

UPDATED SCHEDULE OF SUGGESTED MINOR AND TECHNICAL CHANGES

The suggested changes below are expressed by ~~strike through~~ for deletions and underlining for additions of text.

New changes arising post submission are **highlighted in grey** in the table below.

Ref. No.	Policy	Suggested Change	Reason For Change
DM01	Preamble	<p>Delete existing preamble:</p> <p>What is the Development Management DPD?</p> <p>The Ealing Development Management DPD contains policies related to the assessment of planning applications. In reaching planning decisions the DM DPD will be used alongside the London Plan 2011 which forms part of the development plan of all London Boroughs. In order to make using these two documents easier to use, the Ealing DM DPD follows the same structure and layout as the London Plan.</p> <p>There are two types of policies included in the DM DPD, Local Variations and Local Policies. <u>Local Variations</u> are additions to London Plan policies which are used to adapt it for use in Ealing by making it locally specific or adding additional detail. <u>Local Policies</u> are new policies that are specific to Ealing.</p> <p>This Consultation</p> <p>For the purposes of this consultation the only</p>	To distinguish the submission version of the documents from the earlier consultation draft.

Ref. No.	Policy	Suggested Change	Reason For Change
		<p>policies set out in this document are the new Local Policies, and Local Variations. The London Plan policies to which these new Ealing policies are attached are included for context only. The new Ealing policies are set out in coloured boxes to distinguish them from the rest of the plan.</p> <p>The adoption version of the DM-DPD will be a composite document which reproduces all of the London Plan policies alongside the new Ealing Local Policies and Local Variations. The Council intends that this will make it much easier to use these two documents and result in better decisions on planning applications.</p> <p>This consultation is <u>only</u> on the Ealing Local Policies and Local Variations. The London Plan was adopted in July 2011 after its own consultation and examination process and already constitutes part of the development plan of all London Boroughs.</p> <p>Your Response</p> <p>We would like to have your opinions on the proposed Ealing Local Policies and Local Variations to London Plan policies. This is the Final Proposals stage of consultation which comes after two previous and more general rounds of consultation about the approach of the document and its policy coverage. It is very important that any comments that you submit are <u>detailed comments on the structure and content of the policies</u> that are proposed.</p> <p>General comments about the coverage of policies</p>	

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		and the direction of the plan formed part of earlier consultations particularly those relating to Ealing's Development Strategy and they will be difficult to address further at this stage in the consultation and plan-making process.	
DM02	Preamble	Add new preamble to the DM DPD as set out in Appendix 1 of this Schedule.	To aid clarity by explaining the format and structure of the document and the Council's approach.
NEW	Preamble	Further new text to be inserted in preamble; <u>The policies set out in this document complete the replacement of Unitary Development Plan policies and the 2004 Ealing UDP has now been superseded in its entirety.</u>	To provide clarity in respect of UDP policies.
DM03	All policies	Add wording; 'Planning decisions' below every policy title	To make clear that all of the policies in the DM DPD will be considered planning decisions criteria in the context of the London Plan.
DM04	1A	Delete policy as follows: POLICY 1A INFORMATION FOR APPLICATIONS LOCAL POLICY Development proposals must be accompanied by all information necessary for officers to reach a decision. Where necessary information is missing, applications will not be validated until this has been received. Common requirements for applications are set out in the table below. When in doubt, applicants should seek clarification before submitting	This policy only served to collect the evidence requirements of other policies in one place and these would be more clearly set out in each policy as relevant.

Ref. No.	Policy	Suggested Change	Reason For Change
		<p>applications.</p> <p>Information necessary to reach a decision includes but is not limited to:</p> <p>Residential – Floor Plans. In order to assess that space and • circulation standards have been met, floor plans must include furniture layouts, circulation zones, and activity zones according to the methodology set out in the London Housing Design Guide and the London Housing SPG.</p> <p>Development involving loss of employment floorspace – Where • loss of employment floor space is proposed, applications must include continuous marketing data for a period of at least two years. A longer period of marketing may be necessary where the a longer replacement period would be typical of the existing industrial uses.</p>	
DM05	LV 2.18	<p>G The above Strategic principles will apply to the management of Ealing's defined network of Green Corridors Infrastructure. Improvements and extensions to this network will be sought wherever possible.</p>	<p>To ensure that terminology is consistent with that used in the rest of the policy. Whilst 'corridor' in its general sense refers to the whole network, its use here could cause confusion suggesting that it applied only to designated 'Green Corridors', when in fact it is intended to apply to elements of the Green Infrastructure network.</p>
DM06	LV 2.18	<p>H The coherence of green and open spaces and their integrity in fulfilling the complementary functions of nature conservation, <u>heritage conservation</u> and recreation remain the overriding principles governing their development, extension and use. <u>Only ancillary development will be permitted.</u> The size of development <u>within green and open spaces</u> and its impact upon the visual openness of the space must be kept at a minimum.</p>	<p>To correct typos and improve clarity, and reflect the significance of heritage value to this policy.</p>

Ref. No.	Policy	Suggested Change	Reason For Change
NEW (Replaces DM06)	LV 2.18	H The coherence of green and open spaces and their integrity in fulfilling the complementary functions of nature conservation, <u>heritage conservation</u> and recreation remain the overriding principles governing their development, extension and use. <u>Only development ancillary to the open space use will be permitted.</u> The size of development <u>within green and open spaces</u> and its impact upon the visual openness of the space must be kept at a minimum.	To correct typos and improve clarity, and reflect the significance of heritage value to this policy.
DM07	LV 2.18	I Development should not compromise the visual openness <u>or heritage value</u> of open and green spaces particularly with regard to views within and across these areas. The impact of development upon views to and from open and green spaces is a material consideration.	To reflect the significance of heritage value to this policy.
NEW (Replaces DM07)	LV 2.18	I Development should not compromise the visual openness <u>or heritage value</u> of open and green spaces particularly with regard to views within and across these areas. The impact of development upon views to and from open and green spaces is <u>also</u> a material consideration.	To reflect the significance of heritage value to this policy.
DM08	LP 2.18 Supporting Text	Amend paragraph 2.86 of supporting text as follows: In dense conurbation like London, the network of green and open spaces has to be increasingly multi-functional. The term green infrastructure refers to the network of all green and open spaces together with the Blue Ribbon Network (see policies 7.24 to 7.30) that provide multiple benefits to Londoners (see Glossary). <u>Green Infrastructure within Ealing includes, but is not limited too; Green Belt,</u>	To clarify the intended application of this policy at the local context.

Ref. No.	Policy	Suggested Change	Reason For Change
		<u>Metropolitan Open Land, Public Open Space, Community Open Space, Green Corridor, Acton Green Corridor Policy Area, Blue Ribbon Network, Sites of Importance for Nature Conservation and Heritage Land.</u> It functions best when designed and...	
NEW (Replaces DM08)	LP 2.18 Supporting Text	<u>Green Infrastructure within Ealing includes, but is not limited too; Green Belt, Metropolitan Open Land, Public Open Space, Community Open Space, Green Corridor, Blue Ribbon Network, Sites of Importance for Nature Conservation and Heritage Land.</u>	As proposed in the submission document (see DM08) above), this text takes the form of supplementary text to the accompanying paragraph 2.86 of the London Plan. To be consistent with the rest of the plan, the Council intends to reframe text as standalone supporting text. This now takes the form of a definition of green infrastructure. In addition the Council proposes removing reference to the 'Acton Green Corridor Policy Area' from the supporting text, as the provisions of clause H and I of LV 2.18 should only apply post implementation of the Green Corridor, and these may well hinder the delivery of the green Corridor as defined through the Core Strategy. Whilst not a matter for this DPD, the Council also proposes updating the accompanying text to policy 5.3 of the Development Strategy. This will include deleting reference to a proposed Development Management Policy. In addition it will clarify that post implementation the boundaries of the Green Corridor will be redrawn and the land will revert to 'Green Corridor'. Clause H and I of policy LV2.18 will then apply to this redesignated land.
DM09	LV 3.5	F These The space standards in table 3.3 will apply as minimum requirements for residential development in Ealing and should be implemented according to the detailed provisions of the London Housing Design Guide and the London Housing SPG.	To signpost the standards.

Ref. No.	Policy	Suggested Change	Reason For Change
DM10	LV 3.5 Supporting Text	Amend 2 nd Para, 1 st sentence as follows: A height standard is considered necessary to provide certainty in the application of these space standards and accords with the approach of the emerging London Housing SPG.	To reflect the adoption of the London Housing SPG.
DM11	LV 3.5 Supporting Text	Amend 2nd Para, 2nd sentence as follows: Limited exceptions to this requirement are acceptable in storage areas, <u>in spaces underneath pitched roofs</u> , and at points in stairways provided that these meet any other standards set out the Housing SPG and London Housing Design Guide and remain usable for their intended purpose.	To clarify that limited exceptions apply also to the spaces under pitched roofs.
DM12 (Moved to Main Modifications – see MM3)			
DM13	3A	A Affordable housing will be sought on all new developments capable of providing 10 or more residential units. This will be negotiated on the basis of a 50% provision at a 60/40 split of social or affordable rented accommodation to intermediate provision.	To make terminology consistent throughout the document
DM14	3B	A The development of special residential accommodation will be supported where it meets the identified needs of a specific local group <u>and satisfies the amenity objectives of the plan.</u>	To reflect the need for special residential accommodation also to meet the amenity objectives of the plan.
DM15			

Ref. No.	Policy	Suggested Change	Reason For Change
(Moved to Main Modifications – see MM4)			
DM16	3B Supporting Text	Add new 3rd Para as follows: <u>Identified needs will be determined by the local planning authority and set out in published evidence base documents according to local needs and statutory requirements. As the permission of this type of use is related to identified demand it may be appropriate to grant temporary permissions where the future of this need is limited or uncertain.</u>	To define identified needs.
DM17	4A	A On non-designated sites Change of use from employment uses, or the redevelopment of the site for a non-employment use, may will only be granted permitted on non-designated sites where all of the following can be demonstrated; a the site is not viable for re-occupation (including renewal and refurbishment) b the site is not viable for redevelopment/renewal for an alternative employment use (including small offices where appropriate) c the proposal does not constrain or undermine neighbouring employment uses	To improve clarity.
NEW (Replaces DM17)	4A	A <u>Outside of SIL, LSIS, and Site Allocations</u> Change of use from employment uses, or the redevelopment of the site for a non-employment use, may will only be granted permitted on non-designated sites where all of the following can be	To improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		<p>demonstrated;</p> <p>a the site is not viable for re-occupation (including renewal and refurbishment)</p> <p>b the site is not viable for redevelopment/renewal for an <u>alternative</u> employment use (including small offices where appropriate)</p> <p>c the proposal does not constrain or undermine neighbouring employment uses</p>	
DM18	4A	<p>B Where retaining a building or site in employment use is not viable the council will seek <u>mixed use development which maximises the number of jobs provided.</u></p> <p>a—mixed use development which maximises the amount of employment space retained</p> <p>b—use of the building or site for an alternative economic land use</p>	To improve clarity.
DM19 (Moved to Main Modifications – see MM5)			
DM20	4B	<p>C <u>Development in any designated frontage should not result in a net loss of active frontage and should increase the active frontage where appropriate.</u></p> <p>Change of use from retail, main town centre and other complementary uses may be permitted where this would not reduce the extent of the active frontage.</p>	To clarify the policy and remove conflict with its other clauses.

Ref. No.	Policy	Suggested Change	Reason For Change
NEW	4B	New supporting text; <u>Retail Frontage includes the whole ground floor of each unit designated, not just the shopfront.</u>	To define the extent of the frontages.
DM21	4C	EALING LOCAL VARIATION TO POLICY 4.7 RETAIL AND TOWN CENTRE DEVELOPMENT POLICY 4BC CENTRAL AREA MAIN TOWN CENTRE USES	To reflect the NPPF and improve clarity. For the avoidance of doubt, this is a new policy and <u>not</u> a local variation of a London Plan policy and should immediately follow Policy 4.7 in the London Plan.
DM22	4C	A Central area <u>Main town centre</u> uses must relate well to their surroundings, Poor façade design is sufficient reason for refusal. high quality façade design is particularly important in this respect.	To reflect the NPPF and improve clarity.
DM23	4C	B New development must not result in over-concentration of a particular use type where this use may erode local amenity by nature of that concentration.	To improve clarity.
DM24	4C Supporting Text	Amend 1 st and 2nd paragraphs as follows: Central area <u>Main town centre uses</u> are defined in the NPPF and include all forms of retail, office, recreation, and arts and culture uses. Whether located in designated town centres or not these uses are particularly important to the public realm as they present a highly visible public face and have a prominent role in urban character. In addition to standard design concerns <u>considerations</u> , it is particularly important that new façades add <u>sustain or improve the</u> quality and character to the urban environment of town centres. <u>A good understanding of the built form of Ealing's town centres and their heritage assets can help to inform positive future</u>	To reflect the NPPF and improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		<p>change without resorting to pastiche.</p> <p>Some uses may be acceptable as individual units but can erode the quality of the townscape and range of service offer when they concentrate in large numbers.</p>	
NEW (Replaces DM24)	4C Supporting Text	<p>Amend 1st and 2nd paragraphs as follows:</p> <p>Central area Main town centre uses are defined in the NPPF and include all forms of retail, office, recreation, and arts and culture uses. Whether located in designated town centres or not these uses are particularly important to the public realm as they present a highly visible public face and have a prominent role in urban character. In addition to standard design concerns considerations, it is particularly important that new façades add <u>sustain or improve the quality and character to the urban environment of town centres. A good understanding of the built form of Ealing's town centres and their heritage assets can help to inform positive future change without poor quality imitation.</u></p> <p>Some uses may be acceptable as individual units but can erode the quality of the townscape and range of service offer when they concentrate in large numbers.</p>	To reflect the NPPF and improve clarity.
DM25	4C Supporting Text	<p>Amend third paragraph as follows:</p> <p>Fast food outlets and Amusement Arcades - Outside of town centres a Are not permitted within <u>a ten minute walk (which will normally equate to a 400m radius) of existing schools or youth-centred facility (e.g. YMCA, after school club).</u> Must have particular regard for the existing townscape in the design of</p>	<p>To reflect the objective of limiting the exposure of children to hot food takeaways during the school day and to reflect good practice guidance.</p> <p>For the avoidance of doubt, this text has now been included in a table that refers to "Type of Use" and "Restrictions".</p>

Ref. No.	Policy	Suggested Change	Reason For Change
		signage and façade. Each new unit must be separated from any unit or group of units by at least two units of other uses.	
NEW (Replaces DM25)	4C Supporting Text	<p>Amend third paragraph as follows:</p> <p>Fast food outlets Hot Food Takaways (A5) and Amusement Arcades - Outside of town centres <u>Are not permitted within a ten minute walk (which will normally equate to a 400m radius) of existing schools or youth centred facility (e.g. YMCA, after school club). Must have particular regard for the existing townscape in the design of signage and façade.</u> Each new unit must be separated from any unit or group of units by at least two units of other uses.</p>	<p>To reflect the objective of limiting the exposure of children to hot food takeaways during the school day and to reflect good practice guidance.</p> <p>For the avoidance of doubt, this text has now been included in a table that refers to "Type of Use" and "Restrictions".</p>
DM24	4C Supporting Text	<p>Amend 1st and 2nd paragraphs as follows:</p> <p>Central area <u>Main town centre uses</u> are defined in the NPPF and include all forms of retail, office, recreation, and arts and culture uses. Whether located in designated town centres or not these uses are particularly important to the public realm as they present a highly visible public face and have a prominent role in urban character. In addition to standard design concerns <u>considerations</u>, it is particularly important that new façades add <u>sustain or improve the</u> quality and character to the urban environment of town centres. <u>A good understanding of the built form of Ealing's town centres and their heritage assets can help to inform positive future change without resorting to pastiche.</u></p>	To reflect the NPPF and improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		Some uses may be acceptable as individual units but can erode the quality of the townscape and range of service offer when they concentrate in large numbers.	
DM26	4C Supporting Text	Amend 3rd paragraph as follows: Night Time Uses – Must consider neighbouring uses especially residential. Officers <u>The local planning authority</u> will have particular concern for over-concentrations of these uses.	Factual correction. For the avoidance of doubt, this text has now been included in a table that refers to “Type of Use” and “Restrictions”.
NEW (Replaces DM26)	4C Supporting Text	Amend 3rd paragraph as follows: Night Time Uses – Must consider neighbouring uses especially residential. Officers <u>The local planning authority</u> will have particular concern for the cumulative and saturation effects over- concentrations of these uses.	To improve clarity and factual correction. For the avoidance of doubt, this text has now been included in a table that refers to “Type of Use” and “Restrictions”.
DM27	LV 4.9	EALING LOCAL VARIATION TO POLICY 4.9 SMALL SHOPS The council will seek contributions to the development of affordable small shop units also from large residential schemes where these schemes are not within a 400m radius of existing local shops. These contributions will generally be in the form of small shop units on site.	This policy is superseded by new Policy 4B which now incorporates provisions relating to small shops.
DM28	LV 4.9 Supporting Text	Delete supporting text as follows: Large residential schemes which are located outside of convenient walking distance of existing shopping provision will create demand for local convenience retail units. This demand should be satisfied on site	This policy is superseded by new Policy 4B which now incorporates provisions relating to small shops.

Ref. No.	Policy	Suggested Change	Reason For Change
		by the provision of at least one small shop unit on a publicly accessible street frontage.	
NEW	LV 5.2	J Extensions and conversions of all residential uses and any non-residential development less than 1000 sq m must Other new development including residential extensions and conversions should undertake energy efficiency improvements up to 10% of the value of the proposed works.	To improve clarity.
DM29	LV 5.2 Supporting Text	Insert new paragraph 1: <u>Major developments for the purposes of this policy are those over 10 units or 1000 sq m.</u>	To provide clarity in understanding the application of this policy.
NEW (Replaces DM29)	LV 5.2 Supporting Text	Insert new paragraph 1: <u>Major developments for the purposes of this policy are those equal to or more than 10 units or 1000 sq m.</u>	To provide clarity in understanding the application of this policy.
DM30 (Moved to Main Modifications – see MM6)			
DM31	LV 5.11	C Green roofs are strongly encouraged on all development <u>where it would be appropriate in design, contextual and conservation terms.</u> and Green roofs will should be required <u>provided</u> on major development that falls within 100m of a green buffer zone compromising the following	To ensure that context is considered in the provision of green roofs, and to improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		designations: Green Belt, Metropolitan Open Land, Green Corridor, Public Open Space, Community Open Space and Nature Conservation Area.	
NEW (Replaces DM31)	LV 5.11	C Green roofs are strongly encouraged on all development <u>where it would be appropriate in design, contextual and conservation terms.</u> and Green roofs will <u>should be required</u> provided on major development that falls within 100m of a green buffer zone compromising the following designations: Green Belt, Metropolitan Open Land, Green Corridor, Public Open Space, Community Open Space and Nature Conservation Area.	To ensure that context is considered in the provision of green roofs, and to improve clarity.
DM32	LV 5.11 Supporting Text	Green roofs serve two main functions, improving biodiversity and environmental quality, and providing amenity space. Where these functions conflict the first will <u>should</u> take precedence in the defined buffer zones.	To ensure that context is considered in the provision of green roofs, to improve clarity, and to delete a typo.
NEW (Replaces DM32)	LV 5.11 Supporting Text	Green roofs serve two main functions, <u>improving</u> biodiversity and environmental quality, and providing amenity space. Where these functions conflict the first biodiversity will <u>should</u> take precedence in the defined <u>100m</u> buffer zones.	To ensure that context is considered in the provision of green roofs, to improve clarity, and to delete a typo.
DM33	LV 5.12	FG All development, including that on land that is not part of a defined floodplain, must ensure that it is not vulnerable to drainage <u>surface water, sewer</u> and groundwater flooding.	To improve clarity.
DM34	LV 5.12	H New development that reduces the extent <u>capacity</u> of the floodplain or is in any way vulnerable to flooding will not be permitted within an 8m buffer along all main rivers, and a 5m buffer alongside all ordinary watercourses.	To improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
DM35	LV 5.12	I There is a general presumption against the use of surfaces that are do not take a sustainable approach to drainage permeable to water in domestic gardens and public open space.	To improve clarity.
DM36	LV 5.21	D Contaminated land must be treated in a manner appropriate for its proposed use. Evidence of the appropriateness of the measures <u>to be</u> taken must be submitted as part of the planning application.	To improve clarity.
DM37	LV 5.21 Supporting Text	Officers can advise on the correct approach to the development of contaminated land as part of pre-application engagement.	To remove unnecessary text.
NEW	LV 6.13	Supporting text; The forthcoming SPG on Housing will include a table setting out a matrix of residential parking standards that reflect PTAL standards.	To reflect the adoption of the London Housing SPG.
NEW	7A	POLICY 7A OPERATIONAL AMENITY	To improve clarity.
DM38	7A	A New dDevelopment which in the course of its operations will cause emissions of any sort must	To improve clarity.
DM39	7A	a not erode the amenity of surrounding uses <u>or the site itself</u>	To clarify that the amenity of the site is also a material consideration.
DM40	7A	c provide all reasonable <u>necessary</u> evidence of mitigation that is requested by the Council <u>local planning authority</u>	To improve clarity, and factual correction.
DM41	7A	C Sensitive uses will not be permitted where these would achieve acceptable levels of amenity only by <u>substantially</u> sealing residents or users off from their surrounding environment. Such isolation would	To improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		constitute in and of itself an erosion of amenity.	
NEW (Replaces DM41)	7A	C Sensitive uses will not be permitted where these would achieve acceptable levels of amenity only by <u>substantially</u> sealing residents or users off from their surrounding environment. Such isolation would constitute in and of itself an erosion of amenity.	To improve clarity.
DM42	7A	E Applicants should seek advice as to the most appropriate forms of evidence and mitigation for their proposed development.	To remove unnecessary text.
DM43	7A Supporting Text	Amend 4th paragraph as follows: Emissive uses will typically include, but are not limited to; waste processing, manufacturing, radio/telephone masts , and all vehicle-serviced uses.	Factual correction.
DM44	7A Supporting Text	Amend 6th paragraph as follows: The context of the new development is the primary determinant of what will guide the levels of emissions will be that are acceptable, and what measures are necessary should be taken for their attenuation. For example, residential uses are unlikely to cause disturbance to other residential uses simply by nature of that use.	To improve clarity.
DM45	7A Supporting Text	Delete last paragraph as follows: Suitable Evidence The type of evidence of mitigation will vary according to the type of emissions involved. Applicants should seek advice as to the evidence that is most relevant to their application.	To remove unnecessary text.

Ref. No.	Policy	Suggested Change	Reason For Change
DM46 (Part moved to Main Modifications - see MM7)	LV 7.3 Supporting Text	Amend 1 st paragraph as follows: The Metropolitan Police provide a vital service to applicants and the Local Planning Authority through the CPDA. This service is intended to function as a <u>voluntary</u> form of pre-application advice and should inform the design of schemes from an early stage. The principal interest of the CPDA will be in new dwellings (including conversions) and central areas applications.	To improve clarity.
DM47 (Moved to Main Modifications – see MM8)			
DM48	LV 7.4 Supporting Text	Amend 2nd paragraph as follows: Street sequence is the spacing and massing of buildings in relation to the street. The sequence of existing street frontages is often regular or deliberately formed and this can <u>may</u> be essential to the character of an area. For example, terracing effects of, for example, currently detached buildings are damaging to local character. <u>Development proposals should demonstrate how they understand and address the surrounding street sequence.</u>	To improve clarity.
DM49	LV 7.4 Supporting Text	Amend 3rd paragraph as follows: Building pattern is the layout of development including green spaces and plantings, and the degree of site coverage by built structures. Some	To improve clarity.

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		areas will be characterised by larger gardens and greater separation between buildings than that which is strictly mandated by design standards. <u>Development proposals should demonstrate how they understand and address the building pattern of their immediate surroundings and the broader local area.</u>	
DM50	LV 7.4 Supporting Text	Amend 4th paragraph as follows: Scale is more than mass or height and relates particularly to the treatment of these attributes within the design as a whole. Different areas of Ealing are characterised by differing and distinctive treatments of building scale <u>and development proposals should demonstrate how they respond to the scale of their surroundings.</u>	To improve clarity.
DM51	LV 7.4 Supporting Text	Amend 6th paragraph as follows: Detailing is often an essential element of local character and can be reflected in new development without resorting to imitation or pastiche.	To remove unnecessary wording.
NEW (Replaces DM51)	LV 7.4 Supporting Text	Amend 6th paragraph as follows: Detailing is often an essential element of local character and can be reflected in new development without resorting to <u>poor quality imitation or pastiche.</u>	To improve clarity.
DM52	7B	A New development must achieve a high standard of amenity for users and for adjacent uses by ensuring; a <u>High quality architecture</u>	To make explicit two important considerations of policy.

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		<u>b</u> good levels of daylight and sunlight cb good levels of privacy de coherent development of the site ed appropriate levels of development on site fe positive visual impact gf legibility and <u>accessibility</u>	
DM53	7B	B Development adjacent to residential uses must have particular concern for amenity. Similarly, residential schemes which do not provide satisfactory amenity for residents will not be permitted.	To move amplificatory wording to the supporting text.
DM54	7B	CB All e External treatments, fittings and materials must complement the original building or <u>and</u> context and must not impair the visual amenity of surrounding uses.	To improve clarity.
DM55	7B	DC Extensions to existing development must not result in the development as a whole failing to meet standards set out in the development plan and should be seen as an opportunity to ensure that the resulting development <u>as a whole</u> meets design standards.	To improve clarity.
DM56 (Moved to Main Modifications)			

Ref. No.	Policy	Suggested Change	Reason For Change
– see MM9)			
NEW	7B	<p>Amend 2nd paragraph as follows;</p> <p>Good levels of daylight or sunlight are levels that are appropriate to the uses proposed for internal rooms and external spaces within the curtilage of the building. In the case of residential development, for example, dual aspect dwellings are particularly valuable in ensuring lighting throughout the day <u>strongly encouraged in all developments and single aspect dwellings are unlikely to be acceptable where they are north facing.</u></p>	To ensure consistency with London Housing SPG.
DM57	7B Supporting Text	<p>Amend 3rd paragraph as follows:</p> <p>Good levels of privacy are levels which are appropriate to the use type concerned. For example, residential accommodation should <u>normally</u> be reasonably expected not to suffer direct overlooking of internal spaces. External spaces within the curtilage of a building, however, including private gardens, will typically be subject to some overlooking and consequent limitations to privacy</p>	To improve clarity.
DM58	7B Supporting Text	<p>Amend 5th paragraph as follows:</p> <p>Appropriate levels of development are levels of build which are typical appropriate of to local character <u>context including relevant policy and/or morphology</u> in massing and the extent of site coverage. A general guide to density levels is found in London Plan 2011 Policy 3.4, however, this gives ranges based on PTAL and broad character assessments <u>these are only broad indications based on PTAL. Irrespective of density quanta, schemes</u></p>	To improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
		must resolve successfully on their given site and in relation to neighbouring uses in order that they constitute appropriate levels of development <u>Schemes which fall within density ranges defined in Policy 3.4 must still respond successfully to their specific site and local context in order to constitute appropriate development.</u>	
NEW (Replaces DM58)	7B Supporting Text	Amend 5th paragraph as follows: Appropriate levels of development are levels of build which that are typical appropriate of to local character <u>context including relevant policy designations and/or morphology</u> in massing and the extent of site coverage. A general guide to density levels is found in London Plan 2011 Policy 3.4, however, this gives ranges based on PTAL and broad character assessments <u>these are only broad indications based on PTAL. Irrespective of density quanta, schemes must resolve successfully on their given site and in relation to neighbouring uses in order that they constitute appropriate levels of development</u> Schemes which fall within density ranges defined in Policy 3.4 must still respond successfully to their specific site and local context in order to constitute appropriate development.	To improve clarity.
DM59	7B Supporting Text	Amend 6th paragraph as follows: Positive visual impact is an impact on neighbouring development that is attractive, and that complements their <u>its</u> character and value. Some areas may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve good development. Conversely, other areas will already	To improve clarity, set out the policy's approach to context, and provide factual correction.

Ref. No.	Policy	Suggested Change	Reason For Change
		exhibit a strong or high-value visual character, and this should be respected and strengthened. <u>Development proposals should identify the positive aspects of the site and its surroundings from the outset, using existing evidence such as character appraisals and conservation documents where these exist. Design statements should demonstrate an understanding of these aspects and show clearly how the development responds to them.</u> All development must have regard for visual impact, including more minor developments such as garden sheds and satellite dishes.	
DM60 (Moved to Main Modifications – see MM10)			
DM61	LV 7.7	G In addition to the above principles, tall buildings must should;	To reflect positive wording.
DM62	LV 7.7 Supporting Text	Amend 1st paragraph as follows: Tall buildings have a greater impact on their surroundings and on the borough as a whole than other forms of development, <u>including heritage context and local heritage assets</u> , and as such, they must be held to higher standards than other development which will be less visually prominent. If the proposal complies with the spatial guidance of the Development Strategy, then the primary consideration for any scheme is therefore that it makes a positive contribution to the urban environment.	To improve clarity.

Ref. No.	Policy	Suggested Change	Reason For Change
DM63	LV 7.7 Supporting Text	Amend 2nd paragraph as follows: The specific locations identified as suitable for tall buildings will be designated through the Development Sites DPD and also through <u>Supplementary Planning Documents/Area Action Plans</u> .	To improve clarity.
DM64	LV 7.7 Supporting Text	Amend 3rd paragraph as follows: After <u>its</u> location, <u>the</u> quality and suitability of design are the overriding considerations in assessing the appropriateness of a tall building. This includes the suitability of the proposed design to its surroundings.	To improve clarity.
DM65 (Moved to Main Modifications – see MM11)			
DM66 (Moved to Main Modifications – see MM11)			
DM67 (Moved to Main Modifications – see MM12)			
DM68			

Ref. No.	Policy	Suggested Change	Reason For Change
(Moved to Main Modifications – see MM12)			
DM69	7D & Supporting Text	Amend policy and supporting text – see Appendix 2 for detailed changes	To provide clarity regarding the use/application of space standards, and to reflect latest evidence.
NEW (Replaces DM69)	7D & Supporting Text	See appendix 2 below. The majority of these changes were made post publication in response to the representations. Some further changes are now proposed following consideration of representors further statements and in response to discussions at the hearing. A number of these changes are considered to be main modifications and are detailed in the Main Modifications schedule. Some further minor changes are also proposed to the accompanying text to clarify the approach to implementing this policy and the appropriate use of financial contributions. The policy is provided in full at appendix 2, with changes tracked. To aid the reader the policy is also repeated at appendix 3 without changes tracked.	To provide clarity regarding the use/application of space standards, and to reflect latest evidence.
DM70	Appendix One	Insert new appendix one, comprising table which outlines the relevant 'policy hook' for each of the designations shown on the policies map.	To aid clarity in understanding the relationship of the Development Management DPD to the Policies Map.
Policies Map			

Ref. No.	Policy	Suggested Change	Reason For Change
The new changes below should also be read alongside those minor changes detailed in EPM6			
NEW	Policies Map Booklet (EPM 5) - New	Insert new table following table 4 listing sites designated as Heritage Land on map sheet 1.	To ensure that mapped designations are also appropriately expressed in text form.
NEW	Policies Map Booklet (EPM 5) - New	Insert new table following table 4 listing land designated as Green Corridor and Blue Ribbon Network on map sheet 1.	To ensure that mapped designations are also appropriately expressed in text form.
NEW	Policies Map Booklet (EPM 5) - Schedule 5	Table 5 is repeated. Delete first iteration of table. Second version to be retained as has been re-ordered alphabetically.	This change is an omission which didn't get carried forward into EPM 5.
NEW	Main Map Sheet & Policies Map Booklet (EPM4 & 5) – Map Sheet 8	See appendix 5 below. Correct location of Landmark 12 'The Water Tower, Hillcrest Road'.	The correct a cartographic error.

Appendix 1

Preamble to the Ealing Development Management Development Plan Document

1. The Development Management Development Plan Document (DM DPD) is part of Ealing's broader Local Plan (previously known as the Local Development Framework), which also includes the Development Strategy and the Development Sites Development Plan Documents. Taken together, these documents analyse Ealing's development needs, identify opportunities arising in the borough, and describe a programme to realise these new developments. Within this framework, the role of the DM DPD is to set out the criteria by which planning applications are assessed.
2. This DM DPD refers principally to two main documents, the London Plan (July 2011) and the Council's Development Strategy (April 2012). The London Plan is a combined document that incorporates the spatial vision for London with specific Development Management policies that apply to all boroughs. Ealing's Development Strategy sets out the spatial vision for development in the borough, explaining the relationship to each other of its different areas and functions.
3. Whilst the Ealing DM DPD should conform generally to the development management policies set out in the London Plan, the Council, however, is able to vary these policies according to local circumstances, and also to introduce new policies to further the vision set out in its Development Strategy.
4. The format and structure of the DM DPD policies is the same as the London Plan, using the same numbering and themes. This approach ensures consistency and clarity and serves to avoid the need for duplication between policies in the London Plan and the Ealing DM DPD. It also makes the wording of policies more clearer and accessible by avoiding conflict and ambiguity in the policy wording and thereby reduces the risk of appeals to the Planning Inspectorate as a result of any lack of effective co-ordination between regional and local policies.
5. Where necessary and/or appropriate these Ealing specific policies are inserted into the relevant section of the London Plan. This will take one of two forms.
 - Firstly, where there is a need for a local variation in policy the starting point is the policy wording in the adopted London Plan and these are denoted as "local variations" with the policy prefix LV and contained within a {see Footnote 1}box. This serves to differentiate that policy wording from the rest of the London Plan.

- Secondly, where either there is an identified local need or where the London Plan provides no detailed guidance a new “local policy” is set out and are contained within a {see Footnote 1} box. This again serves to differentiate that policy wording from the rest of the London Plan.

6. Implicit in this approach will be the need for Ealing to ensure that it is constantly reviewing its DM DPD to ensure that any future alterations or changes in the London Plan are anticipated and reviewed to ensure that any policy variations or new policies remain relevant and appropriate

7. The policies in this DPD and others are given spatial expression through the Policies Map. When using the policies in this DPD reference will need to be made to the Policies Map to understand the geographical application of these policies. The table set out in appendix one, identifies those policies in this and other DPDs which give effect to the designations on the map. Appendix two comprises the main policies map itself. The main map sheet is also supplemented by a separate map booklet, comprising schedules of all sites/designations, and accompanying map sheets which is set out in appendix three. For the purpose of this consultation exercise an atlas is provided at appendix four which illustrates the changes/differences which arise as a result of the preparation of this DPD, from the current Policies Map adopted through the Core Strategy in April 2012.

8. The policies set out in this document complete the replacement of Unitary Development Plan policies and the 2004 Ealing UDP has now been superseded in its entirety.

{Footnote 1: The precise formatting will be determined on publication of the final adopted plan. The text will be amended accordingly and this note deleted}.

Appendix 2

Revised Policy 7D (with changes tracked)

POLICY 7D OPEN SPACE

Local Policy

A All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2 below.

B Any development adjacent to or neighbouring existing open space should seek to enhance and not compromise the character of that open space or its function. ~~A buffer strip of 5m around existing or proposed open spaces, or 10m in the case of SINC/SMI sites, will be protected from built development.~~

The provision of open space and facilities for sports & recreation underpin people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made in order that the scheme is acceptable ~~in land use planning terms.~~ 'Contribution' can include actual space provision or a monetary contribution. Financial contributions will be sought in accordance with the tests identified in the NPPF.

The ~~recreation open space~~ needs generated will depend on the type of development being considered. The table below details those uses which generate demand for different categories of open space, sports and recreation space, and for which space provision/financial contributions will be required.

Table 7D.1 Qualifying development

	Garden Space <u>Private & Communal Garden Space</u>	Amenity Space****	Public Open Space	Children's Play Space*****	Allotments	Active Recreation (Outdoor)
Housing/Flats 1-9 units	Y	<u>NA</u>	<u>Y*</u> <u>N</u>	Y	<u>Y***</u> (contribution only)	<u>NA</u>
Housing/Flats 10- 149 <u>299</u> units	Y	<u>NA</u>	<u>Y*</u> <u>N</u>	Y	<u>Y***</u> (contribution only)	<u>NA</u>
Housing/Flats 300 <u>150</u> + units	Y	<u>NA</u>	<u>Y**</u> <u>—</u>	Y	<u>Y**</u>	Y
Student Accommodation (<u>Major</u>)	<u>NA</u>	Y	Y	<u>NA</u>	<u>NA</u>	Y
Active Elderly	Y	<u>NA</u>	<u>NA</u>	<u>NA</u>	Y	<u>NA</u>
Less Active Elderly	Y	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
Commercial (<u>Major</u>)	<u>NA</u>	Y	<u>NA</u> <u>Y</u>	<u>NA</u>	<u>NA</u>	Y

Key:

* Financial contribution may be sought

** Space or financial contribution sought

*** Financial contribution only

**** This provision requirement is primarily intended to satisfy the needs of none C3 and commercial uses, including although not limited to B1a and A1 uses. Where appropriate this will be substituted with a financial contribution to Public Open Space improvement. Whilst it is recognised that some amenity/ancillary space may be proposed in residential schemes, and is welcomed, no specific space standards are set. Priority instead is placed on achieving genuine private/communal garden space.

*****A contribution for child play space will be required where the child occupancy rate is calculated as having 10 or more children.

Where development triggers a need for open space, the amount of provision should be calculated using the following ~~minimum baseline~~ standards. These standards have been ~~developed based on a range of evidence, including the Council's Green Space Strategy...~~ informed by local evidence including such as the Council's Green Space Strategy and also build on the standards set out in the London Plan and associated Supplementary Planning Guidance. It should be noted that whilst these standards are set out ~~have been calculated~~ separately below, they should ~~are not intended to be applied in isolation, or necessarily calculated in addition to one another.~~ In fact the successful implementation of these standards will be dependent on maximising the multi-functional potential of open space. For example if public open space or garden space is genuinely playable this may substitute the need for additional child play space. This interaction between standards is key to ensuring that proposals respond to their context and the spatial priorities in relation to open space provision. In an area of public open space deficiency for example, the policy is designed to prioritise the provision of new public open space over additional garden space provision. It is also designed to prioritise financial contributions over space provision, where for example the existing quantity of provision is sufficient, but is of low quality, and would therefore benefit from further investment. Where space constraints, context or Council priorities necessitate financial contributions in place of space provision, these standards provide a measure to calculate shortfall which can be converted to a financial contribution to offset the difference.

Table 7D.2 Space Provision Requirements

Provision Type	Area Requirement
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Private Garden Space (House)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant*50/75 sq. m. per unit
Private Garden Space (Flat)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant**15 sq. m. per unit
Amenity Space	50 sq. m per 1,000 sq. m of floorspace
Public Open Space	19.5 sq. m. per person***
Children's Play Space	10 sq. m. per child****
Allotments	1.7 sq. m per person
Active Recreation (outdoor)	7.3 sq. m. per person*****

Key:

These space standards should be read as minima.

* This minimum baseline requirement derives from the Mayor's Housing SPG, and in most circumstances will need to be supplemented by additional private garden space to satisfy other policy requirements/design considerations. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 50 sq. m of private garden space per house. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. In respect of strategic development some of this additional provision may be substituted by Public Open Space provision.

** This minimum baseline requirement derives from the Mayor's Housing SPG. This will typically take the form of private balcony areas for upper floor units and private garden areas for ground floor units. In addition communal provision should also be provided of a sufficient size to accommodate the need for recreation and landscaping. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 15 sq. m per flat. This

space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. For smaller schemes such provision may also offset the need for additional child play space. Roof space should where possible also be maximised.

*** This standard derives from the Council's Green Space Strategy. Public Open Space provision should be determined, having regard to the borough target of 19.5 sq. m. per person, and by the amount of Private and Communal garden space proposed beyond the baseline standard, and the overall site area. Typically, for those developments, which make a high level of provision of private/communal garden space beyond the baseline standards, additional Public Open Space provision may not be required. Where planned garden space provision is low, provision will be sought on site where space allows, or via a financial contribution where space is constrained. Onsite provision will be prioritised in areas of deficiency. Reference in this regard should be made to the deficiency mapping provided in the Policies Map Booklet. In addition where existing Public Open Space exists in an area, but is already intensively used exceeding its capacity, the creation of new space may be preferable to securing further contributions. Typically strategic developments will have greatest potential to accommodate new Public Open Space onsite.

**** This standard derives from the London Plan and SPG. This provision standard should also be informed by the amount of Private and Communal garden space proposed, and the form/arrangement of this space. Where the upper level of provision is achieved in respect of private gardens for each individual house, or in respect of communal space for flatted development, separate child play space provision may not be required. In respect of larger developments separate provision onsite may be desirable, although this may substitute any enhanced private/communal garden space provision beyond the baseline standard. Occupancy levels should be calculated based on the methodology outlined in the London Housing Design Guide and the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).

***** This standard derives from the Council's 'Sports Facility Strategy 2012 to 2021', and in light of further revisions to this, supersedes the requirement in policy 5.6 of the Development (or Core) Strategy. In some instances the provision of outdoor space for sports may be accommodated within any new public open space provision.

~~Occupancy levels should be calculated based on the methodology outlined in the London Housing Design Guide and the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).~~

~~Quality requirements will be specified in a forthcoming Supplementary Planning Document.~~

~~The deficiency mapping completed as part of the Council's Green Space Strategy, will assist in determining whether provision should be on-site/off-site or via a contribution.~~

In addition to securing adequate open space provision to meet the demands of new occupants/users, careful consideration should be given to ensure that new development on land adjoining existing designated open space open space is carefully sited/designed to

enhance and minimise any impact on the function/character of the open space. Particular consideration in this regard should be given to the siting, scale, massing of buildings and the choice of boundary treatment. In assessing such proposals the Council will place particular attention on minimising the impact in terms of shadowing, the loss of views too and across the open space, and the creation of wind flow problems. To achieve this policy objective, where appropriate and necessary, the Council will expect a buffer strip around existing or proposed open spaces to be provided/retained, which is protected from built development. The depth of this strip will be guided by the particular circumstances of the case, including the existence of existing buildings. More sensitive treatment may be warranted where the open space is recognised for its nature conservation or heritage value. Typically, a buffer strip in the region of 5-10m should be provided/retained.

Appendix 3

Revised Policy 7D (with changes untracked)

POLICY 7D OPEN SPACE

Local Policy

A All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2 below.

B Any development adjacent to or neighbouring existing open space should seek to enhance and not compromise the character of that open space or its function.

The provision of open space and facilities for sports & recreation underpin people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made in order that the scheme is acceptable. 'Contribution' can include actual space provision or a monetary contribution. Financial contributions will be sought in accordance with the tests identified in the NPPF.

The open space needs generated will depend on the type of development being considered. The table below details those uses which generate demand for different categories of open space, sports and recreation space, and for which space provision/financial contributions will be required.

Table 7D.1 Qualifying development

	Private & Communal Garden Space	Amenity Space****	Public Open Space	Children's Play Space*****	Allotments	Active Recreation (Outdoor)
Housing/Flats 1-9 units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 10-149 units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 150+ units	Y	NA	Y**	Y	Y**	Y
Student Accommodation (Major)	NA	Y	Y	NA	NA	Y
Active Elderly	Y	NA	NA	NA	Y	NA
Less Active Elderly	Y	NA	NA	NA	NA	NA
Commercial (Major)	NA	Y	NA	NA	NA	Y

Key:

* Financial contribution may be sought

** Space or financial contribution sought

*** Financial contribution only

**** This provision requirement is primarily intended to satisfy the needs of none C3 and commercial uses, including although not limited to B1a and A1 uses. Where appropriate this will be substituted with a financial contribution to Public Open Space improvement.

****A contribution for child play space will be required where the child occupancy rate is calculated as having 10 or more children.

Where development triggers a need for open space, the amount of provision should be calculated using the following standards. These standards have been informed by local evidence including the Council's Green Space Strategy and also build on the standards set out in the London Plan and associated Supplementary Planning Guidance. It should be noted that whilst these standards are set out separately below, they are not intended to be applied in isolation, or necessarily calculated in addition to one another. In fact the successful implementation of these standards will be dependent on maximising the multi-functional potential of open space. For example if public open space or garden space is genuinely playable this may substitute the need for additional child play space. This interaction between standards is key to ensuring that proposals respond to their context and the spatial priorities in relation to open space provision. In an area of public open space deficiency for example, the policy is designed to prioritise the provision of new public open space over additional garden space provision. It is also designed to prioritise financial contributions over space provision, where for example the existing quantity of provision is sufficient, but is of low quality, and would therefore benefit from further investment. Where space constraints, context or Council priorities necessitate financial contributions in place of space provision, these standards provide a measure to calculate shortfall which can be converted to a financial contribution to offset the difference.

Table 7D.2 Space Provision Requirements

Provision Type	Area Requirement
Private Garden Space (House)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant*
Private Garden Space (Flat)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant**
Amenity Space	50 sq. m per 1,000 sq. m of floorspace

Public Open Space	19.5 sq. m. per person***
Children's Play Space	10 sq. m. per child****
Allotments	1.7 sq. m per person
Active Recreation (outdoor)	7.3 sq. m. per person*****

Key:

* This minimum baseline requirement derives from the Mayor's Housing SPG, and in most circumstances will need to be supplemented by additional private garden space to satisfy other policy requirements/design considerations. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 50 sq. m of private garden space per house. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. In respect of strategic development some of this additional provision may be substituted by Public Open Space provision.

** This minimum baseline requirement derives from the Mayor's Housing SPG. This will typically take the form of private balcony areas for upper floor units and private garden areas for ground floor units. In addition communal provision should also be provided of a sufficient size to accommodate the need for recreation and landscaping. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 15 sq. m per flat. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. For smaller schemes such provision may also offset the need for additional child play space. Roof space should where possible also be maximised.

*** This standard derives from the Council's Green Space Strategy. Public Open Space provision should be determined, having regard to the borough target of 19.5 sq. m. per person, the amount of Private and Communal garden space proposed beyond the baseline standard, and the overall site area. Typically, for those developments, which make a high level of provision of private/communal garden space beyond the baseline standards, additional Public Open Space provision may not be required. Where planned garden space provision is low, provision will be sought on site where space allows, or via a financial contribution where space is constrained. Onsite provision will be prioritised in areas of deficiency. Reference in this regard should be made to the deficiency mapping provided in the Policies Map Booklet. In addition where existing

Public Open Space exists in an area, but is already intensively used exceeding its capacity, the creation of new space may be preferable to securing further contributions. Typically strategic developments will have greatest potential to accommodate new Public Open Space onsite.

**** This standard derives from the London Plan and SPG. This provision standard should also be informed by the amount of Private and Communal garden space proposed, and the form/arrangement of this space. Where the upper level of provision is achieved in respect of private gardens for each individual house, or in respect of communal space for flatted development, separate child play space provision may not be required. In respect of larger developments separate provision onsite may be desirable, although this may substitute any enhanced private/communal garden space provision beyond the baseline standard. Occupancy levels should be calculated based on the methodology outlined in the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).

***** This standard derives from the Council's 'Sports Facility Strategy 2012 to 2021', and in light of further revisions to this, supersedes the requirement in policy 5.6 of the Development (or Core) Strategy. In some instances the provision of outdoor space for sports may be accommodated within any new public open space provision.

In addition to securing adequate open space provision to meet the demands of new occupants/users, careful consideration should be given to ensure that new development on land adjoining existing designated open space open space is carefully sited/designed to enhance and minimise any impact on the function/character of the open space. Particular consideration in this regard should be given to the siting, scale, massing of buildings and the choice of boundary treatment. In assessing such proposals the Council will place particular attention on minimising the impact in terms of shadowing, the loss of views too and across the open space, and the creation of wind flow problems. To achieve this policy objective, where appropriate and necessary, the Council will expect a buffer strip around existing or proposed open spaces to be provided/retained, which is protected from built development. The depth of this strip will be guided by the particular circumstances of the case, including the existence of existing buildings. More sensitive treatment may be warranted where the open space is recognised for its nature conservation or heritage value. Typically, a buffer strip in the region of 5-10m should be provided/retained.

Appendix 4

New Appendix One

The table below has been prepared to identify the relevant 'policy hook'/antecedents for each of the designations/layers shown on the Policies Map. The source of these policies include the adopted London Plan, Ealing's Development (Core) Strategy, Development Management DPD and the Development Sites DPD. A separate column for the Development Sites DPD has been omitted, as only the Development Sites designation relates to this DPD for its policy hook. The primary 'policy hook(s)' for each designation is highlighted in bold. Other policies of relevance are identified in italics. Please note that whilst other policies of relevance have been included, this list is not exhaustive.

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Green Belt	2.18 'Green Infrastructure: The Network of Open and Green Space' <i>7.16 'Green Belt'</i> <i>Map 2.8 'London's strategic open space network'</i>	<i>5.1 'Protect and Enhance Metropolitan Green Belt'</i> Map 7	2.18 'Green Infrastructure : The Network of Open and Green Spaces (Local Variation)'
Metropolitan Open Land	2.18 'Green Infrastructure: The Network of Open and Green Space' <i>7.17 'Metropolitan Open Land'</i> <i>Map 2.8 'London's strategic open space network'</i>	<i>5.2 'Protect and Enhance Metropolitan Open Land (MOL)'</i>	2.18 'Green Infrastructure : The Network of Open and Green Spaces (Local Variation)'
Public Open Space	2.18 'Green Infrastructure: The Network of Open and Green Space' 7.18C 'Protecting Local Open Space and Addressing Local Deficiency'	<i>5.5 'Promoting Parks, Local Green Space and Addressing Deficiency'</i>	2.18 'Green Infrastructure : The Network of Open and Green Spaces (Local Variation)'
Proposed Public Open Space	2.18C 'Green Infrastructure : The Network of Open and Green Spaces' 7.18C 'Protecting Local Open Space and Addressing Local Deficiency'	<i>5.5 'Promoting Parks, Local Green Space and Addressing Deficiency'</i>	2.18 'Green Infrastructure : The Network of Open and Green Spaces (Local Variation)'
Areas of Park	7.18C(b) 'Protecting Local Open	<i>5.5 'Promoting Parks, Local Green</i>	<i>7D 'Open Space' – accompanying</i>

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Deficiency ¹	Space and Addressing Local Deficiency’. <i>2.18 ‘Green Infrastructure : The Network of Open and Green Space</i>	<i>Space and Addressing Deficiency’</i>	<i>text</i>
Community Open Space	7.18C(a) ‘Protecting Local Open Space and Addressing Local Deficiency’ 7.22C ‘Land for Food’	5.6 ‘Outdoor Sports and Active Recreation’	2.18 ‘Green Infrastructure : The Network of Open and Green Spaces (Local Variation)’
Green Corridor	<i>2.18 ‘Green Infrastructure: The Network of Open and Green Space’</i> 7.19F(e) ‘Biodiversity and Access to Nature’	5.3 ‘Protect & Enhance Green Corridors’ Map 7	2.18 ‘Green Infrastructure : The Network of Open and Green Spaces (Local Variation)’
Acton Green Corridor Policy Area		5.3 ‘Protect & Enhance Green Corridors’ Map 7	2.18 ‘Green Infrastructure : The Network of Open and Green Spaces (Local Variation)’
Blue Ribbon Network	<i>2.18 ‘Green Infrastructure: The Network of Open and Green Space’</i> Map 7.5 <i>7.24 ‘Blue Ribbon Network’</i> <i>7.25 ‘Increasing the use of the Blue Ribbon Network for passengers and tourism’</i> <i>7.26 ‘Increasing the use of the Blue Ribbon Network for Freight Transport’</i> <i>7.27 ‘Blue Ribbon Network: Supporting infrastructure and recreational use’</i> <i>7.28 ‘Restoration of the Blue Ribbon Network’</i> <i>7.30 ‘London’s canals and other rivers and waterspaces’</i>	5.3 ‘Protect & Enhance Green Corridors’ <i>Map 7</i>	2.18 ‘Green Infrastructure : The Network of Open and Green Spaces (Local Variation)’
Site of Importance for Nature Conservation	7.19F ‘Biodiversity and Access to Nature’	5.4 ‘Protect the Natural Environment – Biodiversity and Geodiversity’	2.18 ‘Green Infrastructure : The Network of Open and Green Spaces (Local Variation)’

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Heritage Land	7.8A, F & G 'Heritage Assets and Archaeology'	<i>Map 7 1.2 (g)</i>	2.18 'Green Infrastructure : The Network of Open and Green Spaces (Local Variation)' <i>7C 'Heritage'</i>
Regionally Important Geological Site	7.20B (b) Geological Conservation'	5.4 (b) 'Protect the Natural Environment – Biodiversity and Geodiversity'	-
Archaeological Interest Area	7.8A, F & G 'Heritage Assets and Archaeology'	-	<i>7C 'Heritage'</i>
Landmarks	-	-	7.12J 'Implementing the London View Management Framework'
Town Centre	2.15D (a) 'Town Centres' Map 2.6 Annex Two – London's Town Centre Network <i>4.7 'Retail and Town Centre Development'</i> <i>4.8 'Supporting a successful and diverse retail sector'</i>	<i>1.1(d) 'Spatial Vision for Ealing 2026'</i> <i>Key Diagram</i> <i>Map 4</i>	-
Neighbourhood Centre	2.15D (b) 'Town Centres' <i>4.7 'Retail and Town Centre Development'</i> <i>4.8 'Supporting a successful and diverse retail sector'</i>	<i>1.1(d) 'Spatial Vision for Ealing 2026'</i> <i>Key Diagram</i>	-
Primary Shopping Frontage	2.15D (a) 'Town Centres' <i>4.8 'Supporting a successful and diverse retail sector'</i>	-	<i>4B 'Retail'</i>
Secondary Shopping Frontage	2.15D (a) 'Town Centres' <i>4.8 'Supporting a successful and diverse retail sector'</i>	-	<i>4B 'Retail'</i>
Strategic Industrial Location	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	<i>4A Employment Uses</i>
Locally Significant Industrial Area	4.4B (a) 'Managing Industrial Land and Premises'	<i>Key Diagram</i>	<i>4A Employment Uses</i>

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Preferred Industrial Locations	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	-
Preferred Industrial Locations/Industrial Business Park	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	-
Mineral Aggregate Distribution Site	5.20F 'Aggregates'	-	-
Development Site ⁱⁱ	-	-	-

ⁱ This is not a designation per se, but rather derives from the main layers.

ⁱⁱ Policy 'hook' provided by Development Sites DPD

Appendix 5

PLEASE NOTE THAT THIS MAP SUPERSEDES MAP 8 OF THE POLICIES MAP BOOKLET

