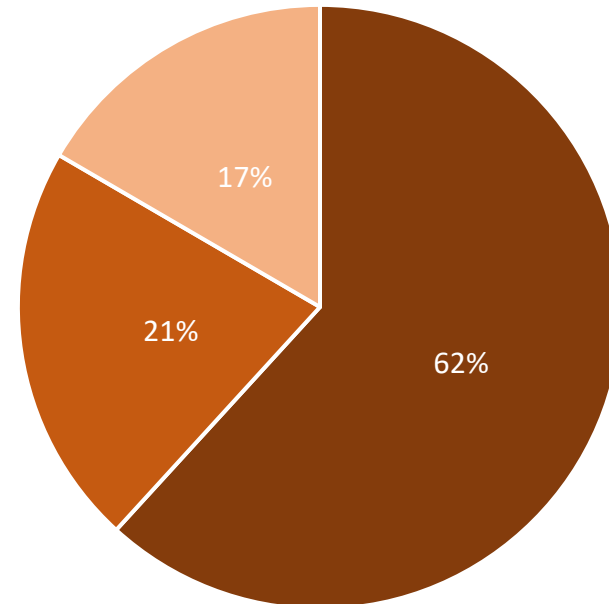
Housing mix by tenure

Ealing 'Policy'

- 64% Market housing
- 4% Intermediate
- 32% Low cost rent

Tenure profile

Base: 10,127 units



■ Private ■ Intermediate ■ London Affordable Rent

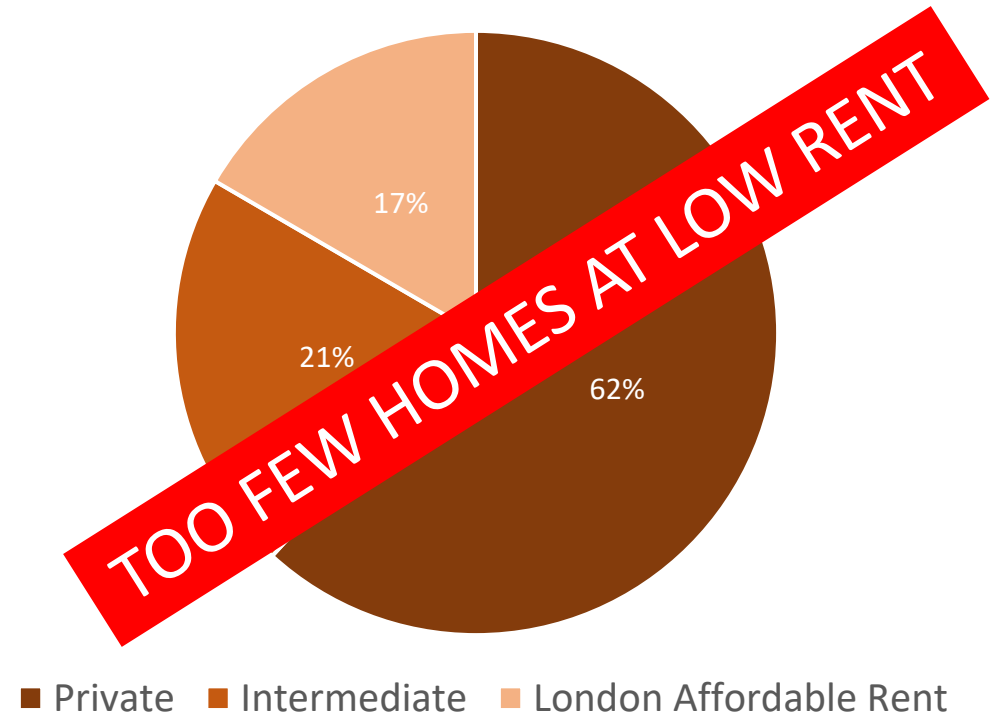
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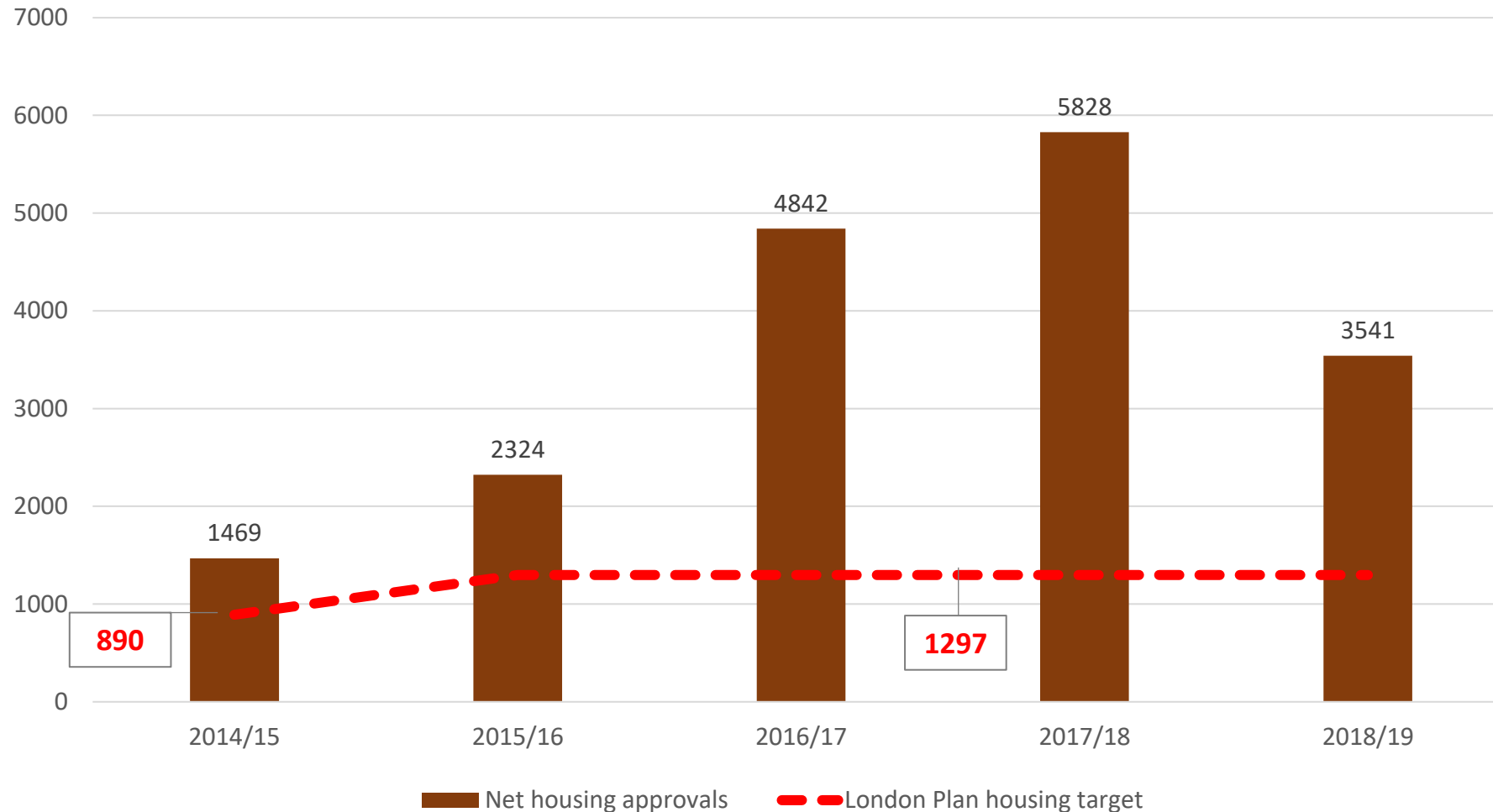
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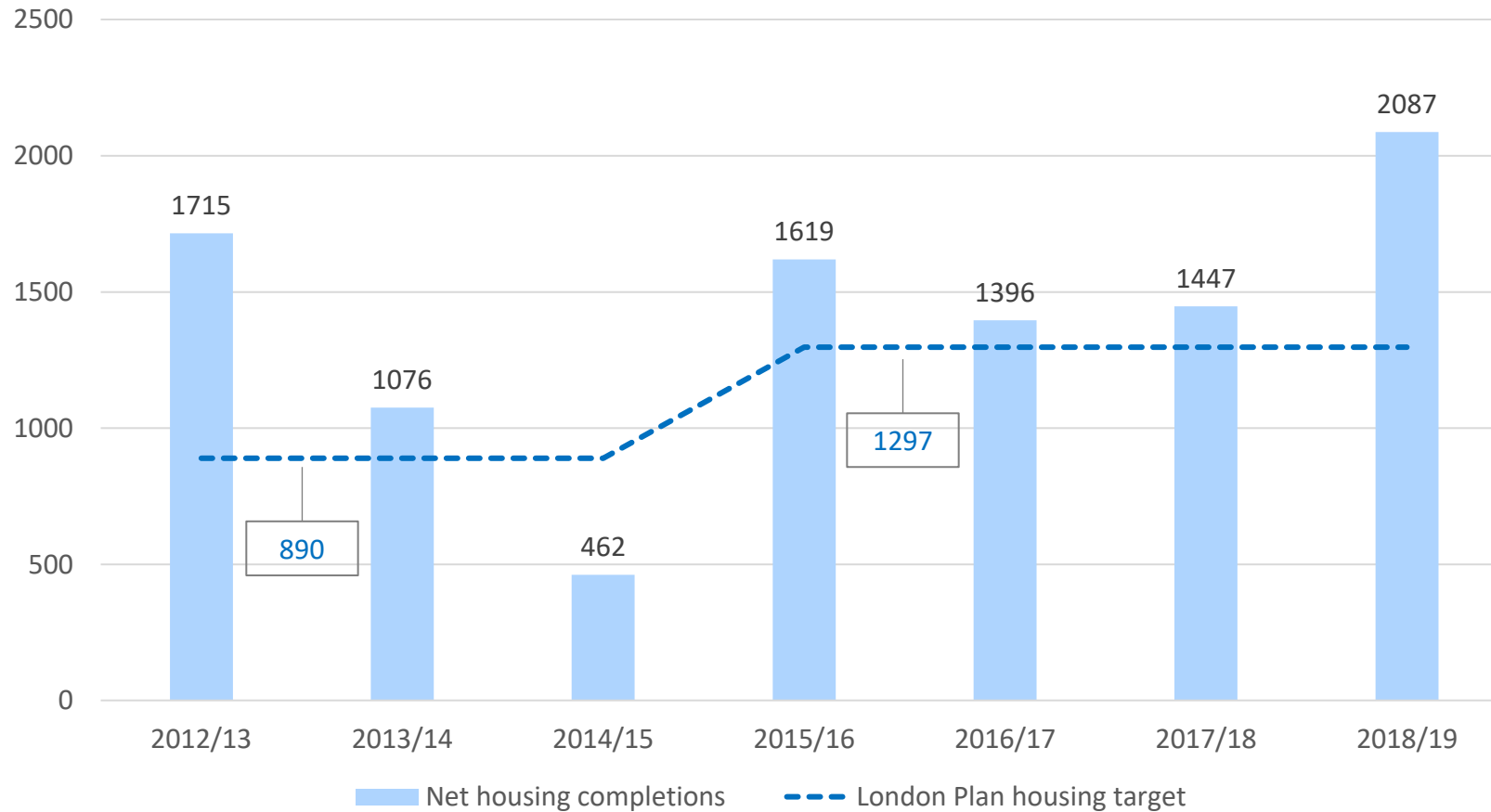
It's the same across the Borough

Ealing net housing planning consents 2014-2019



* Net housing planning consents include non-self contained accommodation and long-term empty homes returned to use as well as conventional housing

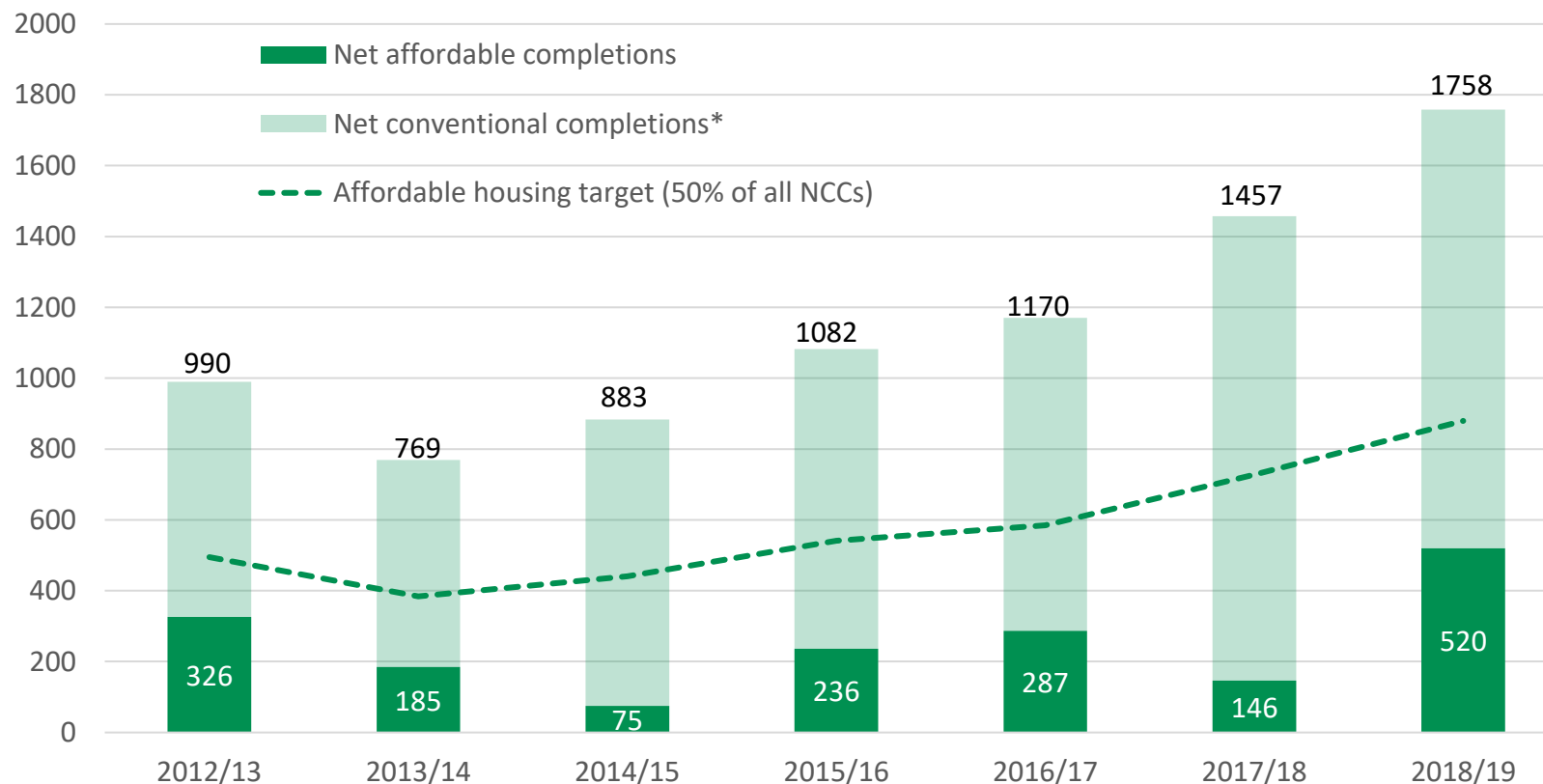
Ealing net housing completions 2012-2019



* Net housing completions include non-self contained accommodation and long-term empty homes returned to use as well as conventional housing

Source: London Plan AMRs 10-16


Ealing affordable housing completions 2012-2019



* Net conventional completions (NCCs) exclude non-self contained accommodation and long-term empty homes returned to use

Source: London Plan AMRs 10-16

Homes for local people?




欢迎您来维德苑(The Verdean)

在阿克顿(Acton)占地六英亩的土地上，我们重新想象首都的生活—把每个角落变成一个绿色的天堂。

维德苑连接七个车站，包括即将投入服务的伦敦横贯铁路(伊丽莎白线)，阿克顿是西伦敦最男人向往的地带。

独一无二的室内设计，其与众不同的细节与美丽的现代空间交相辉映。

THE VERDEAN
INTRODUCTION
ANALYSIS
DEVELOPMENT
LOCATION



West London
has it *all*.

西伦敦应有尽有。

The Verdean, a green haven in London

Mon, Jun 22, 2020

The first project in a stunning new development in West London has been unveiled to the Middle Eastern investors. Mount Anvil, in its first ...

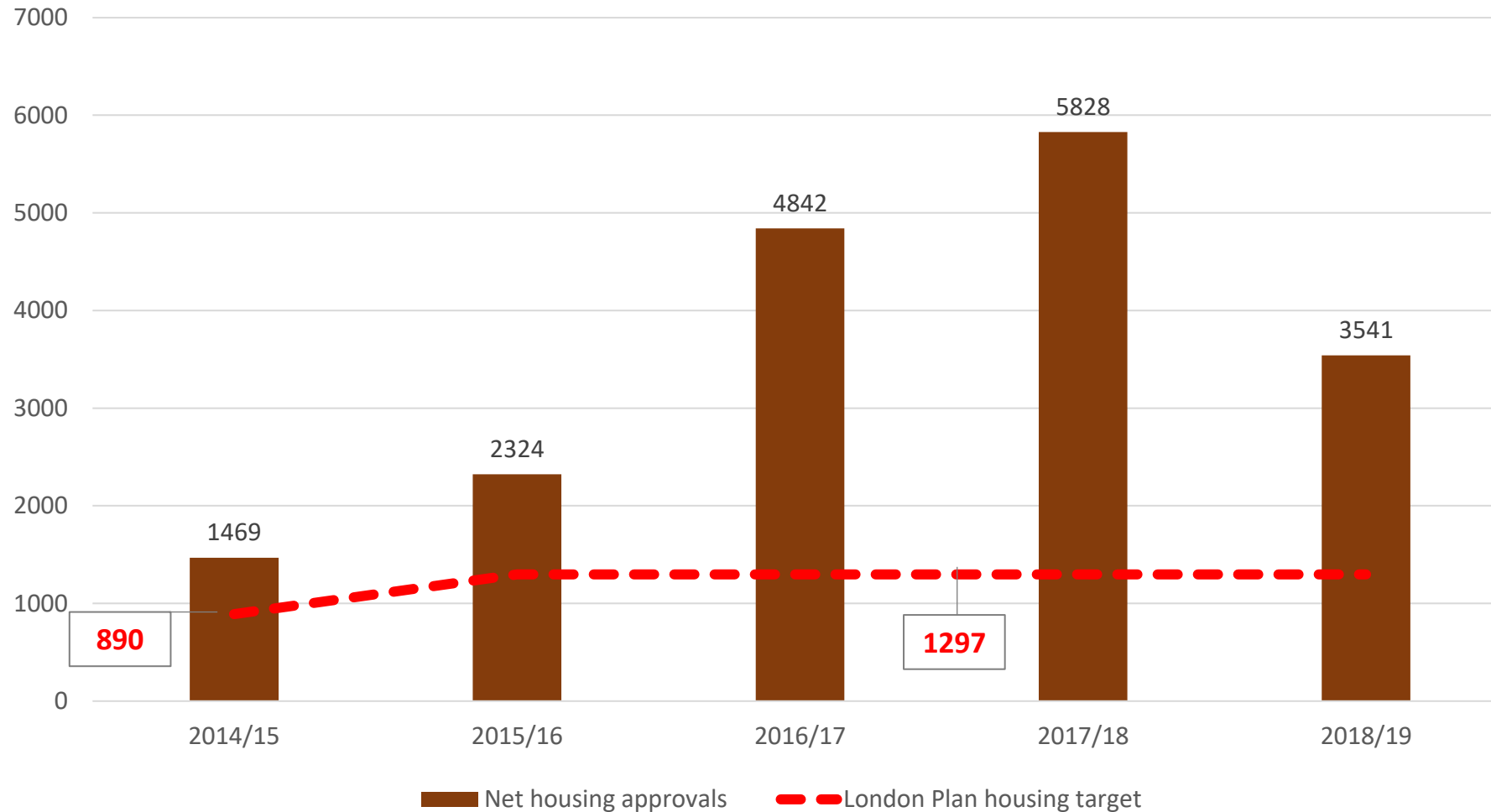
[Read More](#)



الفارس العربي
ARABIAN
KNIGHT



Ealing net housing planning consents 2014-2019



* Net housing planning consents include non-self contained accommodation and long-term empty homes returned to use as well as conventional housing

The Planning Game

- Property development makes a few people very rich
- The winners are players expert in extracting the maximum value from a site.
- Their interest is NOT in providing homes for local people, unless it is in pursuit of that goal.



Pre-app discussions: the game starts here

- Developers pay for informal advice from the Council
- Crucially this phase sets the parameters for what is acceptable
- Away from the public gaze.
- Confidential at least until an application goes live
- If the Council makes errors or if the proposals prove unpopular they are awkward to amend

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Games Developers Play

S.73 Minor Material Amendment.

1. Obtain planning consent for the maximum development
2. Apply for a 'Minor Material Amendment', to increase the development without additional costs to the developer.

eg Western Circus (Argos Homebase) 10% more flats. 3 storeys

S96a Non-Material Amendment

Finney Judgment. S73 Permissions, must not entail altering elements of a development that affects the description of that development.

But S96a allows a planning authority to make non-material changes to a permission. So

1. apply under s96a to remove the detail of the development from its description. Make it a condition
2. Then you can apply for a s73 MMA to vary the condition

Strategies in the development game

Site Flipping – eg Ealing Filmworks site

1. Secure maximum consent to develop a site.
The consent alone enhances its value
2. Sell the site for a price reflecting its new value
3. New owner uses the higher value to secure concessions on quantum or tenure to make development viable.
4. Overall inflationary affect on land prices.

Strategies in the development game

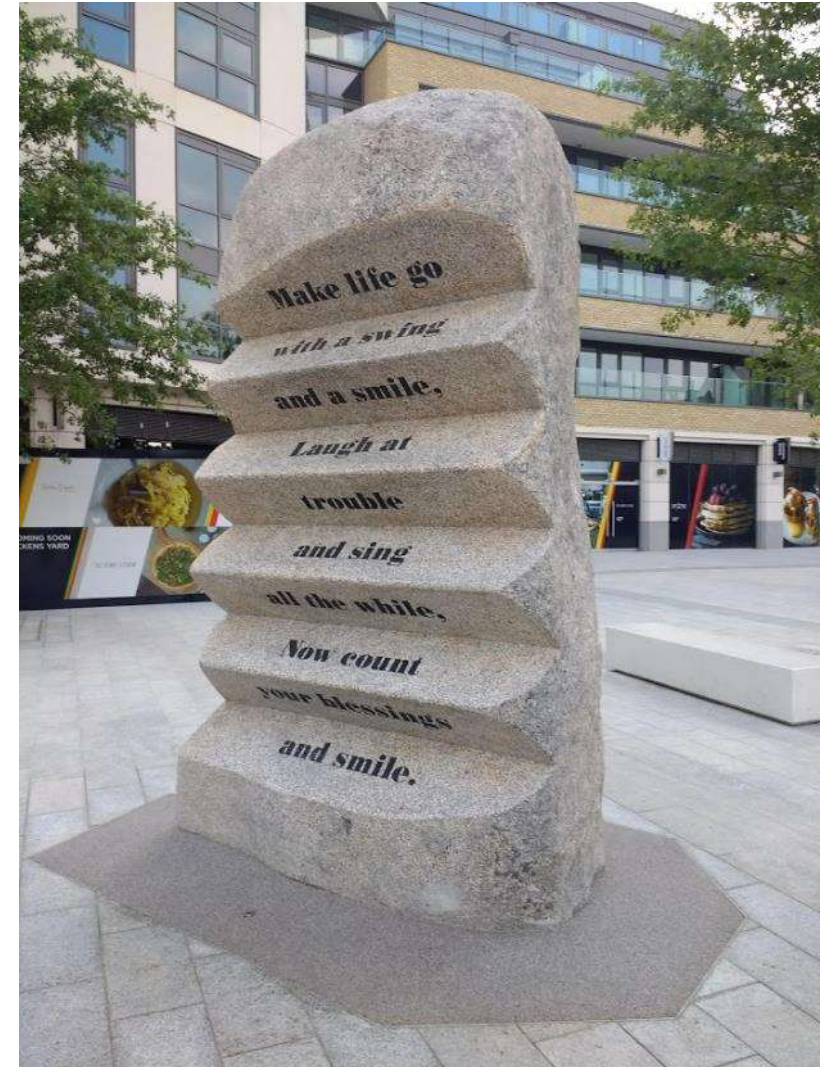
Keep quiet on conditions - they might go away.

Planning permissions come full of conditions, including s106 agreements often for large sums.

Developers know planners are too busy to enforce these

No public reporting on how they are working.

Eg Dickens Yard where condition compliance and £6.986m payments remain completely unaccounted for.



Ealing Local Development Plan, now being updated

- The Local Plan will shape the borough in the next 20 years
- Existing plan (2012) out of date; new plan in development
- New Plan underway to be developed in consultation with the borough's residents
- Follow it through the Council's Local Development Plan Advisory Committee



What is to be done?

Engage with the new Development Plan

- Respond to the survey [‘Shaping Ealing’](#)

Be Aware of new developments coming your way

- Use our data to monitor changes to these developments and add in new proposals
- Respond to consultations on new developments and check them against the Plan
- Keep the pressure up on the way developments are done. It is not reasonable for them to destroy your quality of life

Organise and Network

- Work together as a community. Don't let yourselves be divided and ruled
- Ensure your Councillors understand how the planning system works, what is happening and that they speak up for you
- Network with other groups across the Borough and draw from their experience



<https://ealingmatters.org.uk/>

<https://www.facebook.com/groups/EalingMatters/>