Ealing Council
Local Development Framework

Issues and Options for Spatial Planning

Consultation on the first stages of the
LDF Core Strategy and Sites Allocation Documents

The deadline for your comments is Friday 31st March 2006.

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LOCAL DEVELOPMENT FRAMEWORK

Introduction to the new planning system

In 2004, the Planning and Compulsory Purchase Act introduced a responsibility for all local councils to prepare a Local Development Framework. The LDF is a 'folder' of planning documents to guide development in the borough. Instead of a single land use plan (our existing UDP), we are now required to prepare a series of documents, covering various aspects of local development. These can be prepared or updated at different times, to enable the planning system to become more flexible and responsive to change.

LDF core strategy and sites allocation document, and Spatial Planning

The most important document in the LDF folder is the 'Core Strategy'. This is because it sets out the guiding principles for development - through a strategic vision, objectives and core policies. All other documents that follow will need to be in conformity with this core strategy. The LDF Core Strategy will take the UDP strategy as its starting point, but will be more than a basis for dealing with planning applications. The new strategy will contain 'spatial planning policies'.

Government has introduced the term spatial planning to indicate plans which are more specific about the places for and the amounts of housing, employment, retail, leisure, community facilities, public services and transport infrastructure in the borough, for the next 10 to 15 years.

In the new LDF, we also have the opportunity to identify and allocate sites for specific uses and development. The new system allows for a sites allocation document to decide how much, what type, and where future development should be allocated.

Let us have your views

This document is set out to ask for your views on the issues and options for spatial planning in Ealing. This is the first stage in the process of arriving at a new LDF Core Strategy and Sites Allocation document. We hope that you will remain on board as we take your first ideas through to publication of the final version of these development plan documents, which we hope will be in June 2008. You can use the forms provided to submit your comments.

USING THIS CONSULTATION DOCUMENT

This document is to ask for your views on the issues and options for spatial planning in Ealing. It covers the 10 topics in the Council's existing unitary development plan. In each topic, the strategic policy is set out, and this is followed by a note on the spatial planning issues to be addressed in the new planning documents. There is then a series of options which you are asked to respond to. The result should set us on the road to new spatial policies for Ealing.

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1. Overall Vision for Ealing
2. Environmental Resources & Waste
3. Green Space & Natural Environment
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Overall Planning Aim

Current policy

To secure a good environment for all through sustainable development, meeting the needs of the different sections of the community, the different areas of the borough, and the borough's role in wider planning issues, now and in the future.

Spatial planning issues

Ealing's population is set to increase by 17,600 between 2001 and 2016. The borough will need to change and develop to accommodate this growth. In any case, there are areas of the borough where physical regeneration is needed to address social deprivation and a poor environment. Other areas are attractive, and the challenge is to accommodate new development while conserving their special character. The borough is a patchwork of residential areas, green spaces, town centres and areas of commercial and industrial development. In planning for development, there is a need to balance economic opportunity, social provision, environmental quality and the prudent use of the earth's resources, with a view to current needs and the needs of future generations.

Overall Planning Aim

Options for spatial planning

In your view, what should be the borough's greatest priorities for development -

- *Decent affordable homes*
- *Access to places of work*
- *Green space and natural environment*
- *Shops, leisure and other services*
- *Community facilities and services*
- *other uses - please name*

Do you know of sites which you would like to see developed for your priority choice?

Environmental Resources & Waste

Current planning policy

To secure a pattern and form of land use consistent with the efficient use of land, water and energy; which safeguards air quality, minimises waste and forms the basis for sustainable local communities in Ealing.

Spatial planning issues

Environmental resources are of key importance for town planning, and there is a wide range of design controls aimed at achieving environmentally friendly development. Issues for spatial planning include -

- Bringing dilapidated, obsolete and contaminated sites into beneficial use
- restricting development in areas of poor air quality or liable to flooding
- providing sites for mineral aggregates and to facilitate the reuse of building materials
- providing enough waste recycling facilities so that at least 50% of Ealing's waste is recycled or composted
- developing facilities for the generation of renewable energy

Environmental Resources & Waste

Options for spatial planning

In your view, does your area need any of the following facilities:

- *recycling of domestic or trade waste*
- *sorting and storage of building materials for re-use and recycling*

Is there vacant or underused land in your area which should be renovated or developed to bring it into beneficial use?

Do you have any comments about particular sites which are currently used for any of the above activities, which might help to guide the future development of similar sites?

Green Space and Natural Environment

Current planning policy

To maintain the system of Major Open Areas linked by Green Corridors; to protect green space in Ealing; to preserve and enhance biodiversity and nature conservation; to provide new outdoor recreation opportunities in areas of need; and to improve open space wherever possible.

Spatial planning issues

There is a wide range of open space in Ealing, from relatively large areas of 'Green Belt' and metropolitan open land, to district and local parks, community open space and private open space. Historically, Ealing has provided outdoor recreation space for inner London. Nevertheless, there are some areas of the borough which are deficient in parkland. In a borough with a growing population, the pressure on green space is increasing, and careful management is necessary to protect space which has nature conservation value or heritage value, and to provide the appropriate range of facilities for the public.

Green Space and Natural Environment

Options for spatial planning

In your view, could your area benefit from any of the following facilities -

- major leisure/recreation events staged in an open space setting
- formal parks
- nature conservation and informal leisure
- intensive sports and recreation
- food growing and gardening
- other uses, eg cemeteries and burial space.

Are there sites in your area which you would like to see utilised for any of the above?

Do you have any comments about the quality and character of particular green spaces in your area, which might help in planning for future open space provision?

Urban Design

Current planning policy

To promote good urban design through planning, so that buildings and spaces are attractive, accessible, safe, and consistent with the principles of sustainable development, and that there is proper protection of the borough, particularly areas and buildings that are of historic and architectural value.

Spatial Planning Issues

In most of the other sections, the spatial planning issues relate to the categories of land use which need to be developed in Ealing. This section on urban design is about what sort of places are being created as development takes effect. Current planning policy indicates that all development should achieve good quality design. Spatial planning for urban design would identify the different design requirements appropriate to different areas of the borough, and in so doing would provide a clear vision for the development of the borough.

Urban Design

Options for spatial planning

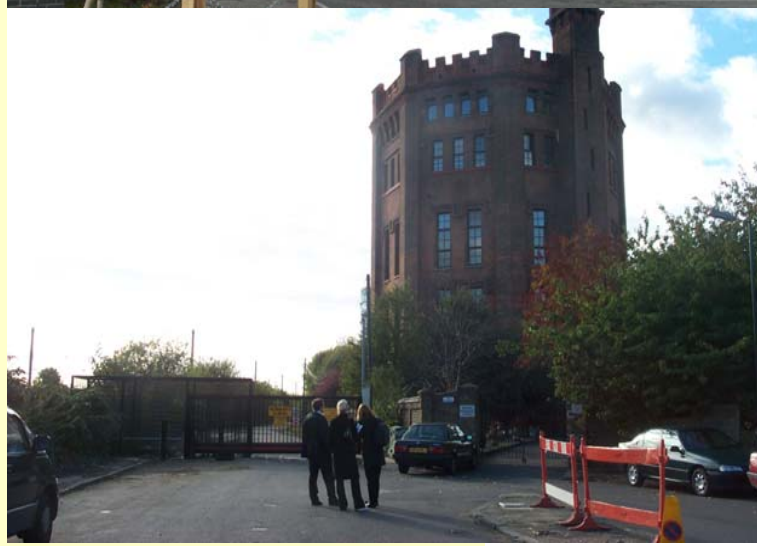
In your view, what natural features or design features or building materials embody the best of the character of your area?

Do you know of sites where urban design is poor, and as a result the place is particularly unsafe, or inaccessible or unattractive, and action should be taken to remedy the problem?

Are there vacant or underused sites in your area which you would like to see developed as landmark sites or exemplary projects?

Do you have any comments about the quality and character of particular buildings or spaces in your area, which might help in planning for better urban design in the future?

Housing



Current planning policy

To increase the quantity of housing in accordance with the agreed strategic minimum target of 9,750 new dwelling units by 2017, ensure its satisfactory quality, and improve choice to meet the needs of all residents. Priority will be given to reusing empty property, converting existing buildings, and making best use of previously developed land.

Spatial planning issues

Studies of the housing capacity of the borough have indicated that the target for housing supply can be increased, and the latest housing need study shows that more people need better housing. Planning for housing means responding to market demand, while ensuring that at least half of the housing created is accessible to those who cannot afford Ealing's high market prices for property. It also means ensuring good quality homes of different sizes and types, to meet the varied needs of Ealing's changing households. Spatial planning for housing is about identifying where housing can be provided, both through development and the refurbishment of empty and underused property, and in tandem with the provision of adequate shops and community services and access to jobs. It is about providing a range of different housing sites to meet needs for a ten year period within mixed and sustainable communities.

Housing

Options for spatial planning

In your view, could your area benefit from any of the following types of housing provision -

- more family houses with gardens
- high density flats above shops or community premises
- conversion of large residential or commercial property into flats
- empty property brought into use
- supported housing to meet the needs of particular groups
- other types

Are there sites in your area which you would like to see utilised for any of the above?

Do you have any comments about the quality and character of particular residential development in your area, which might help in planning for future housing provision?

Business

Current planning policy

To promote balanced economic development; with an emphasis on employment serving community regeneration areas, encouraging a high quality, modern, attractive working environment and local enterprise. New development will also be expected to be consistent with the principles of continuous environmental improvement.

Spatial planning issues

If a community is to be sustainable, it must have good access to local jobs. On the other hand, some businesses need to be located away from housing for environmental reasons. Ealing is an attractive location for business, and the planning system has an important role in supporting this activity. It benefits Ealing residents and London's role as a major world city. Business premises in Ealing are identified in a network of sites and areas across the borough. Clearly, higher value property development for housing should not squeeze out business premises. However, it is important to keep this under review so that sites which may be inappropriate for modern business are not held back from alternative uses. Business, in the context of this section, refers to industry, logistics, offices, workspace for artistic and cultural activity, and hotel development.

Business

Options for spatial planning

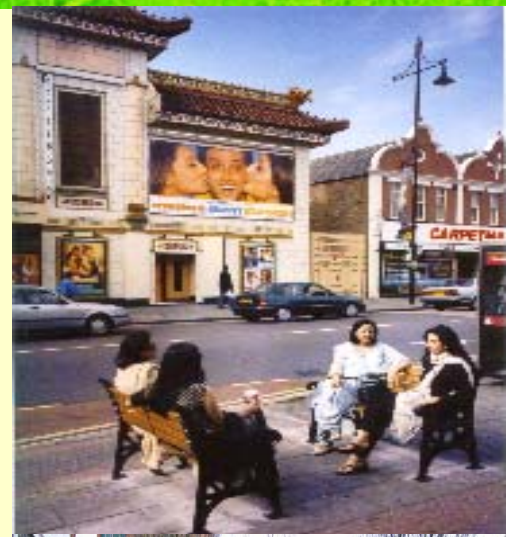
In your view, could your area benefit from any of the following types of business development or activity -

- office space for local business and community organisations
- workshop and storage premises for local repairs/services
- studio space for media, arts and cultural activity
- hotel development for tourists and business visitors
- development for a major employer, to bring jobs to the area
- major warehousing space to serve markets in West London
- other types of business space

Are there sites in your area which you would like to see utilised for any of the above?

Do you have any comments about the quality and character of particular business development in your area, which might help in planning for future business development?

Shopping and Town Centres



Current planning policy

To encourage convenient shops and services throughout the borough, by recognising the distinctive functions of metropolitan, major, district, neighbourhood and local centres, and the importance of a good environment for the mixture of shopping, business and community activities needed to sustain these centres.

Spatial planning issues

Shopping and town centres of all sizes have a crucial role to play in community development. They provide a range of civic, employment, leisure and transport services as well as shopping. Consequently, they provide a focus for local communities. Centres within the borough range from Ealing Metropolitan Centre (made up of Ealing Broadway and West Ealing) and the major centre of Southall, to the district centres of Acton, Greenford and Hanwell. There are also a number of neighbourhood centres including Northolt and Park Royal as well as local centres and shopping parades. The challenge for spatial planning is to identify development which caters for retail and other service needs, utilises the potential for relatively high density development, and maintains the health of the network of centres, so that development in one centre does not damage the viability and vitality of other centres.

Shopping and Town Centres

Options for spatial planning

In your view, could the shopping centres you frequent benefit from any of the following types of development -

- additional retail space
- more leisure and community facilities
- changes of use or redevelopment of empty shops and premises
- more homes, including flats above commercial premises
- better transport facilities
- better public space

Are there sites in these areas which you would like to see utilised for any of the above?

Do you have any comments about the quality and character of particular previous development in these areas, which might help in planning for future shopping and town centre provision?

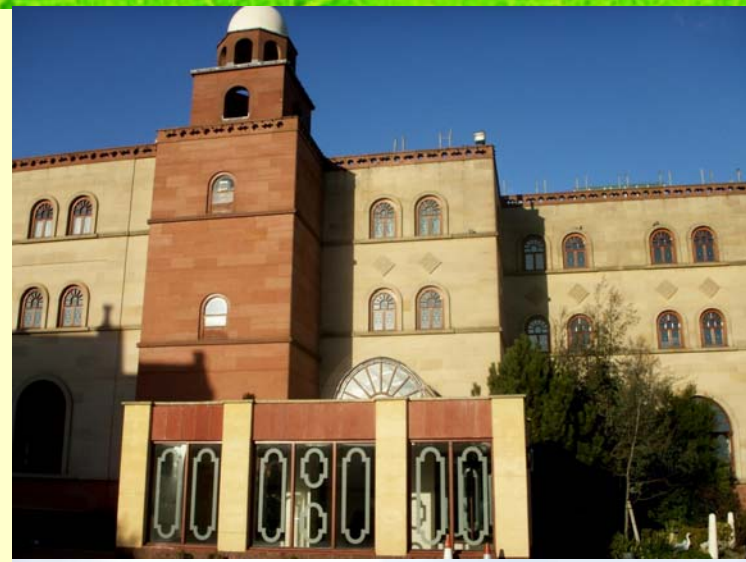
Community Facilities

Current planning policy

To encourage the provision of community facilities to meet the wide-ranging needs of people living, working, studying in and visiting the borough; and to ensure that these facilities are located where they reduce the need to travel and enhance town centres.

Spatial planning issues

Accessible community facilities and infrastructure are essential for the health and well being of our diverse and growing community. The definition of community facilities includes health centres, hospitals, surgeries, schools, colleges and universities, community halls, libraries, places of worship, crèche/nurseries, youth clubs, and all types of cultural and indoor recreational facilities. Spatial planning issues include the assessment of local need, the changes in local need related to increased population, and identification of future provision in different areas.



Community Facilities

Options for spatial planning

In your view, could your area benefit from any of the following types of community provision -

- local health facilities
- local education and childcare facilities
- new space for particular community and voluntary organisations
- space for arts, cultural and leisure activity
- major (regional) facilities of any of the above, located in Ealing
- better access to, or improvement of existing community facilities
- other types

Are there sites in your area which you would like to see utilised for any of the above?

Do you have any comments about the quality and character of particular community facilities developed in your area, which might help in planning for future community provision?

Transport

Current planning policy

To provide sustainable access from homes to jobs, shops and services, and from business to business, by integrating land use and transport planning, restraining car traffic, promoting improved public transport and facilities for pedestrians and cyclists, and making freight distribution more sustainable. In addition, the Council will have regard to the impacts of international air travel from Heathrow Airport, in respect of surface access, business and employment, environmental impacts and sustainability in general.

Spatial planning issues

Spatial planning is about the integration of transport and land use functions. These of course play a significant role in sustainable development and achieving sustainable communities. The policy set out above deals with all the transport issues, the question for spatial planning is ‘how to’ and ‘where to’ achieve the policy through development in the different areas of the borough. Spatial planning will also pick up the local implications of projects such as CrossRail, West London Tram, major interchange developments and strategic walking and cycling routes.

Transport

Options for spatial planning

In your view, could your area benefit from any of the following types of transport provision –

- better pedestrian and cycle routes
- bus service improvements
- tube and train service improvements
- traffic management and controlled parking
- better transport interchanges
- better parking provision
- other types of provision

Where in your area you would like to see any of the above?

Do you have any comments about the quality and character of particular transport developments in your area, which might help in planning for future transport provision?

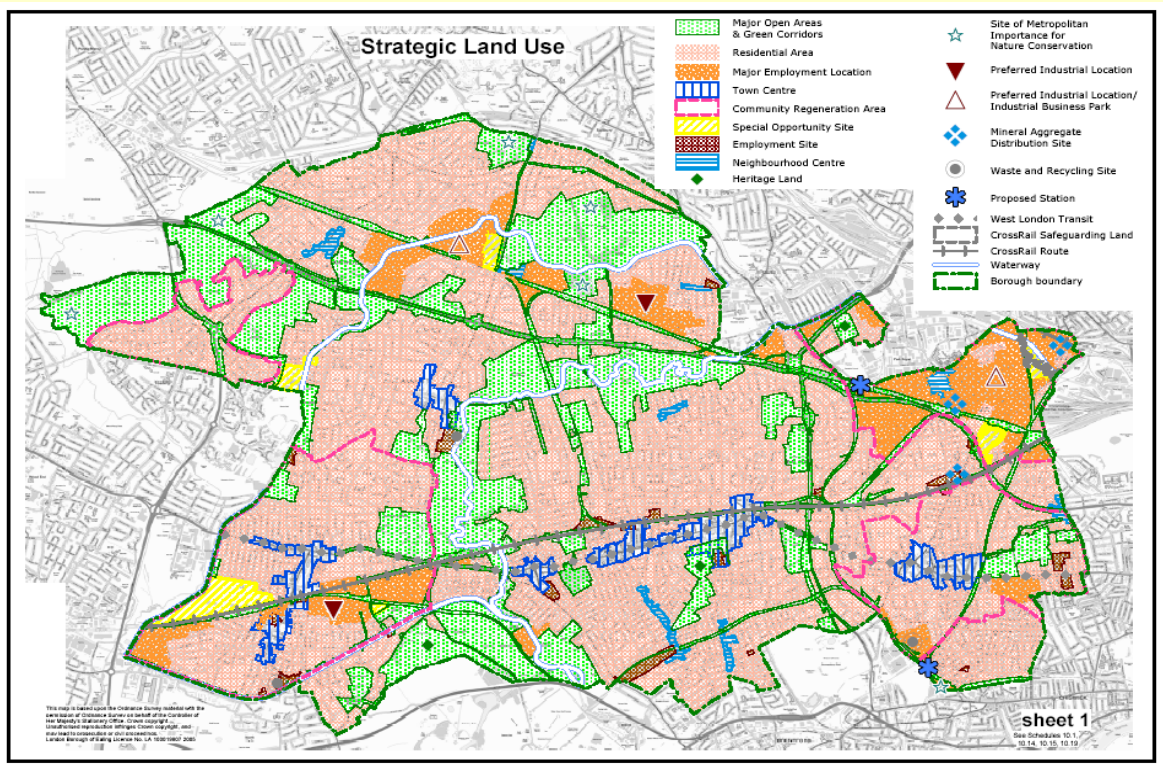
Sites and Areas

Current policy

The schedules of sites and areas in the Plan for the Environment (Ealing's statutory development plan) have the status of policies for the site or area in question. These cover all aspects of development and the environment.

Spatial planning issues

By definition, the issues for sites and areas are covered in the previous sections of this 'Issues and Options' document. This is an opportunity to look at these issues from an area perspective.



Sites and Areas

Options for spatial planning

What sort of development would you prioritise for any or all of the following areas?

- Acton
- Greenford
- Northolt
- Southall
- Ealing
- Hanwell
- Perivale
- Park Royal

- Key estates – South Acton, Havelock, Green Man, Vale, Copley, High Lane, Golf Links, Rectory?

- Any other area which you would wish to define?

Do you have any comments about the quality and character of past development in the borough, which might help in spatial planning for the future?

And finally …

- Can you provide any background information to support the comments that you have made?
- Do you have any other comments on issues and options for spatial planning?

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Documents

The following documents are relevant. Most can be viewed on the internet at www.ealing.gov.uk/planpol (Ealing Council) or www.odpm.gov.uk/planning (the Office of the Deputy Prime Minister) or www.london.gov.uk (the Mayor of London). Otherwise contact the Planning Policy and Development Advice Section at Ealing Council (see opposite).

1. **Submission form for your comments**
2. **Issues and Options Background Report**
3. **Retail Need & Supply - using Town centre health checks; GLA studies.**
4. **Waste - Existing info and additional local research, work with WLA.**
5. **Housing Need and Supply - using GLA housing capacity study and Ealing Housing Needs Study 2005.**
6. **Industrial and Office Development - using GLA industrial land survey and office policy review**

More Background Reading

Plan for the Environment – Ealing's adopted unitary development plan (UDP), October 2004;

- Supplementary Planning Guidance (approved & adopted Oct 04)
- Local Development Scheme, Ealing Council, March 2005;
- Annual Monitoring Report, Ealing Council, June 2005;
- Statement of Community Involvement, January 2006
- Supplementary Planning Documents, January 2006
- PPS 1 Delivering Sustainable Development, ODPM, Feb 2005.
- PPS 12 and companion guide, ODPM, 2004;
- Town and Country Planning (Development Plans) (England) Regulations 2004;
- Sustainability Appraisal and Strategic Environmental Assessment Guidance ODPM 2005;
- The London Plan, Feb 2004
- Draft Sub-Regional Development Framework, 2005
- Draft Alterations to the London Plan, 2005,
- London Plan Review, Scoping report, 2005.

LOCAL DEVELOPMENT FRAMEWORK

How to find out more -

View the web pages
www.ealing.gov.uk/planpol

email
planpol@ealing.gov.uk

phone
020 8825 5428

Write to
Planning Policy & Development Advice
Ealing Council
14-16 Uxbridge Road, London W5 2HL

The deadline for your comments is Friday 31st March 2006