INTRODUCTION

Ealing’s unitary development plan (UDP) sets out policies and proposals on how the borough should develop over a ten to fifteen year period. It provides a framework for dealing with property development and transport over the plan period.  

The last adopted UDP dated from 1998, and needed to be updated and modernised. On this basis, the Council produced a new replacement UDP, which was placed ‘on first deposit’ in February 2002. A second deposit version was published in October 2002, and included changes arising from people’s comments on the February edition. A Public Inquiry into both the first and second deposit objections was held from May – October 2003. The Inquiry Inspector published his report in February 2004. A list of proposed modifications, arising from the Council’s consideration of the Inspector’s recommendations for changes to the Plan, was placed on deposit on 7 May 2004. Twenty five people submitted objections on the Plan, which were considered carefully by Council, but did not result in any substantive changes to the Plan. As the only changes recommended were ‘non-material’ in nature, the Plan was put forward, with modifications, for adoption. The Plan was adopted on the 12 October 2004, and since then, planning applications have been dealt with on the basis of this Plan.

The following key themes for modernising the Plan for the Environment were followed:

(i) Fundamental changes to the format to make a shorter, clearer plan;

(ii) Coordination with the Mayor of London’s London Plan (also known as the ‘Spatial Development Strategy’);

(iii) Coordination with other West London boroughs to achieve a common approach wherever possible;

(iv) Coordination with other services within Ealing Council, and with other partnership organisations;

(v) Continuing and wide-ranging public participation in preparing the Plan for the Environment.

The 1998 UDP was entitled ‘Plan for the Environment’. The new plan improves on the previous version in many ways, and there will be no reduction in the Council’s strong commitment to protect and enhance the environment. The name has therefore been kept. During its preparation, the plan was called ‘New Plan for the Environment’. It is now entitled ‘Adopted 2004 Plan for the Environment’ to distinguish it from the 1998 plan.

During the process of working on the new plan, the planning system itself has been remodelled. Parliament has enacted the Planning and Compulsory Purchase Act 2004. This includes provisions for the introduction of new-style ‘Local Development Frameworks’. The unitary development plan and supplementary planning guidance will remain in force for at least three years. The local authority is required to set out a programme (called a Local Development Scheme) for the production of the new style documents, which together with the London Plan will form the Development Plan. Ealing’s policies must be reshaped into a new Local Development Framework, with a Statement of Community Involvement.

The principles underlying the government’s proposals are the same ‘modernisation’ principles which have inspired the Adopted 2004 Ealing Plan - that is shorter, clearer plans, which will be easier to understand and therefore make it easier to engage local people in the process, and easier to relate to the Council’s Community Strategy and other local strategies. The replacement UDP for Ealing goes with the grain of government thinking, though of course, the
envisaged new system should enable further improvements to the Adopted 2004 Plan for the Environment, and indeed to the whole process of planning in Ealing.  

The Ealing Plan is set out in accordance with the Town and Country Planning (Development Plan) (England) Regulations 1999. The first chapter (Strategy) is known as Part One. This contains overall, strategic policies for the borough, and indicates how the borough fits into its setting in Greater London. The chapters which follow are known as Part Two. These provide local policies and proposals. Chapters two to nine may be regarded as topic or thematic chapters, while Volume 2 of the document comprises Chapter 10 on Sites and Areas across the borough. This is accompanied by a large-scale proposals map. The ‘Glossary and Abbreviations’ section are found at the end of Volume 1 of the written document.

Alongside each policy, the user will note that there are a number of cross references in the right hand margin. These cross references have been grouped under the following headings:

- 2004 Plan – refers the reader to other sections of the UDP;
- SPG – refers the reader to Supplementary Planning Guidance which supplements the various policies with more detailed guidance;
- Govt Documents – refers to documents on the ODPM website, in particular Planning Policy Guidance Notes, Mineral Policy Guidance and Planning Circulars; and
- Other Documents – which refers to other government documents which are not available on the ODPM website (such as legislation), as well as other strategies and plans produced by Ealing Council, or other agencies and statutory bodies.

In addition to the reference numbers for each policy, there are reference numbers for each of the other paragraphs in volume 1 of the plan. These are the small italicised reference numbers at the end of each paragraph. They are set out with a chapter or section reference followed by a paragraph number, e.g. in chapter one, the introductory text is 1-Int1 to 1-Int17. The text following policy 1.2 is numbered 1.2-J1 to 1.2-J5, where the ‘J’ stands for ‘justification’.

Finally, this Introduction includes an index of the policies in the plan, and a ‘directory’ for readers to use in selecting which policies they usually need to refer to, for various types of planning application. These are set out overleaf. The directory should be a useful guide, but cannot be regarded as exhaustive. All applications for development are unique and will be dealt with in the context of the Plan as a whole, and whatever policies are relevant to the specific case, whether or not they are referred to in the Directory.