

The New London Plan and LBE's Response

Will French

Chair Save Ealing's Centre

Ealing Matters
30 Jan 2018



Issues you are most concerned about

- Unsympathetic over-development is ruining the borough's distinctive character.
- The borough's CAs and other historic assets are not being well looked after.
- There is not enough affordable housing.
- New infrastructure not keeping pace with the growing population.
- Civic buildings and other assets are being lost to the community.
- **The powers that be have little interest in our concerns**



3rd December 2017 to 29th January 2018

The New London Plan

- Consultation underway on the replacement London Plan (FALP)
- Why it matters:
 - It plans how London will grow to 10m people
 - It contains legally recognised planning powers
 - All 'Lower level' plans – eg neighbourhood & Borough plans - must meet its policies ...
 - ... they are policies the Council must adhere to when deciding planning applications.
- Consultation ends March 2018
 - Following which the draft will be examined by inspectors ...
 - ... who tend not to support representations from individuals or groups



The good news - motherhood and apple pie

- 20% longer – 117 pages more
- Promotes good design for all buildings
- Demands better housing standards, including minimum space standards,.
- Tells Councils to refuse applications that do not meet these standards.
- Says a lot about involving communities
- Free drinking water fountains

MAYOR OF LONDON

THE LONDON PLAN

THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
DRAFT FOR PUBLIC CONSULTATION

DECEMBER 2017



What it really says - the key points

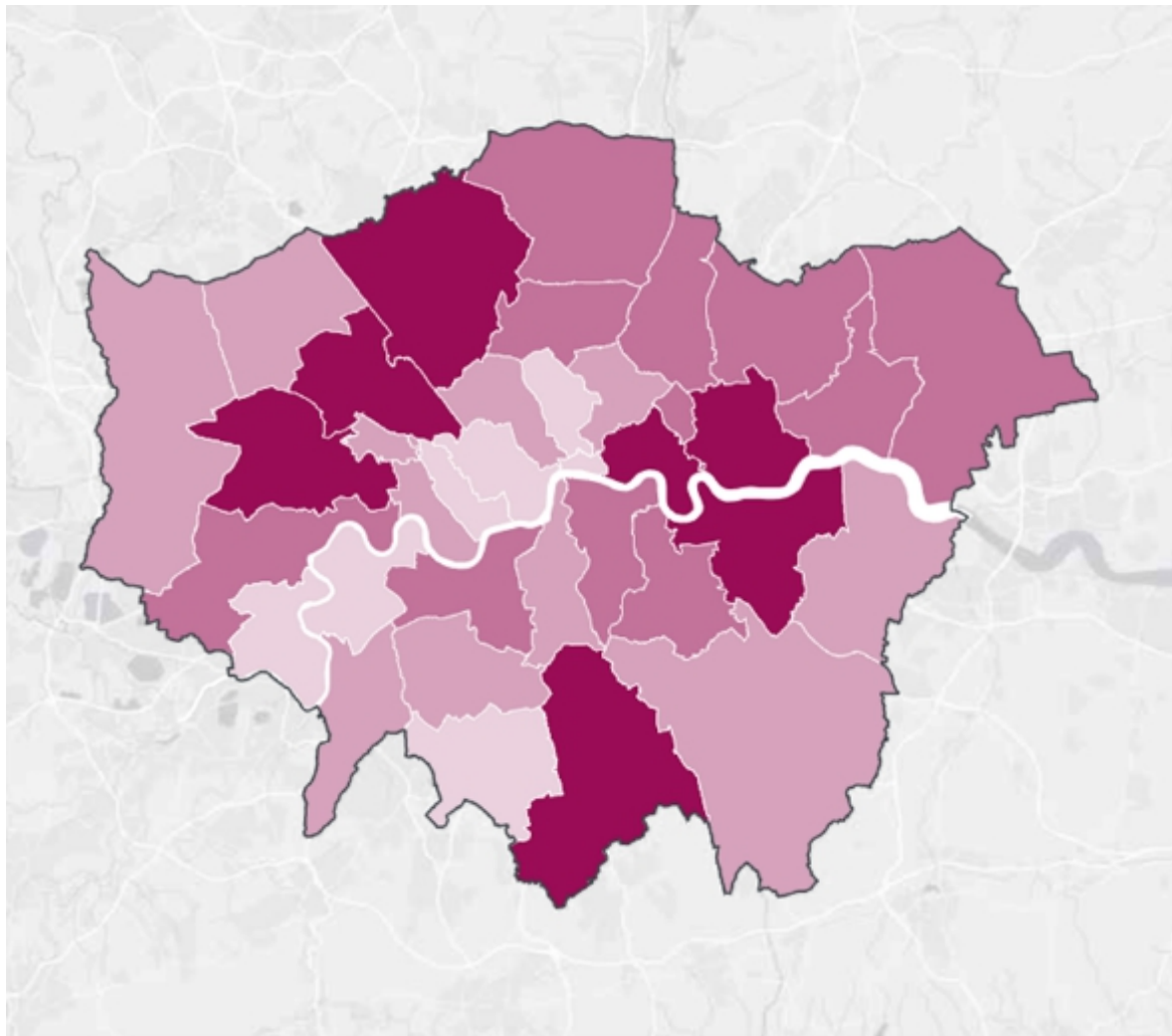
- London-wide

- Population due to grow from 8.9m now to 10.8 m in 2041
 - that's by 70,000 pa
 - or 21% in 24 years
- House building up by 55% pa.
- 50% new homes 'affordable'.

- LBE Ealing

- House building rate up by **116% pa.**
 - from 1,297 homes pa to 2,800pa
 - 28,000 new homes pa by 2029
- Borough population to grow by about 25% in 10 years
 - = extra 84,000 people
- cf the population of Stevenage new town = 86,000

Ealing's Target



10 Year Housing Target for Net Completions



Source: GLA Planning

Contains OS data ©
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Borough	Minimum 10 year target
Ealing	28,070
Brent	29,150
Hounslow	21,820
Hillingdon	15,530
Harrow	13,920
Hammersmith & Fulham	16,480
Richmond upon Thames	8,110
Old Oak Park Royal DC	13,670

Where do the targets come from?

- Borough targets are based on the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is
 - drawn up by the GLA working with the Boroughs.
 - Confidential. Not publicly available and public not consulted.
 - Supposedly governed by 'Passenger Transport Accessibility Levels' – PTALs.
- SHLAA 'shows' there is capacity across London for approximately 40,000 new homes a year on large sites.

How much can you put on a large site?

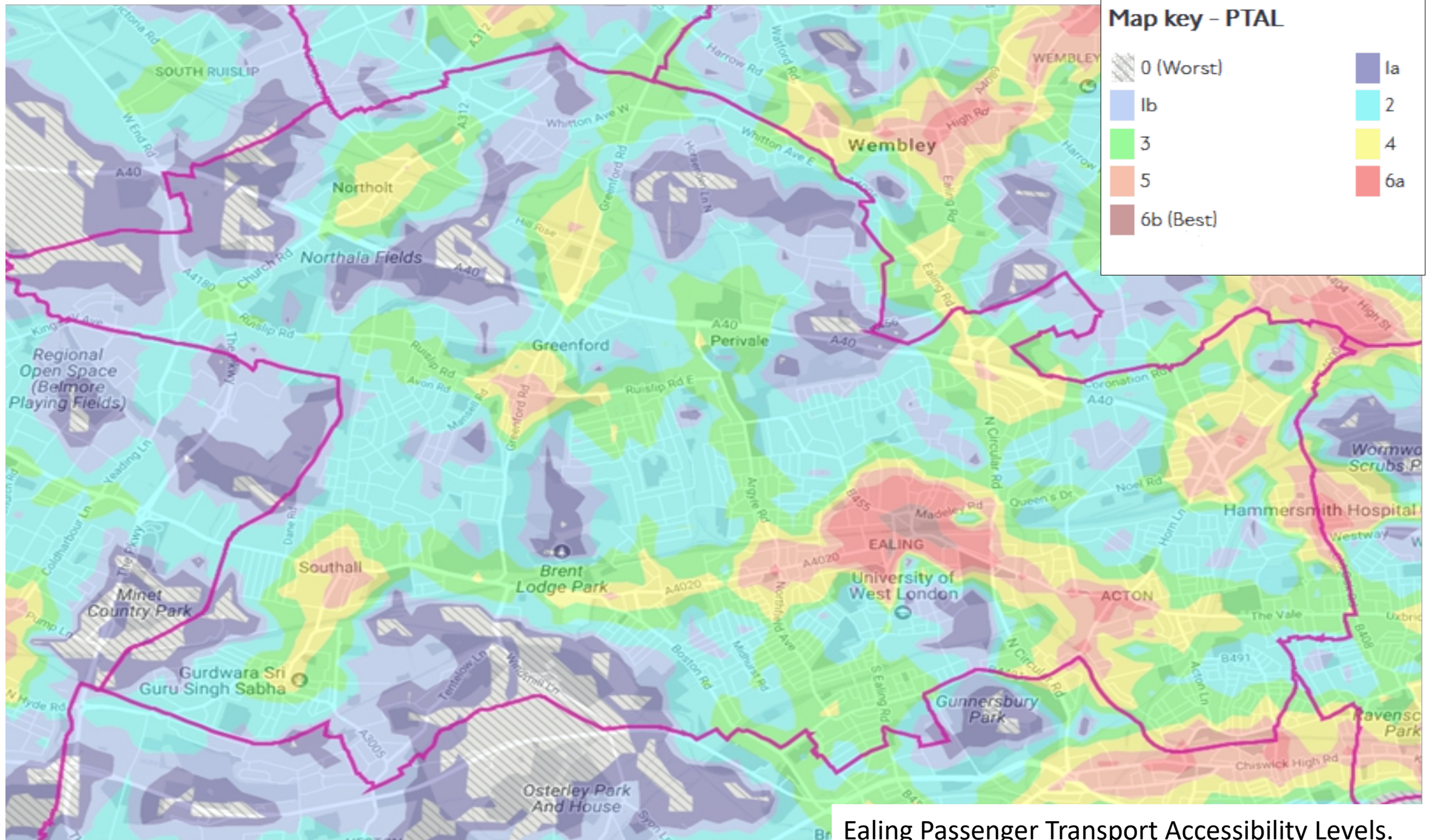
The 'Optimum' Density policy

	Present London Plan <u>The Housing Density Matrix</u>		
	Development should optimise housing output for different types of location within given density ranges. <u>Developments which compromise this policy should be resisted.</u>		
Setting	PTAL Values		
	0 to 1	2 to 3	4 to 6
Suburban	35–75 u/ha	35–95 u/ha	45–130 u/ha
Urban	35–95 u/ha	45-170 u/ha	45-260 u/ha
Central	35–110 u/ha	65–240 u/ha	140–405 u/ha

Central: areas with large building footprints, typically 4-6 storeys,

Urban: typically terraced houses or mansion blocks, 2-4 storeys,

Suburban: mainly detached and semi-detached houses of 2-3 storeys.



'Optimum' Density in practice

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... in practice				
'Density is a guide to assist the assessment of a scheme and to ensure optimum levels of development. It should not be used slavishly or mechanistically.' (BHS site committee report)				
Site		PTAL	Max 'Optimal' u/ha -	Actual u/ha
9-42 The Broadway	Ealing	6b	405	497
Perceval House	Ealing	6a	405	550
BHS site	W Ealing	4	260	510
GSK site	Greenford	2-3	95	264
Perfume Factory	N Acton	5	260	464
Wickes Site	Hanwell	3	170	214

'Optimum' Density - Existing v new London Plan

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	New London Plan		
	'The optimum density of a development should result from a design-led approach to determine the capacity of the site. <u>A management plan is required if the proposed density is above:</u>		
Setting	PTAL Values		
	0 to 1	2 to 3	4 to 6
Suburban	} 110 u/h	} 240 u/h	} 405 u/h
Urban			
Central			

Tall Buildings

Existing Plan

The impact of tall buildings proposed in sensitive locations should be given particular consideration.

New London Plan

The impacts of a tall building can be visual, functional or environmental. All three should be considered within plan-making and in deciding development proposals.

Policy H2 on Small sites

‘Some neighbourhoods need to evolve to accommodate additional housing.’

- Boroughs must approve small sites (1-25 homes) unless they don't meet design standards.
- Presumption in favour of redevelopment or infill in the curtilage of a house.
- Development approved unless it would cause unacceptable loss of residential privacy or harm to designated heritage assets.
- **Ealing's target for small sites is 1074 homes pa.**


Croydon	1511
Barnet	1204
Ealing	1074
Bromley	1029
Brent	1023
Enfield	983
Harrow	965

Borough	Target
Ealing	1074
Brent	1023
Harrow	965
Hillingdon	765
Hounslow	680
Richmond	634
Hammersmith	298

The LBE Response

A deafening **SILENCE**

- **No** comment on location of new homes
- **No** Local Planning activity
 - the last **Local Development Plan Advisory Committee** met Nov 2015
- **No** public engagement
- **No** annual performance monitoring
- **But** Dec 2017 Cabinet approved £143m borrowing for its company Broadway Living to increase housing supply – for Perceval House, GSK and Copley Close



The proposed targets for LB Ealing are highly challenging.

we will certainly be making clear in our response that new homes have to be supported by investment in infrastructure to match – in terms of health, education, transport, leisure and culture