

WEST EALING CENTRE NEIGHBOURHOOD FORUM NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

Published by West Ealing Centre Neighbourhood Forum under the
Neighbourhood Planning (General) Regulations 2012

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1. Introduction

This statement has been prepared by West Ealing Centre Neighbourhood Forum ("the Forum") to accompany its submission to the local planning authority, London Borough of Ealing Council ("the Council"), of the West Ealing Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

The Neighbourhood Plan has been prepared by the Forum, a qualifying body, for the Neighbourhood Area covering the centre of West Ealing. The area was designated by the Council on 29 October 2012; the Forum was designated as the Qualifying Body on 27 March 2013. The policies described in Section 5 of the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. The Neighbourhood Plan also contains non-land use policies in Section 6, which are included for the completeness of the document. It is acknowledged that they do not form part of the Neighbourhood Development Plan for the purpose of the examination or in the subsequent consideration of planning applications. The Plan period of the Neighbourhood Plan is from 2016 to 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.

The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirement of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- The making of the neighbourhood development plan does not breach and is otherwise compatible with, EU obligations.

2. Background

The decision to proceed with a plan was made by the Forum in 2013. A chief concern was to ensure that local planning policies were robust enough to protect key assets of the forum. The Neighbourhood Plan is designed to complement and refine policies in the Council's Ealing Development (Core) Strategy of April 2012, its Development Management DPD and its Development Sites DPD, both of December 2013.



Plan A: The Designated West Ealing Centre Neighbourhood Area

A Steering Group was formed comprising forum members from the local community who make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Forum approved the publication of the Pre-Submission Neighbourhood Plan of July 2016 and the Submission Neighbourhood Plan of January 2017.

There has been very considerable community engagement activity on the plan. This is laid out in detail in the separate Consultation Statement, which is published by the forum as part of the submission documentation. The Forum also worked closely with the officers of the Council during the preparation of the Neighbourhood Plan to ensure the relationship between the Plan and the various Ealing development plan policies was coherent and mutually supportive.

The Neighbourhood Plan contains 17 policies, some of which are defined on the Policies Map. The Plan has deliberately sought to avoid proposing policies that may duplicate national planning guidance and/or development plan policies that are already material considerations in determining future planning applications.

3. Conformity with National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

In overall terms, there are three NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan Plan has directly responded:

Para 16

The Forum believes the Neighbourhood Plan is planning positively for the future development in the Neighbourhood Area within the broad and deep strategic policy framework of adopted development plan documents covering this area. The nature of that framework has not left too much policy space for the Plan to occupy and the Forum has been keen not to simply wordsmith that existing policy. In talking to residents and businesses, it has sought to identify issues that matter most to local people, where the existing framework, which applies across the Borough, may not be ideally suited to West Ealing.

The Forum acknowledges that change is inevitable with the opening of the Cross Rail station on the northern edge of the area but is concerned that it will lead to a scale and intensity of housing and commercial development around the station that is not well suited to that suburban location. The Broadway already has a well-established mix of commercial and residential uses in taller buildings and it lies only a short walking distance from the new station. The Forum is keen to see its part of the Broadway and a rejuvenated Deans Gardens as a vibrant, but distinct, offer from the more conventional uses along the Broadway in Central Ealing.

Para 183

The Neighbourhood Plan establishes a clear vision for the Forum that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for managing development proposals.

Para 185

The Forum believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of the development plan. It is considered to strike a positive balance between promoting the continued development of the area on the one hand and conserving its essential suburban and distinct commercial offer on the other.

The Neighbourhood Plan deliberately avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan and other adopted supplementary planning guidance into specific policies for the area. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary			
Policy No.	Policy Title	NPPF Para	Commentary
WEC1	Royal Mail Building, Manor Road	24, 131, 135	<p>This policy accords with para 24 of the NPPF, the site lies within the revised Town Centre boundary of Policy WEC13, and is easily accessible to the rest of the town centre.</p> <p>This policy is also consistent with para 131 in recognising the community's desire to protect the building as it contains local heritage value. The policy does recognise that this building is a non-designated heritage asset, and so further conforms with para 135, but does not go as far by making the building a designated asset.</p>
WEC2	1-4 Manor Road	24, 58	<p>This policy accords with para 24 of the NPPF, the site lies within the revised Town Centre boundary of Policy WEC13, and is easily accessible to the rest of the town centre.</p>

			<p>This policy also accords with para 58 of the NPPF by setting out the quality of development that is expected by defining particular characteristics and ensuring new developments remain in keeping with the surrounding buildings and area.</p>
WEC3	51-57 Manor Road	24, 35, 58	<p>This policy is accords with para 24 of the NPPF, as this policy supports proposals for a mixed use development within the town centre boundary.</p> <p>This policy also accords with para 35 of the NPPF by recognising Crossrail station as an asset and so seeks to support a scheme that positively responds to that.</p> <p>This policy also accords with para 58 of the NPPF by setting out the quality of development that is expected by defining particular characteristics and ensuring new developments remain in keeping with the surrounding area.</p>
WEC4	1-5 Lancing Road	24, 35, 58	<p>This policy accords with para 24 of the NPPF, as this policy supports proposals for a mixed use development within the town centre boundary and makes reference to retail/ commercial uses.</p> <p>This policy also accords with with para 35 of the NPPF by recognising Crossrail station as an asset and supports proposals that give priority to pedestrian movement along Drayton Green Road to access the high quality public transport facility.</p> <p>This policy also accords with para 58 of the NPPF by setting out the quality of development that is expected by defining particular characteristics and ensuring new developments remain in keeping with the surrounding area.</p>

WEC5	Land to the rear of 162 Uxbridge Road	24, 58	<p>This policy accords with para 24 of the NPPF, as it supports proposals for a mixed use development within the town centre boundary and takes reference to retail/ commercial uses.</p> <p>This policy also accords with para 58 of the NPPF by setting out the quality of development that is expected by defining particular characteristics and ensuring new developments remain in keeping with the surrounding area.</p>
WEC6	Corner of Drayton Green & Broadway	24, 35, 58	<p>This policy accords with para 24 of the NPPF. The land lies within West Ealing's Town Centre Boundary which takes reference to retail/ commercial uses.</p> <p>This policy also accords with para 35 of the NPPF, which states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The policy has regard to the location of the site in relation to the new Crossrail station, opening in 2017. This policy tries to support proposals that encourage the site to increase the connectivity between the Broadway and the Crossrail station.</p> <p>This policy accords with para 58 of the NPPF in specifying support for developments with reasonable design criteria such as the massing and height of new buildings are in keeping with surrounding buildings.</p>

WEC7	Dean Gardens	24, 58, 70, 73, 74, 173	<p>This policy accords with para 24 of the NPPF in that the small element of retail supported on the ground floor of the development scheme lies within the defined Town Centre Boundary and is therefore consistent with the retail sequential test of the NPPF.</p> <p>This policy also accords with para 58 of the NPPF in specifying appropriate design for new development to reflect neighbouring buildings and its surroundings.</p> <p>Most importantly, the policy also accords with para 73 of the NPPF by maintaining and encouraging greater access to this high quality open space and opportunity for recreation, which makes an important contribution to the health and well-being of the local community. It accords with para 74 by allowing for a small area of the park boundary to be built on to provide an active frontage to improve its attractiveness and quality. There will be no significant loss resulting from the proposed development, so there is no need to replace it by equivalent or better provision in another suitable location. Dean Gardens is the only main area of green space in the whole neighbourhood area but has struggled with crime and misuse problems. The policy is aimed at tackling this problem so that a wider cross section of the community, especially those that may feel more vulnerable and unsafe as users, can enjoy it, in line with para 70 of the NPPF.</p> <p>It does not prescribe a specific financial contribution from the proposals to the improvement of the Park, as this will be determined by planning applications in due course, in line with para 173 of the NPPF.</p>
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WEC8	1-19 Broadway & Leeland Terrace	24, 58, 129, 173	<p>This policy accords with para 24 of the NPPF. The land lies within the Town Centre Boundary which takes reference to retail/ commercial uses.</p> <p>This policy accords with para 58 of the NPPF in specifying support for developments with reasonable design criteria such as the massing and height of new buildings are in keeping with surrounding buildings.</p>
WEC9	66-88 Broadway	24, 58	<p>This policy accords with para 24 of the NPPF. The land lies within the Town Centre Boundary which takes reference to retail/ commercial uses.</p> <p>This policy also accords with para 58 of the NPPF in specifying support for developments with reasonable design criteria such as the massing and height of new buildings are in keeping with surrounding buildings.</p>
WEC10	57-119 Broadway & West Ealing House	24, 58, 70, 173	<p>This policy accords with para 24 of the NPPF. The land lies within the Town Centre Boundary which takes reference to retail/ commercial uses.</p> <p>This policy also accords with para 58 of the NPPF in specifying support for developments with reasonable design criteria such as the massing and height of new buildings are in keeping with surrounding buildings. Redevelopments will be supported if they are of size and massing suitable to neighbouring buildings.</p> <p>The policy requires the scheme to include some form of cultural facility, as the location and likely scale of a redevelopment scheme create a plausible opportunity to</p>

			provide this benefit for the local community, as per para 70 of the NPPF. It does not prescribe a specific means by which the cultural facility is incorporated within the proposals, as this will be determined by a planning application in due course, in line with para 173 of the NPPF.
WEC11	Chignell Place	24, 58, 173	<p>This policy accords with para 24 of the NPPF. The land lies within the Town Centre Boundary which takes reference to retail/ commercial uses.</p> <p>This policy also accords with para 58 of the NPPF in specifying support for developments with reasonable design criteria such as the massing and that the height of new buildings is in keeping with surrounding buildings.</p> <p>It does not prescribe a specific obligation on the proposals to finance environmental improvements, as this will be determined by planning applications in due course, in line with para 173 of the NPPF.</p>
WEC12	Jacob's Ladder	35, 173	<p>This policy accords with para 35 of the NPPF by recognising Crossrail station as an asset and supports proposals that give priority to pedestrian movement throughout the Neighbourhood Area to access the high quality public transport facility and Broadway. Jacob's Ladder is one of the key access points over the railway line and this proposal will enable an improvement to its approach from Felix Road. It does not prescribe a specific financial contribution from the proposals to these improvements, as this will be determined by planning applications in due course, in line with para 173 of the NPPF.</p>

WEC13	Town Centre	23, 35, 40	<p>This policy accords with para 23 of the NPPF in recognising the town centre as the heart of the community and to define the extent of the town centre, based on a clear definition of primary and secondary frontages.</p> <p>This policy also accords with para 35 of the NPPF by recognising Crossrail station as an asset and supports proposals that give priority to pedestrian movement throughout the Neighbourhood Area to access the high quality public transport facility.</p> <p>This policy also seeks to resist any developments that results in a loss of car parking, which accords with para 40 of the NPPF.</p>
WEC14	Local Heritage Assets	129, 135	This policy accords with para 129 of the NPPF by identifying buildings of local heritage interest so that this interest may be considered in development proposals in line with para 135.
WEC15	Temporary Use of Vacant Premises	23	This policy accords with para 23 of the NPPF in recognising the need to promote West Ealing as a competitive town centre that provides distinct customer choice and a diverse retail offer and which reflect the individuality of the centre. It seeks to ensure this part of the Broadway remains a healthy and vibrant centre by minimising the amount of vacant premises as much as possible.
WEC16	Shop Front Improvements	23	This policy accords with para 23 of the NPPF in ensuring and supporting a healthy and prosperous town centre, by improving shop frontages within the town centre.
WEC17	Car Parking	17, 39, 40	Policy WEC17 seeks to support to the improvement and to the provision and accessibility of residential parking.

			<p>This policy accords with para 39 of the NPPF by requiring proposals to take into account accessibility to public transport and the type and mix of development and car ownership levels when supporting a development.</p> <p>This policy also accords with para 40 of the NPPF in seeking to protect the car parking within town centres.</p>
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4. Contribution to Achieving Sustainable Development

As a Strategic Environmental Assessment (SEA) of the Neighbourhood Plan has not been required – see Section 5 below - an assessment of the contribution that each policy makes to achieving sustainable development is provided in Table B below. In overall terms, the assessment shows that every policy makes at least one positive contribution and none will deliver a negative sustainability impact. This is perhaps unsurprising, given that the Neighbourhood Area is highly constrained and there has been no appetite from the local community to wish to change the character or role of the community.

TABLE B: NEIGHBOURHOOD PLAN & SUSTAINABLE DEVELOPMENT SUMMARY

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	Royal Mail Building, Manor Road	+	+	+	This policy supports proposals for a small mixed-use development whilst recognising the building as a non-designated heritage asset.
2	1-4 Manor Road	+	+	+	This policy supports proposals a sensitive redevelopment that continues to remain a mixed use site, that retains the existing building line and remains in keeping with surrounding buildings.
3	51-57 Manor Road	+	+	+	This policy supports proposals that retain the building line currently in place and to remain in keeping with surrounding buildings in terms of height or massing. This policy also includes support for the redevelopment to include a mixed use scheme that responds to the adjacent Crossrail station.
4	1-5 Lancing Road	+	+	+	This policy supports development mixed use development, that remains in keeping in terms of height and massing to its surroundings, but also recognises the sites importance on the main link road between Crossrail and Broadway.
5	Land to the rear of 162 Uxbridge Road	+	+	+	This policy supports a small infill mixed use development, to make full use of the space as it is in an important location, situated on Drayton Green Road between Crossrail and Broadway.

6	Corner of Drayton Green & Broadway	+	+	0	This policy supports a redevelopment of the site, with a mixed use scheme, to make full use of this space as it is situated in an important location. Although the corner building has some architectural merit, it is not considered sufficient to warrant retention and this prominent site creates the opportunity for a modern design solution.
7	Dean Gardens	+	+	0/-	<p>This policy supports proposals for a small mixed-use development on the southern edge of Dean Gardens, such as a community facility, art gallery or café, with a small residential development above, which could have economic benefits for the neighbourhood forum's local economy.</p> <p>This policy also provides a social benefit in the proposed development in the south of Dean Gardens providing an active frontage onto the park, making it a safer environment for users of Dean Gardens and to increase the use and enjoyment of this asset, amidst past crime and anti-social behaviour that has occurred in Dean Gardens.</p> <p>There will be an inevitable negative environmental impact with the loss of a small part of the park, but its scale and location around the edge of the park will minimise this loss.</p>
8	1-19 Broadway & Leeland Terrace	+	+	+	This policy supports developments that seek to include a community facility, due to its location on Broadway. A mixed use site is supported for the site.
9	66-88 Broadway	+	+	0	This policy supports a mixed use scheme that continues to have active retail ground floor frontages, with support for a new pedestrian route through the site to link Broadway with Singapore Road.
10	57-119 Broadway & West Ealing House	+	+	0	This policy illustrates proposals that support the redevelopment of this site to a mixed use scheme which includes the provision of a cultural facility as part of the scheme. This could bring social benefits for the community in bringing together residents for a variety of different events or projects.

11	Chignell Place	+	+	+	<p>This policy seeks to have a positive social effect first and foremost. There have been countless incidences of anti-social behaviour and crime in Chignell Place. The improvement of this area including the the pedestrianisation and the redevelopment of commercial and residential developments seek to make the area a safer and more inviting space.</p> <p>This policy also seeks to create inclusion of the West London Islamic Centre with Chignell place. The interaction between the Islamic Centre and Chignell place will allow further social inclusion in the community, and could help increase safety in Chignell Place.</p> <p>This policy also seeks to have a positive economic effect by supporting proposals for the redevelopment of commercial buildings in the Chignell Place</p>
12	Jacob's Ladder	+	0	+	<p>This policy's main aim is to improve the public realm. As an important route for residents, workers and visitors walking north/south over the railway line, the area is currently an uninviting space. The area could benefit from a redevelopment or residential and commercial space to improve the public realm. This could make the area a safer place to travel through promoting a social benefit.</p> <p>As there is also support within the policy for the provision of a retail/ café use, this also has economic benefits in supporting the creation of new small business.</p>
13	Town Centre	0	+	0	<p>This policy seeks to protect and improve the active frontages in the town centre, which looks to sustain the vitality of the centre.</p>
14	Local Heritage Assets	0	0	+	<p>There are many buildings, outlined in the WECNF heritage list, which are unique to West Ealing, and the protection of these buildings are essential in preserving the Neighbourhood Area's heritage, alongside new or future development to sustain its distinctive character and identity into the future.</p>

					Although the list is extensive, it should not undermine the many proposals and opportunities to promote development in the area, and there should therefore be no negative economic or social impact.
15	Temporary Use of Vacant Premises	0	+	0	<p>This policy supports the temporary use of vacant premises and in doing so, improves the vitality of the town centre and seeks to help small business and in turn, the local economy, therefore providing a positive economic benefit.</p> <p>Supporting this ensures the town centre continues to stay vibrant, which helps make the area a more vibrant and healthier economic and prosperous centre for residents, workers and visitors.</p>
16	Shop Front Improvements	0	+	0	This policy seeks to improve the Broadway by supporting improvements to shops within the town centre. An improvement in the appearance of shops within the town centre could make the area appear more attractive, which could increase the number of shoppers visiting West Ealing, that could provide an economic benefit for the Neighbourhood Area.
17	Car Parking	+	+	0	Ensuring the continued protection or increased provision of car parking into the future is to help ensure the town centres viability by securing car parking for visitors. This helps ensure the accessibility and footfall for the businesses operating within the neighbourhood forum which is vital in helping to improve and sustain a healthy local economy.

5. General Conformity with the Development Plan

The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan, that is policies of the Council' suite of development plan documents adopted in 2012 and 2013. This has presented a challenge given the breadth and depth of adopted policies covering this area and the desire of the Forum not to unnecessarily repeat existing policy.

The Ealing Development (Core) Strategy was adopted in April 2012 and provides the strategic planning policy framework for the Neighbourhood Plan for the period to 2026. The following policies are of particular relevance:

- Policy 1.1 Spatial Vision for Ealing 2026: Aiming to provide new housing and high quality office space and new redevelopment retail space. To also ensure the viability of boroughs town centres in accordance. To also enhance and protect suburban communities.
- Policy 1.2 Delivery of Vision for Ealing 2026: (a) At least 50% of housing developed in the borough up to 2026 will be affordable housing, as defined by the Local Plan, to achieve mixed communities with a range of housing types across the borough to meet the demand.
- Policy 1.2 Delivery of Vision for Ealing 2026: (c, e, f) to maintain and increase the supply of retail floor space across the borough to meet identified demand and to sustain the vitality and viability of the retail hierarchy. To support transport infrastructure.
- Policy 2.1 Realising the Potential of the Uxbridge Road/ Crossrail Corridor: Seeking the development of extra housing by 2026. To supplement the introduction of Crossrail with improvements in bus services. Also improvements to cycle ways, and create a balance between innovative regeneration initiatives and conservation of the built and natural environment.
- Policy 2.5 Revitalise Ealing Metropolitan Town Centre: to regenerate the town centre and develop a vibrant and diverse range of new homes, shops, offices, including rein-forcing the distinctive character of West Ealing's value and convenience goods uses and a wide range of eating places whilst enhancing its historic buildings.
- Policy 2.6 Regenerate the Green Man Lane Estate: Achieve a more attractive and popular residential development through regeneration and integrating the development into West Ealing Broadway.
- Policy 2.10 Residential Neighbourhoods: To protect the residential character of much of the wider Uxbridge Road corridor, whilst providing for further residential development, including affordable housing, largely at identified locations, and including proposals for the regeneration of municipal housing estates.
- Policy 5.3 Protect and Enhance Green Corridors: as important links between strategic open spaces in the Borough comprising roads, railways and other corridors for the movement of wildlife
- Policy 5.5 Promoting Parks and Local Green Spaces: to protect open space of local value for informal recreation as part of the All London Green Grid, including Dean Gardens

- Policy 6.2 Social Infrastructure: identifying a series of improvement projects in the plan period, including West Ealing Library & Information Hub

In December 2013, the Council adopted its Development Sites policy document, which sets out specific site proposals in support of the Development Strategy. These proposals are intended to encourage and manage suitable development proposals over the plan period. The document identifies eight sites in the Neighbourhood Area:

- EAL11 West Ealing Station approach - for a mixed use development appropriate to a town centre location
- EAL12 West Ealing Crossrail Station - for a mixed use development appropriate to a town centre location and a functioning Crossrail station
- EAL14 Maitland Yard - for a mixed use development appropriate to a town centre location with retention of car parking
- EAL15 66-88 Broadway - for a mixed use development appropriate to a town centre location
- EAL16 59-119 Broadway & New Ealing House - for a mixed use development appropriate to a town centre location including retail, commercial, residential and re-provision of community uses and car parking
- EAL17 Chignell Place - for a mixed use development appropriate to a town centre location including retention of place of worship
- EAL18 130-140 Broadway - for a mixed use development appropriate to a town centre location including the provision of community uses
- EAL19 Western Gateway (131-141 Broadway) - for a mixed use development appropriate to a town centre location

The London Plan is the overall strategic plan for London. It establishes a range of strategic policies that need considering within Neighbourhood Plans. At a local level, the Plan operates with the Council's own Development Management policy document of 2013, which varies and supplements the Plan in respect of detailed development management policies for the Borough. Of most relevance to the Neighbourhood Plan area are the following policies:

- Policy 2.18 Green Infrastructure - defining the Community Open Space at Dean Gardens as a green infrastructure asset for protection and enhancement
- Policy 3.4 Optimising Housing Potential - defining appropriate density ranges in the town centre
- Policy 4B Retail – in respect of retaining retail uses in the primary and secondary shopping frontages
- Policy 4C Main Town Centre Uses – in terms of how such uses relate well to their surroundings and seeking to pre-vent an over-concentration of uses
- Policy 6.13 Parking – defining car parking standards

- Policy 7.4 Local Character – requiring development proposals to complement their street sequence, building pattern, scale, materials and detailing
- Policy 7C Heritage – enabling the identification of local heritage buildings for inclusion on the Ealing Local Heritage Assets Register for appropriate conservation

TABLE C: NEIGHBOURHOOD PLAN & DEVELOPMENT CONFORMITY SUMMARY

No.	Policy Title & Refs	Commentary
1	Royal Mail Building, Manor Road	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centres), 3.5 (Design), 4.3 (Mixed Use), 4.7 (Retail) and 7.8 (Heritage Assets). It accords by recognising the location of the building to the town centre, ensuring support for mixed use developments, whilst protecting the building as a local heritage asset. Policy WEC13 proposes a minor alteration to the Town Centre boundary to include the land within it.</p> <p><u>Development Management</u> This policy conforms with policy 4A (Employment Uses) as the building is currently used solely as an employment use, whilst also conforming with policy 7.4 (Local Character) and 7C (Heritage) by protecting the building as a local heritage asset.</p>
2	1-4 Manor Road	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 3.5 (Design), 4.3 (Mixed Use) and 4.7 (Retail). It accords by recognising the location of the building to the town centre, ensuring support for mixed use developments. Policy WEC13 proposes a minor alteration to the Town Centre boundary to include the land within it.</p> <p><u>Development Management</u> This policy conforms with policy 7.4 (Local Character) by protecting the character of the mixed use building.</p>

3	51-57 Manor Road	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 3.5 (Design), 4.3 (Mixed Use) and 4.7 (Retail). It accords by recognising the location of the building to the town centre, ensuring support for mixed use developments.</p> <p><u>Core Strategy</u> This policy accords with 2.5(f) (Public Realm) of the core strategy in referencing public realm improvements as the current site is in poor condition and would benefit by redevelopment to positively respond to the new Crossrail station adjacent.</p> <p><u>Development Management</u> This policy conforms with policy 7.4 (Local Character) by protecting the character of the mixed use building. It also conforms with policy 3.4 (Optimising Housing Potential). Currently, the site is not being utilised to its full potential, with regards to residential above the shops.</p> <p><u>Development Sites Document</u> This policy supports the principles set out in EAL12 (Crossrail Station), but goes further and makes increased policy provision to protect the active ground floor frontage, and to promote the relationship between the building and the Crossrail station adjacent.</p>
4	1-5 Lancing Road	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 3.5 (Design) and 4.3 (Mixed Use). It accords by recognising the location of the building to the town centre. It also conforms with policy 6.1A(i) (Promoting Walking) and 6.1B (Strategic Approach), by recognising the promotion of walking through public realm, which is crucial here as the site is situated on the main road between Crossrail and the Broadway.</p> <p><u>Development Management</u> This policy conforms with policy 7.4 (Local Character) by protecting the character of the mixed use building. It also conforms with policy 3.4 – Optimising Housing. Currently, the site is not being utilised to its full potential.</p>

5	Land to the rear of 162 Uxbridge Road	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 3.5 (Design) and 4.3(Mixed Use). It accords by recognising the location of the building to the town centre. It also conforms with policy 6.1A(i) (Promoting Walking), 6.1B (High Quality Public Realm) and policy 6.1A(d) (Enhancing Connectivity) by recognising the promotion of walking through public realm, which is crucial here as the site is situated on the main road between Crossrail and the Broadway.</p> <p><u>Development Management</u> This policy conforms with policy 7.4 (Local Character) by protecting the character of the mixed use building. It also conforms with policy 3.4 (Optimising Housing). Currently, the site is not being utilised to its full potential.</p>
6	Corner of Drayton Green & Broadway	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 3.5 (Design), 4.3 (Mixed Use) and 4.7 (Retail). It accords by recognising the location of the building to the town centre, with it being a mixed use building. It also conforms with policy 6.1A(i) (Promoting Walking), 6.1B (Strategic Approach) and policy 6.1A(d) (Enhancing Connectivity) by recognising the promotion of walking through public realm, which is crucial here as the site is situated on the main road between Crossrail and the Broadway.</p> <p><u>Development Management</u> This policy conforms with 7.4 (Local Character) by protecting the character of the mixed use building. It also conforms with policy 3.4 (Optimising Housing). Currently, the site is not being utilised to its full potential.</p>
7	Dean Gardens	<p><u>The London Plan</u> This policy accords with 2.15 (Town Centre) and 2.18 (Open Space) of the London Plan by protecting open spaces within a town centre, as the development scheme will occupy only a small part of the park on its southern boundary. It also accords with 7.18 (Dean Gardens) which specifically references Dean Gardens and accords by protecting the green space to maintain this green infrastructure for the benefit of the community.</p>

		<p>This policy also accords with policy 3.3 (Increasing Housing), 3.4A (Optimising Housing), 3.5 (Design), 4.3 (Mixed Use), 4.6 (Cultural Facility), 7.3 (Designing Out Crime), and 7.5 (Public Realm) by supporting a small scheme in Dean Gardens promoting good design, mixed use facilities, public realm considerations, with consideration for cultural facilities, increased housing and designing out crime.</p> <p><u>Core Strategy</u> This policy accords with 2.5(f) (Public Realm) of the core strategy in referencing public realm improvements.</p> <p><u>Development Management</u> This policy accords with 2.18 (Ealing Local Green Spaces) and 7D (Ealing Open Spaces) in recognising Dean Gardens as a Local Green Space within LBE.</p> <p>This policy also accords with 7.4 (Local Character) and policy 7B (Design Amenity) in conforming to these when supporting a small development within Dean Gardens.</p>
8	1-19 Broadway & Leeland Terrace	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 4.3 (Mixed Use), 4.6 (Cultural Facility), 4.7 (Retail) and 7.8 (Heritage Assets). It accords by recognising the location of the site within town centre, and supporting a cultural facility as part of a redevelopment.</p> <p><u>Development Management</u> This policy conforms with policy 3.4 (Optimising Housing) as the site is not being utilised to its full potential. WEC8 also conforms with 4B (a,b,c) (Retail).</p> <p><u>Development Sites Document</u> This policy supports the principles set out in EAL14 (Maitland Yard), but goes further and makes increased policy provision to encourage a mixed use development with particular reference to inclusion of a community facility.</p>
9	66-88 Broadway	<u>The London Plan</u>

		<p>This policy accords with policy 2.15 (Town Centre), 3.1B (Equal Life Chances), 3.5 (Design), 4.2 (Offices), 4.3 (Mixed Use) and 4.7 (Retail). It accords by recognising the location of the building to the town centre and notes design principles that would be appropriate for the redevelopment.</p> <p><u>Development Management</u> This policy conforms with policy 3.4 (Optimising Housing) as the site is not being utilised to its full potential. WEC8 also conforms with 4B (a,b,c) (Retail). This policy also accords with LBE's development management policy 7.4 (Local Character).</p> <p><u>Development Sites Document</u> This policy supports the principles set out in EAL15 (66-88 Broadway), but goes further and makes policy provision to encourage a pedestrian route between the Broadway and Singapore Road, referencing size and massing of redevelopment and referencing the need for a mixed use scheme.</p>
10	57-119 Broadway & West Ealing House	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 4.3 (Mixed Use), 4.6 (Cultural Facility) and 4.7 (Retail). It accords by recognising the location of the building within town centre, recognising the building as a mixed use development and supporting a cultural facility as part of a redevelopment.</p> <p><u>Development Management</u> This policy conforms with policy 3.4 (Optimising Housing). Currently, the site is not being utilised to its full potential, with regards to residential above the shops</p> <p><u>Development Sites Document</u> This policy supports the principles set out in EAL16 (Broadway and New Ealing House), but goes further and makes policy provision to encourage the inclusion of a cultural facility, and resists any development which results in a net loss of car parking spaces.</p>
11	Chignell Place	<u>The London Plan</u>

		<p>This policy conforms with the more general policies of the London Plan, specifically 2.15 (Town Centre), 4.3 (Mixed Use), 4.6 (Cultural Facility) and 4.7 (Retail). It accords by recognising the location of the building within town centre, recognising the building as a mixed use development and supporting a cultural facility as part of a redevelopment.</p> <p><u>Development Management</u> This policy conforms with 3.4 – Optimising Housing. Currently, the site is not being utilised to its full potential, with regards to residential above the shops as well as 7B (Design Amenity) in conforming to these when supporting development within Chignell Place.</p> <p><u>Development Sites Document</u> This policy supports the principles set out in EAL17 (Chignell Place), but goes further and makes policy provision to encourage closure of Chignell Place to road traffic to form a new courtyard.</p>
12	Jacob's Ladder	<p><u>The London Plan</u> This policy conforms with the more general policies of the London Plan, specifically 3.5 (Design), 4.3 (Mixed Use) and 4.7 (Retail) by recognising the location of the site to the town centre. It also conforms with policy 6.1A(i) (Promoting walking) by recognising the promotion of walking through public realm. Improvements to this site will also promote walking, conforming with policy 6.10 (Walking) and policy 7.5 (Public Realm).</p> <p><u>Development Management</u> This policy also accords with LBE's development management policy policy 7.4 (Local Character).</p>
13	Town Centre	<p><u>The London Plan</u> This policy conforms with the more general policy 2.15 (Town Centre) of the London Plan while also conforming with policy 4.7 (Retail).</p> <p><u>Core Strategy</u></p>

		<p>This policy recognises and conforms with policy 2.5 (B,G) (Value Goods & Restaurants) by recognising the importance of value goods and restaurants within the Neighbourhood Area, and in particular, the town centre.</p> <p><u>Development Management</u></p> <p>This policy also accords with policy 4B of the development management by recognising the town centre designation, however goes further by making a slight extension to the town centre area to include Neighbourhood Plan policies 1 & 2.</p>
14	Local Heritage Assets	<p><u>The London Plan</u></p> <p>This policy accords with policy 3.5 (Design), policy 7.4 Local Character and policy 7.8 (Heritage Assets) by trying to safeguard the heritage assets within West Ealing from inappropriate redevelopment.</p> <p><u>Development Management</u></p> <p>This policy also accords with LBE's development management policy policy 7.4 (Local Character) and 7C Ealing Local Policy List: Heritage. WECNF seek only to recognise heritage assets within the Neighbourhood Area, that have not been recognised in Ealing's Heritage list, to ensure safeguarding these assets for the community.</p>
15	Temporary Use of Vacant Premises	<p><u>The London Plan</u></p> <p>This policy accords with policy 4.7 (Retail) and policy 4.8 Supporting a diverse retail sector by trying to limit the amount of vacant premises on the Broadway ensuring the healthy town centre can thrive.</p> <p><u>Development Management</u></p> <p>This policy also accords with policy 4B (Retail) in making recognising design principles necessary, while still conforming with the development management policy.</p>
16	Shop Front Improvements	<p><u>The London Plan</u></p> <p>This policy accords with policy 3.5 (Design) and policy 4.7 (Retail) in promoting good design to protect and improve shop fronts in West Ealing Town Centre.</p>

		<p><u>Development Management</u> This policy accords with Ealing's Local Retail Policy, policy 4B (Retail) and Local Character (policy 7.4) by ensuring West Ealing retains its town centre appearance.</p>
17	Car Parking	<p><u>The London Plan</u> This policy accords with policy 6.13 (Parking) by supporting parking standards.</p> <p><u>Development Management</u> This policy also accords with the more specific policy for Ealing parking in policy 6.13 (Parking).</p>

6. COMPATABILITY WITH EU LEGISLATION

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

A screening opinion was issued by the Council in November 2016, which confirmed that the Neighbourhood Plan does not require a strategic environmental assessment (SEA) as per EU Directive 2001/42.