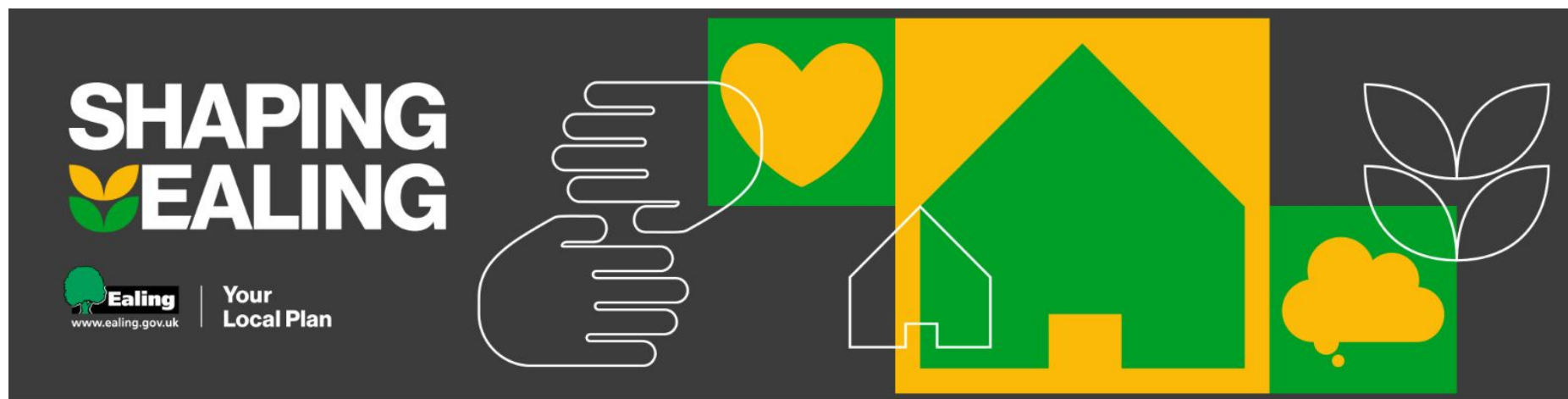


**Ealing
Local Planning Authority
Local Plan**

Local Development Scheme

March 15th 2022



This document sets out:

- **a brief introduction to the Local Plan,**
- **briefly explains the purpose of the Local Development Scheme and**
- **provides a short profile of each of the Local Development Documents that are being prepared by Ealing Council.**

1. **A Brief Introduction to the Local Plan**

a) **What are “Local Plans”?**

1.1 **Local Plans** are the plan for the future development of the local area drawn up by the local planning authority in consultation with the local community. Local Plans are key to delivering sustainable development that reflects the visions and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances.

1.2 The Local Plan can be made up of different **local development documents** which includes any document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following:

- The development and use of land which the local planning authorities wish to encourage during any specified period.
- The allocation of sites for a particular type of development or use.
- Any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land.
- Development management and site allocation policies which are intended to guide the determination of applications for planning permission.

b) **What is the national, regional, and local policy context for preparing local plans?**

1.3 The local plan must be consistent with the **National Planning Policy Framework (NPPF)**. This sets out the Government’s planning policies for England and how they should be applied. The NPPF was originally published on March 27th, 2012, and updated versions were published on July 24th 2018 and February 19th 2019. It was last revised on July 20th, 2021, and it replaced the previous versions of the NPPF. It must be considered in the preparation of the local plan and is a material consideration when making planning decisions. Separate policy documents deal with waste and traveller sites. There is also associated **National Planning Policy Guidance (NPPG)** which supports the framework and is published online and regularly updated. More information on both the NPPF and NPPG is available here:

[National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/national-planning-policy-framework-guidance) and [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/planning-practice-guidance)

1.4 As Ealing is a London borough it continues to work within the context of a regional spatial strategy (the “**London Plan**”) prepared by the Mayor of London. The London Plan sets out a framework for how London will develop over the next 20-25 years and the sets out the Mayor of London’s vision for ‘Good Growth’. The London Plan is an integral part of the statutory development plan for the local planning authority and Ealing’s Local Plan must

be in “general conformity” with it. The London Plan is supported by a number of related strategies and Supplementary Planning Guidance (SPG) guidance on a variety of topics (e.g., viability).

1.5 A new London Plan was published on March 2nd, 2021, and this replaced earlier iterations of the plan. This followed a consultation process lasting over three years, with officers from Ealing Council heavily involved at every stage. More information is available here:

[The London Plan | London City Hall](#)

1.6 **Neighbourhood plans** are community led and must meet certain basic conditions and be in conformity with the strategic policies in the local plan. They are also an integral part of the statutory local development plan. Two neighbourhood plans have been made thus far for Central Ealing and West Ealing and two further plans remain in the early stages of production for Central Acton and Acton Hill. More information is available here:

[What is neighbourhood planning? | Neighbourhood planning | Ealing Council](#)

1.7 Part of the London Borough of Ealing is also covered by a separate local planning authority – the **Old Oak and Park Royal Development Corporation (OPDC)** - who are responsible for planning matters including plan making for the NE area of the borough (see map at Appendix 2). The OPDC was established by the Mayor of London and came into being on April 1st, 2015. A “Scheme of Delegation for Planning Functions in LBE” has been agreed which formalises the delegation of certain planning functions from the OPDC to Ealing Council. In particular, in North Acton all planning applications falling under Part 3 (Control of Development) of the Town and Country Planning Act 1990 are delegated.

1.8 OPDC has been preparing a new local plan for the area and the examination hearings concluded (Jan 11th-13th 2022). Subject to the independent Inspector’s report, the plan is likely to be adopted before the end of 2022. More information is available here: [The Local Plan | London City Hall](#)

c) How are Local Plans prepared?

1.9 Local Plans are prepared and adopted in accordance with the **Planning and Compulsory Act 2004 and associated local planning regulations**. Further changes to the development plan system were introduced through the Localism Act 2011 and, in particular, the publication of the National Planning Policy Framework (NPPF) which introduced a “presumption in favour of sustainable development,” a “duty to cooperate” and the creation of a new tier of “neighbourhood development plans”. Local plans must be prepared with the objective of contributing to the achievement of sustainable development; be prepared positively, in a way that is aspirational but deliverable; be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory

consultees; contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; be accessible through the use of digital tools to assist public involvement and policy presentation; and serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the NPPF, where relevant).

1.10 Figure 1 briefly summarises the key stages in the production of a local plan and Figure 2 illustrates the context in which Ealing's Local Plan is being prepared and the different planning policy documents that can be included within it.

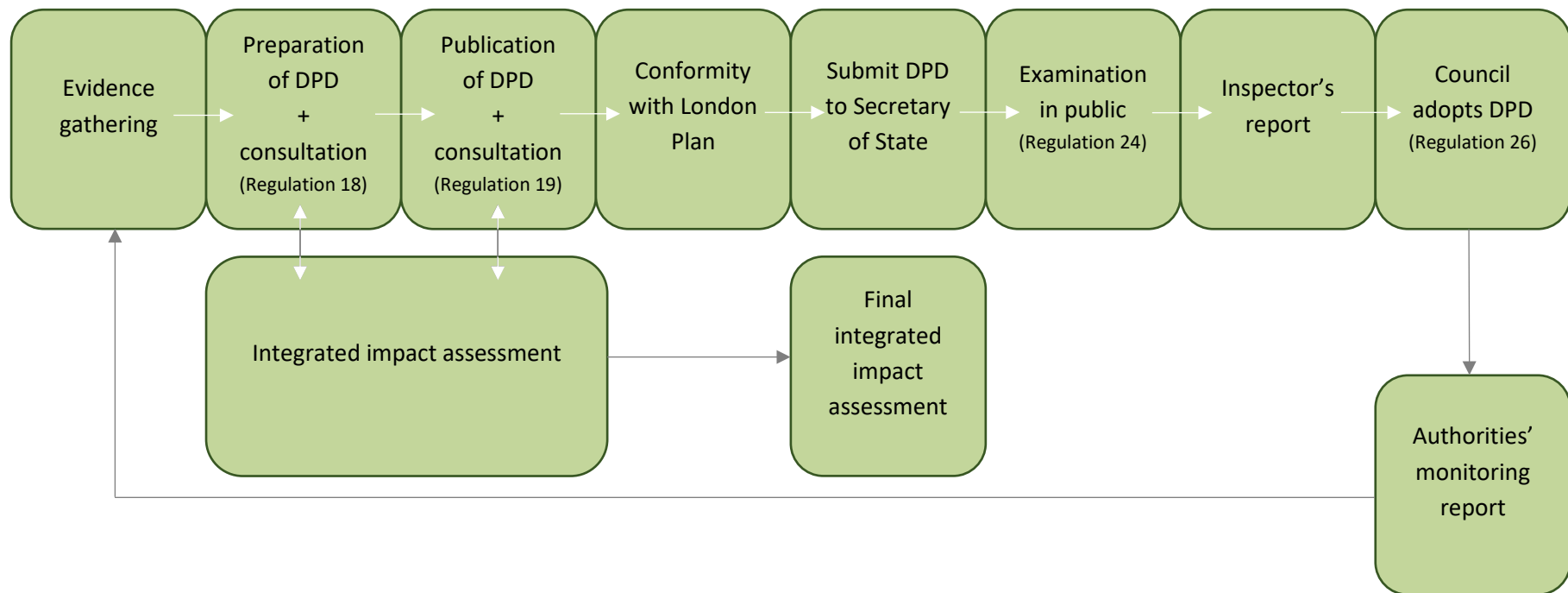


Figure 1: Key Stages in the production of Development Plan Documents

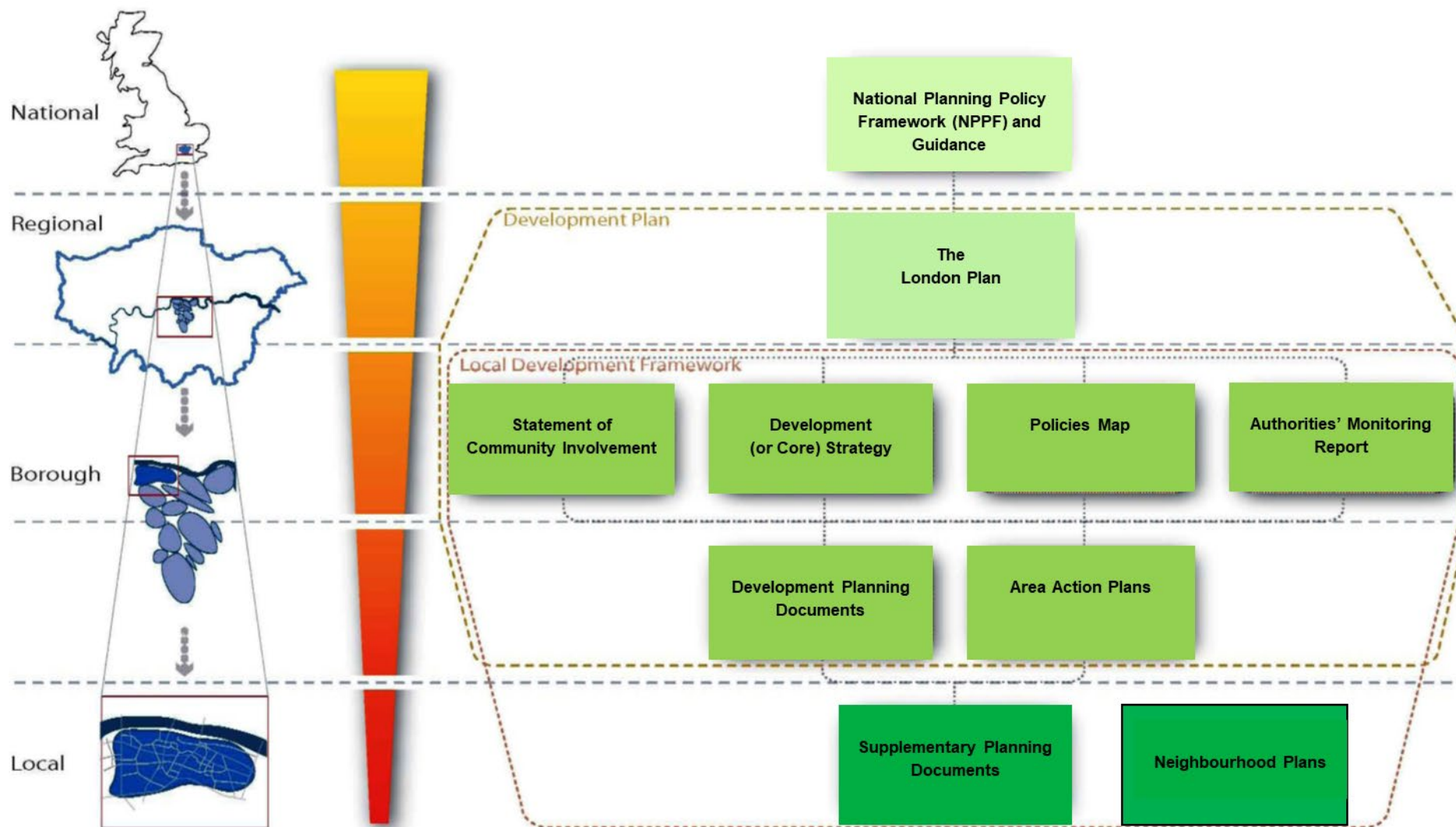


Figure 2: The Existing Planning Policy Framework in Ealing

d) How does Ealing work with its neighbours on local plan making?

1.11 Ealing Council has been working closely with its **West London** neighbours (under the auspices of the West London Alliance) in seeking to identify strategic priorities for the sub-region – in particular, infrastructure – and in developing a shared and common evidence base. Whilst there is no appetite at present for a joint West London plan it is likely that work will be undertaken on a revised Joint West London Waste Plan.

1.12 Ealing Council has also been an active member of the **Heathrow Strategic Planning Group** (HSPG) which currently comprises 16 local authorities, local enterprise partnerships and other essential parties around the airport campus to enable a joined up and sub regional conversation about the future of Heathrow Airport, to ensure a co-ordinated approach to planning matters and to constructively engage with Heathrow Airport Ltd (HAL).

1.13 More information is available here: [Heathrow Strategic Planning Group :: Home](#)

1.14 The HSPG have produced a **Joint Spatial Planning Framework** (JSPF) for the sustainable development of the sub-region, to address the implications of both 'baseline growth' and the additional growth demand forecast to result from the expansion of Heathrow Airport over the next 30years. This responds to Government policy and the proposals of Heathrow Airport Limited, to construct a new Northwest Runway to open before 2030. A draft Statement of Common Ground explains how and why the members of the HSPG collaborated to produce the JPPF and how they proposed to engage with key stakeholders to refine the document in coming months.

1.15 However, the JSPF was finalised immediately before a legal challenge to the Airports National Policy Statement (February 27th, 2020) and the rapidly unfolding impacts of the COVID-19 crisis. HSPG decided to publish the finalised documents as they stand and 'to draw a line' under this phase of the JSPF work, and then commence a new phase of work when the circumstances and way forward becomes clearer. This may require some significant changes to the content of the existing documents to respond to new forecasts, evidence, national policies, and priorities. It is therefore important to read the documents in this light. More information is available here: [Heathrow Strategic Planning Group :: Spatial Planning](#)

e) What is the current adopted Local Plan in Ealing?

1.16 In addition to the London Plan, the Ealing LPA's local development plan currently comprises five separate development plan documents together with an associated Policies Map that illustrates all site-specific policies in the Local Plan in map form. The DPDS are:

- **Development (or Core) Strategy DPD** - This DPD sets out a vision for the future development in the borough and was adopted on April 3rd 2012.
- **Development Sites DPD** – This DPD sets out planning requirements for those 48 key sites with significant development potential in the borough and was adopted on December 10th 2013.
- **Development Management DPD** – This DPD guides decisions on planning applications and was adopted on December 10th 2013.
- **Joint West London Waste Plan DPD** – This DPD aims to identify possible sites for managing the area's waste and sets out a strategy for the sustainable management of waste arising in the area over a 17-year period up to 2031. It was produced in cooperation with five neighbouring boroughs and the Old Oak and Park Royal Development Corporation. It was adopted in July 2015.
- **Planning for Schools DPD** – This DPD identifies possible sites for new schools and sites for extensions to existing schools in the borough and was adopted on May 10th 2016. It was the first of its kind in the UK and has been extremely successful in securing funding from government for new schools in the borough.

1.17 There are presently no plans to produce any **Area Action Plans** (AAPs) which are DPDs that set out a comprehensive strategy for co-ordinated development and design that reflects local aspirations for the future of a specific area.

f) When did the existing Local Plan replace its predecessor?

1.18 On December 10th, 2013, the current adopted Local Plan finally replaced and superseded all of the saved policies in the Council's Unitary Development Plan (UDP) that was original adopted on October 12th, 2004.

g) Are there plans to review the existing local plan and how will this be done?

1.19 Yes. During Summer 2022, Ealing Council will be presenting residents, businesses, and others with our first ideas on priorities that will shape future planning decisions in a draft new 'Local Plan.' Over time, the priorities in the plan will shape decisions taken by the council, developers and others about homes, the use of physical space, tackling climate change, creating good jobs and how we can address any concerns around health and inequalities in the borough. This will be a key time for everyone who lives or works in the borough to have their say in shaping their local community.

1.20 To prepare for this, Ealing Council launched "**Shaping Ealing**" in November 2021 - a series of conversations, surveys, and formal and informal meetings to understand your people's views on where Ealing is as a borough now, and the shape you think it should take going forward. More information is available here: [Shaping Ealing | Ealing Council](#)

1.21 At the same time, the first [Shaping Ealing Survey](#) was launched, and is the beginning of several ‘Shaping Ealing’ conversations. The **survey** is short and simple and will enable the Council to get feedback on your overall feelings and priorities and create an email list for a regular newsletter to update you on other exciting opportunities to get involved in shaping Ealing. The survey is also available in the nine most common languages spoken in the borough. The survey closes on March 25th, 2022, and almost ten thousand responses are now anticipated. A detailed report summarising the results and feedback should be published on the “Shaping Ealing” web pages by the end of April/early May 2022.

1.22 It is proposed, with the exception of waste management capacity, that Ealing Council’s local plan should be **reconsolidated into one local plan** thereby reducing considerably the costs and length of any public and stakeholder consultation and requiring just one examination in public. At least two rounds of formal public and stakeholder consultation are planned.

1.23 It is intended that the new plan should be divided into three main parts together with an accompanying Policies Map and include:

- **Development Strategy** – This is the spatial vision for Ealing and how it will be delivered. It responds specifically and complements Chapter 1 of the London Plan i.e., Planning for London’s Future – Good Growth. This established six broad good growth objectives for London namely building strong and inclusive communities, making the best use of land, creating a healthy city, delivering the homes Londoners need, growing a good economy and increasing efficiency and resilience. The Strategy will identify locally specific examples of how the Good Growth objectives will be delivered in Ealing and set a vision and objectives for the future development of the borough. It will set the broad targets or metrics that the local plan is intended to deliver over a period of 15 years (e.g., new homes, energy efficiency, new infrastructure, etc). The Strategy will include a ‘key diagram’ or high-level map that will bring together the main components of the spatial strategy for the LPA. The Strategy will also provide a strategic framework for the following collection of town plans.
- **Town Plans and Development Sites** – This section deals with broad places. It responds specifically and complements Chapter 2 of the London Plan i.e., spatial development patterns. It will include place-based plans for the seven towns of the borough including an ‘inset or local key diagram’ drawn to a larger scale than the key diagram showing the application of policies to the local area. It will also include specific indicative metrics of the apportionment of growth (e.g., housing delivery) and any specific infrastructure required to deliver that growth in each settlement. It will include the LPA’s key development sites (or site allocations).
- **Development Management** – This section of the new plan will deal with broad themes. It responds specifically and complements Chapters 3 to 10 in the London Plan i.e., design, housing, social infrastructure, economy, heritage and culture, green infrastructure and natural environment, sustainable infrastructure, and transport.

1.24 The new plan will be accompanied by a **Policies Map** which will illustrate all site-specific policies in the local plan in an interactive form that is prepared on an Ordnance Survey map base.

1.25 Figure 3 provides a simplified diagrammatic representation of the proposed structure and format of the emerging new local plan.

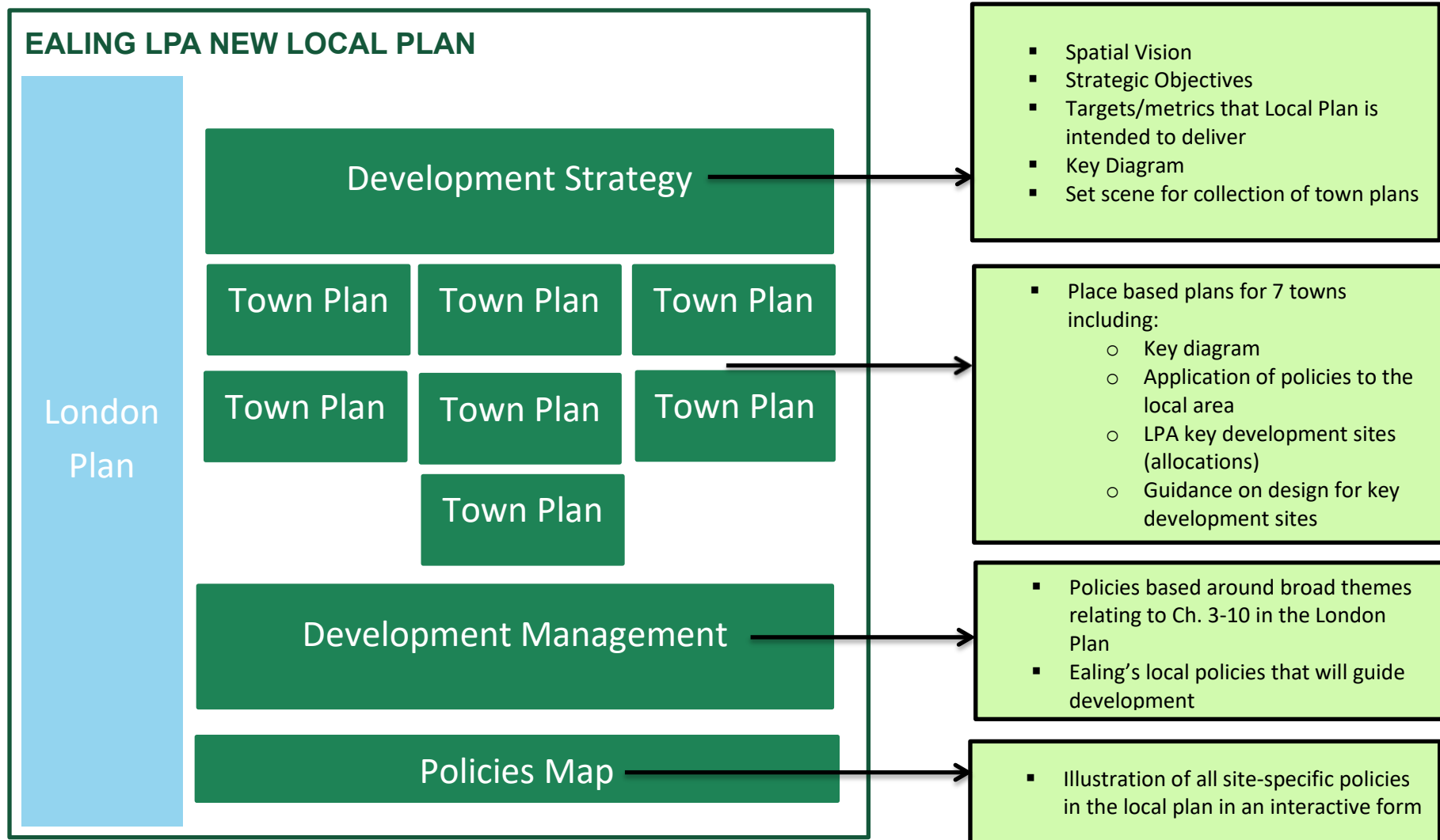
1.26 The **indicative timetable** for production of a new Local Plan is:

Public and Stakeholder Consultation on Initial Proposals (Regulation 18):	Late Summer-Early Autumn 2022
Public and Stakeholder Consultation on Final Proposals (Regulation 19):	Summer 2023
Examination in Public (Regulation 24):	Winter 2023-Spring 2024
Adoption:	Summer 2024

1.27 A separate DPD on **waste management capacity** is also proposed and is intended that this be produced collaboratively with neighbouring West London authorities building on the success of the Joint West London Waste Plan adopted in 2015. Scoping of this DPD is currently being undertaken and more detailed plans for the preparation and production of a new plan will be published later in 2022.

1.28 Further information regarding the scope of these DPDs and the timetable for their preparation is provided at Section 3 below.

Figure 3: A Diagrammatic Representation of the New Local Plan



h) What supplementary planning documents have been produced?

1.29 “**Supplementary Planning Documents**” (SPDs) replaced Supplementary Planning Guidance (SPGs) in the new planning system introduced under the Planning and Compulsory Purchase Act, 2004 and perform the same function. SPGs/SPDs do not introduce new policies or requirements but rather assist in the interpretation and application of existing policies and proposals and should help applicants make successful planning applications. Whilst they do not have the same status as Development Plan Documents (or DPDs), SPGs/SPDs are a **material consideration** in the determination of planning applications.

1.30 During Summer/Autumn 2013, the Council undertook a thorough **review of planning guidance**. Much of this guidance was either superseded by policies in the London Plan or Ealing’s own emerging Local Plan. Furthermore, in the light of the scope and range of supplementary guidance produced by the Mayor of London, other than site/area specific guidance, the need for more thematic guidance was significantly reduced.

1.31 When the Council adopted the Development Sites and Development Management DPDs (together with an associated Policies Map) on December 10th, 2013, it meant that any remaining saved policies in the pre-existing development plan for the borough – the Unitary Development Plan (UDP) or The Plan for the Environment – that was originally adopted on October 12th, 2004, have been superseded and the plan has been withdrawn. In the absence of a parent policy hook a number of SPGs/SPDs were also withdrawn at the same time.

1.32 However, the Council agreed to carry forward some of these SPGs/SPDs in some other form and they have been re-published as **informal guidance** in the interim pending the preparation of a replacement SPD. They currently include:

SPG 3	Air Quality
SPG 4	Refuse and recycling facilities
SPG 9	Trees and development guidelines
SPG 10	Noise and vibration
SPG 15	Residential care homes
SPG 16	Hostels
SPD 4	Residential extensions
SPD 6	Twyford Avenue Community Open Space
SPD 9	Legal Agreements, Planning Obligations and Planning Gain

1.33 In due course the Council will either bring forward revised SPDs to replace them and/or will produce Local Planning Policy Guidance (LPPG) on the Council's website modelled on the structure and format of the government's National Planning Policy Guidance (NPPG).

1.34 Since 2013 the following SPDs have all been adopted by the Council:

- **Ealing Cinema SPD** - It primarily aims to establish some clear design objectives for one of the key redevelopment opportunities within Ealing Town Centre. It was adopted on December 10th 2013.
- **Acton Town Hall and Surroundings SPD** – It primarily guides future development proposals through an agreed vision and development objectives (which relate to design, transport, and environmental matters). It was adopted on December 10th 2013.
- **Sustainable Transport for New Development SPD** - It primarily aims to set out the transport assessment and travel plan requirements for new developments in the borough, and to provide guidance on the preparation and content of these documents. It was adopted on December 10th 2013.
- **Southall Opportunity Area Planning Framework/SPD** – It sets out how new development, accelerated by Crossrail, can be managed to maximise the potential of the area for the benefit of existing and new residents and businesses. The plan has been jointly prepared by Ealing Council and the Mayor of London. It is both an SPD to Ealing's Local Plan and an SPG to the London Plan. It was adopted on July 15th 2014.
- **Planning New Garden Provision SPD** - This SPD mainly serves to amplify the provisions relating to garden development that are set out in Ealing's Local Plan, which seeks to secure sufficient and quality provision of garden space in a variety of forms including balconies, roof gardens and terraces in new development and sets the parameters for appropriate development on existing garden space. It was adopted on June 9th 2015.
- **Southall Gateway SPD** – It forms an update to the adopted Southall OAPF specifically to chapter 4.2 'Southall Gateway'. It was adopted on June 9th, 2015.

1.35 The first guidance on planning policy in the new Local Planning Policy Guidance (LPPG) was published in January 2022 on "Tall Buildings". More information is available here:

[Ealing Local Planning Policy Guidance \(LPPG\): Tall Buildings](#) | [Ealing Local Planning Policy Guidance \(LPPG\): Tall Buildings](#) | [Ealing Council](#)

i) Are there any plans to produce a Community Infrastructure Levy (CIL)?

1.36 Yes. The Community Infrastructure Levy (CIL) is a tool for local authorities to support the development of their area by the funding, provision, improvement, replacement, operation, or maintenance of infrastructure.

1.37 In April 2016, a Planning Inspector did approve a draft CIL charging schedule for Ealing LPA. This followed a statutory process required by the CIL setting procedures including two rounds of public consultation and an examination in public. However, to affect the CIL charging schedule required approval of Full Council. At the time, there were concerns about the potential impact of a CIL charge on the deliverability of affordable housing within the borough and therefore no resolution was sought to implement and adopt an Ealing LPA. Be aware that the OPDC is a separate local planning authority and became the CIL charging authority for its own area and different arrangements will apply.

1.38 The Council is now committed to an early introduction of CIL, and a draft evidence base is currently in the early stages of preparation. It is envisaged that a draft CIL charging schedule will be published in Summer 2023 and will follow consultation on local infrastructure priorities during Summer 2022.

1.39 However, the government has proposed radical changes and amendments to the whole system of Planning Obligations (including the CIL regulations) but these have so far failed to materialise. The Council is therefore keeping matters under a review and but will press on regardless and will adapt any proposals in accordance with any new legislative proposals when, and if, they emerge.

j) How will the Council engage the public and stakeholders on the emerging Local Plan?

1.40 The Council must produce a **Statement of Community Involvement** (SCI) which explains how the local planning authority intends to involve communities and stakeholders in the process of preparing local development documents. A new and revised edition was published in March 2022 and can be found here: [Introduction | Statement of Community Involvement \(SCI\) | Ealing Council](#)

k) What evidence does the Council need to produce in preparing a revised Local Plan?

1.41 The local planning authority must also ensure that the Local Plan is based on adequate, up-to-date, and relevant evidence about the economic, social, and environmental characteristics and prospects of the area¹. In particular, local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated and that they take full account of relevant market and economic signals.

1.42 This **evidence base** helps enable the preparation of sound and robust plans and shows how the council have come to our conclusions in emerging local development documents. The Council is working with the GLA and West London boroughs to share the costs of producing the evidence base, where possible, and ensure that emerging findings accord with the duty to cooperate.

¹ See NPPF 2021, Para 31.

1.43 The existing evidence base for current adopted local plan is clearly out of date and will need to be reviewed. Some significant pieces of evidence have already been published such as a new Flood Risk Study (Stage 1), Character Study and a Housing Design Guide. Existing evidence base reports together with any newly published reports can/will be found on the Council's webpages here:

[Introduction](#) | [Evidence base](#) | [Ealing Council](#)

1.44 The evidence base for the emerging Local Plan will be largely completed by the end of 2022 and will include the following key components:

- Strategic Housing Market Assessment (SHMA) (examining housing need and affordability)
- Strategic Housing Land Availability Assessment (SHLAA) (examining housing capacity and supply for large and small sites)
- Spatial Options
- Sites Assessment
- Employment Land Review (examining future need for and supply of suitable industrial and employment land)
- Inclusive Growth Study
- Affordable Workspace Study
- Retail Needs
- Town Centre Health Checks
- Strategic Flood Risk Assessment (SFRA)
- Infrastructure Delivery Plan and Schedule
- Health Study
- Playing Pitch and Outdoor Sport Assessment
- Review of Green Belt/Metropolitan Land
- Green Space Strategy
- Biodiversity Action Plans
- Review of Sites of Importance for Nature Conservation
- Character Study
- Housing Design Guide
- Tall Buildings – Definition, Locations and Strategic Site Assessment
- 20-Minute Neighbourhood Frameworks
- Viability Assessment

l) Are there any other complementary local development documents that are relevant?

1.45 Yes, the local planning authority will also prepare the following important related documents which exist alongside the Local Plan:

- **Local Development Scheme (LDS)** – sets out details of what local development documents will be produced and the timetable and arrangements for their production.
- **Authorities' Monitoring Report (AMR)** – formerly known as the Annual Monitoring Report, this sets out progress in terms of the implementation of planning policies and progress towards the implementation of the Local Plan.

1.46 In addition, the local planning authority is required to undertake an **Integrated Impact Assessment** for all development plan documents. This is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors) and assess impacts on equality and habitats.

m) Are there any Neighbourhood Development Plans in existence or being prepared?

1.47 Yes, two **neighbourhood plans** have already been adopted by the Council for:

- **Central Ealing** which was formally adopted by Full Council on December 19th, 2017 (following a successful referendum held on October 12th, 2017) and
- **West Ealing** which was formally adopted by Full Council on June 12th, 2018 (following a successful referendum held on May 3rd, 2018).

1.48 These plans are now **part of the statutory development plan** and provides policies which are used to help determine planning applications within the boundaries of these neighbourhood plan areas. They undertook a process of independent examination which found that the plans met certain basic conditions and were in conformity with the strategic policies in the local plan.

1.49 Further neighbourhood plans are being prepared for **Central Acton** and for **Acton Hill** but are currently at a very early stage of preparation and council officers continue to provide advice and support. No project plan for the preparation, consultation and examination of the emerging plan has been published by the forums.

1.50 More information about neighbourhood planning in the borough can be found on the Council's website:

[What is neighbourhood planning? | Neighbourhood planning | Ealing Council](#)

1.51 A useful guide to neighbourhood planning produced by Locality can be found here: [NP Roadmap online full.pdf \(neighbourhoodplanning.org\)](#) and more information and resources are available here: [Neighbourhood planning - Locality](#)

2. Introduction to the Local Development Scheme

a) What is the Local Development Scheme?

2.1 Local development schemes are public '**project plans**' which identify which local development documents will be produced, in what order and when.

2.2 It indicates the work that is being done to produce the necessary documents and 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.

2.3 It is important that local communities and interested parties can keep track of progress. Local planning authorities should therefore publish their Local Development Scheme on their website.

b) Does this scheme supersede earlier versions?

2.4 Yes, this is the eighth published version of the LDS. It updates the edition last published in July 2015 which superseded earlier editions that were published in 2005, 2007, 2009, 2010 and 2013.

2.5 Since July 2015 the Council has formally adopted a Joint West London Waste Plan (July 28th 2015) and a Planning for Schools DPD (May 10th 2016). A new London Plan was published on March 2nd, 2021, and a new NPPF was published on July 20th, 2021.

2.6 For the scheme to be useful it needs to be regularly updated and to directly inform the project management and delivery of local development documents and it is therefore envisaged that in future it should be reviewed and updated regularly, as appropriate.

2.7 Section 3 of this report provides a **short profile of each of the key local development documents** that are being prepared by the local planning authority.

3. Local Development Document Profiles

3.1 New Ealing LPA Local Plan

Title	New Ealing LPA Local Plan
Role and Context	This DPD will set out a vision and strategic objectives for the development of the borough. It will include site allocations and policies that manage the development of the LPA where planning permission is required.
Status	Development Plan Document
Chain of Conformity	The DPD will be consistent with both existing and emerging national policy and in general conformity with the Mayor's 'London Plan'.
Geographical Coverage	Borough wide, except for the area covered by the Old Oak and Park Royal Mayoral Development Corporation which has separate plan making powers.
Structure and format	<p>Ealing Council's local plan will be largely reconsolidated into one plan and will be divided into three key parts together with an accompanying Policies Map including:</p> <ul style="list-style-type: none"> • <i>Part A: Development Strategy</i> – This is the spatial vision for Ealing and how it will be delivered. It responds specifically and complements Chapter 1 of the London Plan i.e., Planning for London's Future – Good Growth. This established six broad good growth objectives for London namely building strong and inclusive communities, making the best use of land, creating a healthy city, delivering the homes Londoners need, growing a good economy and increasing efficiency and resilience. The Strategy will identify locally specific examples of how the Good Growth objectives will be delivered in Ealing and set a vision and objectives for the future development of the borough. It will set the broad targets or metrics that the local plan is intended to deliver over a period of 15 years (e.g., new homes, energy efficiency, new infrastructure, etc). The Strategy will include a 'key diagram' or high-level map that will bring together the main components of the spatial strategy for the LPA. The Strategy will also provide a strategic framework for the following collection of town plans. • <i>Part B: Town Plans and Development Sites</i> – This section deals with broad places. It responds specifically and complements Chapter 2 of the London Plan i.e., spatial development patterns. It will include place-based plans for the seven towns of the borough including an 'inset or local key diagram' drawn to a larger scale than the key diagram showing the application of policies to the local area. It will also include specific indicative metrics of the apportionment of growth (e.g., housing delivery) and any specific infrastructure required to deliver that growth in each settlement. It will include the LPA's key development sites (or site allocations).

Title	New Ealing LPA Local Plan	
	<ul style="list-style-type: none"> <i>Part C: Development Management</i> – This section of the new plan will deal with broad themes. It responds specifically and complements Chapters 3 to 10 in the London Plan i.e., design, housing, social infrastructure, economy, heritage and culture, green infrastructure and natural environment, sustainable infrastructure, and transport. <p>The new plan will also be accompanied by a Policies Map which will illustrate all site-specific policies in the local plan in an interactive form that is prepared on an Ordnance Survey map base (to be hosted on the council's website).</p>	
Key Milestones	Public and Stakeholder Consultation on Initial Proposals (Regulation 18): Public and Stakeholder Consultation on Final Proposals (Regulation 19): Examination in Public (Regulation 24): Adoption:	Late Summer-Early Autumn 2022 Summer 2023 Winter 2023-Spring 2024 Summer 2024
Arrangements for Production	Led by the Strategic Planning Team based in Economic Growth division of the Place Directorate with technical, legal, marketing, and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Risk Assessment	<p><i>(i) Failure to meet legal compliance tests:</i> The threat of either legal challenge or having the examination process prematurely suspended can be mitigated by ensuring that policies are based on robust evidence, are backed up by well audited systems of public and stakeholder engagement and ensuring that the Council works in collaboration with neighbouring authorities to arrive at statements of common ground that adequately address cross boundary issues.</p> <p><i>(ii) Failure to meet the tests of soundness:</i> This requires policies to be based on a robust yet proportionate evidence base and working closely with the Planning Inspectorate to identify and remedy any shortcomings in plan-making at the earliest opportunity.</p> <p><i>(iii) Lack of capacity of the Planning Inspectorate and other external agencies:</i> Although outside the direct control of the Council the possibility of delays or slippage may occur for a variety of reasons and will be mitigated by regular liaison with PINs and facilitation of a service level agreement to ensure timely delivery on both sides.</p> <p><i>(iv) Programme slippage:</i> Local plan making operates in an ever changing political and legislative environment which can result in demands for new approaches or evidence to respond to changing circumstances. Whilst the Council will endeavour to anticipate changes (e.g. new and emerging policies in the replacement London Plan) this can lead to slippage. The timetable only allows for limited contingency having been built into the programme.</p> <p><i>(v) Lack of resilience and other work priorities:</i> The availability of suitably qualified planning officers with the relevant knowledge and experience to prepare a local plan is at a premium and loss or departure of key staff would be</p>	

Title	New Ealing LPA Local Plan
	challenging and could result in delays to the overall programme. Whilst local plan making is a key objective of the Strategic Planning Team it has many other competing pressures and demands on resources. This can be mitigated by the identification of clear lines of responsibility, service planning and flexibility in how resources are allocated in the future.

3.2 Planning for Waste Management Capacity

Title	Joint West London Waste Plan DPD
Role and Context	This document will support the delivery of Ealing's revised Local Plan and will satisfy the requirements of the new replacement London Plan and ensure effective mechanisms are in place for waste management capacity. It is anticipated that it will be prepared jointly with neighbouring West London boroughs and will supersede the existing Joint Plan that was adopted in July 2015. The DPD will identify and safeguard sufficient sites to accommodate waste management facilities in this sub-region and set policies to guide the determination of such applications.
Status	Development Plan Document
Chain of Conformity	The DPD will be consistent with both existing and emerging national policy and in general conformity with the Mayor's 'London Plan'. On adoption of the plan any sites identified in Ealing will be illustrated on a revised Adopted Policies Map for the LPA.
Geographical Coverage	LPA wide and including neighbouring West London LPAs.
Structure and format	Yet to be determined. Scoping is currently being undertaken and will conclude later in 2022.
Key Milestones	Yet to be determined. Once scope agreed, formal decisions need to be taken by the participating LPAs to proceed and agree the necessary commitment and resources and this is expected to happen before the end of 2022.
Arrangements for Production	Jointly produced by participating LPAs with project management provided by a lead borough with costs shared equally between the parties. Technical, legal and administrative support provided by other teams as necessary. Use of consultants, where appropriate, to gather evidence base information and to facilitate public engagement. Outsource hard copy printing.
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.
Notes	Early discussions with neighbouring local authorities have already taken place at officer level and there is considerable interest in producing a revised joint plan. Officers will consult with members before a final decision is taken and to ensure continuity this will happen after the May 2022 Local Government elections.
Risk Assessment	<p><i>(i) Failure to get agreement on the production of a joint Local Plan:</i> Given the scale of work it is best that this is undertaken on a sub-regional basis and the benefits of such collaborative working are savings in costs and helping to secure agreement on cross boundary issues. But this can also pose challenges and differing aspirations and governance arrangements can lead to delay and the potential for abortive work.</p> <p><i>(ii) Failure to meet legal compliance tests:</i> The threat of either legal challenge or having the examination process prematurely suspended can be mitigated by ensuring that policies are based on robust evidence, are backed up by well</p>

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	<p>audited systems of public and stakeholder engagement and ensuring that the Council works in collaboration with neighbouring authorities to arrive at statements of common ground that adequately address cross boundary issues.</p> <p><i>(iii) Failure to meet the tests of soundness:</i> This requires policies to be based on a robust yet proportionate evidence base and working closely with the Planning Inspectorate to identify and remedy any shortcomings in plan-making at the earliest opportunity.</p> <p><i>(iv) Lack of capacity of the Planning Inspectorate and other external agencies:</i> Although outside the direct control of the Council the possibility of delays or slippage may occur for a variety of reasons and will be mitigated by regular liaison with PINs and facilitation of a service level agreement to ensure timely delivery on both sides.</p> <p><i>(v) Programme slippage:</i> Local plan making operates in an ever changing political and legislative environment which can result in demands for new approaches or evidence to respond to changing circumstances. Whilst the Council will endeavour to anticipate changes (e.g. new and emerging policies in the replacement London Plan) this can lead to slippage. The timetable only allows for limited contingency having been built into the programme.</p> <p><i>(vi) Lack of resilience and other work priorities:</i> The availability of suitably qualified planning officers with the relevant knowledge and experience to prepare a local plan is at a premium and loss or departure of key staff would be challenging and could result in delays to the overall programme. Whilst local plan making is a key objective of the Strategic Planning Team it has many other competing pressures and demands on resources. This can be mitigated by the identification of clear lines of responsibility, service planning and flexibility in how resources are allocated in the future. Working collaboratively also helps to defray costs and build in greater resilience.</p>

Appendix 1: Glossary of Terms

Term	Definition
Adoption	The final stage of putting a local plan in place. This requires confirmation by a full meeting of the local planning authority and a publicly available copy of the plan, an adoption statement, and Integrated Impact Assessment.
Article 4 Direction	An Article 4 Direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site (e.g., Conservation Area, listed building) or a particular type of development (e.g., office conversion to residential).
Authorities' Monitoring Report (AMR)	The AMR assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Previously known as the Annual Monitoring Report, it is no longer required to be updated annually.
Community Review Panel	A panel selected from people who live or work in the borough who meet about once a month to discuss and give their views on development proposals, local plan, and other planning policy documents. The panel's recommendations feed into decisions made by the council and are seen as a formal part of the planning process.
Consultation	Procedure for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.
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. Ealing's document is entitled 'Ealing's Development Strategy 2026'.
Delegated Authority	In relation to planning permission, delegated powers are used by Local Planning Authorities (LPA) to deal with some planning applications. Delegated powers enable planning officers to determine applications themselves without needing a decision from the planning committee. The majority of mainly minor applications are dealt with in this way.
Design Review Panel	An independent panel comprising 20 members who are leading professionals, providing a broad range of expertise including architecture, urban design, landscape, heritage, sustainability, inclusive design. They

Term	Definition
	provide additional expert advice to inform the planning process with reports published alongside other documents related to an application and included in planning committee reports.
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 (DPD)	A planning policy document that makes up part of the Local Plan. It is a Local Development Document which must be subjected to a statutory adoption process before it can be formally adopted by the authority. The process consists of consultation, submission of the document to the Secretary of State, Examination, receipt of Inspector's Report, and formal adoption.
Examination	A term used in the preparation of a Development Plan Document which involves the examination into the soundness of the plan and receipt of the Inspector's binding report. Part of the examination process includes a formal hearing presided over by a Planning Inspector appointed by the Secretary of State, to consider the policies and proposals of the local planning authority's Development Plan Documents
Inspector's Report	A report issued by the Planning 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.
Issues and Options	Produced during the early production stages of the preparation of DPDs and may be issued for consultation.
Integrated Impact Assessment (IIA)	An assessment of how policies could influence the environment, health, and equalities. As an assessment covers these three different areas, it is called an Integrated Impact Assessment (IIA). The purpose of the IIA is to highlight, and where possible address any undesirable effects that may arise for the environment, on health and equalities as well as identify opportunities for improvement.
Local Development Framework	A "folder" of consisting of Local Development Documents, Statement of Community Involvement, the Local Development Scheme, and Authorities' Monitoring Reports, drawn up by the local planning authority, which together provide the framework for delivering the spatial planning strategy for the area.

Term	Definition
Local Development Scheme	A document setting out the local planning authority's programme for its Local Plan; in particular, the Local Development Documents it intends to produce and the timetable for their production and review. revised as necessary.
Local Plan	The plan prepared by a local planning authority in consultation with its community. It sets out a vision and a framework for the future development of an area. It includes local development documents such as site allocations, strategic policies, development management policies and a policies map. Once adopted it becomes part of the local planning authority's statutory Development Plan.
Local Strategic Partnership (LSP)	Partnerships of stakeholders who develop ways of involving local people in shaping the future of their area (important private, public, and voluntary sector organisations in the borough).
London Plan	This is the Regional Spatial Strategy for London. It is produced by the Mayor of London to provide a strategic context for the local planning authorities' Local Plans. The latest London Plan was published in March 2021. All local plans must be in general conformity with the London Plan.
Minor Amendment to a planning application	<p>A minor amendment can be defined as an alteration that does not materially change a development that has been granted planning permission, in particular by:</p> <ul style="list-style-type: none"> - increasing the size of the development in any way (including height, depth, and volume); - altering the facade in a manner that could lead to increased overlooking of neighbouring properties; - materially changing the design; or <p>in any way materially altering the impact of a development on the amenities of neighbouring properties, or the character of the area.</p>
National Planning Policy Framework (NPPF)	The NPPF and associated guidance sets out Government's planning policies for England and how these are expected to be applied. It must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It came into effect in March 2012. It was revised in July 2018 and updated in February 2019 and revised again in July 2021.
Planning Inspectorate (PINS)	Government body whose main work is the processing of planning and enforcement appeals and holding inquiries into local plans. They deal with a wide variety of other planning related casework including listed building consent appeals, advertisement appeals, and reporting on planning applications.

Term	Definition
Policies Map (previously known as the Proposals Map)	<p>A Development Plan Document which comprises a map of the local planning authority's area, and shows:</p> <ul style="list-style-type: none"> ○ Existing and revised designations of areas of land; ○ Sites for particular future land uses or developments; ○ Locations of proposed or actual area plans. <p>The Policies Map must be revised as each new Development Plan Document is adopted.</p>
Site Specific Allocations	<p>Allocations of sites for specific or mixed-use developments that form part of a Local Plan. Ealing's current document is called Development Sites, 2013.</p>
Statement of Community Involvement (SCI)	<p>This sets out the methods and standards which the planning authority intend to achieve in relation to involving the community in the preparation, alteration, and review of all Local Development Documents and in development management decisions.</p>
Strategic Environmental Assessment (SEA)	<p>A generic term used to describe environmental assessment as applied to policies, plans and programmes. It forms part of an Integrated Impact Assessment (IIA).</p>
Supplementary Planning Document (SPD)	<p>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 Examination.</p>

Appendix 2: Map of the OPDC

