

Contains Confidential or Exempt Information	NO
Title	Creation of a Regional Park
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Purpose of Report:

This report sets out the statement of ambition, vision and principles for the creation of a regional park in the borough of Ealing. This report recommends the appointment of landscape architects and land use consultants to develop the vision and deliver a business case for the regional park. The report also seeks authority to engage residents on the proposal to permanently close Perivale Park Golf Course to enable the transformation of the course into a new publicly accessible park that will ultimately form part of the regional park. Transforming the golf course will support the Council Plan objective to create ten new parks, to increase tree canopy and respond to the Council's key priorities.

1. Recommendations for DECISION

2. It is recommended that Cabinet;

2.1 Agrees the Statement of Ambition and Vision Statement for a new regional park included at paragraph 4.7.

- 2.2 Authorises the Strategic Director of Economy & Sustainability to commission consultants to develop the ambition, vision, objectives and business case for the creation of a regional park in Ealing to include a review of the of the future provision of the borough's golf courses to understand the options for their future relationship with the regional park.
- 2.3 Authorises revenue expenditure of up to £0.200m over the financial years 2023/24 and 2024/25, with a view to review of costs and capitalisation as part of approved capital programme budgets as the business case for the Regional Park is approved and proceeds, for the commissioning of consultants to deliver the brief set out in the above recommendation as highlighted in paragraph 6 of this report.
- 2.4 Authorises revenue expenditure of up to £0.160m over the financial years 2023/24 and 2024/25 for the cost of project support to include the appointment of an interim project director to support existing and future projects under the umbrella of the regional park including but not exclusively related to a new Lido facility (noting the Lido update report is on this same Cabinet Meeting agenda), a new cultural venue and the Gurnell Leisure Centre redevelopment. Revenue expenditure will be reviewed and capitalised as part of approved capital programme budgets when the business case for the Regional Park and other projects are approved and proceed.
- 2.5 Agrees to the principle of a regional park in Ealing and further agrees that the vision and intention should be formally captured in a spatial policy within Regulation 19 of the Local Plan.
- 2.6 Agrees that a full consultation exercise be carried out, informed by a consultation plan, to establish detailed proposals for the future management of the park and ensure that they are co-created with key stakeholders
- 2.7 Agrees in principle to the closure of Perivale Park Golf Course in financial year 2023/24 subject to the outcome of the proposed consultation.
- 2.8 Delegates authority to the Strategic Director of Economy & Sustainability following consultation with the Portfolio Holders for Climate Action and Thriving Communities to make any final decision to close Perivale Park Golf Course following consideration of the representations received as part of the consultation.
- 2.10 Authorises the expenditure of £0.075m over the financial years 2023/24 and 2024/25 to support a closure of Perivale Golf Course and for the rewilding and transformation of the golf course to park land, to be funded from the existing parks capital programme budgets, S106 and grant contributions.
- 2.11 Authorises the Strategic Director of Economy & Sustainability to consult with the community on proposals for an amphitheatre style outdoor cultural venue, and where community support can be demonstrated, commence a process to

appoint a partner to design, build and operate the outdoor cultural venue within the Regional Park.

3. Recommendations for NOTING

- 3.1 That in the Summer 2024 a further detailed report including a fully worked up financial business case (including any meanwhile and long-term proposals for Perivale Park Golf Course) will be presented to Cabinet on the outcome of the commission set out in paragraph 2.2 above.
- 3.2 That the proposed final layout of the regional park will be brought back to Cabinet for decision following a collaborative process of community engagement alongside technical considerations.
- 3.3 That soft market testing with cultural operators on the inclusion of an indoor cultural facility will be reported back via the next Cabinet Report

4. Reason for Decision and Options Considered

- 4.1 Ealing Council declared a climate emergency in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate and vital action. Our aim is to become carbon neutral, as a borough and an organisation by 2030.
- 4.2 Climate change is driving nature's decline, and the loss of wild places leaves us illequipped to reduce carbon emissions and adapt to change. Responding to the climate crisis is not possible without creating more space for nature.
- 4.3 Ealing Council's [council plan](#) sets the vision and strategy for the next four years and our 'promises' to focus on the priorities of our residents, businesses, and other stakeholders. It is our high-level strategic response to the opportunities and challenges facing us now and in the future.
- 4.4 Climate Action is one of the three cross cutting strategic objectives over the next four years to realise our vision for the borough by greening and keeping Ealing clean, achieving net zero carbon, and ensuring our parks, open spaces and nature are protected and enhanced.
- 4.5 The Council Plan commits to create 10 new parks and open spaces, give back to nature 800,000 m2 (the same as 130 football pitches) through re-wilding and re-introducing wildlife, and pioneering 10 new community growing spaces. Furthermore, it pledges to make our streets and open spaces beautiful and resilient through planting another 50,000 trees, work towards increasing the proportion of the borough covered by tree canopies to 25% by doubling the number of trees we plant each year, ensuring every town has access to wild fruit.
- 4.6 The creation of a a Regional Park offers the perfect opportunity to develop a wider, more connected Ealing that is equipped to tackle the Climate

Emergency. Alongside the climate action agenda, there is also a growing recognition of the need to begin to restore natural habitats, increase biodiversity and provide space for nature to re-establish itself. With these issues in mind, putting nature at the heart of a green 'post-covid' recovery, can help drive locally led economic regeneration in a way that is good for nature, climate and people.

4.7 The creation of a Regional Park would be a major transformation of the landscape of Ealing to deliver a wide range of significant benefits including:

- Making Ealing a more vibrant, green, and attractive place to live and visit.
- Supporting nature recovery in Ealing by providing more space for nature-rich habitats and potential new species reintroductions.
- Increasing the carbon storage and sequestering capacity and contribute to the Council's carbon reduction targets.
- Providing more opportunities for Ealing's residents to connect with nature.
- Providing much needed flood resilience

4.8 A key concept that has emerged in recent years is that of 'rewilding'. Re-wilding Britain, a UK Charity, define re-wilding as: "the large-scale restoration of ecosystems to the point where nature can take care of itself. Rewilding seeks to reinstate natural processes and, where appropriate, missing species – allowing them to shape the landscape and the habitats within. Rewilding encourages a balance between people and the rest of nature so that we thrive together. It can provide opportunities for communities to diversify and create nature-based economies; for living systems to provide the ecological functions on which we all depend; and for people to reconnect with wild nature." – It is recognised that rewilding differs from traditional conservation as it is more focused on the action of 'returning' a place back to its natural state rather than preserving a place in its natural state. Thus, rewilding focuses on actions to move a place from an impacted state to a natural state. As such, there are significant opportunities for rewilding with three broad options that can be further examined:

- Passive or Abandonment Rewilding: the simplest option; implies the abandonment of green space to turn into woodland in its own time, with woodland developing within 25 years. This would lead to the loss of open grasslands. Only minor infrastructure would be required.
- Community Rewilding: similar to the above but with higher levels of intervention, which in turn is more likely to secure external funding. Woodland would develop within similar timescales to the above option but would also involve keeping more of the site open. The option would also include resources for proactively seeking funding for visitor infrastructure that may be required and on some commercial activities to generate income subject to consultation and sustainable business planning. This would also enable planting new trees as part of the plan to plant 50,000 trees for woodland creation.
- Active Rewilding: Infrastructure may involve a wellbeing hub and café; in addition, there could be exemplary cycle infrastructure, with an

accessible pathway, suitable for cycles and other wheeled users through trees

- 4.9 The borough population is projected to grow by over 38,000 from 360,000 to 398,000 in the ten years from 2021 to 2031 with an expected increase in demand for different less formal outdoor spaces for people to be active. Regional Parks develop a network of parks and trails that provides connectivity for people, wildlife, and ecosystems. It is widely understood that people visit regional parks to participate in activities such as hiking, walking, riding, cycling, camping, swimming, boating, nature study, and organised group activities. These activities can be enjoyed year-around and they contribute to a healthy lifestyle. Regional Parks provide for the health, inspiration and education of residents and visitors through a wide range of indoor and outdoor experiences and activities that foster enjoyment of, and appreciation and respect for the region's natural environments.

Vision, Ambition, and Governing Themes

- 4.10 This section explains the successful legacy that the proposed regional park is expected to achieve through a clear articulation of the Council's ambition, vision and three thematic priorities for the regional park.

Statement of Ambition

Ealing's Regional Park will be as transformative for West London as the Elizabeth II Park has been for East London

Vision Statement-
Ealing's Regional Park: More than a Day Out

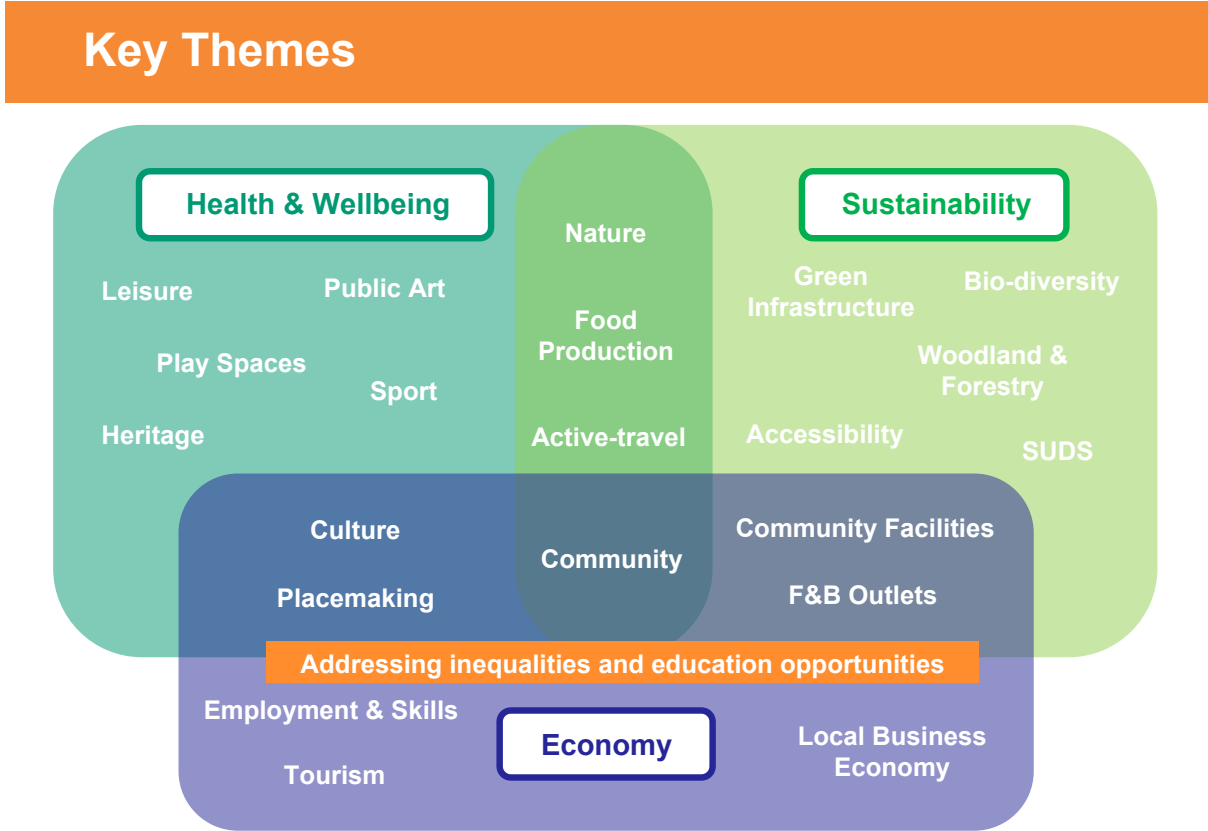
The Ealing Regional Park will become a new destination for lovers of nature, culture and play. A space to replenish your health, support the local economy and have fun.

The Park will act as a green lung for London: strengthening our climate resilience whilst improving air quality for future generations.

The design, development, and curation of the park will be governed by the following three themes:

- Sustainability and Accessibility
- Health and Wellbeing
- Economy and Culture

Further detail of the potential of the Regional Park to deliver against these key themes is provided in Appendix 1. (Powerpoint presentation)

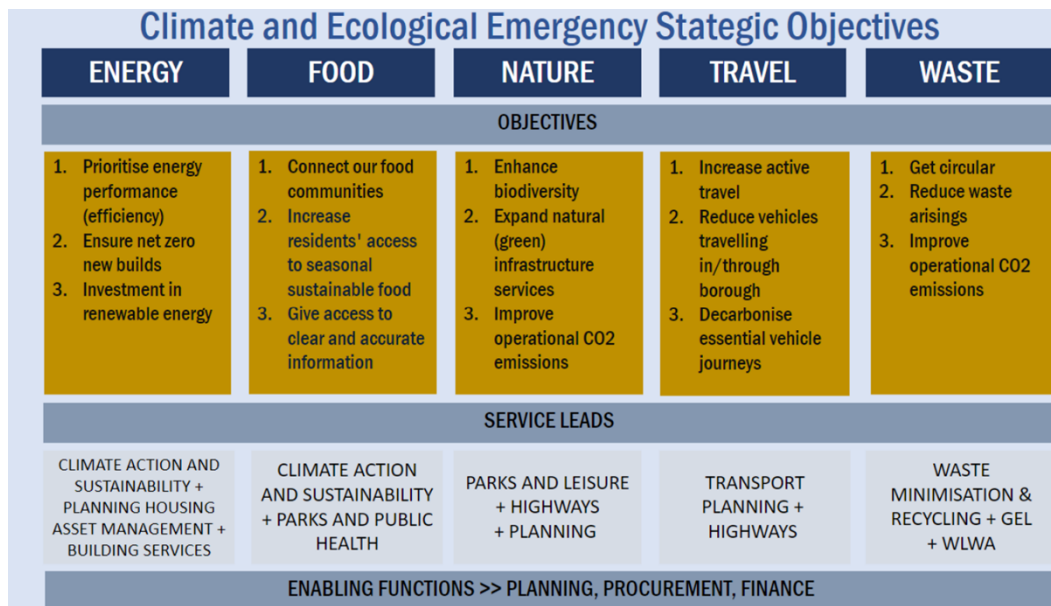


In the evolution and development of the above three themes it has been identified that inequalities, diversity and inclusivity also needs to be an overarching theme given that the creation of a Regional Park can have a significant positive impact on these issues affecting the borough's residents and communities.

4.11 Sustainability and Accessibility



- 4.12 Ealing Council declared a climate emergency in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate and vital action. Our aim is to become carbon neutral, as a borough and an organisation by 2030.
- 4.13 The Council's approach to Climate and Ecological Emergency Strategy has been to focus on five themes, where the organisation has the most control and direct influence, based on policies, procurement, projects and relationships. Each of the five themes within this strategy identifies unique objectives, targets and actions that will either reduce or capture carbon emissions in Ealing and beyond.
- 4.14 We understand that all carbon emission sources will need to be cut to zero eventually, this strategy was our first step toward reducing emissions significantly by 2030.



4.15 The creation of a Regional Park would significantly support the ability for the Council to meet the Climate and Ecological Emergency strategic objectives. It is recognised that the pandemic of 2020 has identified the importance of our greenspaces for mental health and well-being and that they are places which should be treasured and protected. The trees, hedgerows, parks, rivers, ponds, fields and gardens in Ealing all have a vital role to play in storing carbon and combatting climate change. It is of equal importance for the borough to retain a diversity of habitats which are connected to each other. The Strategy seeks to increase the amount of greenery in the borough through further development of carbon sequestration habitats including the number of trees and area of meadows. The objectives set out in the Strategy will work alongside the borough's Biodiversity Action Plan (BAP) which is the borough's strategic framework and road map for improving its biodiversity including all plant and animal life.

4.16 The vision for nature in the Strategy states that we are continuing to reshape and modernise our approach to the management and maintenance of our green space network to maximise carbon capture, enhance the wildlife value, provide flood resilience and ensure these spaces are equipped to sustainably meet the needs and aspirations of our communities recognising the following as a set of benefits.

- Increased mental health and wellbeing of residents
- Improved air quality
- Urban cooling and adapting to extreme heat events
- Education and access to nature
- Increase biodiversity and connections for wildlife
- Increased community engagement amongst residents, reducing loneliness
- Reduction in noise pollution

- Reduce risk of flooding

- 4.17 The scope for habitat creation with such a large area is extremely valuable as large areas with connected habitats offer the best opportunities to encourage wildlife and provide ecological resilience. The borough currently has limited capacity for tree planting due to the demands on our existing green space and such an area would enable several hundred thousand trees to be planted, providing new woodlands. A mosaic of connected habitats could be created encompassing the river, meadows, woodland, wetland, ponds and lakes in line with the Council's Biodiversity Strategy. The park project would allow the creation of a new generation of wildlife grassland.
- 4.18 Three of the best ways to capture carbon are tree planting, ponds, wetlands and meadows. The scope for increasing the boroughs ability to move to net zero by 2030 would be greatly enhanced with the opportunities the new park would offer. Such large areas of new planting and areas managed for biodiversity would increase our ability to filter pollutants and improve water quality.
- 4.19 The new park would offer many new opportunities for walking and cycling. Having more of the river available would enable better public access of this key asset with new crossing points, paths and seating.
- 4.20 Alongside the nature of the offer of the open space, the accessibility to the open space is of particular importance if the open space is to adequately cater for a regional user catchment. The London Plan supports maximum distances for residential properties within London to a Regional Park of 8.0km.
- 4.21 While the open space definitions identify that car parking should be accommodated within Regional Parks, accessibility by public transport is an essential characteristic of strategic open space. Long distance accessibility is primarily dependant on the rail system, both London Underground and Overland Network. High quality routes to and from stations to the strategic open spaces network are vital and developing those routes should be considered as an integral element of the management of the strategic open space aspirations.
- 4.22 As part of the Local Plan Evidence Base and community led regeneration frameworks, the Council has followed a 20-minute neighbourhood approach to its seven towns. The 20-minute neighbourhood is the idea that people should be able to access their local shops and services including access to public transport, health, education, employment, community, retail, culture, leisure and green spaces within a 20 minute walk or cycle of their home.
- 4.23 A regional park at the heart of Ealing with new east-west and north-south active travel routes would be within 20 minutes reach of Greenford, Hanwell, Ealing, Perivale towns and parts of Southall whilst improving accessibility for residents across the Borough. It will enable travel by modes other than private car between multiple centres and improve interaction, sociability and access to a wider range of amenities than available currently.

Access to open space from a closer catchment can be achieved by both the bus network and pedestrian/cycle networks. Such local access can often be significantly enhanced through relatively small scale interventions that overcome existing barriers to access. This could include works such as opening up existing boundary fences, providing new road crossings, pedestrian and cycle bridges over rivers or rail, or establishment of new links and routes between separate land ownerships.

4.24 Health and Wellbeing



4.25 Ealing is a diverse and vibrant borough, but it also faces significant health inequalities. This is because people have unequal life experiences, with different access to opportunities and privileges. As well as differences in health outcomes for example diabetes, obesity etc, these differences are visible in the 'building blocks of health and wellbeing' - the wider life conditions which ultimately impact how well, and long people live. The best evidence for sustainable impact on health inequalities supports work on these building blocks of health and wellbeing, away from a focus on individual behaviour change or the provision of health services alone. Access to functional and good quality green space like that proposed for Ealing's regional park, is a good example of an essential building block of health and wellbeing since there are many health and wellbeing, and healthy equity opportunities and impacts that could arise from its creation.

4.26 Ealing's Health and Wellbeing Board (a partnership between the Council, Local NHS organisations (Ealing ICB, hospital and community health trusts), VCFS and HealthWatch) have developed 'Together in Ealing' the new Joint Health and Wellbeing Strategy for 2023-2028 focussed on tackling inequality through

work on the building blocks of health. Theme 3 in the strategy, '*Connecting the building blocks of health and wellbeing*', includes commitments to work on these building blocks, including the equitable provision of good quality green space, through the lens of health equity.

- 4.27 The following paragraphs provide a high-level perspective of some of the health and wellbeing opportunities arising from the creation of a regional park.
- 4.28 During the COVID-19 related lockdowns, “going to the park” became a central topic of national conversation. In England, people were permitted to go to parks and sit down, and to meet another individual. For some, this will be a pleasant novelty. For others, who have had little access to green outside spaces during lockdown, it was a welcome change in their quality of life. COVID-19 refocused our attention on the role that parks play in our society. There are over 27,000 urban green spaces in the UK, with more than half the UK population regularly making use of them. Parks today continue to serve their primary historical purpose – to provide urban residents, particularly those with little private green space, a shared site for recreation in a natural environment. It was concern about health inequalities and poor housing conditions in booming industrial towns which led to the creation of parks in the late-Nineteenth Century.
- 4.29 Lockdown reignited some of this historical sentiment and the debate over the public/private green space divide. Commentators have argued that confinement without access to a park during lockdown would have had a devastating impact on the mental and physical health of those living in high-density urban areas without a garden. Recent ONS data shows that one in eight households in the UK do not have access to a garden, and that Black people in England are nearly four times as likely as White people to not have their own outdoor space. One in five young people have no access to a garden. Those in semi-skilled and unskilled manual occupations, as well as the unemployed, are over three times as likely to not have a garden as those in. Londoners in general are least likely to have a garden, with 21% of homes having no shared or private green space.
- 4.30 There is growing evidence of the physical and mental health benefits of green spaces such as the proposed regional park in Ealing. Research shows that access to green space is associated with better health outcomes, and income-related health inequality is less pronounced where people have access to green space.¹ Research in the Netherlands showed that every 10 per cent increase in exposure to green space translated into a reduction of five years in age, in terms of expected health problems, with similar benefits cited in Canada and Japan².
- 4.31 More specifically access to good quality and large open connected green space is associated with positive health outcomes, including:

¹ Public Health England and UCL IHE Local action on health inequalities: Improving access to green spaces 2014

² [Access to green and open spaces and the role of leisure services | The King's Fund \(kingsfund.org.uk\)](https://www.kingsfund.org.uk/publications/access-to-green-and-open-spaces-and-the-role-of-leisure-services)

- improvements in mental health and wellbeing, such as depression, stress, dementia
 - increased longevity in older people
 - lower body mass index (BMI) scores, overweight and obesity levels and higher levels of physical activity
 - better self-rated health for all ages and socio-economic groups.
 - reductions in a number of long-term conditions such as heart disease, cancer, and musculoskeletal conditions^{1,2}
- 4.32 Green space such as the regional park could improve the environmental quality of an area with consequential health benefits. Some of the environmental benefits of green spaces include improved air and water quality, noise absorption and reduced 'urban heat island' effects. Additionally, green spaces can improve absorption of excessive rainwater and reduced surface water run-off reducing the likelihood of floods and sewage overflow, while protecting biodiversity and enhancing ecosystems.
- 4.33 Parks can provide alternative routes for circulation including green routes for pedestrians and cyclists; therefore, promoting more active and healthy travel. Parks also provide a place to take exercise; through either formal provision such as tennis courts and football pitches, outdoor swimming pools, running, cycling, yoga or meditation, to take the dog for a walk or gentle stroll. The links between access to green space and levels of physical activity are well-established in research, which shows higher levels of physical activity in areas with more green space. Estimates suggest that an inactive person is likely to spend 37% more time in hospital and visit the doctor 5.5% more often than an active person. In 2007, physical inactivity was estimated to cost the NHS between £1 billion and £1.8 billion.^{3,4} This highlights some of the indirect and long term cost benefits that could be realised through the regional park.
- 4.34 In terms of the potential for the regional park to impact positively on health equity, research does show that living in areas with green spaces is associated with significantly less income-related health inequality, weakening the effect of deprivation on health⁵
- 4.35 Access to nature has shown to reduce blood pressure, reduce stress and improve mental well-being. A change of scene and impact on the visual sense are beneficial aspects of urban green space.
- 4.36 Child development in terms of both mental learning and physical development has shown to improve through play in a variety of stimulating environments, including woodlands, parks and wetland areas. Play is crucial for many aspects of children's development. Play can promote the acquisition of social skills, experimentation, confrontation and resolution of emotional crises, to moral

³ Sari N. Physical inactivity and its impact on healthcare utilization. *Health Econ.* 2009;18:885-901.

⁴ Department of Health. *Be Active Be Healthy: A Plan for Getting the Nation Moving.* London: 2009

⁵ [Access to green and open spaces and the role of leisure services | The King's Fund \(kingsfund.org.uk\)](http://kingsfund.org.uk)

understanding, cognitive skills such as language and comprehension. Play can also promote physical well-being. Hard spaces offer little opportunity for play and green spaces are preferable offering a diverse range of activities.

- 4.37 Play brings diverse people together and improves the social and natural environment. Playful places enable safe and stimulating interactions between friends, families, communities, strangers and with the built and natural environment. For both children and adults, the social aspects of play are fundamental for relationship building with people and the environment. Research suggests that children's and adults' interactions during play may be essential for creating the kind of supportive social environments that foster a healthy development.
- 4.38 Nature-based play helps to create a greater sense of empathy and respect for nature and can contribute to climate resilience. Investments to 'de-grey' (paving, roads, concrete etc.) public spaces, to make room for increased rainfall, and to allow for more greenery and shade are an ideal opportunity to embed play elements into the design of these nature based solutions. Such investments can create climate resilient environments, educate about the importance of biodiversity and climate action, and open new places for diverse play opportunities.
- 4.39 Child and play-friendly spaces can also boost the economic value and long-term viability of the built environment. Public spaces where families with young children choose to visit signal better than any marketing material that an area is clean, safe, and fun. Retail, leisure, and businesses increasingly recognise that play is good for business!
- 4.40 We are seeing a worrying trend of increasing levels of obesity in children. This is because people have unequal life experiences, with different access to opportunities and privileges. These differences are visible in the building blocks of health and wellbeing. These are the health, social and economic inequalities acting as root causes of health and wellbeing and they ultimately impact how well, and long people live.
- 4.41 Addressing these challenges requires a collaborative and strategic approach, which is why members of the Ealing Health and Wellbeing Board have worked closely with partners across the NHS, Ealing council and resident and community groups, to develop 'Together in Ealing' the Health and Wellbeing Strategy for 2023-2028 with the Vision: We will see Ealing's communities thriving, with good health and wellbeing, and with fairness and justice in the building blocks of health and wellbeing. The following paragraphs provide a high-level perspective of some of the health and wellbeing opportunities arising from the creation of a regional park.
- 4.42 Indoor and Outdoor Sports Facility Strategy 2022-2031

There is a significant opportunity for the Regional Park to support the delivery of the above strategy which has been developed to support the Council's corporate priorities and the administration's manifesto pledges, in shaping the

future of Ealing. Together the strategy and Regional Park present opportunities to contribute to the achievement of outcomes relating to improved health and increased physical activity levels of Ealing residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support the continued independence of Ealing residents, contributing to the priority of making Ealing a better place to live and work.

The strategy has developed an accurate and robust evidence base to provide the leisure and sport content for the new draft Local Plan and to help inform planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities.

In order to achieve the vision and 3 key objectives of this new 10-year strategy, the Council is exploring opportunities to:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green infrastructure.
- Work with commercial and community partners and national governing bodies to enable and secure the development and long-term management as well as financial viability of indoor and outdoor sport facilities across the borough.
- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place-based projects.
- Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing.
- Help clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity.
- Promote sport and active recreation as a key enabler to healthy and active lifestyles.
- Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities.

4.43 Economy and Culture



- 4.44 The Council has recently launched its Cultural Manifesto *367,100 Creatives - Ealing's cultural manifesto for creative change* to create direction, focus and purpose for culture in Ealing to achieve a change in the growth, resilience and sustainability of our creative economy and skills sectors.
- 4.45 The manifesto is about enhancing connections and enhancing capabilities. Culture should influence all our services and be embedded in everything we do. This includes culture-led regeneration; culture to be key in economic recovery and bringing people and pride back to our high streets; requirements for culture embedded in council planning and policies.
- 4.47 The creation of a regional park provides an opportunity to further an ambition for the borough to potentially host a new outdoor cultural venue and frame that within the context of our ambition to be the foremost borough of culture in west London. This report recommends the Council consult the community on proposals for an amphitheatre style outdoor cultural venue, and where community support can be demonstrated, commence marketing of Regional Park land to appoint a partner to design, build and operate the outdoor cultural venue.
- 4.48 Turbocharging Ealing's creative capabilities by building connections between creative employers and the education sector; local communities and the creative sector working together with the Council; the creative sector collaborating better with each other; and all of us connecting with and influencing national agencies

and organisations. We will work with the developer community to provide affordable creative workspaces, contribute to cultural capacity-building, create Culture Hubs and realise the state-of-the art arts centre that Ealing deserves.

- 4.49 The majority category (36%) of survey respondents engaged in the development of the cultural manifesto were 'somewhat satisfied' with arts and culture in Ealing, highlighting that the top things currently missing from the creative and leisure offer in Ealing: More venues, creative/performance space/hub for artists, more opportunities to participate, more opportunities for children and young people and to appeal to a more diverse audience.
- 4.50 Ealing's local commercial centres experienced a resurgence during the pandemic as lockdown restrictions and an increase in working from home reduced the need to travel, meaning that residents were spending more time in their local area for discretionary activities as well as for employment. The Council is adopting a sustainable polycentric form of development across the borough that will reinforce the unique functions and roles of the centres within the local and wider West London economy.
- 4.51 A regional park could act as a hub for economic activity, provide hundreds of local jobs and create conditions for economic development across communities. A long term investment in parks can bring a range of economic activities, creating both direct and indirect jobs and provide people with skills to find employment. The jobs created in parks are meaningful and create a sense of purpose. Even revenue-generating activities in park tend to focus on things that communities value, such as cafes, food provision, community events and physical activities.
- 4.52 At a regional park scale, a resilient model of both commercial operations and developing an enterprise to meet the needs of people and planet through social enterprise and cooperatives could be feasible. The key assets carrying higher risks within a regional park portfolio will need to be run on a commercial basis alongside a social enterprises model, that will reinvest the money they make back into the community, for example. A sustainable revenue generation model, supply chain, skills opportunities and capturing the wider economic benefits will need to be considered as part of the business case development.
- 4.53 A regional park that connects most of the boroughs town centres has clear benefits to invigorating local business, increasing property/land values, enabling development opportunities and job creation. Local residents would also benefit from quality of life improvements though better access to recreation and the potential for healthier mode of travel. Land that has previously been built upon within the park would potentially be released for new income generating developments that support the investment and upkeep and reduces financial pressure on local services in doing so.
- 4.54 Creating a large linear park through and close to some of the more deprived areas of the borough has obvious benefits to encourage and enable recreation and would allow a rethink of the recreation facilities in the borough for all ages, where new ideas and connections could be developed to complement the existing popular facilities like the Gruffalo trail, Hanwell Zoo and Horsenden Farm.

- 4.55 In addition to diverse residential neighbourhoods, a regional park is in close proximity of many of Ealing's strategic and local industrial areas in Southall, Hanwell, Greenford and Perivale. With a regional park on their doorstep, improved access and investment, it will provide much needed local amenity for employees, attract businesses and improve productivity.
- 4.56 The Council has launched 'Good for Ealing' inward investment programme and a new regional park in London will further reinforce its credentials as a fantastic place to live and work. A regional park provides an opportunity to work proactively with private sector, businesses, developers, social enterprise and local voluntary sector to form partnerships and create a shared ambition.
- 4.57 Ealing is currently ranked 15th greenest out of the 33 London boroughs. This park represents a huge potential investment in the boroughs and London's natural capital. As the GLA states in an urban context, these assets are our parks, rivers, trees, and features such as green roofs that collectively form an essential green infrastructure. Designed and managed as green infrastructure, natural capital can:
- Promote healthier living
 - Lessen the impacts of climate change
 - Improve air quality and water quality
 - Encourage walking and cycling
 - Store carbon
 - Improve biodiversity and ecological resilience
- 4.58 It is rare in London to have the opportunity to realise all this in one space which would impact the lives of almost every resident of the borough and beyond as it would be of London wide significance.
- 4.59 The importance of open space provision to area regeneration is highlighted in Government guidance and evidenced in London and elsewhere in the UK. Open space assists in establishing the setting and quality of new developments and in promoting area regeneration. A regional park will contribute to the achievement of regeneration benefits by providing an attractive setting for development and promoting social inclusion and community benefits.
- 4.60 High quality parks and public spaces create economic, social and environmental value. They are also highly valued by local people. Research suggests that the quality of public space and the built environment has a direct impact on lives and the way we feel. In terms of economic benefits there is evidence that high quality green spaces have a positive impact upon perceptions of places, are good for business, and being close to public space adds economic value. Safe, clean spaces encourage people to walk more and therefore offer significant health benefits. Parks and green spaces offer places for sport, recreation and relaxation, benefiting physical health and mental wellbeing – this was particularly well understood during the COVID Pandemic.

- 4.61 There is evidence that access to good quality local spaces can help people live longer and green spaces can provide solutions to redress worsening public health. Green spaces can also bring significant community benefits as places to play, encouraging neighbourliness and social inclusion and as a venue for events that bring people together. Networks of linked open spaces and green corridors can encourage cycling and reduce dependency on the car, reducing levels of traffic. Ealing is particularly well served by Green Corridors with the canal network and River Brent Park providing important routes for people and wildlife.
- 4.62 Ealing Council's park service has an excellent track record in the delivery of large scale park improvements and a history of achieving quality accolades. For the ninth year (2022) in a row Ealing has won gold in the London in Bloom Borough of the Year Awards. It has continuously been given the honour in the Large City category for the overall impact of its horticulture and environmental management and for community participation. Historically, the borough has been awarded almost perfect marks for elements such as promoting sustainability, developing local heritage including natural heritage, its achievements in conservation and biodiversity and increasing community involvement. Furthermore, Ealing Council and local groups have recently been awarded prestigious Green Flags for 26 parks and open spaces, further enhancing the borough's reputation as one of the greenest and most beautiful in the capital. A Green Flag flying is a sign that that a park keeps the highest standards, is beautifully maintained and has excellent facilities.
- 4.63 The Council has also delivered pioneering and creative solutions to park improvements; not least on the award winning park projects to create Northala Fields; to restore Walpole Park and Gunnersbury Park and to create the Greenford to Gurnell Greenway.





- 4.64 Additionally, good progress has been achieved to deliver the Council Plan target of creating ten new parks. The Central Plaza in the Acton Gardens development in South Acton is planned to be open in September 2023. Works are well underway to deliver an area of newly accessible park land at Glade Lane, Norwood Green, Southall; with work extending into surrounding areas, providing wider improvements to the park and the Grand Union Canal. Planning permission has been granted for the newly publically accessible South Lawn at Twyford Abbey and the next phase of the Central Gardens in the Green Quarter, Southall, is expected to be completed by August 2024.
- 4.65 The economic benefits are well understood, open spaces improve air quality, provide sustainable urban drainage solutions and can help mitigate against climate change, whilst trees cool air and provide shade. Open spaces are also important areas for wildlife and biodiversity and provide opportunities for local people to experience nature first hand.
- 4.66 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and it is necessary for the London boroughs' local plans to be in general conformity with the London Plan. The London Plan recognises the valuable contribution that green spaces play in providing a good quality environment. In order to fully understand the provision of open space and the demands and needs placed on them. Policy 7.18C of the London Plan states that when Councils are assessing open space needs they should include appropriate designations and policies to protect open space and identify areas of open space deficiency.
- 4.67 National and regional policy guidance requires local authorities to set their own local standards for the provision of open space and apply this through local planning policy and the Local Development Framework. Using 2011 population data it has been determined that the current average provision of public open space across the borough is 1.97 hectares per 1,000 head of population. Over the next 15 years, as a result of project population growth this is expected to decrease to 1.82 ha / 1000 head population.

- 4.68 This equates to just 18.2 m² per person (less than the London average 18.96m²) where the World Health Organization recommended the availability of a minimum of 9m² of green space per individual with an ideal value of 50 m² per capita. One of the primary aims of the creation of a regional park will be to increase this availability towards more ideal levels.
- 4.69 Whilst the average level of provision is currently 1.97 hectares per 1,000 population the distribution of public open space and the resident population is not uniform. The ward data also shows that the amount of Public Open Space availability over time will decline based on projected increases in population. At a ward level Ealing Broadway has just 0.15 hectares per 1,000 population and North Greenford 6.58 ha per 1,000 population, a variation in provision by a factor of over 40 times.
- 4.70 All Public Open Space in Ealing has been classified against the GLA hierarchy set out in Table 1 below. In a built up borough such as Ealing large areas of open green space are at a premium. Larger spaces, in particular District Parks over 20 hectares, offer a wider range of opportunities for recreation and for wildlife. Within the borough there are areas of green space which lie adjacent to, or very close to others, and collectively may provide an opportunity to create one larger parcel of land.
- 4.71 Ealing Council has used the GLA hierarchy to analyse accessibility to local parks (within 400 m of people's front doors, about 5 minutes' walk) and to district parks (within 1.2 km, about 15 minutes' walk). This provides a consistent approach across London for identifying broad areas of deficiency in provision. In addition, as required by the GLA guidance, the study area was extended for 1.2 km beyond the borough's boundaries to identify district and local parks larger than 0.3 hectares with catchments that carry across into Ealing. Audits of the condition and quality of those sites were not carried out.

Table 1: London's Public Open Space Hierarchy

Type	Area (ha)	Distances from home to open space	Number of sites in Ealing
Regional	Over 400 ha.	8 km	0
Metropolitan	60-400 ha.	3.2 km	2
District parks	20-60 ha.	1.2 km	6
Local parks	2-20	400 m	46
Small local parks	0.4-2 ha.	400 m	41
Pocket parks	Under 0.4ha.	400 m	41

4.72 Consolidated sites

In a built up borough such as Ealing large areas of open green space are at a premium. In general, larger spaces, in particular District Parks over 20ha offer

a wider range of opportunities for recreation and for wildlife. There are several places in the borough where areas of green space lie adjacent or very close by to others and collectively may act as a larger parcel of land. There are two spaces in the borough where this creates metropolitan parks (greater than 60ha) – Horsenden Hill, and Northolt and Greenford Countryside Park and there are six other sites where combinations of land parcels create District Parks (greater than 20ha); but nothing as significant as a Regional Park (greater than 400ha). It would be reasonable as part of any feasibility study to consider how the amalgamation of existing spaces in the borough including Brent River Park and Horsenden Hill could support the creation of a Regional Park to achieve the considerable benefits of a Regional Park outlined in this report.

- 4.73 It is necessary to consider Regional Parks within the context of current strategic policy guidance. The importance of open space is recognised in a range of government policy and policy guidance. Particular importance is placed on the range of benefits that can be attributed to open spaces within the vision for climate action and thriving communities, particularly in creating improved living environments through the promotion of healthy living, improved accessibility and economic sustainability.
- 4.74 Within the GLA Hierarchy a Regional Park is defined as large areas, corridors or networks of open space, the majority of which will be publicly accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. They offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.

5. Key Implications

- 5.1 The new regional park in Ealing would exceed the recognised open space hierarchy size requirement of over 400 hectares and can build upon the legacy of the Brent River Park. The Brent River Park was established in 1976 but the ambition of the park has only ever been partially realised because a significant proportion of the land within it is occupied by golf courses. Any study on the feasibility of a Regional Park will need to address the effect of the golf courses in breaking up and restricting access to the open spaces.
- 5.2 Forty seven years later the idea of the new park would truly fulfil and extend the original ambition of the Brent River Park with a new fully publicly accessible park which follows the River Brent offering up some of the finest landscape in the borough to public access but also extends north to include Horsenden Hill. The new park would encompass some of the boroughs best loved open spaces in one connected and integrated space.
- 5.3 Given the scale of the opportunity this report seeks approval to commission an experienced land use consultancy or collaboration of consultancies to develop the vision, and build the business case for the creation of a regional park which

will also need to advise on the practicalities of land assembly, deliverability, governance and the role of the community. It is proposed that the brief should also fulfil identification of funding sources, the role of enabling development, the provision of relevant case studies and consideration to engaging beyond the borough boundaries.

5.4 Local Plan

It is proposed that the principle of a regional park in Ealing, capturing the vision and intention is included in the following draft spatial policies within Regulation 19 of the Local Plan.

Policy SP.2: Tackling the climate crisis

SP 2.2 Climate action

E. Maintaining, enhancing and expanding the network of green infrastructure by:

iv) Explore the opportunity of creating a new regional park which will build upon the Brent River Park, and will encompass many of the borough's green open spaces in one accessible, connected, and integrated space whilst retaining the individual character of our parks.

Policy SP.4: Creating good jobs and growth

SP 4.1 Good growth

F. Making provision for necessary physical, social and green infrastructure by:

iv) Enhance the quality, functionality, and accessibility of our green infrastructure, through the creation of a regional park, including the Brent River Park that will enhance the green spine of the borough.

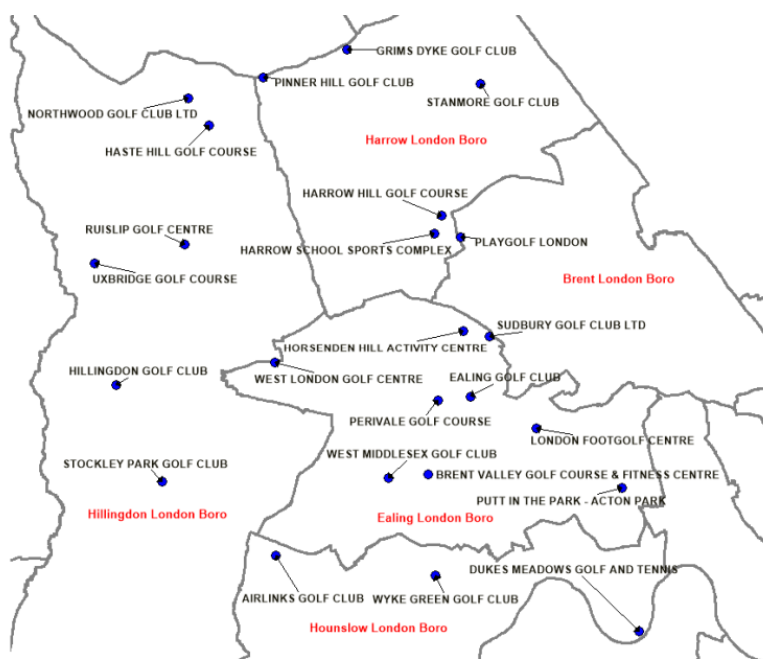
Furthermore, there is an intention to engage neighbouring councils to discuss our ambition to understand scope to extend contiguous green space north and south of Ealing.

5.5 Closure of Perivale Golf Course

In light of reduced demand for golf and changes in the sports and leisure landscape, it is essential for the Council and its partners to continue to plan to adapt the supply of publicly owned golf course land and facilities as necessary to ensure the long term financial sustainability of a core supply of golf operations whilst maximising the potential of these valuable community assets to enable the creation of a Regional park and achieve improved health and wellbeing outcomes for residents.

- 5.6 The borough continues to review its public pay and play golf courses in the context of usage by residents, financial viability, the attractiveness of the facilities, identifying whether they are fit for purpose and seeking to determine if golf is still the best use of recreational green space.
- 5.7 Within Ealing, there are four 18-hole courses (Brent Valley, Ealing, Sudbury, West Middlesex), two 9-hole courses, (Perivale and West London Golf Centre), one pitch and putt course (at Horsenden Hill Activity Centre), three mini-golf courses (at the West London Golf Centre, Acton Park and a new course in Gunnersbury Park on the border with Hounslow) and one twenty-six bay floodlit driving range (at the West London Golf Centre).
- 5.8 There are two instances in Ealing where golf courses are located adjacent to each other. Sudbury Hill Golf Course and Horsenden Hill Golf Course are side by side, as are Brent Valley Golf Course and West Middlesex Golf Course. It would be reasonable to consider whether this is still the best use of recreational outdoor space in Ealing.
- 5.9 The public pay and play golf courses at Perivale and Brent Valley are both over one hundred years old, built at a time when space in outer London boroughs was plentiful; today it's a different picture. Also, ancillary facilities and an extended golf offer are crucial to the success of a modern golf facility, most private golf facilities have top quality social facilities to generate a club atmosphere, whereas council owned facilities are more basic in their social offer. These are important factors to consider when deciding future plans for the boroughs' golf courses.
- 5.10 Most of these operational golf courses offer pay and play access. Community access to two facilities – the private members' golf clubs at Ealing and Sudbury - are limited to club members and their guests.
- 5.11 There is a good distribution of golf facilities that are accessible for Ealing borough residents either within the borough itself or within a short journey time, which can be seen in the map below. In the main, these courses are easily accessible by public transport. However, most regular golf players with access to a car prefer to drive to golf courses due to the need to transport the clubs. There is less provision in the east of the borough (and no 9- or 18-hole courses), which is to be expected due to the lack of availability of land towards central London. In addition, the 9-hole course, driving range and indoor golf facilities in Chiswick at Duke's Meadow are within 12 minutes' drive time of Gunnersbury Park. To the north of the borough there are accessible golf facilities in Kenton Road, Harrow (Playgolf London with a 56-bay floodlit driving range and a 9-hole course) and at the Harrow School Sports Complex (9 holes). To the northwest there are facilities in reach at the Hillingdon Golf Club (9 holes). All three of these golf facilities in neighbouring boroughs are well within a 15-minute drive time of Ealing's Horsenden Hill and Sudbury golf sites. To the south of the borough there are golf facilities available at Wyke Green Golf Club (18 holes) in Isleworth and in Chiswick at Dukes Meadow Golf & Tennis Centre (9-hole par 3, driving range and indoor centre). The Wyke Green course is just 8

minutes' drive time from the West Middlesex Golf Course in Ealing borough and the Council's Brent Valley golf course is only 11 minutes away. The Airlinks Golf Centre in Southall Lane, Hounslow is temporarily closed but due to reopen in 2023 with a new 18-hole golf course, new 24-bay floodlit driving range and a bar and eatery; the facility is located within a 9-minute drive time of the West London Golf Centre in Ealing borough.



5.12 Benchmarking Provision – The table below outlines in Ealing and its near neighbours the number of venues offering traditional golf in Ealing (i.e. excluding footgolf, mini golf) compares with its neighbour local authorities.

Provision	Ealing	Brent	Hillingdon	Hounslow	Harrow
Driving range	1	1	2	2	1
Par 3	0	0	0	1	1
9 or 18 hole	6	1	6	2	4
Total	7	2	8	5	6
Capita per course	57,000	328,000	51,000	136,000	63,000

As identified in the table above, with 6 operational standard 9- or 18-hole courses in Ealing offering community access, the population per course in the Borough is approximately 57,000 per course. This compares very favourably with three of the four neighbouring authorities, far exceeding Brent (just one standard course serving a population of 328,000) and Hounslow (136,000 head of population per course). Provision for golf per capita in Ealing is also higher than in Harrow (63,000 per course) and just marginally lower than in Hillingdon which also has 6 operational standard courses (51,000 per course).

5.13 Golf participation nationally and the numbers of pay and play golf course users in the borough have declined over recent years albeit with a sharp demand

spike in late summer 2020 and in 2021 following relaxation of restrictions on playing golf (but not most other sports activities) post the Covid 19 national lockdowns. The most recent Sport England Active Lives Survey shows that just 1.5% of adults (aged 16+) in England play golf regularly (down from 2.2% five years ago). In contrast, regular walking for leisure has increased in popularity by more than 10% over the same period (from 41.2% in 2016/17 to 52.5% in 2020/21) - i.e. over half the adult population.

- 5.14 With commercial innovations impacting on the need for the traditional municipal courses at Perivale Park and Brent Valley, private members' golf clubs are now accessible to non-members on a pay and play basis. This change has been forced upon members' clubs to shore up revenue in a shrinking market. This change has also reduced demand for park pay and play courses which, generally, are maintained to a lower standard and offer fewer features of interest.
- 5.15 Perivale Golf Course is a 9-hole, 2667 yard course covering 21 hectares of community open space, built in 1900. The course is located in the Greenford area of Ealing, adjacent to Perivale Park and Perivale Park Athletics Track. Perivale Golf Course offers 9 holes is very flat and offers a very limited selection of hole types although it incorporates some hazards, including trees and bunkers. In June 2022 there were 164 members and in the peak month of June 2022 there were 408 individual users.
- 5.16 When compared to the current average provision of public open space across the Borough at 1.97 hectares per 1,000 head of population; access for golf at Perivale Park Golf Course equates to 51.5 hectares per 1,000 golfers', over 25 times higher.
- 5.17 With five of the main golf courses in the borough occupying approximately 185 hectares and an estimated combined membership of 2,500, this equates to an area of 74 hectares per 1,000 members, over 35 times higher than the average provision of public open space in the borough.
- 5.18 Whilst it is recognised that Perivale Park Golf Course has a higher percentage of older and less mobile customers as it is a more accessible facility being a 9-hole flat course and clubhouse there is a opportunity to signpost customers to the significant range of golf opportunities identified at 5.12. There are valuable reuse opportunities for the golf clubhouse facilities and the existing café is used by a wide range of non-golf customers.
- 5.19 It is recommended that the Cabinet agrees to the consultation and engagement with residents on the possible permanent closure of Perivale Park Golf Course in 2023/24. This would be to change its use to increase public access to well-designed green spaces enabling further husbandry and rewilding to increase biodiversity and re-connect people with nature with the assurance that by changing the designation of a golf course to a park that they are not left to just become large areas of inaccessible bramble covered spaces. Additionally, this will enhance the ability to connect green spaces to support active travel and the derived physical and mental health benefits, creating sustainable facilities that can reduce the borough's carbon footprint, to help address climate change.

Consideration will also be given to a range of alternative uses for the golf course to provide new parkland, wetlands, and sporting, recreational and cultural facilities; noting for example that this location is also identified on the long list of potential locations for a new Lido.

- 5.20 Furthermore, it is recommended that as part of the scope of the regional park feasibility study; the Council include a review of the future provision of the borough’s golf courses to understand the options for their future relationship with the regional park.
- 5.21 To support the study, analysis through the lens of Natural England’s recently launched Green Infrastructure Framework (GIF) will provide a structure to analyse where greenspace in urban environments is needed most. The framework aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.
- 5.22 The standards in the GIF are being applied in Allestree Park in Derby, a former golf course, which is now set to become one of the UK’s largest urban rewilding projects. Over time it will become a nature-rich greenspace full of wet landscapes, grasslands and trees which can be used by community groups and families for leisure, exercise and socialising. Derbyshire Wildlife Trust, the University of Derby and Rewilding Britain are working to transform this landscape into a haven for wildlife and people and are showing how meeting Natural England’s standards can increase access to good quality greenspace for local communities.

6. Financial

a) Financial impact on the budget

	Year 1(2023/24)	Year 2(2024/25)	Year 3(2025/26)
	Capital £000	Capital £000	Capital £000
Addition	35	40	0
Reduction (-)	0	0	0

It would be prudent to allocate a capital allocation of £0.075m over the next 2 financial years to support the transformation of Perivale Park Golf Course to park land to include new bins, benches and signage as well as undertaking any required works to the pavilion to protect future use. This will be funded by existing parks capital programme budget, s106 and grant funding. The existing approved tree planting capital budget will support any plan to increase tree canopy.

	Year 1(2023/24)	Year 2(2024/25)	Year 3(2025/26)
	*Revenue £000	Revenue £000	Revenue £000
Addition	180	180	
Reduction (-)	0	0	0

The report seeks the provision of an additional revenue budget of up to £0.200m to commission a land use consultant, landscape architect and property advisor. Officers have formed a Steering Group to support this work and to maximise external funding opportunities and minimise additional funding requirements through borrowing which would add ongoing pressure to the Council's revenue budgets. Wherever possible existing resources will be used to enhance the outputs from this commission.

This report seeks the provision of a revenue budget up to £0.160m for the cost of project support to include the appointment of an interim project director to support existing and future projects under the umbrella of the regional park including but not exclusively related to a new Lido facility, a new cultural venue and the Gurnell Leisure Centre redevelopment.

The total revenue budget of up to £0.360m is estimated to be committed across financial years 2023/24 and 2024/25. The intention is to capitalise eligible revenue costs once the business case has been approved and the project has been initiated as part of the projects' capital programme budgets. In order to capitalise these costs the project director will need to record time against the relevant projects.

b) Financial background

A new regional park offers many opportunities for obtaining funding through funders like the GLA and HLF as it offers all the priority areas for their funding guidelines. There is also possible significant income and funding from planning applications elsewhere that require biodiversity offsetting.

A master plan for the park would be developed which could be delivered in phases over an extended period as and when funding becomes available. Having a whole series of projects and opportunities ready to go is a big advantage when seeking funding.

7. Legal

- 7.1 The consultants will be procured in accordance with the Council's Contract Procedure Rules and Public Contracts Regulations 2015
- 7.2 Under section 19 of the Local Government (Miscellaneous Provisions) Act 1976 the Council has the power to provide, inside or outside its area, such

recreational facilities as it thinks fit including but not limited to indoor and outdoor facilities

8. Value For Money

Commissioning a land use consultant to develop the vision and business case will provide the blueprint for our future efforts: setting out what we want to achieve, how we plan to balance competing demands, and how we intend to make best use of the resources available. The intention is to provide inspiration and focus for the future collective efforts of landowners within the park, our partners, stakeholders and everyone with an interest in a new regional park for Ealing and West London.

The Council currently subsidises the operation of Perivale Park Golf Course however, it is estimated that any saving will be required to be allocated to support the future management of the green and open space.

9. Sustainability Impact Appraisal

The proposal to create a new regional park in Ealing will provide an improvement in the local environment and will contribute to making Ealing a better place to live. It will also provide additional play facilities, both of which will help create a great place for children and young people. The project will be delivered to support the Council's Climate Strategy.

To be able to understand the impact of the Regional Park it is recommended that the proposed feasibility study includes:

- the collation of ecological and environmental information;
- baseline monitoring;
- mapping of Natural Capital and habitat connectivity;
- developing a management plan with key community stakeholders;
- undertake feasibility studies for species reintroductions;
- evaluation of any external funding opportunities.

As highlighted in the report there are significant opportunities for rewilding with three broad options that can be further examined:

- Passive or Abandonment Rewilding
- Community Rewilding
- Active Rewilding

10. Risk Management

The creation of a regional park in Ealing is ambitious by the very nature and a number of challenges relating to the delivery of strategic open space aspirations have been identified:

- Fragmented ownership/management of existing open space
- Conflicting management priorities amongst open space owners/managers
- Lack of incentives to deliver strategic open space aspirations
- Resource demands for delivering strategic open space aspirations

11. Community Safety

Encouraging community participation in the design and management of green space can help tackle social issues such as risk and anti-social behaviour. Areas used for community gardens, allotments and city farms can promote social inclusion.

12. Links to the 3 Key Priorities for the Borough

This report has outcomes that support all of the Council's administration's three key priorities for Ealing. They are:

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

13. Equalities, Human Rights and Community Cohesion

An equalities impact assessment accompanies this Cabinet Report

14. Staffing/Workforce and Accommodation implications:

The recommendations in this report have no specific implications for staffing or accommodation.

15. Property and Assets

The proposals will result in an improved infrastructure which will need to be managed as part of the Council's overall asset management schedule. Any project costs relating to Strategic Property involvement should be budgeted to enable the project to be appropriately resourced.

16. Any other implications:

There are no further implications arising from this report.

17. Consultation

It will be essential that the future role of community is captured and to develop the Council's approach to governance; internally there is a Regional Park steering group and the opportunity to initiate a stakeholder sounding board to guide the Council's role in delivery.

Propose to add the Regional Park to the existing Scrutiny Panel 2 programme as part of the Economy and Sustainability review.

There is an intention to engage neighbouring councils to discuss our ambition and understand scope to extend contiguous green space north and south of Ealing.

Wider Stakeholder could include: National and Regional Agencies

- Natural England
- Environment Agency
- Sport England
- English Heritage
- London Wildlife Trust
- London Parks and Green Spaces Forum Local Groups
- Local Strategic Partnership (LSP)
- Park user groups
- Citizens panels
- Community forums
- Resident groups

18. Timetable for Implementation

Action	Measurable Aims	Outcomes	Date
Commission land use consultant	Feasibility report	Report to develop vision and business case	November 2023
Consult and engage on potential closure of golf course	Meaningful consultation	Understand impact of the possible closure of the golf course	December 2023
Analyse consultation results	Agree next steps	If consultation supports the closure of the golf course to move into transformation of new park	January - March 2024
Community consultation			March - May 2024
Report back to Cabinet on regional park	Agree vision and business case	Agree recommendation for way forward	July 2024

19. Appendices

Regional Park Presentation

20. Background Information

There are no public documents referred to in writing the report.

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Cllr Mason	Leader	July 2023	August 2023	Throughout
Cllr Costigan	Cabinet Member for Climate Action	July 2023	August 2023	Throughout
Cllr Knewstub	Cabinet Member for Thriving Communities	July 2023	August 2023	Throughout
Cllr Manro	Cabinet Member for	July 2023	August 2023	Throughout
Cllr Donnelly	Cabinet Member for	July 2023	August 2023	Throughout
Tony Clements	Chief Executive	July 2023	August 2023	Throughout
Emily Hill	Strategic Director of Resources	July 2023	August 2023	Throughout
Helen Harris	Director, Legal and Democratic Services	July 2023	August 2023	7. Legal
Jackie Adams	Head of Legal Services (Commercial)	July 2023	August 2023	Throughout
Twahid Islam	Principal Regeneration Lawyer	July 2023	August 2023	Throughout
Russell Dyer	Head of Accountancy	July 2023	August 2023	6. Financial
Yalini Gunarajah	Finance Manager, Economy & Sustainability	July 2023	August 2023	6. Financial
Adam Whalley	Assistant Director, Capital Investment Programme	July 2023	August 2023	Throughout
Mandar Puranik	Head of Area Regeneration & Economic Renewal	July 2023	August 2023	Throughout
External				

Report History

Decision type:	Urgency item?
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Key decision	NO
Report no.:	Report author and contact for queries: Peter George, Strategic Director of Economy and Sustainability georgep@ealing.gov.uk Chris Bunting, Assistant Director, Leisure buntingc@ealing.gov.uk