

**London Borough of Ealing
LOCAL DEVELOPMENT FRAMEWORK**

LOCAL DEVELOPMENT SCHEME

March 2009



**Planning Policy
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**Ealing Council
Local Development Framework**

LOCAL DEVELOPMENT SCHEME

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1. INTRODUCTION

The Planning and Compulsory Purchase Act

- 1.1 The Planning and Compulsory Purchase Act came into force in September 2004. This legislation introduced major changes in the system of planning for the development and use of land. The Act introduced Local Development Frameworks, and it links development planning to other community priorities in the borough - for example education and health service planning. In November 2008, a new Planning Act received royal assent. When this comes into force (in 2009) it will introduce a number of adjustments to the system, which –
- remove the requirement for the statement of community involvement to be subject to examination and to be listed in the local development scheme
 - remove the requirement for supplementary planning documents to be subject to sustainability appraisal and to be listed in the local development scheme
 - grant powers to the High Court to return part or all of a plan subject to High Court challenge to an earlier stage in its preparation process.
- 1.2 The 2004 Act enshrined a commitment to early community involvement in the planning process. It also requires local planning authorities to hold publicly available information on how well the authority is performing in planning for the borough, what plans exist and what new plans the authority is working on, and how the public can be involved in the planning process. (See back cover for information on Ealing documents).

Sustainable Communities

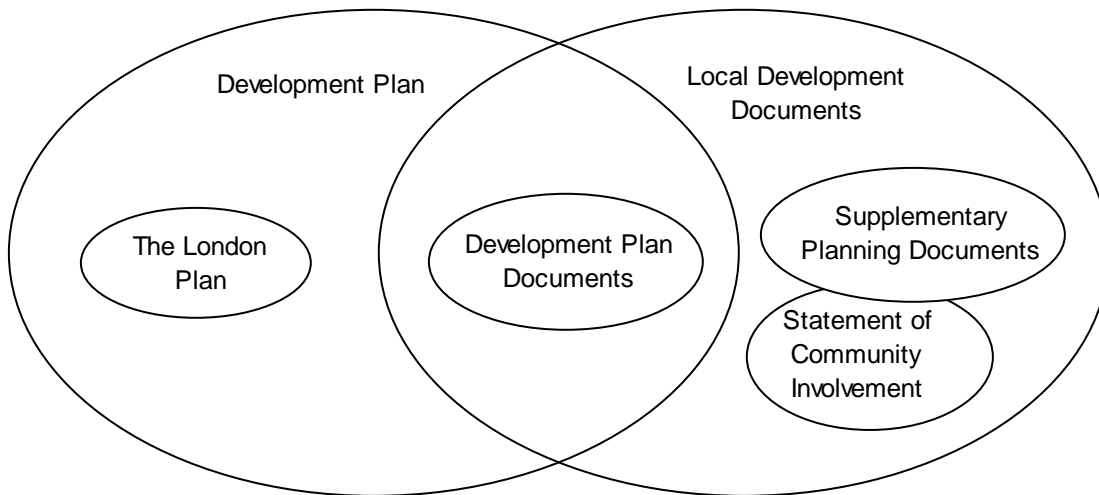
- 1.3 The declared purpose of the Planning and Compulsory Purchase Act is to facilitate the development of sustainable communities. Good planning is critical to delivering *sustainable* communities - it 'helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone' (PPS1, para 1, ODPM 2005). Integral to this process is also 'the prudent use of resources', in other words 'making more efficient use or reuse of existing resources rather than making new demands on the environment, and seeking to promote ... the use of renewable resources' (PPS1, para 22, ODPM 2005).

The Role of Government - National, Regional and Local

- 1.4 Having sponsored legislation and associated regulations and orders, the government's Department of Communities and Local Government (CLG) is continuing to update planning policy statements to ensure that they provide an appropriate context at the highest level. Regional government also has a clear and positive role in the system. For Ealing, the Greater London Authority, headed by its elected Mayor, is the regional authority. The Mayor's 'London Plan – Spatial Development Strategy for Greater London' forms part of the development plan operative in the borough and right across the metropolitan area.

- 1.5 The responsibility of Ealing Council, as local planning authority, is to add to this by providing a local development framework (LDF). Ealing's LDF comprises a series of documents, of which this local development scheme is one. At present the LDF includes the adopted unitary development plan (Ealing's adopted 'Plan for the Environment' 2004) and supplementary planning guidance¹. The LDF must add locally distinctive spatial policies, which take forward the principles of sustainable development and the policies of the London Plan. These must of course respond to local issues and concerns. Figure One below indicates the relationship between the Development Plan and the Local Development Framework.

Figure 1: The Development Plan and Local Development Documents



The Local Development Scheme - its purpose

- 1.6 Within the general context outlined above, a key responsibility of the local planning authority is to produce a Local Development Scheme (LDS). The purpose of the LDS is to show how and when Ealing Council will produce the full range of planning documents required in its Local Development Framework, as defined in the Planning and Compulsory Purchase Act 2004, and amended in the Planning Act of 2008.
- 1.7 Effectively, the LDS provides a directory of existing planning documents in Ealing (and other relevant documents), and indicates the work that is being done to produce the additional documents necessary. It shows the timescales for preparation of these documents, the way in which the work will be done and the resources needed to do it. It effectively establishes the Council's priorities for forward planning, and includes consideration of further reviews of the documents once they have been prepared and adopted. The framework has and will continue to evolve. This is the third formal version of the LDS. It updates the edition published in September 2007.

¹ Until such time as this is replaced by development plan documents produced under the 2004 legislation.

1.8 In addition to the LDS and the previously produced UDP/SPG, the Council's Local Development Framework includes the following documents -

- **Statement of Community Involvement** - setting out how the community will be involved in the planning process, both in development planning (LDF) and development management (determining planning applications). The document was completed in 2006.
- **Annual Monitoring Report** – progress on policies and development (e.g. housing targets), and charting LDF progress (including LDS targets). Four documents have been produced to date, the latest in December 2008.
- **Supplementary Planning Documents** – a wide range of documents, providing additional detail to supplement the development plan documents. The programme of SPDs will be complete in October 2009.
- **Development Plan Documents** - development strategy, development sites and development management documents², as well as a proposals map. There is also a joint West London development plan document on Waste. These documents should be complete by 2013, and they will then supersede the Ealing unitary development plan (UDP).

Other documents to be produced as part of the process will include:

- **Sustainability Appraisals**, including **strategic environmental assessment** of local development documents (except Statement of Community Involvement).
- **Background documents** that will inform the production of LDDs. Examples are studies on housing capacity, retail need and flood risk assessment.

1.9 The way these documents relate to each other is illustrated in Figure 2 below. There is more information on the Ealing documents in Section 2 of the LDS. In addition, there is a profile for each programmed Local Development Document, including a timetable, at Appendix A.

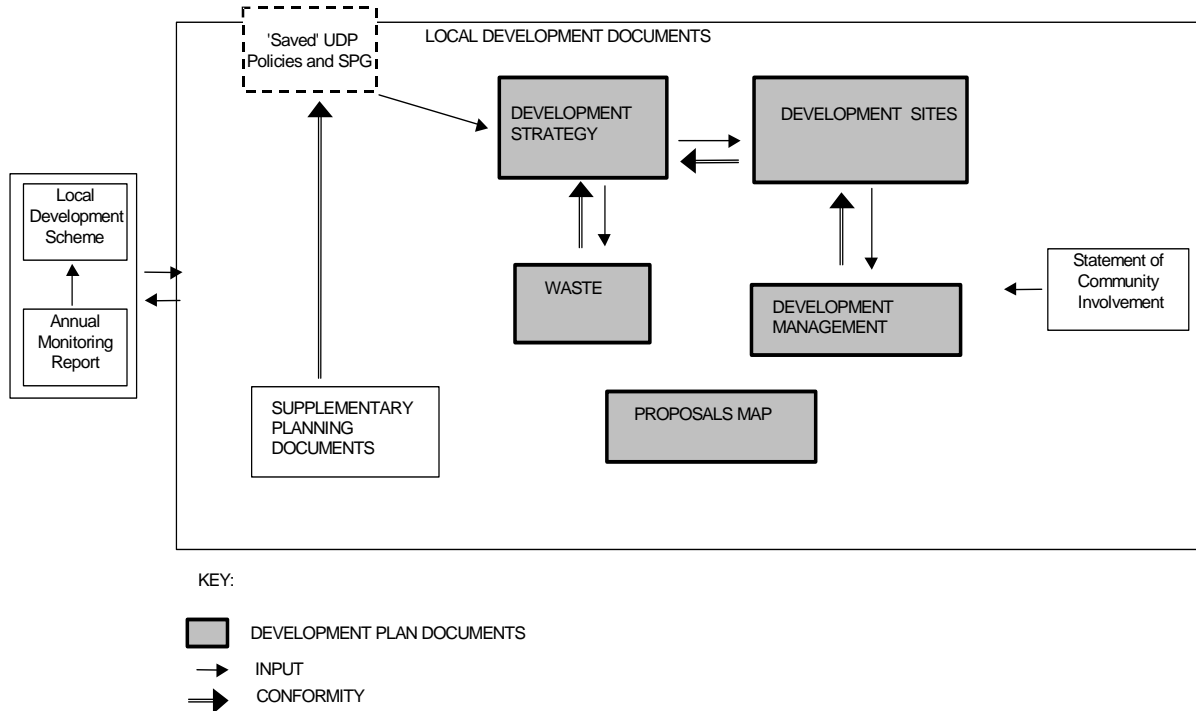
The Local Development Scheme - How it works

1.10 As indicated above, the LDS sets out Ealing's programme of work on development planning and allied matters.

1.11 These documents will be produced according to statutory procedures, and will be subject to Sustainability Appraisals (including compliance with the EU Directive on Strategic Environmental Assessment). An independent government inspector will examine each Development Plan Document in an open forum, if necessary, and consider the views of people who have made representations on the document and have requested an opportunity to appear before the Inspector. S/he will assess the soundness of the document, according to the tests set out by government guidance.

² The formal titles are Core Strategy, Site Specific Allocations and Generic Development Control documents.

Figure 2: Documents in the Ealing Local Development Framework



- 1.12 The Ealing LDS is monitored, and will be altered as the need arises. An important prompt for updating the LDS is the Council's Annual Monitoring Report. This might include changing target dates for the production of documents. It could also mean that evidence revealed in the monitoring report (e.g. about environmental quality or housing supply) leads to a conclusion (in the LDS) that a new study or policy document should be added to the scheme. Section 3 of the LDS is a perspective on how the local development framework will be taken forward to 2013 and beyond.
- 1.13 The changes introduced in this third edition LDS are prompted by the AMR, by improved coordination between planning policy, regeneration and community strategy work within the local authority, and as a result of liaison with West London boroughs. There are also some timetabling changes to previously planned projects.

Further Information

- 1.14 The following key government documents are available at www.communities.gov.uk and from: Communities and Local Government, PO Box 236, Wetherby, West Yorks LS23 7NB.
- Planning Policy Statement 12: Local Spatial Planning, 2008, and the online plan-making manual
 - The Town and Country Planning (Local Development) (England) Regs 2004, amended 2008.
 - Sustainability Appraisal of Local Development Documents, ODPM 2005.
 - The SEA (Strategic Environmental Assessment) Directive. EU 21/7/01
 - Planning Policy Statement 1: Delivering Sustainable Development, 2005.
 - Local Development Frameworks: Assessing the Soundness Of Development Plan Documents and Statements Of Community Involvement (available from www.planning-inspectorate.gov.uk)

2. CREATING THE LOCAL DEVELOPMENT FRAMEWORK

Government regulations and policy

- 2.1 Government policy continues to evolve. The most immediate area of interest for the local planning authority is the work of Communities and Local Government (CLG) (previously called the Office of the Deputy Prime Minister or ODPM), which is responsible for national Planning Policy Statements and the Planning White Paper 'Planning for a Sustainable Future' (May 2007). There is a commitment that national guidance will be updated to ensure that all relevant statements are entirely consistent with the new approach. National policies have been prepared on climate change and other important matters. Other guidance relates to LDF process matters - community involvement, sustainability appraisals etc. In addition, the UK Strategy for Sustainable Development produced by the Department of Environment, Food and Rural Affairs (Defra) is important, as are follow-up documents on Community Action 2020.
- 2.2 The local planning authority will need to keep abreast of this work. Resources are required, both for responding constructively to consultation drafts from the CLG and for considering the implications of each finalised Planning Policy Statement for the Council's planning processes. Individual reports are likely to be prepared by the Council in relation to important aspects of government policy. These can be catalogued as Background Documents in relation to the LDS. They are referred to in the Annual Monitoring Reports, and conclusions for further work identified in updates of the LDS.

The London Plan and a Sub Regional Development Framework for West London (SRDF)

- 2.3 The Mayor of London's spatial development strategy (also known as the London Plan) was first published in February 2004. This has since been revised and republished in February 2008 as the Consolidated London Plan. This forms part of the development plan for Ealing, along with the Ealing Council's adopted unitary development plan (also known as the Adopted 2004 Plan for the Environment).
- 2.4 The Mayor's office produces a range of other documents which are relevant to planning in Ealing, and, as with documents produced by national government, Ealing Council works to ensure that the implications for the borough are fully taken into account. The Mayor's Sub-Regional Development Framework (SRDF) for West London is an important example. The final version of the SRDF was published in July 2006. Similarly, the Mayor has produced a draft opportunity area planning framework for Park Royal. This is to be finalised in 2009.
- 2.5 The Mayor, elected in 2008, is currently reviewing the policy context for London planning. Ealing will be closely involved in this process. Borough officers will also be involved in London-wide research and monitoring, relating to housing, economy, sustainability and climate change.

Ealing's Adopted 2004 Plan for the Environment - Saved

- 2.6 The Adopted 2004 Plan for the Environment, replaces the first Plan for the Environment (adopted 1995, altered 1998). Ealing's plan policies were 'saved' i.e. retain development plan status in the Local Development Framework, until October 2007. The Secretary of State has since confirmed that the majority of the UDP policies will continue in place until they are superseded by development plan documents. As indicated earlier in this report, this will be until June 2013. UDP policies 1.1 – 1.09 and 1.11 and 5.1 were not saved, and are superseded by London Plan policies.

Supplementary Planning Guidance (SPG) and Interim Planning Guidance

- 2.7 A wide range of supplementary planning guidance accompanies the adopted UDP. Most of this has completed a preparation process analogous to the statutory UDP procedures (except for the public inquiry stage). This **adopted SPG** reached the adoption stage concurrently with the UDP itself. When UDP policies cease to be saved in the Local Development Framework, the SPG relating to these policies can no longer be retained within the local development framework.
- 2.8 The existing suite of supplementary planning guidance includes some guidance which has the status of **approved draft SPG**. Some of these SPG notes needed no further updating, and have remained in the LDF in their present form. The local planning authority is satisfied that these will have sufficient weight to be an important factor in the control of development. However, a number of approved draft SPG which needed further work have been taken forward to adoption as supplementary planning documents, in compliance with the new Act.
- 2.9 The preparation of guidance for development sites has led in one case to new ideas about the development plan policy applicable to a site. This has given rise to a draft document categorised as **Interim Planning Guidance**. It relates to the Greenford Hall area. The policy is being reconsidered as part of the forthcoming Sites Allocations Development Plan Document.

Ealing's Sustainable Community Strategy and other relevant strategies

- 2.10 The 'Sustainable Community Strategy' is produced by a Local Strategic Partnership (LSP) involving Ealing Council and key agencies, business organisations and community interests. It is the overarching strategy for the well-being of the community. The UDP and guidance contribute to the delivery of the Strategy.
- 2.11 The Planning and Compulsory Purchase Act 2004 requires sites and other land use requirements identified in the Sustainable Community Strategy and other local strategies to be set out in the local development framework. This is known as a spatial planning approach. The links between the LDF, the Community Strategy and other strategies are indicated in Figure 3, and LSP stakeholders in figure 4.

Figure 3: Links between LDF and other Strategies

Higher Strategies	Local Strategies	
National (Government)	Level 4	Local Strategic Partnership (LSP)* a) Community Strategy b) Corporate Strategies of strategic partners
	Level 3	Major thematic strategies UDP / Local Development Framework , neighbourhood renewal, transport, crime & disorder reduction, housing, education, life-long learning, children & young people's plan, economic development, health, equalities etc
Regional (London)	Level 2	Focused strategies Homelessness, housing renewal, town centres, culture, community care, teenage pregnancy, Sure Start, drugs action, air quality, biodiversity, parks and countryside, food matters, healthy living, youth crime prevention, local agenda 21, recycling & waste, joint improvement plans for older people etc
Sub-regional (West London)	Level 1	Business or service plans Short term plans and programmes of individual organisations across the borough.

*The LSP comprises representatives of business, housing, education (schools, colleges and university), health (hospitals and general practice), police, community and voluntary organisations, and Ealing Council.

Source: Ealing Community Strategy

Figure 4: Key Stakeholders

1. Strategic organisations (notably Government Office for London, the Mayor of London, the West London Partnership, the Environment Agency)
2. Neighbouring borough councils
3. Local Business (notably West London Business and Chambers of Commerce)
4. Local Community (notably Ealing Community Network, Ealing Race Equality Council)
5. Local Agenda 21
6. Environmental interests
7. Water companies
8. Energy companies (including gas and electricity)
9. Transport interests (notably Transport for London, rail, waterways, cycling, walking, freight)
10. Leisure, sports and recreation interests
11. Development interests and land owners of relevant sites
12. Social housing providers
13. Nature and heritage conservation interests
14. Residents associations (both private and public sector)
15. Health (notably Ealing Hospital, Ealing PCT)
16. Education - (including schools, West London and Hammersmith College and Thames Valley University)
17. Cultural and faith groups
18. Metropolitan Police and the London Fire & Civil Defence and Ambulance Service
19. Other interest groups (inc government and statutory bodies)

2.12 Following advice from the Government Office for London and local liaison, the LSP has updated the Sustainable Community Strategy, to include positive consideration of the role of the local development framework. Ealing LSP's Built Environment Board has been tasked to play a key role in this process.

Statement of Community Involvement (SCI)

- 2.13 The Statement of Community Involvement sets the standards by which Ealing Council will involve the community in the preparation, alteration and continuing review of all local development documents - and all development control decisions. It is a clear public statement informing people when and how they can be involved in the preparation of local development documents and other planning matters.
- 2.14 The Statement of Community Involvement was itself subject to community input and independent examination. It was the first document in Ealing's Local Development Framework to be adopted following examination. This process was complete in 2006.

The Annual Monitoring Report (AMR) - and how it relates to the LDS

- 2.15 Annual Monitoring Reports have been published in June 2005 and December 2006, 2007 and 2008. The AMR is made publicly available and is submitted to the Government Office for London for information. It covers the following issues -
- how the Council is performing against the timescales set out within the LDS;
 - the extent to which planning policies are being achieved;
 - whether targets or indicators have been met, such as housing supply;
 - matters arising from background documents and other relevant publications;
 - whether any policies or documents need review.
- 2.16 This edition of the LDS has taken account of AMR findings (indicated below) which have implications for Ealing's plan making programme. These are referred to in the relevant parts of the document -
- Changed timetabling of strategic documents (government and regional);
 - LSP and community strategy review, and corporate integration in Ealing;
 - Arrangements for a (sub-regional) joint development plan document for Waste;
 - The need for measures to promote policies for affordable housing, town centres, renewable energy and other aspects of environmental sustainability.

Ensuring that Ealing's planning documents are based on full information and that they facilitate sustainable development

- 2.17 The monitoring process is vital in ensuring that development plan documents are based on sound evidence. There are particular requirements to assemble baseline data and to maintain information for the purposes of sustainability appraisal of the emerging local development documents, including the requirement for Strategic Environmental Assessment. Studies have or are being undertaken on waste management, housing, retail and business development and flood risk. Research commissioned by the Greater London Authority will make a major contribution to the borough-level consideration of these and other important issues. This third edition of the LDS highlights additional work to provide background evidence for the local development framework. The work arises from clearer corporate integration on all aspects of planning.

New Development Plan Documents
Strategy, Sites, Development Management, Waste, Proposals Map

- 2.18 The production of a new Development Strategy will supersede the strategy chapter of the UDP. It will clarify links with the Sustainable Community Strategy and consider the new information on development needs referred to above. It will also have particular regard to the Mayor of London's sub-regional development framework for West London and the process of updating the London Plan. The new development plan document will comprise a unique spatial vision for Ealing.
- 2.19 The Development Sites document will follow the Development Strategy. It will be produced in tandem with the Development Management document. The sites document will set out proposals for key sites which can meet the development needs identified in the Strategy. This will be based on assessments of the suitability, availability and accessibility of land for specified uses. The Development Management document will facilitate appropriate development of the borough. The Council will give consideration to policy content to reflect corporate priorities, and on the following issues outstanding at the time of adoption of the UDP -
- the density of development near strategic open space;
 - development in flood plains;
 - development affecting ancient monuments;
 - parking for disabled people and for retail development in town centres.
- 2.20 Government, the Mayor of London and all agencies involved in waste planning and management, are concerned to improve performance in dealing with waste in a more sustainable way. This matter requires coordinated action across West London, and hence a joint development plan document is being produced for Waste.
- 2.21 The Council has entered into an agreement with the constituent Boroughs of the West London Waste Disposal Authority (WLWDA, known as WestWaste) to prepare a joint West London development plan for Waste. The area covers the boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond. The timescale for the development plan document on Waste is updated in this edition of the LDS.
- 2.22 The WestWaste grouping of Boroughs is slightly different from that which forms the West London Sub Region as defined in the 2004 London Plan and the West London Sub Regional Development Framework (SRDF). This latter area includes Brent, Harrow, Hillingdon, Hounslow, Ealing and Hammersmith & Fulham (and is also known as the West London Alliance (WLA) Boroughs)³. The Westwaste area does not include Hammersmith, but adds Richmond upon Thames to the list. Richmond is in the sub-region covered by a South London SRDF.
- 2.23 The Proposals Map is regarded as a separate development plan document in the local development framework. Clearly, work on the documents referred to above will have implications for the proposals map. The Proposals Map document will be updated and

³ Note that the Consolidated London Plan introduced new boundaries for the sub-regions – the West Sub Region has been redefined to include Kensington and Chelsea), though this is under review by the incoming Mayor.

published concurrently with the other development plan documents. It will supersede the UDP proposals map by June 2013.

Supplementary Planning Documents (SPD)

2.24 At the time of the commencement of the Planning and Compulsory Purchase Act 2004, Ealing Council had a commitment to prepare a range of supplementary planning guidance. These commitments were then revised and the following SPDs were taken forward in two tranches. The second tranche will be complete by October 2009. The AMR indicated the need for some alterations to tranche one, and arrangements for integrating regeneration and planning policy work since then are reflected in some further changes to tranche two.

SPD Tranche one

- Affordable Housing*
- Community Facilities*
- Sustainable Transport: City Car Clubs, Low Car Housing, Crossovers & Front Gardens
- Residential Extensions (inc bungalows)
- West London Tram Route
- Twyford Avenue Sports Ground Brief

Tranche one previously included documents on conservation and on the validation of planning applications.

SPD Tranche two

- Conservation and Listed Buildings
- Legal Agreements

Further SPD

The Council may produce further supplementary planning documents as necessary, in the light of the preparation of the programmed development plan documents, and the implications of this process for the supplementary planning guidance adopted with the UDP in 2004.

- *These were approved draft SPG which needed further updating, and have been taken forward to adoption as SPD*

Further studies

- 2.25 The above paragraphs highlight the key documents required in the years since the introduction of the LDF system, and in the programme to 2013 and beyond. Progress is also planned on studies that will strengthen the local planning authority's evidence base for local development documents and other key outputs.

Conclusion

- 2.26 This Local Development Scheme builds on the framework already in place, including the adopted UDP and guidance. The revised LDS includes challenging but realistic targets for taking forward the plans for development in Ealing. Some have been adjusted to reflect new circumstances and the lessons learnt over the first four years of implementing the scheme for Ealing's local development framework.
- 2.27 On the basis of the resources available, the authority is confident that it can achieve the targets indicated for the Local Development Framework. The scheme provides for the local framework to be consistent with the Mayor of London's Spatial Development Strategy (The London Plan) and the Sustainable Community Strategy for Ealing. It will also provide a framework whereby the documents are internally consistent, and have a chain of conformity, from the strategy to other development plan documents and supplementary planning documents. The LDS itself will be rolled forward when necessary to ensure that there is a three year rolling work programme in place.

3. UPDATING THE FRAMEWORK - 2009 TO 2013

Keeping abreast of government policy

- 3.1 The need to keep up with government policy will not diminish, and the Council will continue to ensure that there is full involvement in these processes. Changes to Planning Policy Statement PPS12 have informed the changes proposed in this edition of the Ealing LDS. The secondary legislation and further policy changes arising from the Planning Act 2008 will be monitored, and may lead to changes in the future.

Alterations to the London Plan

- 3.2 The Mayor's Office envisages that revisions to the London Plan will be completed by Winter 2011. There has been and will continue to be a need for relatively concentrated and intensive work to maintain involvement in the process, on behalf of Ealing Council, in conjunction with the West London Alliance and London Councils. This will ensure that Ealing's interests are properly represented, and that there is conformity between the finished London Plan and Ealing LDF documents.

Additional Development Plan Documents

- 3.3 It may be that further development plan documents will be needed, arising from the above, from the flow of new local evidence, from the annual monitoring process, or arising from democratic change. If so, further versions of the local development scheme will be brought forward for approval by the Mayor of London.

Supplementary Planning Documents and additional background documents

- 3.4 The need for supplementary planning documents and additional background studies will be kept under review, as will the potential role of non-statutory briefs and other action plans and delivery mechanisms. These will be referred to for completeness in the Local Development Scheme, but work on these documents does not require approval or form part of the statutory scheme.

4. LDF PROJECT MANAGEMENT

A partnership approach to planning for development

- 4.1 The local development scheme for the next three years and beyond represents a major challenge for the local planning authority. The Council is strengthening its well-established partnership approach for involving internal stakeholders and ensuring sign-off by key members and officers. There is also improvement to the links established with the Local Strategic Partnership, and a new system of ward forums, community working groups, and ad hoc liaison with the community. These provide a basis for the working relationships needed to undertake community and spatial planning as envisaged in the Planning and Compulsory Purchase Act.
- 4.2 This local development scheme alerts internal and external stakeholders, and the wider community, to the local development framework. The Council has provided advice and training for prospective participants in local development frameworks. As indicated above, the LSP and the sustainable community strategy review reinforce this partnership approach.
- 4.3 The process has also reinforced other linkages within the 'planning world' i.e. training for Planning Members in Ealing, regular contacts with Government Office for London, the Greater London Authority and other local planning authorities - particularly in West London. There have also been contacts with the Planning Inspectorate, which will play a vital role on steering good quality, community based planning documents to adoption.

Decision Processes

- 4.4 The decision processes in the LDF system are clear. Given that strategic planning is now a key activity for almost all agencies engaged in social, economic and environmental action, shared and common processes with other stakeholders will be essential. LDS project management aligns the timetabling of planning documents with the requirements of other participants from the initial stages, through the options and examinations stages, to formal adoption – and of course to the delivery of projects on the ground.

Resources

- 4.5 Notwithstanding the emphasis on partnership working, the officers primarily and permanently involved in the local development scheme are Ealing Council's planning policy and regeneration officers. Clearly, the LDS does not incorporate all the work of these officers - policy advice to Development Control is a key task, which is not included here, and there is a major requirement to make reciprocal contributions to the work of LDF partners and participants. On the other hand, massive value is added by the contributions made by partners and participants' in the LDF processes.

Figure 5: Project Plan Gantt Chart

LDF Project Plan : February 2009

Document	Timescale																																			
	2009				2010				2011				2012				2013																			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J						
Local Development Scheme	(A)																																			
Development Strategy Document	c c				P c c				S ph H H H H				I				(A)																			
Development Sites Document					c c								P c c				S ph H H H H				I				(A)											
Development Management Document	(C)								c c								P c c				S ph H H H H				I				(A)							
Proposals Map	(C)				c c				P c c				S ph H H H H				I				P c c				S ph H H H H				I				(A)			
Waste DPD	c c								c c				P				S ph H				I				(A)											
Conservation Areas and Listed Buildings SPD																																				
Legal Agreements and Planning SPD																																				

Notes: -This Gantt Chart only shows timetabling for the production of Local Development Documents, and LDS. Other related documents are listed in the LDS.

*'Examination' period includes receipt of Inspector's Report.

KEY:

- Production
- Examination*
- C Commencement
- P Publication
- S Submission
- A Adoption
- c Consultation
- ph Pre-Hearing Meeting
- H Hearing Sessions
- I Inspector's Report

Note that the Proposals Map publication, submission and adoption target dates are November 2011, April 2012 and June 2013 respectively. The earlier dates indicated (November 2009 – November 2011) are contingencies. See page 23.

- 4.6 In 2008, LDF work in Ealing was strengthened by the incorporation of the Planning Policy section into Ealing Council's Regeneration and Property directorate. This means the direct involvement of regeneration officers in development plan documents, and new management resources. The staff resources in Planning Policy and Regeneration are supplemented by resources for work commissioned on research projects and on the joint West London development plan document on Waste.
- 4.7 The strengthening of the staff resource allows new emphasis on the evidence base for policy work and a more structured dialogue with organisations involved in business and community needs. It should also allow sufficient impetus to create the new type of policy documentation - spatial planning policies, oriented to a wider range of actions than traditional regulatory policies and guidance for development.

Risk Assessment

- 4.8 The revised Local Development Scheme represents a programme for work on Ealing's Local Development Framework. The project plan is realistic. It is based on an assessment of the resources required to do the work. It is challenging, but not over-ambitious.
- 4.9 There are risks associated with the scheme as set out. These could lead to a failure to achieve the targets set out in the LDS. One risk is a failure to recruit or retain key staff at a time when planners are key workers. There is also a risk in setting up a scheme that is dependent on other agencies meeting deadlines. Slippage can occur if any of these are subject to significant failure. There are risks associated with changes of priority within the Council, changes in local leadership and changes within or to other agencies, and the supply of resources for the tasks to be undertaken.
- 4.10 There are risks relating to the quality of the plans, which require strong inputs from a range of other agencies and broad community involvement. As indicated above, achieving the necessary level of engagement will require determined effort.
- 4.11 There is no way that the risks can be eliminated. However, careful monitoring and management - as envisaged in the legislation - will reduce these risks by providing early warning before they arise, and enabling compensatory action as required.

Project Plan

- 4.12 The project plan, set out at figure 5, indicates the programming of the documents referred to in the LDS. At appendix A there are programmes for each of the local development documents, and appendix B refers to the future of UDP policies, progressively superseded as development plan documents are adopted.

APPENDIX A LDF 2009 - DOCUMENT PROFILES

DEVELOPMENT STRATEGY (Core Strategy DPD)

Role and Content: The Strategy sets out the Council's vision and strategic objectives for the Borough for the fifteen years from 2011 to 2026. It contains the spatial strategy and core policies. Broad locations are shown on a key diagram and a monitoring and implementation framework is included.

Status: Development Plan Document.

Chain of Conformity: The Core Strategy is consistent with national policy and in general conformity with the Mayor's 'London Plan' (the Spatial Development Strategy). The other Development Plan Documents conform to the Core Strategy.

Geographic Coverage: Borough wide, but also area based.

Timetable:-

Pre-production: Commencement Including scope of SA	July 2005 v
Evidence gathering	July 2005 - September 2005
Production: Preparation and consultation on issues and options.	September 2005- October 2007
Process review	2008
Report on initial proposals for consultation, with sustainability appraisal	May 2009
Consultation, consideration of representations, and publication of submission DPD.	June – November 2009 November 2009 v
Submission of document for examination.	April 2010 v
Pre-examination Meeting	June 2010
Examination	August 2010 – October 2010
Receipt of Inspector's binding report	April 2011
Adoption	November 2011 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Planning Policy;
- Management Arrangements: LDF Board;
- Resources: Planning Policy, Regeneration and Development Management teams, and other Council services;
- Consultation: In accordance with SCI

DEVELOPMENT SITES (Site Specific Allocations DPD)

Role and Content: This document indicates proposals for key sites and locations in Ealing. It comprises a robust and credible assessment of suitability, availability and accessibility. The document will build on the non-statutory master planning studies undertaken on behalf of the Council's Economic Regeneration and Housing Directorate services, in the context of the borough Development Strategy.

Status: Development Plan Document.

Chain of Conformity: The development management policies conform to the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.

Geographic Coverage: Borough wide, but also area based.

Timetable:-

Pre-production: Commencement Including scope of SA	July 2005 v
Evidence gathering	July 2005 - September 2005
Production: Preparation and consultation on issues and options.	September 2005- October 2007
Process review	2008
Report on initial proposals for consultation, with sustainability appraisal	November 2009
Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD.	December – January 2010, November 2011 v
Submission of document for examination.	April 2012 v
Pre-examination Meeting	May 2012
Examination (with Development Management document)	July – October 2012
Receipt of Inspector's binding report	February 2013
Adoption	June 2013 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Regeneration;
- Management Arrangements: LDF Board;
- Resources: Regeneration, Planning Policy and Development Management teams, and other Council services;
- Consultation: In accordance with SCI

DEVELOPMENT MANAGEMENT

(generic development management/control DPD)

Role and Content:

This document indicates place-specific proposals for development management. It comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. On the basis of commitments made by Ealing Council at the time of adoption of the UDP, preparation of the document will include an investigation of whether the policies on flood plains, ancient monuments, the density of development adjoining green space, and parking provision for retail development and for disabled people need to be updated. Many of the issues raised and considered during 2005/6 with a view to publication in the Strategy or Sites documents have been rolled into the Development Management document in 2009, and referred to in a specific issues and options consultation December 2009.

Status: Development Plan Document.

Chain of Conformity: The site specific allocations conform to policies in the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map.

Geographic Coverage: Borough wide, but with area-related spatial policies.

Timetable:-

Pre-production: Commencement – evidence gathering and scope of SA	July 2005 – March 2009 March 2009 v
Production: Preparation and consultation on issues and options (initially envisaged for sites document).	September 2005- October 2007
Process review	2008
Report on issues & options for consultation, with sustainability appraisal	November 2009
Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD.	December – January 2010, November 2011 v
Submission of document for examination.	April 2012 v
Pre-examination Meeting	May 2012
Examination (with Development Management document)	July – October 2012
Receipt of Inspector's binding report	February 2013
Adoption	June 2013 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Planning Policy;
- Management Arrangements: LDF Board;
- Resources: Planning Policy, Regeneration and Development Management teams, and other Council services;
- Consultation: In accordance with SCI

PROPOSALS MAP	(DPD)
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Role and Content: The Proposals Map shows on an Ordnance Survey Base the sites, areas, and other locations referred to in the Development Strategy, Development Sites and Development Management documents (ie Core Strategy, Site Specific Allocations DPD and Development Management DPD).

Status: Development Plan Document.

Chain of Conformity: The Proposals Map specifies sites, areas, and other locations identified in the Development Strategy, Development Sites and Development Management DPDs. Sites and locations in Supplementary Planning Documents in turn reflect these designations.

Geographic Coverage: Borough wide.

Timetable:-

Pre-production: Commencement Including scope of SA	July 2005 - March 2009 March 2009 v
Process review, with likely outcome that OS based changes will not be required in the emerging Development Strategy, and on this basis, areas of change on the Proposals Map will be identified, but changes will not be published.	March 2008 - November 2009
A less likely alternative is that some OS based boundary changes will be included to in the Development Strategy. If so, the action will be: <ul style="list-style-type: none"> • Publication of Proposals Map (November 2009) • Submission of document for examination (with Development Strategy) April 2010 • Pre-examination Meeting June 2010 • Examination September 2010 – November 2010 • Receipt of Inspector's binding report April 2011 • Adoption (along with Strategy) November 2011 	(If no OS mapping for Strategy, continuing process of preparation – December 2009 to October 2011)
Preparation and publication of revised Submission Proposals Map relating to Development Sites and Development Management documents	November 2011 v
Submission of document for examination.	April 2012 v
Pre-examination Meeting	May 2012
Examination (with Development Management document)	July – October 2012
Receipt of Inspector's binding report	February 2013
Adoption of revised Proposals Map	June 2013 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Planning Policy;
- Management Arrangements: LDF Board;
- Resources: Planning Policy, Regeneration and Development Management teams, and other Council services;
- Consultation: In accordance with SCI

Planning for Waste DPD

Role and Content: This DPD will set out policies for dealing with waste, taking into account strategy agreed with West London Boroughs and will be prepared jointly with those Boroughs (see para 2.20 - 2.22).

Status: Development Plan Document.

Chain of Conformity: This document conforms to the Core Strategy.

Geographic Coverage: Borough wide.

Timetable*:-

Pre-production: Commencement Including scope of SA	July 2005 v
Evidence gathering and preparation of issues and options	July 2005 – January 2009
Production: Informal consultation on issues and options.	October 2008 - April 2009
Report on draft plan for consultation with sustainability appraisal commentary (effectively a further issues and options report incorporating site, with indication given as to preferred options)	September 2009
Consultation on draft plan	December 2009 – January 2010
Consideration of representations and preparation of sites & management policies.	January – September 2010
Publication of submission DPD	September 2010 v
Submission of document for examination; representations invited.	February 2011 v
Pre-examination Meeting	March 2011
Examination	April 2011
Adoption	December 2011 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Hillingdon Council - Planning Policy;
- Management Arrangements: West London Steering Group / LDF Board (Ealing);
- Resources: Consultancy with input from West London Waste DPD Steering Group members.
- Consultation: In accordance with the SCI (including those of the other boroughs)

Conservation Areas and Listed Buildings SPD
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Role and Content: This document provides additional guidance for householders and developers about listed buildings (including locally listed buildings) and conservation areas in the Borough and revises and updates work started to supplement UDP policy. It has already been subject to some community involvement. The LDF procedure has been introduced to bring it into line with the new legislation.

Status: Supplementary Planning Document.

Chain of Conformity: This document supplements 'saved' policy in the Adopted UDP.

Geographic Coverage: Borough.

Timetable:-

Pre-production: Commencement Including scope of SA	2005 v
Evidence gathering	To December 2006
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	June 2006 – May 2007 May 2007 v
Draft SPD and sustainability appraisal report issued for public participation	September – October 2007
Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD.	October 2009
Adoption	November 2009 v

v = Milestone

Arrangements for Production:-

Organisational Lead: Conservation and Urban Design Team / Planning Policy
 Management Arrangements: LDF Board
 Resources: supported by Planning Policy and other planning and regeneration teams;
 Consultation: In accordance with the SCI

Legal Agreements SPD

Role and Content: This document revises and updates work started to supplement UDP policy and has already been subject to some community involvement. LDF procedure has been introduced to bring it into line with the new legislation. This planning guidance sets out how Ealing will use its ability to secure planning obligations to promote sustainable development. It also covers the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority.

Status: Supplementary Planning Document.

Chain of Conformity: This document supplements 'saved' policy in the Adopted UDP.

Geographic Coverage: Borough.

Timetable:-

Pre-production: Commencement Including scope of SA	2005 v
Evidence gathering	To December 2006
Production: Preparation of draft supplementary planning document and sustainability appraisal reports, in consultation.	June 2006 – May 2007 May 2007 v
Draft SPD and sustainability appraisal report issued for public participation	September – October 2007
Consideration of representations, and held in abeyance during process review and for consideration of legislative change, and finalising SPD.	October 2009
Adoption	November 2009 v

v = Milestone

Arrangements for Production:-

- Organisational Lead: Planning Policy;
- Management Arrangements: LDF Board;
- Resources: Planning Policy, Regeneration and Development Management teams, and other Council services;
- Consultation: In accordance with SCI

APPENDIX B: Transition from Adopted 'Plan for the Environment' (UDP) Policies and SPG 2004 to Local Development Documents 2007-2013

UDP saved policies	DPD TO REPLACE UDP POLICIES
Chapter 1 Strategy	
1.1 Overall Aim	<p>Policies 1.1 – 1.9, 1.11 not saved (2007). They are covered by London Plan policies.</p> <p>Policy 1.10 will be superseded by Development Management document in June 2013.</p>
1.2 Environmental Resources and Waste	
1.3 Green Space and Natural Environment	
1.4 Urban Design	
1.5 Housing	
1.6 Business	
1.7 Shopping and Town Centres	
1.8 Community Facilities	
1.9 Transport	
1.10 Legal Agreements and Partnerships	
1.11 Monitoring and Review	
Chapter 2 Environmental Resources and Waste	
2.1 Environmental and other Sustainability Impacts	<p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>Policies 2.10 and 2.11 will be superseded by policies in the Joint West London Waste Development Plan in December 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p>
2.2 Regeneration of Special Opportunity Sites	
2.3 Land – Mineral Development	
2.4 Land – Mineral Aggregates Distribution	
2.5 Water - Drainage, Flood Prevention and Environment	
2.6 Air Pollution and Quality	
2.7 Contaminated Land	
2.8 Hazardous Substances	
2.9 Energy	
2.10 Waste Minimisation and Management	
2.11 Waste Environmental Impacts	
Chapter 3 Green Space and Natural Environment	
3.1 Major Open Areas (MOAs) - Metropolitan Open Land and Green Belt	<p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p>
3.2 Green Corridors and the Waterway network	
3.3 Heritage Land	
3.4 Public and Community Open Space	
3.5 Land for Sports, Children's Play and Informal Recreation	
3.6 Allotments	
3.7 Burial Land	
3.8 Biodiversity and Nature Conservation	
Wildlife Protection	
Chapter 4 Urban Design	
4.1 Design of Development	<p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p>
4.2 Mixed Use	
4.3 Inclusive Design - Access for All	
4.4 Community Safety	
4.5 Landscaping, Tree Protection and Planting	
4.6 Statutory Listed Buildings	
4.7 Locally Listed Buildings, Buildings with Façade Value, and Incidental features	
4.8 Conservation Areas	
4.9 Ancient Monuments, Archaeological Interest Areas	

4.10 Commercial Frontages and Advertising Signs	Policies will be part superseded by Core Strategy in November 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
4.11 Noise and Vibration	
4.12 Light Pollution	
4.13 Mobile Telephone Masts and Apparatus	
4.14 Television Satellite Dishes, Radio Masts and other Apparatus	
Chapter 5 Housing	
5.1 Housing Supply	Policy 5.1 is not saved (2007) and is superseded by London Plan policies.
5.2 Affordable Housing	
5.3 Lifetime Homes and Wheelchair Housing	Other policies will be part superseded by Core Strategy in November 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
5.4 Range of Dwelling Sizes and Types	
5.5 Residential Design	
5.6 Small Dwellings and Flats	
5.7 Special Housing	
5.8 Accommodation for Travellers	
5.9 Extensions and Alterations to Private Houses and Gardens	
Chapter 6 Business	
6.1 Supply of Land and Property for Business Use	Policies will be part superseded by Core Strategy in November 2011.
6.2 Proposals for Office Development	
6.3 Alternative Development of Office Buildings	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
6.4 Industry and Warehousing in Major Employment Locations	
6.5 Ancillary Development in Major Employment Locations	
6.6 Workspace for Artistic and Cultural Activities	
6.7 Hotel Development	
Chapter 7 Shopping and Town Centres	
7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites	Policies will be part superseded by Core Strategy in November 2011.
7.2 New Shopping Development and the Sequential Approach	
7.3 Designated Shopping Frontages	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
7.4 Non-Designated Shopping Frontages	
7.5 Basic Shopping Needs	
7.6 Eating, Drinking and Entertainment	
7.7 Other Shopping Centre Uses	
7.8 Markets and Street Trading	
Chapter 8 Community Facilities	
8.1 Existing Community Facilities	Policies will be part superseded by Core Strategy in November 2011.
8.2 Major Developments and Community Facilities	
8.3 Redundant Community Facilities	The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.
8.4 Large Scale Community Facility Development	
8.5 Meeting Places and Places of Worship	
8.6 Facilities for Young Children	
8.7 Educational Facilities	
8.8 Health Care Facilities	

Chapter 9 Transport	
9.1 Development, Access And Parking	<p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p>
9.2 Stations and Public Transport Interchanges	
9.3 Major Transport Projects	
9.4 Buses	
9.5 Walking and Streetscape	
9.6 Cycling	
9.7 Accessible Transport	
9.8 Low Car Housing and City Car Clubs	
9.9 Highways and Traffic Management	
9.10 Freight	
9.11 Public Car Parks and Private (non-residential) Parking Areas	
Chapter 10 Sites and Areas	
10.1 Strategic Sites and Areas	<p>Policies will be part superseded by Core Strategy in November 2011.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in June 2013.</p>
10.2 Green Belt and Metropolitan Open Land	
10.3 Green Corridors	
10.4 Heritage Land	
10.5 Public Open Space	
10.6 Community Open Space	
10.7 Nature Conservation Sites and Management Areas	
10.8 Viewpoints and Landmarks	
10.9 Statutory Listed Buildings and Ancient Monuments	
10.10 Locally Listed Buildings	
10.11 Buildings of Façade or Group Value	
10.12 Conservation Areas	
10.13 Archaeological Interest Areas	
10.14 Major Employment Locations	
10.15 Employment Sites	
10.16 Designated Shopping Frontages	
10.17 Built Sports Facilities with Community Access	
10.18 Zones for Parking Standards	
10.19 Transport Projects	
10.20 Road Hierarchy	
10.21 Development Sites	
Proposals Map	
	<p>There will be a revised Proposals Map adopted along with the Development Sites and Development Management documents in June 2013.</p> <p>In the event that OS boundaries need to be changed for the Development Strategy, a revised proposals map will be adopted along with the development (core) strategy in November 2011. This will be reviewed by 2013.</p>

<i>Supplementary Planning Guidance – Adopted</i>	<i>UDP 'Saved' Policy</i>
SPG 1 The Sustainability Checklist	2.1
SPG 4 Refuse and Recycling Facilities	2.10, 4.1, 5.5
SPG 5 Urban Design Statement	4.1
SPG 6 Plot Ratio	4.1, 6.4
SPG 7 Accessible Ealing	4.3, 3.4, 5.3
SPG 8 Safer Ealing	4.1, 4.4
SPG 9 Trees and Development Guidelines	4.5
SPG 10 Noise and Vibration	4.11
SPG 13 Garden Space	5.5
SPG 14 Indoor Living Space	5.5
SPG 15 Residential Care Homes	5.7
SPG 16 Hostels	5.7
SPG 17 Babycare Facilities	8.6
SPG 18 Places for Eating, Drinking & Entertainment	7.6
SPG 20 Sustainable Transport: Transport Assessments	9.1
SPG 21 Sustainable Transport: Green Travel Plans	9.1
SPG 22 A40 Acton Green Corridor	3.2, 9.3, 10.3
SPG Town Centres - Acton, Ealing, Greenford, Hanwell, Southall	7.1, 10.1, 10.16
SPG Development Sites - The Acton Area	10.21
SPG Development Sites - The Ealing Area	10.21
SPG Development Sites - Greenford, Northolt, and Perivale	10.21
SPG Development Sites - The Hanwell Area	10.21
SPG Development Sites - The Southall Area	10.21
<i>Supplementary Planning Guidance - Approved Draft</i>	
SPG 2 Water, Drainage and Flooding	2.5
SPG3 Air Quality	2.6
SPG 12 Greening Your Home	4.1, 5.5
SPG Southall Development Sites	10.21
SPG Northolt Neighbourhood Shopping Centre	7.1, 10.1, 10.16
<i>Interim Planning Guidance - Approved Draft</i>	
IPG Greenford Hall Area	(Update of 10.21 in Sites DPD, examined by 9/07, adopted by 6/08.)
<i>Supplementary Planning Documents – Adopted</i>	
SPD1 Affordable Housing	5.2, 5.4
SPD2 Community Facilities	8.2, 8.7
SPD3 Low car housing in controlled parking zones	9.8, 9.1
SPD4 Residential extensions	4.1, 5.5, 5.9
SPD5 West London Tram Route	9.3
SPD6 Twyford Avenue Community Open Space	3.4, 10.21
SPD7 Car clubs	9.8
SPD8 Crossovers and parking in front gardens	9.9, 5.9

APPENDIX C - GLOSSARY OF TERMS

Adoption	The stage at which the local planning authority can adopt, by resolution of the Council, the Local Development Document as Council policy.
Annual Monitoring Report	Part of the Local Development Framework , the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
Area Action Plan	A Local Development Document (which is also a Development Plan Document) which sets out a strategy for the future planning of areas with a concentration of proposals for change, conservation, or where land uses and activities are particularly complex.
Commencement Order	An instruction from the Secretary of State to the local planning authority, requiring the authority to commence work on the preparation of its Local Development Framework and to replace its existing development plan .
Core Strategy	A Development Plan Document which sets out the long term spatial vision for the Borough, the spatial objectives and strategic policies to deliver that vision.
Development Plan	As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan consists of (for Ealing) the Spatial Development Strategy for London (the ' London Plan ') and the Development Plan Documents contained within its Local Development Framework .
Development Plan Document	A Local Development Document which must be subjected by the local planning authority to a statutory adoption process before it can be formally adopted by the authority. The stages which make up this process consist of consultation, submission of the document to the Secretary of State, Independent Examination , receipt of Inspector's Report , and formal adoption.
Examination	A term used in the preparation of a Development Plan Document (or Statement of Community Involvement) which involves the examination into the soundness of the plan and receipt of the Inspector's binding report (see also Independent Examination).
Independent Examination	A formal hearing, presided over by an Inspector appointed by the Secretary of State, to consider the policies and proposals of the local planning authority's Development Plan Documents and Statement of Community Involvement . Persons who have made a response to submission documents have a right, if they so wish, to present their case at an Independent Examination.
Inspector's Report	A report issued by the Inspector who conducted the Independent Examination , setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the local planning authority to make to the submitted document. The report is binding.

Local Development Document

A document which forms part of the **Local Development Framework** and which can be adopted and revised as a single entity. The term includes **Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement.**

Local Development Framework

A "folder" of consisting of **Local Development Documents, the Local Development Scheme, and Annual Monitoring Reports**, drawn up by the local planning authority, which together provide the framework for delivering the spatial planning strategy for the area. A framework is required to be in place by September 2007.

Local Development Scheme

A document setting out the local planning authority's programme for its **Local Development Framework**, in particular, the **Local Development Documents** it intends to produce and the timetable for their production and review. It must be submitted to the Mayor of London and may be revised as necessary.

London Plan

Also known as the Spatial Development Strategy, this document was produced by the Mayor of London to provide a strategic framework for the boroughs' **Unitary Development Plans**. It will now perform this function in respect of **Local Development Frameworks**. It was first published in February 2004, and following review a Consolidated London Plan was published in May 2008. It has the status of a **development plan** under the Planning and Compulsory Purchase Act.

Pre-Production

A term used in the preparation of a **Local Development Document** which involves survey and evidence gathering and scoping for sustainability appraisal.

Production

A term used in the preparation of a **Local Development Document** which involves the preparation of issues & options with community involvement, formal participation stages, and preparation of the document for publication/submission/adoption in light of representations, sustainability appraisal and other evidence.

Proposals Map

A **Development Plan Document** which comprises a map of the local planning authority's area, and shows:

- Existing and revised designations of areas of land;
- Sites for particular future land uses or developments;
- Locations of proposed or actual area plans.

The Proposals Map must be revised as other **Development Plan Documents** are adopted. The Proposals Map may not need to be revised for the Core Strategy.

Statement of Community Involvement

A **Local Development Document** which is not a **Development Plan Document** but which is subject to a statutory adoption process. It consists of:

- arrangements for involving the community in the review of all parts of the **Local Development Framework** and in development control decisions;
- standards for good practice in engaging those with an interest in development.;
- guidelines on how the community will be consulted over planning applications;
- a benchmark for applicants for planning permission about what is expected of them.

Strategic Environmental Assessment (SEA)

A tool for integrating environmental considerations into decision-making by ensuring that any significant environmental effects of the decision are taken into account. The **Strategic Environmental Assessment** must form an integral part of the adoption process for **Local Development Documents** and must be taken into account right from the initial stages of plan preparation.

Supplementary Planning Document

A **Local Development Document** which provides supplementary information in respect of policies in **Development Plan Documents**. Supplementary Planning Documents do not form part of the **Development Plan** and are not subject to **Independent Examination**. Instead the authority can approve an SPD by formal resolution of the Council, but it must be subjected to full public consultation if it is to be accorded appropriate weight in decisions on development proposals.

Sustainability Appraisal

Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental, and economic factors) and required in the Planning and Compulsory Purchase Act to be undertaken for all **Local Development Documents**.

Unitary Development Plan

A type of **development plan** introduced in 1986. It is due to be replaced by **Local Development Frameworks**. Ealing's **Unitary Development Plan** was adopted in October 2004.

For copies of the Local Development Scheme
and other documents, please contact:

Planning Policy
Ealing Council
Perceval House
14/16 Uxbridge Road
London W5 2HL

Tel: 020 8825 5428
Email: Planpol@ealing.gov.uk

Visit: www.ealing.gov.uk/planpol

**Planning Policy
Ealing Council
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