
SUPPLEMENTARY PLANNING GUIDANCE

The Adopted 2004 Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

SPG 6

PLOT RATIOS

This SPG has been produced to encourage appropriate scale, physical bulk and intensity of use, so that all new developments within the London Borough of Ealing are in character with and do not adversely affect their urban environment. However plot ratio, site coverage and cubic context criteria are secondary requirements of quality design, hence the inclusion of figures for plot ratio within an SPG, as opposed to within the policy of the UDP itself. This guidance supplements Policy 4.1 and 6.4 contained within the UDP, Ealing's Adopted 2004 Plan for the Environment.

The Council calculates plot ratio by measuring the total area of each floor (gross) of the building(s) (including plant), and relating this to the area of the site, excluding roads, pavements, access roads to backland sites and any land included in the site of an adjoining permission or development for plot ratio purposes. All floorspace will be measured, including basements, except for underground car parks required by the parking standard. An example is that a two storey building covering half the site has a plot ratio of 1:1, as would a 10 storey building covering one tenth of the site.

In all cases the ability for plot ratios to be maximised will depend on the local context; including built form, character, plot sizes and existing or potential public transport capacity. Development should normally have a maximum plot ratio of 1:1 (this is particularly relevant to industrial and warehousing development), except in town centre developments that have a high public transport accessibility. In these locations, ratios should not normally exceed 1.5:1, but ratios up to 2:1 might be acceptable. Where the Council has identified appropriate sites that are highly accessible (i.e. in the larger town centres with large building footprints and buildings of 4-6 stories), it may be possible for developments to achieve a plot ratio of 3:1.

Please note that the London Plan indicates that there may be some sites where a plot ratio nearer to 5:1 can be achieved. It is not envisaged that any such sites will be available within Ealing, as these ratios are normally only expected in Central London sites.

In all cases, site coverage should not be more than 75%. Site coverage is the percentage of the site area covered by buildings.

Plot ratio measured using floorspace and site area, as described above, is not appropriate to evaluate the scale and bulk of buildings such as large halls, theatres, churches, sports courts or buildings with an atrium. In these cases, the cubic capacity of the buildings above ground level should be measured instead of floorspace, and assessed as follows:

- On sites where a plot ratio of up to 2:1 is acceptable, the cubic capacity of the buildings on site should not exceed the net site area multiplied by 8.
- On sites where a plot ratio of up to 1:1 is acceptable, the cubic capacity of the buildings on site should not exceed the net site area multiplied by 4.

Supplementary Guidance, as the title suggests, is to guide development. It is not meant to be definitive, and much of the guidance represents minima which are to be improved on if possible in the interests of good design.

If you would like further advice on this guide, please contact:

**THE PLANNING POLICY TEAM
EALING COUNCIL
PERCEVAL HOUSE
14-16 UXBRIDGE ROAD
LONDON W5 2HL**

Telephone 020 8825 5428

FAX: 020 8579 5453

Email: Planpol@ealing.gov.uk

Website: www.ealing.gov.uk/planpol