

Ealing Regional Park

Cabinet Report

13 September 2023

Economy and Sustainability



Our promise to Ealing

The Council Plan commits to:

- Create 10 new parks and open spaces
- Give 800,000m² back to nature through re-wilding
- Pioneering 10 new community growing spaces
- Planting 50,000 trees, working to increase our tree canopy to 25%



The Strategic Perspective

Council Plan

Climate and Ecological Emergency Strategy

Biodiversity Action Plan

Local Plan

Health and Wellbeing Strategy

Sports Facility Strategy

Cultural Manifesto



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: Ealing 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 **new green lung for London:** strengthening our climate resilience whilst improving air quality for future generations.

Why are we doing this?

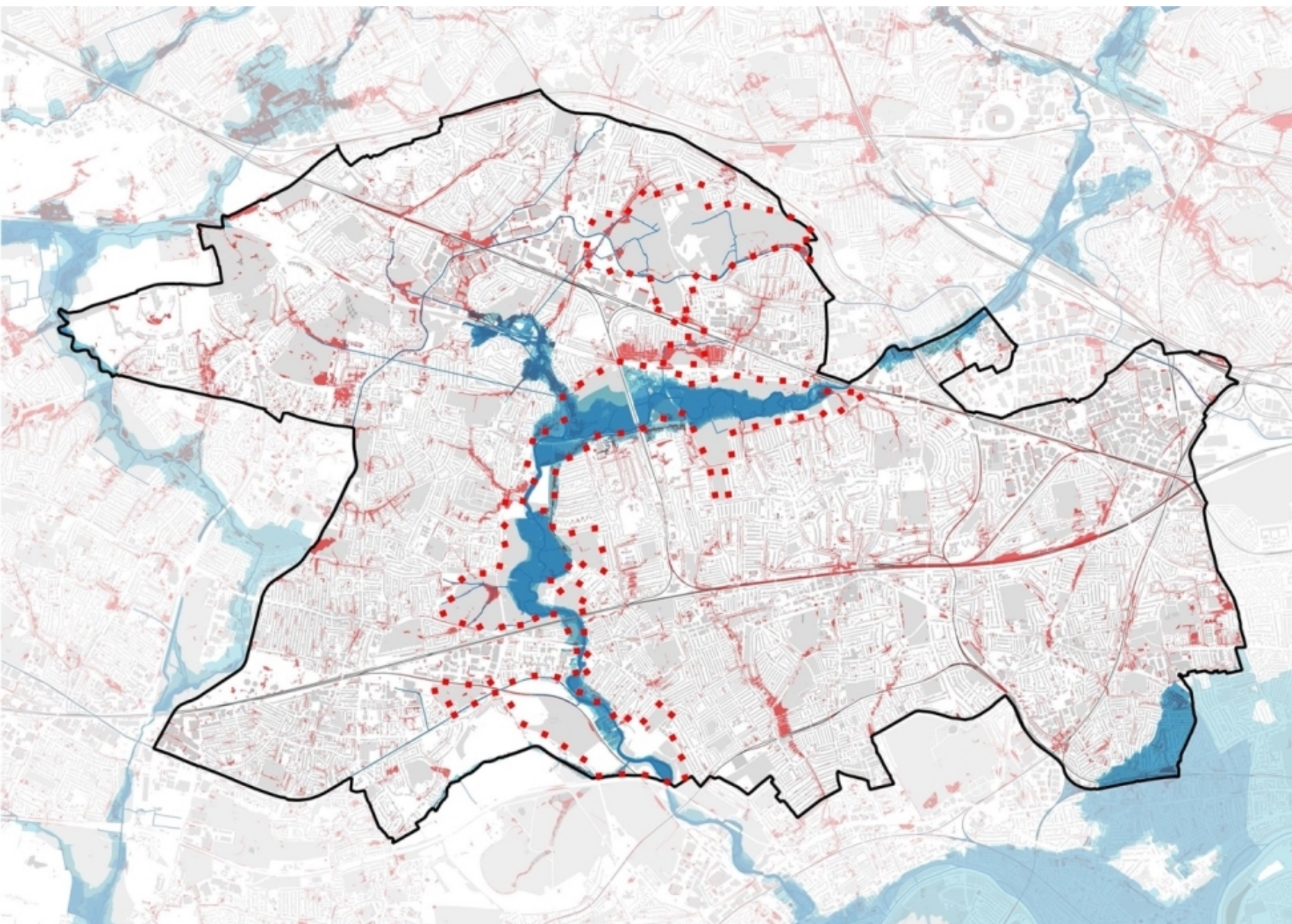
Climate Action

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.

Why are we doing this?

- Making Ealing a more vibrant, green, and attractive place.
- Supporting nature recovery in Ealing.
- Increasing carbon storage and sequestering capacity.
- Providing more opportunities for Ealing's residents to connect with nature.
- Providing much needed flood resilience.
- Increase mental health and wellbeing of residents.
- Encourage walking and cycling
- Improve air quality
- Increase community engagement amongst residents, reducing loneliness

Why we are doing this? Climate action and flood risk



- Detailed river network
- Flood Zone 3a surface water
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

Why are we doing this?

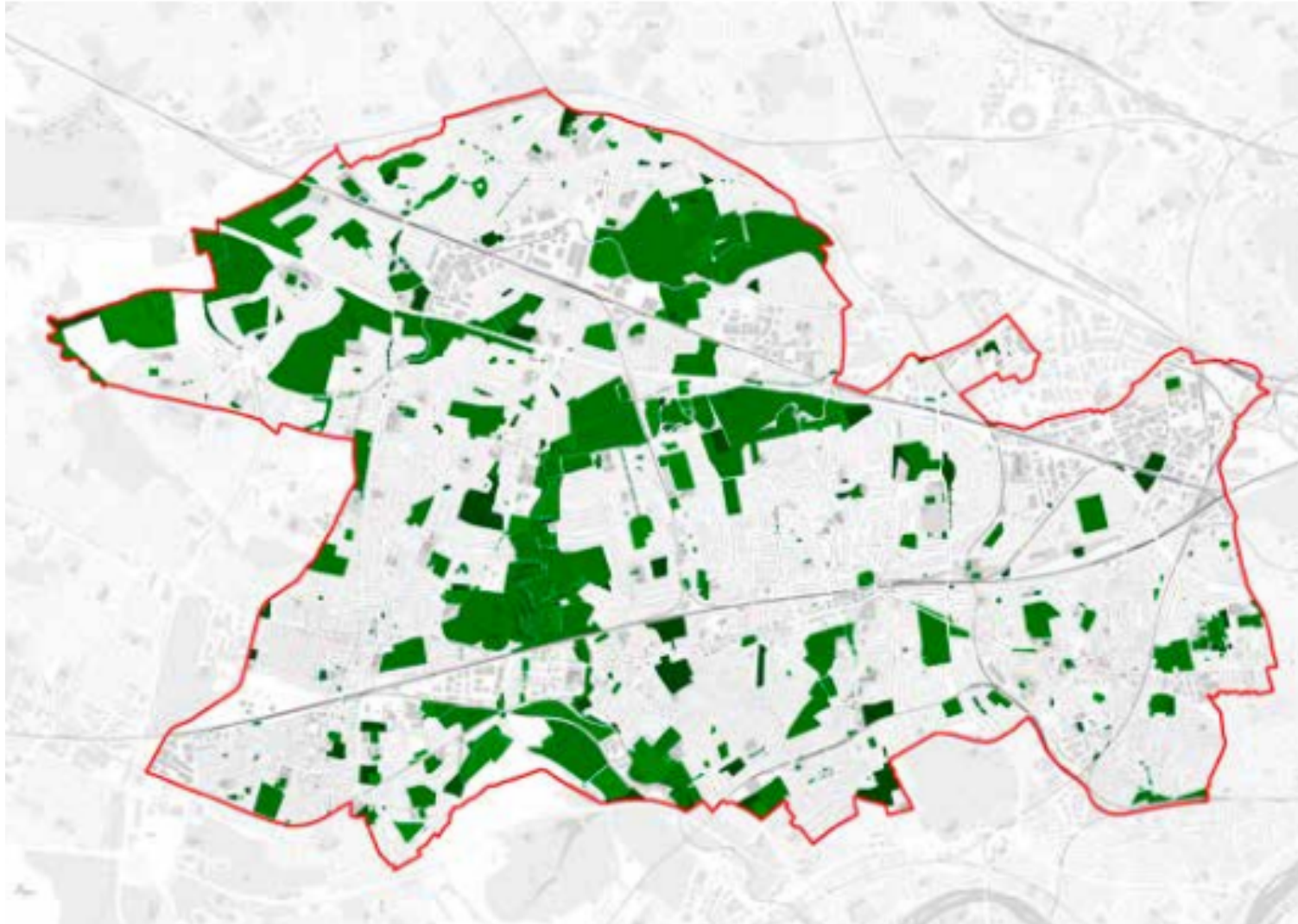
Population Growth

The 2021 Census has shown that Ealing's population has **grown by 8.5%** since 2011.

In 2021, Ealing's population stood at 367,100, making it the **3rd largest borough in London** after Croydon and Barnet.

It is forecasted to be **nearly 400,000** in the ten years from **2021 to 2031**.

Why are we doing this? Green Infrastructure



400+ ha

**An opportunity to
create a network
of open space
along the Brent
Valley**

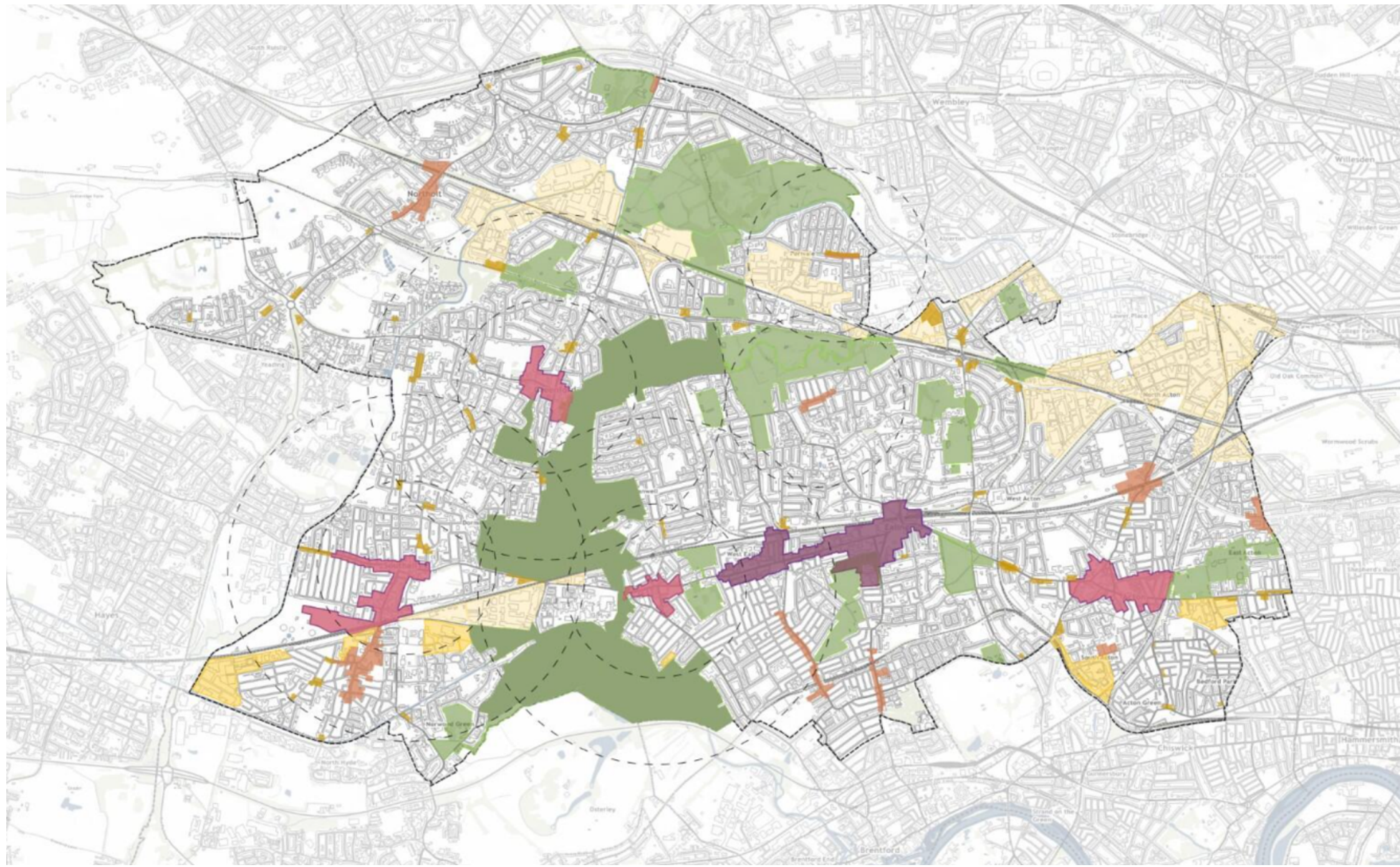
Why are we doing this?

Accessibility

A regional park at the heart of Ealing with new east-west and north-south active travel routes will be within 20 minutes round trip of Greenford, Hanwell, and Southall town centres.

Neighbourhoods within the wards of Northolt Mandeville, North Greenford, Central Greenford, Greenford Broadway, Perivale, Hanger Hill, Pitshanger, Ealing Broadway, North Hanwell, Hanwell Broadway, Walpole, Northfield, Norwood Green, Dormers Wells, Southall Broadway and Lady Margaret would all benefit from being within 20 minutes walking distance of the new park.

Why are we doing this? 20-minute neighbourhoods



Key Themes

Health & Wellbeing

Leisure

Public Art

Play Spaces

Sport

Heritage

Nature

Food
Production

Active-travel

Sustainability

Green
Infrastructure

Bio-diversity

Woodland &
Forestry

Accessibility

SUDS

Culture

Placemaking

Community

EDI

Community Facilities

F&B Outlets

Employment & Skills

Tourism

Economy

Education

Local Business
Economy

Sustainability & Accessibility

**Biodiversity
& Rewilding**

**Green & Blue
Infrastructure
Network**



**Active Travel
Opportunities**

**Improve
Accessibility**



**Local Food
Production**

**Community
Ownership &
Stewardship**



**Flood
Management -
SUDS**

**Sustainable
Woodland &
Forestry**

Economy & Culture

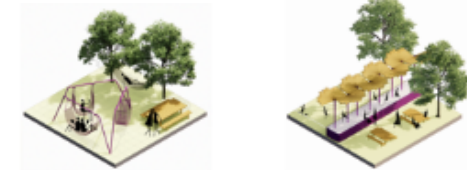
**Cultural
Destination**

**Permanent
Outdoor and
Indoor Venue**



**Tourism (incl.
Camping)**

Cafés



**Community
Facilities**

**Local
Business
Economy**



**Enabling
Development**

**Education,
Employment
and Skills**



Health & Wellbeing

Leisure / Sport

Nature

Play Spaces

Community Meet-ups

Public Art

Volunteering Opportunities

Farming

Sensory & Stimulating Environment

Intergenerational Heritage

Learning Centre



How do we get there? Cabinet Report – 2 stages

Stage 1 (September 2023)

- Agree the statement of ambition and vision
- Commission consultants and budget to develop a business case
- Reflect principles in the Reg 19 Local Plan spatial policy
- Agrees in principle to the closure of Perivale Park Golf Course subject to the outcome of the proposed consultation
- **Undertake engagement and set up a regional park sounding board**

Golf provision in Ealing

Ealing has 7 golf courses

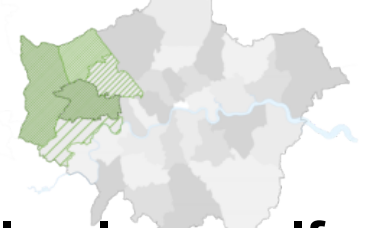


Which means there is a golf course for every 57,000 residents

In total this covers 186 hectares **OR** 74 hectares per 1,000 golfers

West London overall also has good provision

| | EALING | BRENT | HILLINGDON | HOUSLOW | HARROW |
|------------------------|---------------|----------------|---------------|----------------|---------------|
| TOTAL | 7 | 2 | 8 | 5 | 6 |
| POP. PER COURSE | 57,000 | 328,000 | 51,000 | 136,000 | 63,000 |



1.5% of the UK population regularly plays golf

Perivale Golf Course

Perivale Golf Course is a 9-hole, 2,667 yard course covering 21 hectares of community open space, built in 1900.

The course is comparatively flat and accessible to older golfers and others with mobility issues. Being a public golf course, it offers comparatively cheap golf provision in Ealing.

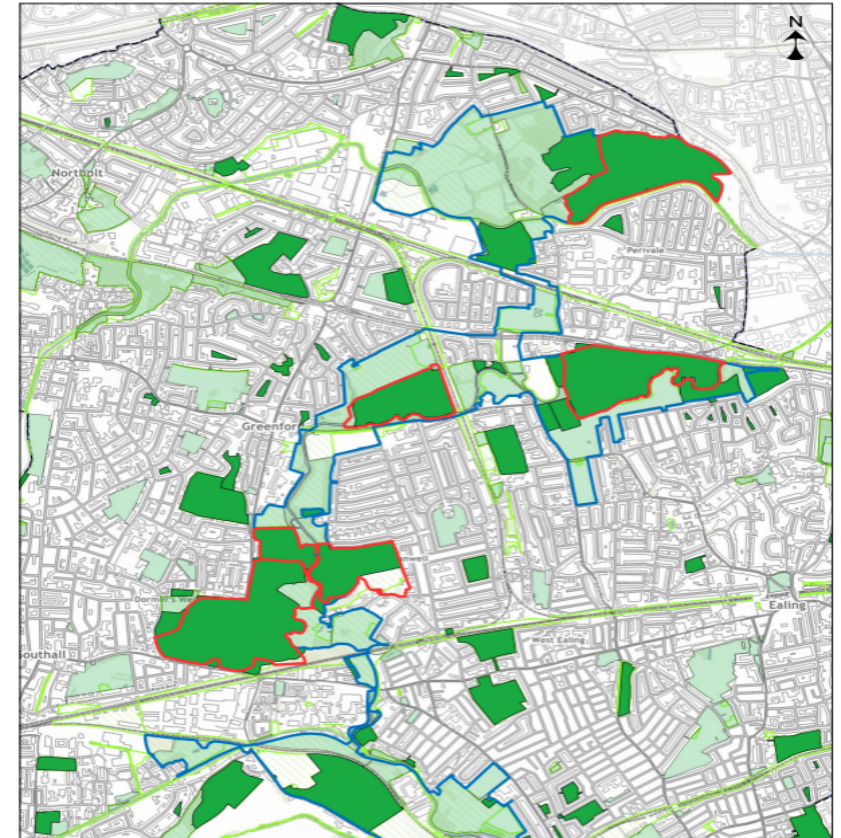
In June 2022 there were 164 members and in the peak month of June 2022 there were 408 individual users.



Public access to green spaces

Currently Ealing offers **1.97** hectares of public green space per 1,000 Ealing residents.

With a growing population this will drop to **1.82** hectares per Ealing resident.



52% of the UK population regularly walk for leisure

Public access to green spaces

Ealing has **1.97** hectares of public green space per 1,000 Ealing residents

Ealing has **74** hectares per 1,000 golfers

Golfers in Ealing have access to **35** times more open space than non-golfers

Case Study: Beckenham Place Park



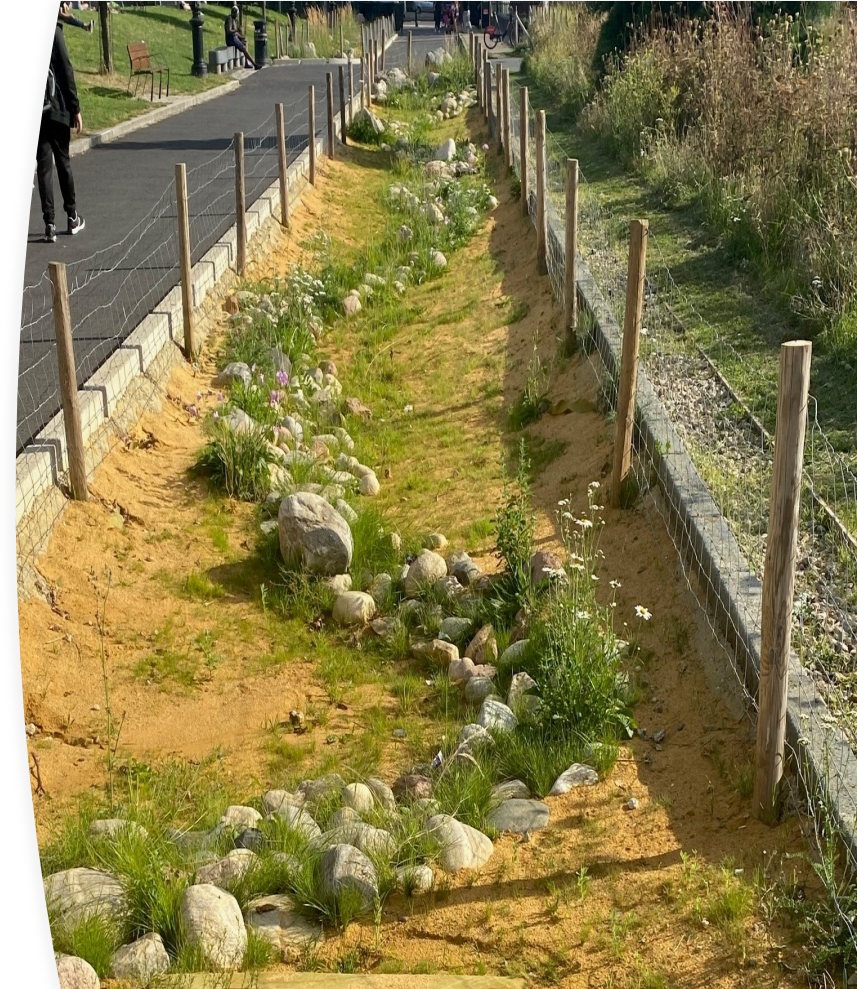
Before – The majority of the park was a golf course from 1972



After – The golf course was removed in 2016 and park improved with HLF/GLA funding including the hugely successful outdoor swimming lake. There is a new £17.7m park flood alleviation scheme currently in planning

Key conclusions

- Ealing has a growing population and an increasing need for community access to open spaces
- Golf is in decline nationally
- Perivale is a significantly underused golf course
- Ealing is well provided with golf courses, and we currently appear to favour golf provision over publicly accessible space in the area
- Ealing has a local and publicly managed and accessible Golf course in the immediate vicinity



Delivering the vision - Outstanding track record

- The 'London in Bloom' borough of the year award - Gold for nine years in a row
- Green Flags for 26 parks and open spaces
- Northala Fields
- Restored Walpole Park and Gunnersbury Park
- Implemented the Greenford to Gurnell Greenway



Case Study: Rewilding Allestree Park, Derby

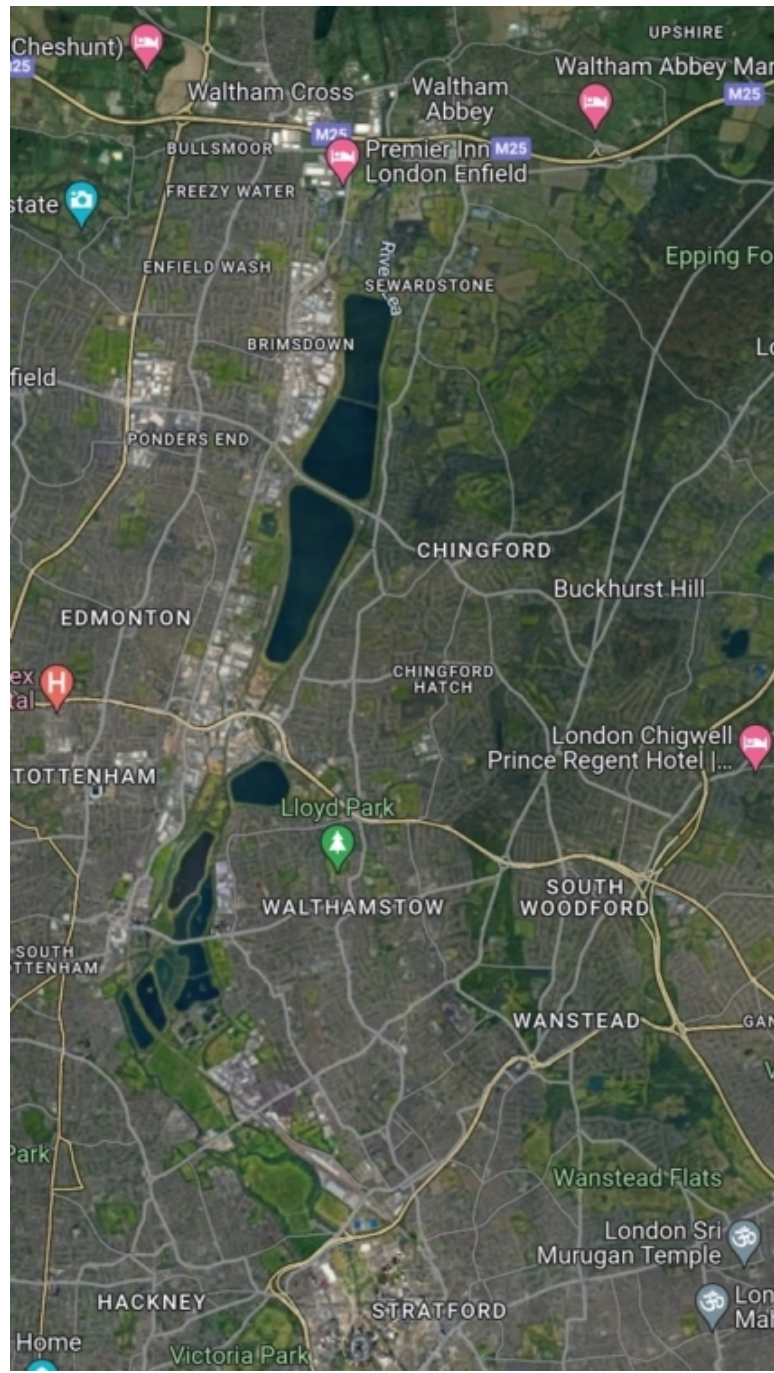


Great community participation.

Positive example of active re-wilding.



Case Study: Lea Valley Park



- Comparable in size to the urban valley floor section of Lea Valley Park.
- The advantage the Ealing park has in comparison is that it has the potential to be a high-quality landscape in the heart of urban Ealing.
- Potential to retain individuality of sections of the park.

Making the regional park a reality

Next Steps - Stage 2 (report back Summer 2024)

- Draft consultancy brief
- Set up regional park sounding board
- Engage with GLA and adjacent boroughs
- Full Business Case
- Confirm the exact geography
- Land assembly update

