

Contains Confidential or Exempt Information	NO
Title	The Future of Warren Farm Sports Ground
Responsible Officer(s)	Sandra Fryer, Strategic Director for Economy and Sustainability
Author(s)	Chris Bunting, Assistant Director, Leisure
Portfolio(s)	Cllr Deirdre Costigan, Deputy Leader and Cabinet Member for Climate Action Cllr Jasbir Anand, Cabinet Member for Thriving Communities Cllr Josh Blacker, Cabinet Member for Healthy Lives
For Consideration By	Cabinet
Date to be Considered	25 th January 2023
Implementation Date if Not Called In	8th February 2023
Affected Wards	Norwood Green
Keywords/Index	Warren Farm Sports Ground, Local Nature Reserve, West London College

Purpose of Report:

This report seeks approval to apply to Natural England for the designation of five sites, including and adjacent to Warren Farm, for Local Nature Reserve status including the approval to enter into an agreement with Imperial College and the Imperial College Hospital Trust to include their landholding in the designation. The report also includes an update and a presentation of potential configurations of the layout of community sports facilities at Warren Farm arising from the needs identified in the Council's Indoor and Outdoor Sports Facility Strategy 2022-2031. This report seeks approval to finalise documents, including a development brief, in order to undertake an exercise to identify a suitable delivery partner for the site.

1. Recommendations for DECISION

It is recommended that Cabinet:

1. Notes and agrees the proposal to declare part of the land at Warren Farm Playing Fields Windmill Lane Southall (indicatively shown hatched in dark green on

Figure 7) in the ownership of the Council and Imperial College London as a Local Nature Reserve (LNR) (the proposed Warren Farm LNR) to support the delivery of the largest rewilding scheme in London.

2. Authorises the Strategic Director of Economy and Sustainability to agree final terms and enter into a 99-year Management Agreement with Imperial College London and Imperial College Healthcare NHS Trust regarding the proposed Warren Farm LNR to secure the future management of the proposed LNR by the Council.
3. Authorises the Strategic Director of Economy and Sustainability to determine the final respective boundaries of the proposed LNR and sports facilities following consultation with local interest groups.
4. Authorises the Strategic Director of Economy and Sustainability to apply to Natural England to designate the proposed Warren Farm LNR as a Local Nature Reserve in accordance with sections 19 and 21 of the National Parks and Access to Countryside Act 1949 (as amended) in collaboration with local user groups.
5. Authorises the Strategic Director of Economy and Sustainability to apply to Natural England to designate Jubilee Meadow, Blackberry Corner, Trumpers Field and Fox Meadows (as shown on the plan at Figure 9) as Local Nature Reserves in accordance with sections 19 and 21 of the National Parks and Access to Countryside Act 1949 (as amended) in collaboration with local user groups.
6. Agrees that the Strategic Director of Economy and Sustainability commissions a costed study for the provision of sports pitches on part of Warren Farm Sports Ground to support the need identified in the Council's adopted Indoor and Outdoor Sports Facility Strategy 2022-2031.
7. Authorises the Strategic Director of Economy and Sustainability to develop a fundraising strategy (including the application of any relevant S106 agreement payments) to support the investment in the provision of pitches at Warren Farm Sports Ground.
8. Authorises the Strategic Director of Economy and Sustainability to finalise the necessary documents required to carry out a marketing exercise for the site to include a Development Brief which accords with the strategy and principles for Warren Farm as set out in this report and to be informed by the costed study and fundraising strategy as confirmed at recommendations 5 and 6 of this report.

9. Authorises the Strategic Director of Economy and Sustainability to carry out an exercise to identify a suitable delivery partner for the site and, subject to the successful conclusion of this exercise, bring a further report to Cabinet to recommend a Development Partner for the provision of the new playing pitches and ancillary facilities including changing rooms and car parking and to negotiate and finalise terms and enter into a Development Agreement with the selected partner organisation, on the basis of granting a long lease of up to 40 years.
10. Agree to allocate a budget of £0.050m for any preliminary works associated with the management agreement / plan and any survey work.
11. Agrees to consider renaming Warren Farm Sports Ground following consultation with local interest groups.

2. Recommendations for NOTING

It is recommended that Cabinet:

1. Notes that the necessary steps will be undertaken to register the unregistered land on Trumpers Field, Long Wood and Fox Meadow.

3. Reason for Decision and Options Considered

- 3.1 Warren Farm Sports Ground remains a key strategic multi-sport multi pitch priority site for the Council due to its location, size, and its capacity to meet growing demand for sporting activity. However, with the site having been out of use for community sport for some time, its potential re-instatement and rejuvenation for community sport will need to be correctly scoped, planned and delivered.
- 3.2 Having left the site to fallow for the last ten years, the Council will need to ensure that the sporting facility needs of local residents can be met alongside the desire to accommodate accessible and high-quality open space on site for nature and biodiversity to continue to thrive. With the additional significant benefit of including the land immediately to the northwest of Warren Farm Sports Ground (marked 2 on the site map in figure 2) which is owned by Imperial College London and Imperial College Healthcare NHS Trust, to be incorporated into the area to be designated as a Local Nature Reserve this is a project that can deliver across a range of Council priorities.
- 3.3 Given the findings from the Sports Facility Strategy for the demand for football and cricket in particular, a viable case can be presented to enhance Warren Farm Sports Ground to meet the needs of Ealing residents for community sport. Given the capacity of the site (and the surrounding land) there is the opportunity to provide

formal and informal sports provision, co-located with high quality open space and nature reserve provision.

3.4 The pandemic has taught us that the need to provide high quality open space for sport and physical activity has become even more critical. Warren Farm Sports Ground presents the opportunity to combine high quality open space for sport and leisure, and local nature. There is a demand for additional outdoor sport and physical activity, which the site at Warren Farm Sports Ground has the capacity to provide alongside open space and nature reserve provision. This will help meet the needs across the whole of the local community and will enable the Council to reinstate this strategically important green space and community sports facility.

3.5 All of the potential configurations outlined in this report aim to develop community sports facilities on the current Warren Farm Sports Ground, whilst still providing land for the local wildlife. The configuration recommended as shown indicatively in Figure 7 below is considered to secure the best allocation of land for the respective proposed future uses based upon the strategic need for sports pitches and to minimise disruption to existing wildlife. This will need to be further tested as any project is progressed.

3.6 Warren Farm Sports Ground is a 24.8 hectares site located off Windmill Lane, Southall, UB2 4NE. The site is owned by Ealing Council and is designated as Metropolitan Open Land and Community Open Space and is Ealing's largest sports ground, previously used by multiple sports clubs within the Borough. The sports ground land is flanked by two areas of land owned by Imperial College (to the West) and the Earl of Jersey (to the East). Warren Farm Sports Ground previously provided 16 adult football pitches, 6 cricket pitches, 8 netball courts, and softball provision, as well as cricket nets and athletics facilities. These facilities were supported by changing facilities spread across 5 separate buildings. The playing fields and buildings were taken out of use for community sport approximately 10 years ago, in preparation for the redevelopment of the sports ground.

3.7 The current Ealing Indoor and Outdoor Sports Facility Strategy identifies Warren Farm Sports Ground as a strategic multi-sport and multi pitch priority site. Strategic multi-sport multi pitch priority sports grounds are designated as Outdoor Sports Facilities and are primarily protected and maintained for sports use only with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities. These are sites, which comprise of a number of pitches, and accommodate a range of sports, often used by a significant number of organisations and clubs. Pitches as well as ancillary facilities including changing rooms, toilets, social spaces and car parking, will be either maintained or developed to a standard acceptable for local clubs to play in organised leagues with Council owned facilities being available for pay and play as well as season long bookings. The user catchment for these strategic sites, located across the borough will include

the wider West London area. Figure 1 highlights the site boundaries of Warren Farm Sports Ground. The Warren Farm Sports Ground boundary is highlighted by the red line. Meanwhile the blue boundary line indicates the land owned by Imperial College London.

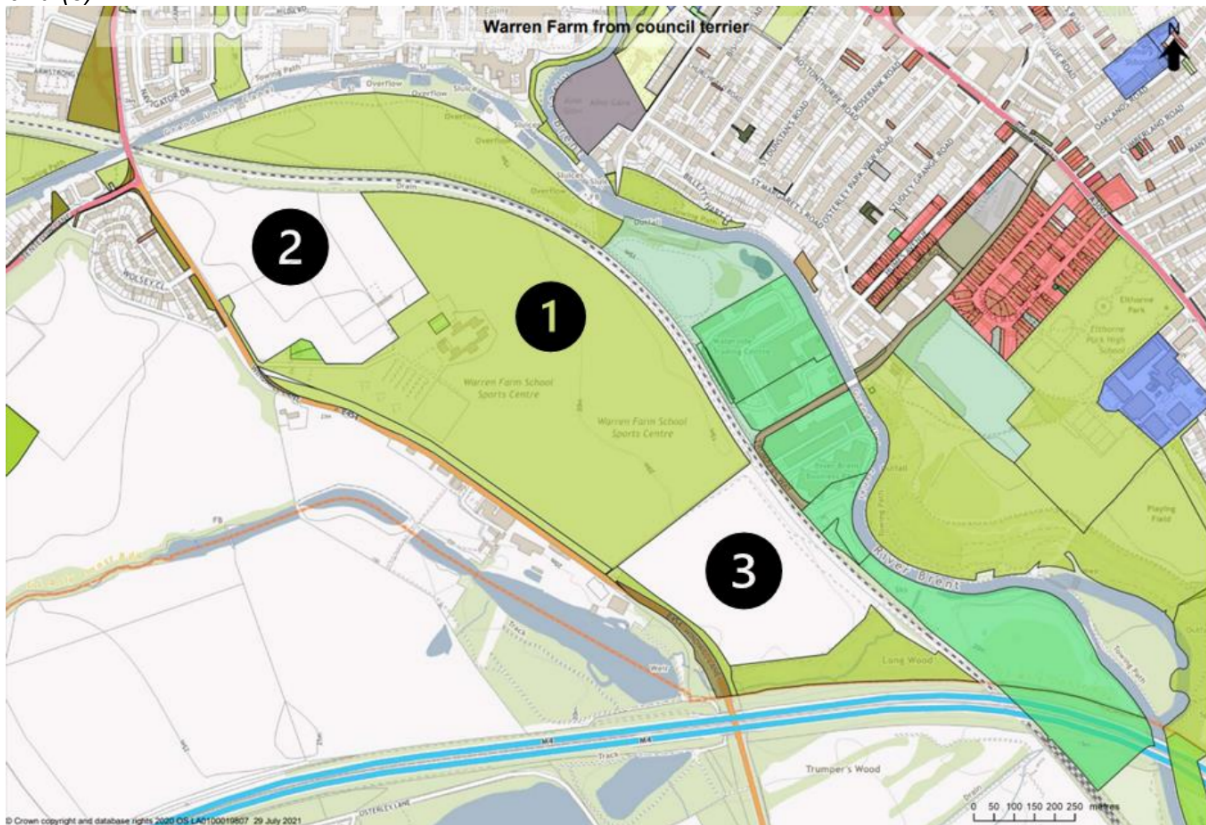
Figure 1: Warren Farm Sports Ground site boundary



3.8 The area that surrounds Warren Farm Sports Ground is characterised by a range of different land uses including residential, commercial, rural, and light industrial. The land immediately to the northwest of Warren Farm Sports Ground (marked 2 on the site map in figure 2) is owned by Imperial College London and Imperial College Healthcare NHS Trust, who have confirmed that they have no intention of using or developing this land and have agreed to enter into a 99-year Management Agreement with the Council to incorporate this landholding into a Local Nature Reserve.

3.9 To the southeast of Warren Farm Sports Ground there is a site, which is owned by the Earl of Jersey and is currently underutilised (marked 3 on the site map in figure 2). Beyond Warren Farm Sports Ground and the Imperial College site lies the predominately residential areas of Southall and Hanwell. The site's eastern boundary is formed by the railway (Brentford Branch Line) with its western boundary is formed by Windmill Lane. Both the Imperial College London and Earl of Jersey sites can be seen in figure 2 below.

Figure 2 Location of Warren Farm Sports Ground (1), Imperial College land (2), and Earl of Jersey land (3)



3.10 Given the lack of use of the Warren Farm Sports Ground, the buildings are in extremely poor condition and have been subject to notable vandalism. The land across the site is overgrown and has become home to different types of wildlife. There are still some sporting facilities, including disused cricket nets and a jumping pit on the site. Although these can be seen on site, it is almost unrecognisable as a formal sports facility.

3.11 The site is currently identified as a Community Open Space and a Strategic Outdoor Sports Site under the London Borough of Ealing Green Space Strategy. It borders with Greenford Line green corridor to the northeast and Earl of Jersey's Field to southeast both have ecological value.

Figure 3: Activity and Green Corridors



4. Key Implications

Warren Farm Sports Provision Proposals

- 4.1 Any development at Warren Farm must be informed by the strategic priorities and policy objectives of relevant national, regional and local organisations. The long-term sustainability and success of facilities will depend to a large extent on their ability to deliver outcomes across a wide range of agendas, ranging from sport and physical activity to health, education and learning. This strategic overview demonstrates the impact that sports facilities and development activities associated with sport and physical activity can have on a range of governmental and other organisational policy and service provision areas. There are clear links between developing and improving the facility at Warren Farm and meeting regional and national objectives which highlights the potential gains that are available as a result of any investment into the site. In summary, Warren Farm has the potential to help to meet several of Ealing Council's published strategic objectives at a local level, particularly within Southall, an area that has been identified by the council as requiring support and investment.
- 4.2 The sports specific strategies, which have been examined, demonstrate that several National Governing Bodies are interested in developing facilities in strategic locations, particularly as all NGBs are working towards Sport England's targets for increasing participation.

- 4.3 Analysis of demographic data indicates that Warren Farm is well located in terms of meeting the needs of people living in deprived areas and Asian, Black and other ethnically diverse people who are less likely to participate in sport and physical activity.
- 4.4 The growing population of Ealing and surrounding boroughs also confirms the importance of Warren Farm, to ensure that Ealing's large, young population has access to high quality sport facilities and open space. Warren Farm is in an area where deprivation is higher than in the rest of the borough, and where people's life expectancy is lower because of this deprivation. As such, the facility could play a vital role in improving the health of the local community. Given that this poor health is linked to deprivation, an affordable pricing structure will need to be implemented if the facility is to have an impact on this group.
- 4.5 Ealing have recently completed an Indoor and Outdoor Sports Facility Strategy, in partnership with Sport England, and in conjunction with, and to inform the councils development of their Local Plan. This document also outlined the importance of strategic multisport facilities in the borough, which should be developed to meet community need.
- 4.6 The Indoor and Outdoor Sports Facility clearly demonstrates that there is additional need for a number of other facilities in Ealing, including potentially swimming pools and sports halls. Just like many other London boroughs, Ealing faces pressure to maintain and provide high quality facilities for its local community to live healthy and active lives. Future provision of outdoor facilities at Warren Farm Sports Ground will need to take into consideration the current site sensitivities as well as the need to protect green space. However, it is recommended that the opportunity for Warren Farm Sports Ground to support the growing needs for sport, physical activity and health and wellbeing with appropriate development should remain a consideration as part of the borough-wide approach to strategic planning for sport.
- 4.7 Officers have developed several indicative site layouts to highlight the potential opportunities on Warren Farm Sports Ground. There are several considerations to consider (as indicated at Figure 4 below) including:
1. Greenford Branch Line Green corridor needs to be preserved and enhanced in consultation with ecologists and local groups.
 2. Any consideration to be given to the provision of 3G pitches, pavilion, and parking to be developed on the previously developed land.
 3. Consider creating low density sports ground incorporated into a wider parkland with enhanced biodiversity.
 4. Create active travel network connected to the existing active travel corridors to encourage alternative means of travel to the site.
 5. Consider maintaining and enhancing provision of walking and running routes to enhance site accessibility.

Figure 4: Design Considerations



4.8 The Council have developed a range of potential configurations for Warren Farm Sports Ground. The aim of this exercise was to highlight the potential layout and capacity opportunities for the Council and opportunities to provide formal sport and improve the open space. These layouts are based on the 2017 PPS, a desk-based review, and the initial National Governing Body consultation. The number of grass pitches for cricket and football replicates a similar level of provision to the QPR development, which was detailed within the 2017 PPS. The 3G pitches have been included to show at this stage the indicative space available, and the potential opportunities for the Council. The ancillary provision has been provided to support the outdoor pitches.

4.9 These layouts are indicative at this stage and are designed to present potential configurations that need to be further explored, in partnership with key stakeholders and the local groups.

Configuration 1: Warren Farm Sports Grounds – cricket

The first option (figure 5) aims to provide high quality cricket pitches and ancillary provision on Warren Farm Sports Ground, whilst providing land for the local wildlife.

This option also provides the opportunity to make the Early of Jersey and the Imperial College sites into a nature reserve, whilst enhancing the Greenford Branch Line green corridor. The facilities included in this option are: three cricket pitches and changing pavilion (six changing rooms with bar/social area).

Figure 5: Configuration 1: Warren Farm Sports Ground - Cricket



Configuration 2: Warren Farm Sports Grounds – cricket and grass Football

The second configuration (figure 6) aims to provide the opportunity to develop cricket pitches, grass football pitches and ancillary provision on Warren Farm Sports Ground, whilst still providing land for the local wildlife. This option also provides the opportunity to make the Early of Jersey and the Imperial College sites into a nature reserve, whilst enhancing the Greenford Branch Line green corridor.

Figure 6: Configuration 2: Warren Farm Sports Ground – Cricket and Grass Football



Configuration 3: Warren Farm Sports Grounds – cricket, grass football, and 3G pitches

The third configuration (figure 7) aims to provide the opportunity to develop cricket pitches, grass football pitches and 3G pitches on the current Warren Farm Sports Ground, whilst still providing land for the local wildlife. This option provides the same opportunity to make the Early of Jersey and the Imperial College sites into a nature reserve, whilst enhancing the Greenford Branch Line green corridor.

Figure 7: Warren Farm Sports Grounds – cricket, grass football, and 3G pitches



4.10 These indicative site layouts provide some potential opportunities to develop sporting facilities onsite, whilst also having the potential to enhance the ecology in the local area. The facility mix has been based on an initial desk-based review and is primarily to highlight the space available for sporting facilities. As stated, it will be important for the Council to review the Indoor and Outdoor Sports Facilities Strategy as well as more detailed ecological analysis for the three land areas, before making any full decision over the future of Warren Farm Sports Ground.

4.11 The recommended delivery and operating model for sporting facilities at Warren Farm would be for the Council to undertake a marketing exercise to select a partner organisation who would receive the benefit of a long lease of the sporting facilities. The Council would then work with the selected partner to progress with fundraising and delivery plans for the site. The selection criteria for a partner would be based around securing community access to any new facilities whilst minimising ongoing revenue cost to the Council through managing the land. This model operates successfully at other locations in the borough including at Spikes Bridge Municipal Sports Ground and Rectory Park.

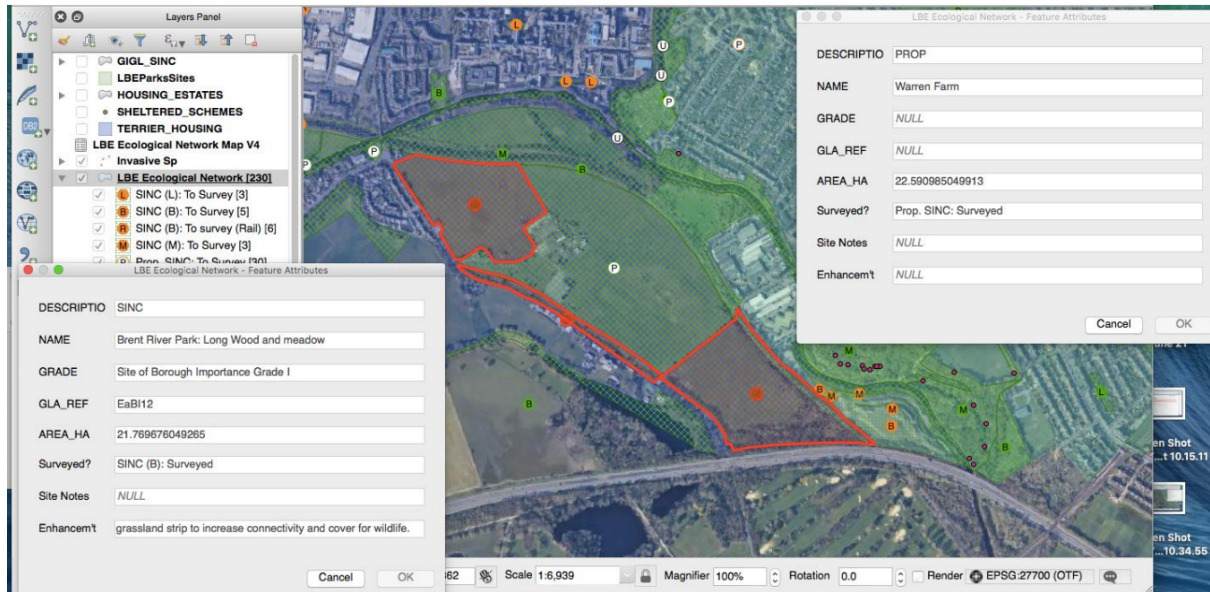
4.12 Officers recommend that the Council should seek a partner who has the ability and funds to develop a site that can potentially include:

- The provision of a good quality sports hub/pavilion that provides changing rooms and a range of both indoor and outdoor facilities
- Good quality, well maintained pitches, with an increased capacity to meet the growing demand for football pitches
- Improved opportunities for other sports including cricket.

Warren Farm Local Nature Reserve Proposal

- 4.13 An Ecological Appraisal was prepared by EDP ahead of the QPR development planning application as part of the previous proposals for this site. This appraisal showed at the time that the former sports grounds was of limited ecological value. However, in the 10 years since then it is recognised that the soil make-up is unusual. It is an area of acid and neutral grassland making it a priority conservation habitat in the Mayor of London's 'The London Plan' 2. Because the land on Warren Farm has not been managed intensively, its seedbank contains a remarkable combination of common, vulnerable and rare plant species, some of which are facing extinction in the UK. When the site was used for sport, this involved intense regular close-cut mowing regimes and heavy footfall, wildflower seeds lying dormant in the soil never got the chance to grow. These hidden plants have now had over a decade to reappear – increasing biodiversity at a time of climate and ecological emergency
- 4.14 Warren Farm is now home to hundreds of plants, insects, mammals and birds, some of which, like the skylarks, are facing extinction both in London and the UK. The fact that Warren Farm is such an extensive area makes it ideal for skylarks who need vast open spaces with no perches, such as fencing and trees, which can be used by predators to pick off their chicks who nest and hatch on the ground. The distance between their nesting areas and the hedgerows / trees surrounding the site gives them security, the vast open meadow gives them sufficient room to establish territories to breed in relatively large numbers and the wildflower meadow provides plenty of food both insects and seeds.
- 4.15 Also, it is likely that there are some slowworms and other species to consider as part of the redevelopment of the site. There are three main groups that are involved in preserving the site as a Local Nature Reserve (LNR) – Brent River Canal Society, Hanwell Nature Group, and Ealing Wildlife Group. Alongside the sports ground site now being overgrown, there is an existing Site of Importance for Nature Conservation (SINC) in proximity to Warren Farm Sports Ground. This includes the Earl of Jersey land and the Imperial College London land with a corridor running adjacent to Windmill Lane. This can be seen in figure 8.

Figure 8: Existing Site of Importance for Nature Conservation (SINC)



4.16 It is therefore proposed that part of Warren Farm should be declared as an LNR with the remainder of the site providing the required sports facilities identified above. Imperial College London own land adjacent to Warren Farm and have agreed in principle to enter into a 99-year Management Agreement with the Council for the inclusion of their landholding in the proposed Warren Farm LNR. Imperial College Healthcare NHS Trust is a 50% beneficial owner in the Property pursuant to a trust deed dated 4 July 1997. The Royal Postgraduate Medical School (now Imperial College London) owns the remaining 50% beneficial interest in the Property and is also the registered proprietor of the Property. They are also in agreement with the proposal.

4.17 Heads of Terms have been discussed and agreed in principle subject to the formal approval of the respective parties and it is proposed that the agreement include the following provisions:

- The inclusion of the adjacent Warren Farm Sports Ground as part of the LNR subject to Cabinet approval.
- Agreement regarding the continuing occupation of the Property by the current tenants (by way of licence).
- Detailed and costed Management Plan between the parties.
- Formal declaration of an LNR.
- Termination in in extenuating circumstances by any of the parties.
- Termination after a minimum period of 25 years if the land is strategically required by the Landowner and/or Beneficial Owner. This would be subject to an objective test based on need and evidence of development intent. All parties will agree a process for dispute resolution.
- The Management Agreement will expire after 99 years, conditional on the de-claration of the LNR designation.

- The costs, responsibilities and liability of the Management Agreement and Management Plan would fall to either LBE or an agreed alternative management vehicle.
- The Council will take lead responsibility and bear the cost for preparation of a Management Plan and any other information required to achieve the LNR declaration, with support from the Landowner and Beneficial Owners.
- The Council is responsible for the cost and the delivery of the LNR including the cost and responsibility of any development including ecological improvements, soft and hard landscaping and construction of buildings and ongoing maintenance obligations (excluding boundary treatment).
- Establishment of a Working Group to oversee management of LNR.
- A detailed and costed Management Plan will set out the how the land will be managed according to the Management Agreement, including how LBE will care and protect the LNR's natural features. The Management Plan is a requirement by Natural England for LNR declaration.
- Free public access for all at all times except when LNR rules, Management Agreement and/or Management Plan requirements indicate otherwise on part or all of the LNR e.g., to protect ground nesting birds, research, the use of the existing tenant and/or to prevent public rights being acquired over the LNR.

4.18 Additional Local Nature Reserve Declarations

There are two recommendations seeking the declaration of Local Nature Reserve designation.

4.19 The first relates to the request to seek LNR status for part of Warren Farm Sports Ground and the Imperial College's adjacent property as one designation and a second relates to the proposed designation of further four sites owned by the Council in close proximity to Warren Farm Sports Ground namely, Jubilee Meadow, Blackberry Corner, Trumpers Field and Fox Meadow.

4.20 The three meadows to the south of the Grand Union Canal (Jubilee Meadow, Blackberry Corner and Trumpers Field) were intermittently used for grazing by sheep and horses in the past but since 1994 (1988 for Trumpers Field) they have been managed by the Council as hay meadows with an annual cut in late summer. All sites are designated as SINC, Conservation Area, Metropolitan Open Land and within the Brent River Park. They are situated alongside the River Brent/ Grand Union Canal and the Southall to Brentford Railway line, which are designated as green corridors. There are a number of public footpaths on the sites and access can be made at several entrance points from roads or the canal towpath. The meadows contain a wealth of grass species, herbs and wildflowers. Surrounding and dividing the meadows are a variety of hedgerows and there are ponds in two of the meadows.

Figure 9 – Map showing location of Jubilee Meadow, Blackberry Corner, Trumpers Field and Fox Meadow.



- 4.21 This report seeks approval to undertake the necessary steps to achieve the designation in accordance with sections 19 and 21 of the National Parks and Access to Countryside Act 1949 (as amended) in collaboration with local user groups of the five sites identified above.
- 4.22 As accessible green spaces close to where people live, Local Nature Reserves (LNRs) support and protect habitats and species, they allow people to get close to nature and appreciate the contribution it makes to their quality of life. LNRs are places to play, learn and explore that can also deliver significant physical and mental health benefits.
- 4.23 They are typically close to where people live, and can be reached on foot, bicycle or bus. They can be ancient woodland or industrial brownfield; part of urban parks or windswept moorland; rivers and streams or lakes and marshes. They give individuals and communities a range of ways to get involved in the natural environment; be it wildlife watching, fossil collecting, green gyms or running – there’s something for everyone.
- 4.24 Section 21 of the National Parks and Access to the Countryside Act 1949 gives local authorities the power to acquire, declare and manage nature reserves. The term ‘Local Nature Reserve’ is not used in the Act, but this has become the term in common usage for nature reserves managed by local authorities in accordance with the Act. The responsibility for selecting, acquiring and making arrangements for management of

these reserves lies with local authorities. Section 21(6) of the Act says that a local authority can only declare an LNR after consultation with Natural England.

4.25 Designation Process

Local authorities can create local nature reserves (LNRs). The local authority must control the LNR land - either through ownership, a lease or an agreement with the owner. As a manager of an LNR the Council needs to care for and protect its natural features and make the land accessible for any visitors. It isn't a formal requirement that LNRs are open to the public, but guidance confirms that the aim should be to make at least part of it publicly accessible.

The Council will need to formally declare these LNRs by sending a draft declaration document with a map showing the boundary and a management plan to Natural England detailing:

- how long the site will remain a protected LNR – 21 years is the recommended minimum
- ownership of the land
- any agreements or partnerships
- why the LNR site was chosen
- aims and objectives
- biodiversity management and environmental education
- community participation, access and visitor management
- costs and funding arrangements

Following the consultation, the Council will be asked to send the final declaration document to Natural England.

4.26 Unregistered land

Ealing Council, in common with many public bodies, has not yet registered all its landholding at HM Land Registry and in some instances may have no or incomplete title deeds for all the land which it occupies and maintains. Some land namely all Trumpers Field and small parts of Long Wood and Fox Meadow are not yet registered. As part of the work associated with Warren Farm the Council will move registration forward to secure the Council's registered title of these sites.

5. Financial

Recognising that there is not currently a budget provision to implement the recommendations this report seeks approval to:

- 5.1 Agree to allocate a budget of £0.050m for any preliminary works associated with a marketing exercise, including the management agreement / plan and any survey work. This revenue item for preliminaries of £0.050m will be incurred in 2023/24 and will either be funded from growth to be approved as part of the MTFS at February 2023 Cabinet, or from reserves and or other budgets within the service.
- 5.2 Undertake the costed feasibility studies for the provision of sports pitches on part of Warren Farm Sports Ground to support the need identified in the Council's adopted Sports Facility Strategy 2022-2031 and for the transition of the area to be designated as a Local Nature Reserve.
- 5.3 Develop a fundraising strategy including the application of any relevant S106 agreements to support the investment in the provision of pitches at Warren Farm Sports Ground.

6. Legal

- 6.1 The Council has the power to declare land as Local Nature under section 21 of the Natural Parks and Access to the Countryside Act 1949 as amended by schedule 11 of the Natural Environment and Rural Communities Act 2006.
- 6.2 To establish an LNR, the declaring Local Authority must first have a legal interest in the land concerned, i.e. owning the freehold, leasing it, or having a nature reserve agreement with the owner. The powers given in Section 16 of the 1949 Act form the basis for any agreement. Any agreement needs to make absolutely clear what is agreed.
- 6.3 In declaring an LNR, the Council is accepting a commitment to manage the land as a nature reserve and to protect it from inappropriate uses or development.
- 6.4 The creation of the LNRs needs to be undertaken in accordance with government guidance details of which are found via the link below

[Local nature reserves: setting up and management - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/local-nature-reserves-setting-up-and-management)

7. Value For Money

If successful, this scheme will result in a brand new sports facility with new changing and training facilities that will be accessible to the community at affordable cost.

8. Sustainability Impact Appraisal

Principles of sustainability will be incorporated throughout the planning of all works on the site to ensure options for alternative/'greener' materials and products, quality and economical and sustainable utilities systems are used.

9. Risk Management

A risk register will be developed for the scheme. This register will be reviewed regularly at the project meetings.

10. Community Safety

Providing a newly refurbished sporting facility and Local Nature Reserve will help in encouraging participation in sport, health, well-being and an appreciation of nature.

11. Links to the 3 Key Priorities for the Borough

The council's administration has three key priorities for Ealing. They are:

- fighting inequality
- tackling the climate crisis
- creating good jobs.

12. Equalities, Human Rights and Community Cohesion

An Equality Analysis Assessment has been completed and is attached.

13. Staffing/Workforce and Accommodation implications:

There are no workforce or accommodation implications.

14. Property and Assets

Buildings within the site are currently derelict.

15. Any other implications:

Not applicable

16. Consultation

Public Consultation (results at Appendix 1)

The Warren Farm consultation was carried out between 24 March and 20 May 2022. A short online survey was launched using the GiveMyView platform, consisting of a series of open-ended questions inviting feedback on how the area is currently being used by residents and what preferences they have about its future. A total of 1,520 responses were received, representing a strong community response to the consultation. 45% of respondents were from Hanwell, 30% from Ealing town, 16% from Southall and less than 4% from each of the other towns. This means a slight over-representation of responses from Ealing and an under-representation from Southall, given Warren Farm's location.

17. Timetable for Implementation

Timetable for Warren Farm marketing exercise to identify a Development Partner

ACTIONS	TARGET DATES
Opportunity Advertised	March 2023
Deadline for submission of PQQ	April 2023
Complete Evaluation of PQQs & shortlist bidders	May 2023

Detailed RFP issued to shortlist of bidders	May 2023
Detailed Responses received	June 2023
Complete Evaluation of Responses	June 2023
Notification to preferred bidder	July 2023
Legal finalisation and agreement	August 2023

18. Appendices

Appendix 1 Consultation responses

19. Background Information

There is no additional background information

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr Peter Mason	Leader	3/11/22	4/11/22	Throughout
Cllr Deirdre Costigan	Deputy Leader and Cabinet Member for Climate Action	3/11/22	4/11/22	Throughout
Sandra Fryer	Strategic Director, Economy & Sustainability	3/11/22	4/11/22	Throughout
Jackie Adams	Head of Legal Services Commercial	3/11/22	4/11/22	Throughout
Emily Hill	Interim Strategic Director, Corporate Resources	3/11/22	4/11/22	5. Financial
Helen Harris	Director of Legal Services	3/11/22	4/11/22	6. Legal
Yalini Gunarajah	Finance Manager - Place	3/11/22	4/11/22	5. Financial
Adam Whalley	Assistant Director, Capital Investment Programme	3/11/22	4/11/22	Throughout
Julia Robertson	Sports Development Manager	29/11/22	1/12/22	Throughout

Report History

Decision type:	
Key decision	Yes
Report no.:	Report author and contact for queries:

Chris Bunting, Assistant Director, Leisure
buntingc@ealing.gov.uk