

From: Save Ealing's Centre Group [mailto:mail@saveealingscentre.com]

Sent: 13 December 2017 18:22

To: Cllr. Julian Bell

Subject: London Plan housing targets.

Dear Julian

Save Ealing's Centre has been studying the [draft new London Plan](#). It makes quite startling reading.

The borough, which does not have unusually large extents of brownfield land, is expected to deliver 28,000 new homes over the next 10 years or 2,800 per annum. Of all London Boroughs it is expected to deliver the largest increase over the targets the 2011 London Plan set - see table attached. This does not include new development in the Old Oak opportunity area which has its own entry.

Development on this scale is comparable to the creation of a new town. New towns have traditionally been distinguished by careful planning to determine where so many homes would be built. Such plans do not exist in Ealing. The nearest thing we have is the core strategy which was adopted in 2012 and provides for 14,000 new homes to be built over a 15 year period – or 890 homes per annum. Most of the sites identified in the core strategy have already been built out, or will be shortly. Wherever will all the extra homes be located?

At an occupancy rate of 3 people per unit, the population of the Borough would increase by around 84,000 people if the London Plan's target is to be met, or by 25%. A full range of infrastructure and services would be required to support so many new residents, but our borough is currently experiencing a sharp decline in the services our communities rely on. Our hospital and police stations are due to close, civic buildings are being sold off, new school provision cannot keep pace with current demand, our main library is to be reduced by two thirds and our green spaces are being sold off and/or built over. Is anyone considering what new demands the growth in numbers will put on systems that are being reduced this way?

In short, while there can be no argument about the need for more homes, the London Plan's targets will completely transform the Borough. They raise – or they should raise - serious questions about the implications for the quality of life both for new and existing residents.

The Plan's consultation ends on March 2nd 2018. SEC thinks the Council should tell us now what it thinks. Will it support the steep population rise or will it question it? If it is supporting the GLA's targets, we need to know where so many new homes would be built and what new infrastructure would be required to support both the new and the existing population.

The question is a serious one as the outcome will affect everyone in the Borough. I hope for this reason you will respond to it. I hope too that the other parties who represent us in the Council will also take an interest in it. For this reason I am copying them into my email.

I look forward to hearing from you.

My best wishes

Will French
Chair, Save Ealing's Centre

Comparison of London Plan Housing Targets (2011-21 v 2019-28)

Borough	2011-2021 Table 3.1 of 2011 LP		2019-28 Table 4.1 of Draft New LP		Comparison of Annual Targets	
	Minimum 10 year target	Annual target	Minimum 10 year target	Annual target	Increase 2011-2019	Increase as % of 2011
London Legacy Dev't Corp	0	0	21,610	2,161	2,161	
Ealing	8,900	890	28,070	2,807	1,917	215%
Brent	10,650	1,065	29,150	2,915	1,850	174%
Hounslow	4,750	470	21,820	2,182	1,712	364%
Croydon	13,300	1,330	29,490	2,949	1,619	122%
Redbridge	7,600	760	19,790	1,979	1,219	160%
Old Oak Park Royal DC			13,670	1,367	1,367	
Newham	25,000	2,500	38,500	3,850	1,350	54%
Enfield	5,600	560	18,760	1,876	1,316	235%
Barking and Dagenham	10,650	1,065	22,640	2,264	1,199	113%
Wandsworth	11,450	1,145	23,100	2,310	1,165	102%
Haringey	8,200	820	19,580	1,958	1,138	139%
Hillingdon	4,250	425	15,530	1,553	1,128	265%
Harrow	3,500	350	13,920	1,392	1,042	298%
Waltham Forest	7,600	760	17,940	1,794	1,034	136%
Hammersmith and Fulham	6,150	615	16,480	1,648	1,033	168%
Lewisham	11,050	1,105	21,170	2,117	1,012	92%
Merton	3,200	320	13,280	1,328	1,008	315%
Kingston upon Thames	3,750	375	13,640	1,364	989	264%
Bromley	5,000	500	14,240	1,424	924	185%
Bexley	3,350	335	12,450	1,245	910	272%
Havering	9,700	970	18,750	1,875	905	93%
Barnet	22,550	2,255	31,340	3,134	879	39%
Sutton	2,100	210	9,390	939	729	347%
Tower Hamlets	28,850	2,885	35,110	3,511	626	22%
Greenwich	25,950	2,595	32,040	3,204	609	23%
Richmond upon Thames	2,450	245	8,110	811	566	231%
Southwark	20,050	2,005	25,540	2,554	549	27%
Camden	6,650	665	10,860	1,086	421	63%
Lambeth	11,950	1,195	15,890	1,589	394	33%
Westminster	7,700	770	10,100	1,010	240	31%
Hackney	11,600	1,160	13,300	1,330	170	15%
City of London	1,100	110	1,460	146	36	33%
Kensington and Chelsea	5,850	585	4,880	488	-97	-17%
Islington	11,700	1,170	7,750	775	-395	-34%
Rounding	-50	0	0	0		
London total	322,100	32,210	649,350	64,935	32,725	102%

2019-2 2019-28 figures include separate provision for the London Olympic Legacy Corp and the Old Oak/Park Royal Opportunity Area

From: Cllr. Julian Bell
Sent: 15 December 2017
To: 'Save Ealing's Centre Group' <mail@saveealingscentre.com>

Subject: RE: London Plan housing targets

Dear Will,

Thank you for your email regarding the draft London Plan. Given the Mayor's stated policy of taking serious action to tackle London's severe housing shortage, it comes as no surprise that his draft plan incorporates highly ambitious targets for new homes, including affordable homes. It was also expected that Ealing, being about to see significant new transport infrastructure and having a track record of delivering sizeable new housing developments, would be expected to play a major role in meeting the London-wide targets.

That said, there is no question that – as you rightly point out - the proposed targets for LB Ealing are highly challenging. I will be continuing to discuss with officers both from Ealing and City Hall in the coming weeks on how we can best support the Mayor's ambitions and these discussions will inform Ealing's response to the consultation, so I will aim to provide you with a fuller response in the new year. However, we will certainly be making clear in our response to the draft Plan that new homes have to be supported by investment in infrastructure to match – in terms of health, education, transport, leisure and culture and that Ealing cannot achieve that without support from City Hall and central government. I'm proud that to date, despite very challenging financial circumstances, Ealing has been able to make substantial investment – especially in schools – to ensure we can meet the needs of a growing population – and we of course will continue to fight at every step the plans to effectively close Ealing and Charing Cross Hospitals.

There is no point in seeking to deny the severity of the housing problem locally. There are 12,000 families on the council's housing waiting list and tens of thousands more who want to rent or buy privately in the borough. The Mayor is right to expect ambition from us, but we will be clear that infrastructure and investment must meet the scale of the ambition.

With best wishes for Christmas and the New Year.

Kind regards,

Cllr Julian Bell