

EALING'S LOCAL PLAN

Initial Proposals (Regulation 18),
November 30th 2022

Over the next few months there will be more opportunities to get involved in Shaping Ealing. To receive updates just register on our website

www.Ealing.gov.uk

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Councillor Peter Mason
Leader of Ealing Council

Leader's foreword

0.1 — I am proud to present this Local Plan for consultation for you to read and comment on. Once adopted it will be used to guide and shape development and investment decisions in Ealing over a 15-year period, so it is very important that we consult and gather your feedback on the draft ideas and proposals within this document.

0.2 — The Local Plan provides a platform enable a new conversation with our communities on how our towns, neighbourhoods, and their local economies grow and evolve. It is also a key tool in addressing the many challenges we face as a borough, as well as unlocking its many opportunities. Consequently, it must be underpinned by a strong set of values that are well understood and relevant to the everyday lives of our residents, businesses and those who visit the borough to study, work or socialise. These values are defined by the three core themes of 'tackling the climate crisis', 'fighting inequality', and 'creating good jobs and growth'. These themes underpin the vision of the Local Plan and are repeated and explained further throughout the document.

0.3 — In addition to the three core themes, it is also important to outline how the Local Plan can inform and steer new development and investment over the coming years. Unlike our current Development Strategy from 2012, which focused new development along the Elizabeth Line (Uxbridge Road) and Western Avenue (A40) growth corridors, the Local Plan is underpinned by 'sustainable polycentrism'. This means having a more fair and balanced approach to new development and investment, whereby all the seven towns will have a prominent role accommodating growth, and as a result will benefit fairly from new investment.

0.4 — This new approach to accommodating growth is important so no town is left behind and ensures that no town carries a significant burden or pressure for new development, as we have seen in Southall and parts of Ealing and in Acton in recent years. This seven-town approach will also capitalise on how behaviours in society are starting to shift, with more people wanting to enjoy their local neighbourhoods, town centres, and high streets. Sustainable polycentrism will enable these places to gain more investment and flourish.



**THIS LOCAL PLAN HELPS
SHOWCASE ALL THE
AMAZING OPPORTUNITY
THAT EALING HAS TO
OFFER, NOT JUST FOR
LONDON BUT NATIONALLY
AND GLOBALLY.**



Image: Elizabeth Line at
Ealing Broadway Station.

0.5 — This Local Plan helps showcase all the amazing opportunity that Ealing has to offer, not just for London but nationally and globally. It seeks to reinforce Ealing's position at the heart of west London's economy, particularly by bridging two strategic transport hubs of international importance; Heathrow Airport and the new High Speed 2 Terminus that will open in 2030. It sets out a new strategic 'productivity arc' for London to bring coherence to the significant reserves of Strategic Industrial Locations (SIL), linking the United Kingdom's largest industrial estate at Park Royal in the east and the historic industrial hub at Southall in the west.

0.6 — The Local Plan includes ambitious policies to capitalise on Ealing's unique connectivity and industrial character to create a new economy, to bring more jobs, and to make Ealing a great place to invest, grow, or start a business. This will also make Ealing a great place to live, learn and start a family, which is so important to the future success of the borough, whereby Ealing's rich heritage of industry, productivity, and creativity can be reenergised.

0.7 — If you are an Ealing resident or business reading our Local Plan, I hope it is clear on how it will pick up and reinforce the priorities that are already set out in the Council Plan, and how it will play a key role in addressing the issues that matter most to you. Similarly, if you are an Ealing landowner, developer, investor, or business hoping to invest in our great borough, I hope it is clear that we are ambitious and open for new development and investment across our seven towns, so long as it is inclusive and puts the needs of our existing communities at the very heart of local decision making.

0.8 — Finally, I thank you for taking the time to read our Local Plan and I encourage you to share your comments so that we can capture a wide and diverse range of views and opinions through this consultation. Ultimately, this will enable us to produce a Local Plan that belongs to everyone associated with this special borough and help shape Ealing for the better over the next 15 years.

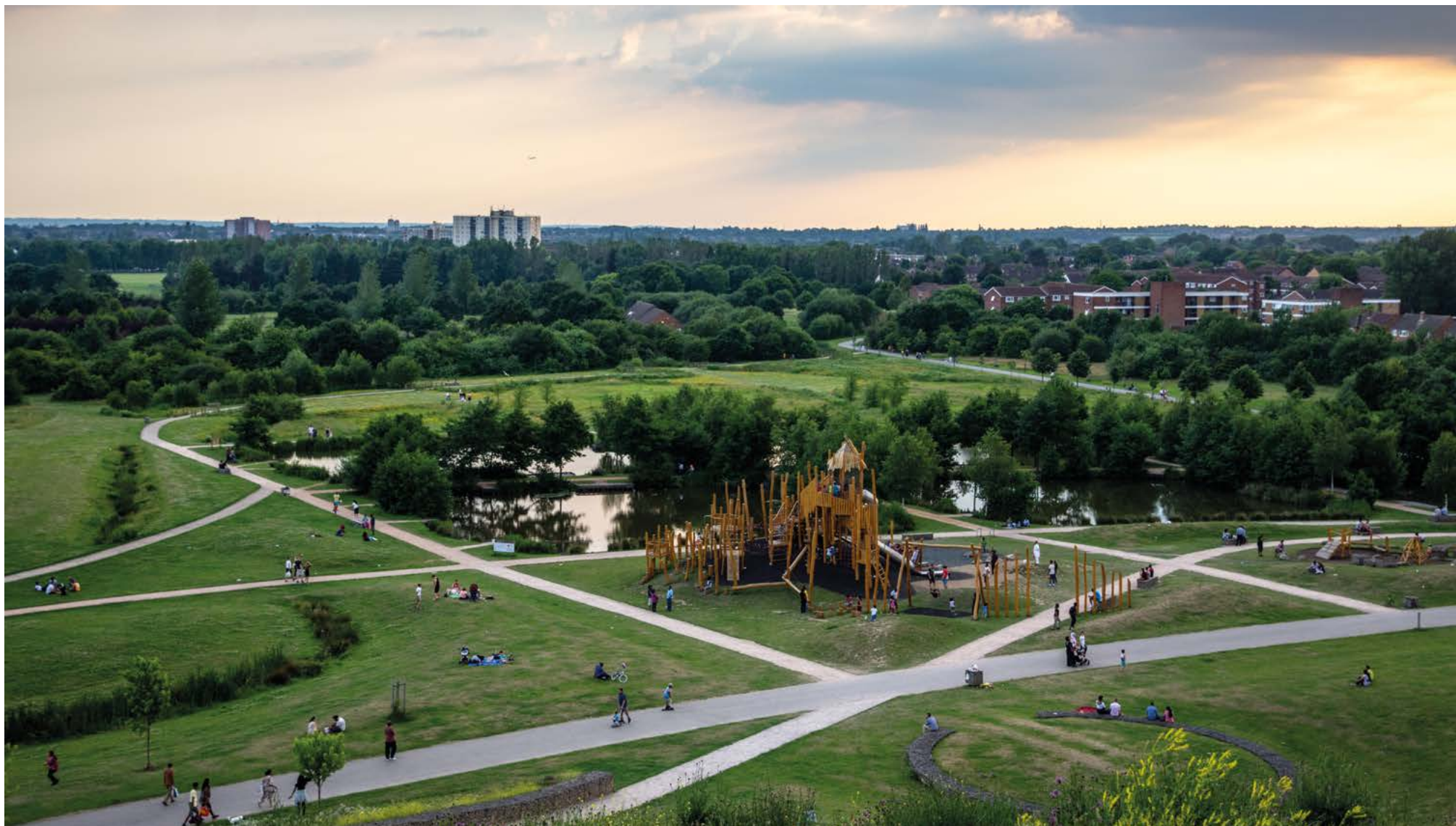


Image: Northala Fields Park,
Northolt, West London.



Image: Emphasising the importance of green and open spaces within the Local Plan.

Consultation overview

Your voice is important in shaping this New Local Plan

0.9 — Ealing Council is committed to engaging with its local communities and stakeholders through genuine dialogue. We will continue to involve as wide a cross-section of the community as possible in the development of the Local Plan. We know we need to tailor our engagement approach to suit different people.

0.10 — There will be a variety of methods you can use to comment on the Local Plan. This includes in-person events, a digital platform, and traditional methods such as printed versions of the document distributed to libraries across the borough. For those of you who do not wish to or are unable to use our digital platform we will keep speaking to you in-person. At the same time, we will continue to develop our digital methods so that they are easy and interesting to use for everyone.

How to provide consultation feedback

0.11 — All consultation feedback received will be considered and inform an amended version of the Local Plan, called the Proposed Submission Local Plan (Regulation 19). We invite everyone with an interest in the future of Ealing to provide comments on the Local Plan by 25th January 2023. Further information is set out within the Consultation Strategy. Please visit our website to learn about the different ways you can make representations.

0.12 — Within this document, we have placed questions requesting feedback on our proposals. The consultation questions are interactive, which will allow you to respond online by clicking on each question within the document. All the questions are identifiable throughout the document with the following icon (see yellow box to the left).

0.13 — Please note that we will be asking for personal information so that we can track representations to those who made them. We want to engage meaningfully, and this means reaching those communities we have not reached before. To help us achieve this we will also ask for demographic data to make sure we are in fact reaching our diverse communities by keeping track of who is responding.

0.14 — There are additional approaches to providing consultation feedback through email, mail and in-person events, which are set out in detail within the Consultation Strategy.

0.15 — You will be able to find all information relating to this consultation, including the Local Plan, and supporting documents, on the Council's website.

0.16 — Hard copies of the Local Plan are also available at the Ealing Council Office at 14 Uxbridge Rd (W5 2HL) and in libraries across the borough.

Example Question

Look out for these question boxes

[Click here](#) or scan the QR code to give us your views



LINKS

[Click here](#) for more information on the Consultation Strategy.

[Click here](#) for more information on the Local Plan and supporting documents.

Next steps

0.17 — The consultation process will occur over an 8 week period which will include a Call for Sites process. Following this, Ealing Council will review and assess the responses to inform the preparation of the Proposed Submission Local Plan (Regulation 19) in the Autumn of 2023. Over the course of 2023 the evidence base that underpins policies will also be further developed.

0.18 — Further information on the local plan stages is set out in Chapter 1 of this document.



Image: Ealing, Shri Kanaga Thurkkai Amman Temple, Chariot Festival.

Document structure

Ealing's New Local Plan is divided into five main parts

0.19 — This Local Plan sets out a borough-scale vision over the next 15 years that will support delivery of concerted action Ealing Council's core themes of tackling the climate crisis, fighting inequality, and creating good jobs and growth.

0.20 — This Local Plan will set out a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development in the borough. The plan will also support the implementation of the London Plan (2021) and its aspiration for achieving Good Growth.

0.21 — The Local Plan forms a tool to help guide investment within the borough, while shaping the overall spatial vision that the council, partners, stakeholders and community groups will help to deliver. The Local Plan addresses the issues and opportunities facing residents and businesses in the borough and establishes a spatial strategy that responds to the distinctive character of Ealing's seven towns.

0.22 — The Local Plan is set out in five chapters, with associated sub-sections that provide a borough-scale and town-scale spatial strategy and associated development management policies to achieve these. The document must be read as a whole, particularly for the purpose of planning and investment decisions.



The five chapters



Part one: About Ealing's Local Plan

0.23 — This section provides background information about process of developing a Local Plan. This positions the Local Plan within the wider national, regional, sub-regional and local planning frameworks. This is followed by a summary of what has been prepared as part of the development of the Local Plan and the next steps in the production of the Local Plan.

Part two: Setting the scene

0.24 — This section establishes the strategic and borough-level context for the Local Plan and the borough's core themes of tackling the climate crisis, fighting inequality, and creating good jobs and growth that flow from this. These frame the council's strategic objectives.

Part three: Spatial strategy

0.25 — This section establishes the spatial strategy for Ealing and how it will be delivered over the next 15 years.

0.26 — This responds specifically to and complements Chapter 1 of the London Plan (Planning for London's future – Good Growth), which established Good Growth objectives for London. This planning framework informs an overarching borough-wide 15-year spatial vision and the subsequent spatial strategy that is aligned to Ealing Council's core themes of tackling the climate crisis, fighting inequality, and creating good jobs and growth. This section sets out borough-scale place-based interventions that will deliver Ealing's spatial strategy. The spatial strategy includes a 'key diagram' that brings together the main components of the spatial strategy, while outlining the strategic borough-wide policies.



**THIS PLANNING FRAMEWORK
INFORMS AN OVERARCHING
BOROUGH-WIDE 15-YEAR
SPATIAL VISION.**



Image: Departures,
Heathrow Airport.



Image: Elizabeth Line,
Paddington Station, London.

Part four: Town plans

0.27 — This section explores in more detail Ealing's seven towns and the local place-based interventions to deliver the spatial vision. It responds specifically to and complements Chapter 2 of the London Plan (Spatial development patterns). It includes place-based plans for the seven towns of the borough, including a local key diagram that illustrates the specific infrastructure required to support growth and address the issues faced in each town. These interventions will be imbedded within a series of town-based policies that focus on delivering infrastructure and place-based regeneration in each town. This section will also include Ealing's Development Site List. This includes the sites which are considered to have significant development potential.

Part five: Development management policies

0.28 — This section of the plan sets out the proposed development management policies that will provide the standards and guidelines that planning applications will need to comply with to support the delivery of the Local Plan. These are organised by policy topic areas that respond specifically to and complement Chapters 3 to 10 in the London Plan (Design; Housing; Social infrastructure; Sustainable infrastructure; Economy; Heritage and culture; Green infrastructure and natural environment; and Transport).

Appendices

0.29 — A series of appendices accompany the Local Plan, providing additional information. These include:

- Monitoring Framework, which sets out proposed parameters to assess the successful delivery of the Local Plan policies, in accordance with the plan vision and spatial objectives.
- Glossary of Terms, which provides a summary of terminology used within the Local Plan.
- Atlas of Change, which sets out the proposed changes to the Policies Map (to be updated as part of the Proposed Submission Local Plan in the Autumn of 2023).
- Consultation Questions, which lists all consultation questions within the Local Plan.



Image above: Aerial view of Acton Market Place.

CHAPTER ONE ABOUT EALING'S LOCAL PLAN

Image: Uxbridge Road, Ealing.



Introduction

What is a Local Plan?

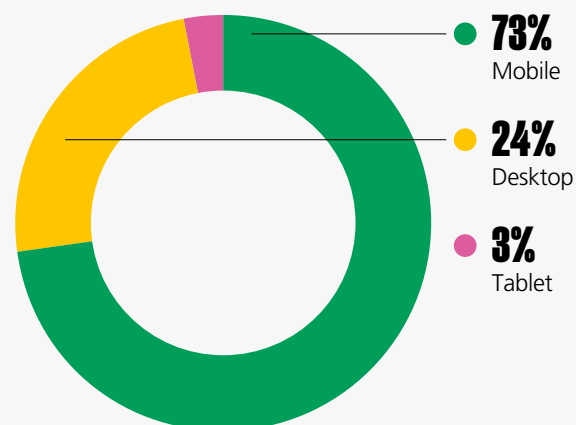
1.1 — Ealing's Local Plan will shape and guide the future development and help ensure this is sustainable. The priorities in the Local Plan will shape decisions taken by the council, developers and others about building new homes, providing necessary infrastructure, the use of physical space, tackling climate change, creating good jobs, and how we can address any concerns around health and inequalities in the borough. All planning applications must be determined in accordance with the statutory development plan for an area unless material considerations indicate otherwise.



Image: Ealing's seven towns are diverse.



Chart 1:
How the public responded to Shaping Ealing
by Digital Tools



Source: Shaping Ealing, Your views
on our towns and communities

1.2 — London has experienced a period of growth over the past decade, which is reflected in Ealing and its continual evolution within London. Ealing's Local Plan incorporates the planning principles and strategy of the London Plan and has been prepared to ensure there is a clear framework that will manage growth across the borough that respects the unique character of Ealing and its mosaic of towns. Through this character-led approach, the Local Plan will ensure investment decisions address the issues that concern local people and businesses. This document also incorporates the findings of the 2021 Shaping Ealing consultation, with its focus on the creation of inclusive and liveable communities across the borough.

1.3 — The Local Plan incorporates the concept of 'Good Growth,' which underpins the London Plan. This is focussed on ensuring that future growth within London and its boroughs is socially and economically inclusive and environmentally sustainable. Therefore, the objective of Ealing's Local Plan is to help deliver these strategic drivers at a local level, while ensuring that Ealing's unique character is respected and celebrated, and that the borough's economic role to the wider London region is maximised.

1.4 — Creating a Local Plan requires strong partnerships to be established between public and private stakeholders and the local communities that they serve. While Ealing Council is taking a leadership role to plan for the borough, it is important this continues to happen in close collaboration with community groups, and local people and businesses to deliver the Local Plan and achieve the best possible outcomes. The Local Plan will:

- Be prepared positively, in a way that is aspirational but deliverable.
- Be influenced 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, using both digital and traditional tools of engagement to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.

The Wider Planning Framework

1.5 — The preparation of a Local Plan is set within a wider planning framework that includes the National Planning Policy Framework at the national scale and the London Plan at a regional scale. This planning framework works together to set the parameters for the plan making process. Preparation of the Local Plan must follow nationally set legal and procedural requirements that inform each of the plan-making stages, processes for community and stakeholder consultation, and the information that is required for the document to be found ‘sound.’ It is critical that Ealing’s Local Plan meets the requirements of the London Plan, that its proposals and policies are supported by evidence, and that the policies are deliverable and consistent with national policy.

LINKS

[Click here](#) for more information on the National Planning Policy Framework.

[Click here](#) for more information on the National Planning Policy Guidance.

[Click here](#) for more information on the London Plan.

[Click here](#) for more information on the Supplementary Planning Guidance.

1.6 — Figure 1 provides a diagrammatic illustration of the planning framework. National Planning Policy Framework.

National Planning Policy Framework

1.7 — 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. 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.

1.8 — There is also associated National Planning Policy Guidance (NPPG) which supports the framework and is published online and regularly updated.

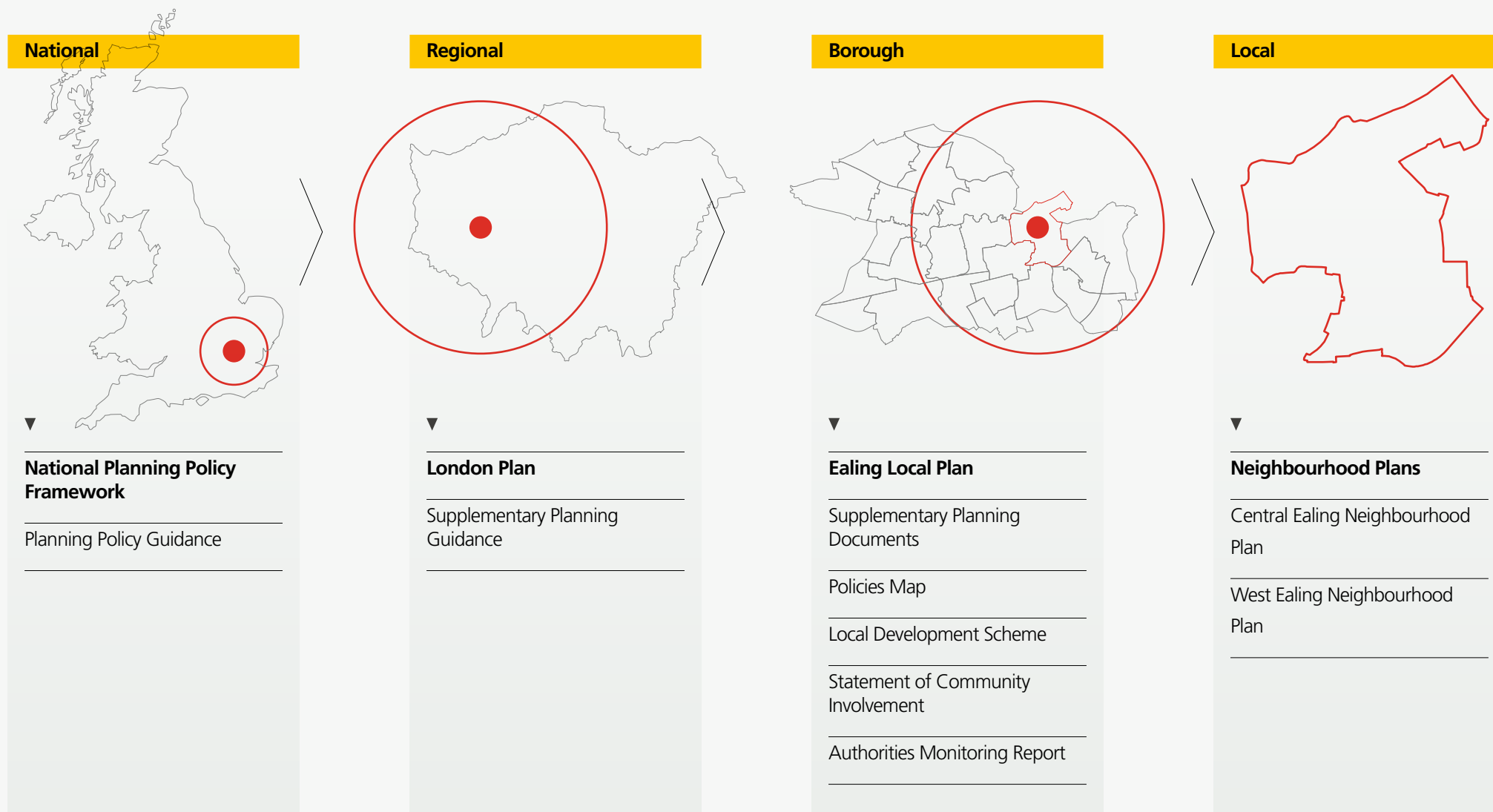
Regional Planning Framework

1.9 — 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 and the Greater London Authority (GLA). The London Plan sets out a framework for how London will develop over the next 20-25 years. The London Plan sets out the Mayor of London’s vision for ‘Good Growth’ and helps ensure a coordinated approach to planning across the capital.

1.10 — 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 several related strategies and Supplementary Planning Guidance (SPG) documents that support the implementation of the London Plan.

1.11 — A new London Plan was published on 2 March 2021, replacing earlier iterations. This followed a consultation process lasting over three years, with officers from Ealing Council responding at every stage. The London Plan contains many detailed strategic policies that are also intended for development management purposes. The Mayor of London considered that this would be helpful so that councils can concentrate on locally specific issues which differentiate their areas from others. The approach of Ealing’s Local Plan is to not repeat the London Plan policies as they already form part of the statutory development plan for the area.

Figure 1:
Planning Framework



Sub-Regional Planning Framework

1.12 — Alongside the GLA, Ealing Council has been working closely with its West London neighbours through the West London Alliance (WLA) to identify strategic priorities for the sub-region – with a focus on infrastructure – and to develop a shared and common evidence base. In particular, a Joint West London Waste Plan was adopted in July 2015. It is proposed that a revised plan will be produced and an agreed timetable for its update is expected to be published by the beginning of 2023.

1.13 — Ealing Council is also an active member of the Heathrow Strategic Planning Group (HSPG) which includes local authorities, local enterprise partnerships, and other stakeholders around the airport campus to enable a co-ordinated approach to planning matters around the airport and to constructively engage with Heathrow Airport Ltd (HAL). HSPG produced a non-statutory Joint Spatial Planning Framework (JSPF) for the future development of the sub-region in 2020. This is currently being reviewed and significant changes to the plan are expected to respond to new forecasts, evidence, national policies, and emerging priorities.

Local Planning Framework

1.14 — The Local Plan is the key spatial planning document for a local planning authority. It sets out local planning policies to guide future development, determining what will be built where, with guidelines on how buildings should be designed. It also shows what needs to be protected, conserved or enhanced such as green spaces, canals, heritage assets, retail frontages and space for industry and employment.

1.15 — 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 Local Plan unless material considerations indicate otherwise.

1.16 — 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”.



Image: District Line, Ealing Broadway.

LINKS

[Click here](#) for more information on the West London Alliance.

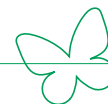
[Click here](#) for more information on the Joint West London Waste Plan.

[Click here](#) for more information on the Heathrow Strategic Planning Group.

[Click here](#) for more information on the Joint Spatial Planning Framework.

1.17 — The Local Plan is made up of different local development documents. These can be prepared by a local planning authority individually or in cooperation with other local planning authorities. These contain statements and spatial plans relating to;

- 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;
- Environmental, social and economic objectives which are specified in relation to attainment of the development and use of land; and
- Development management and site allocation policies, which are intended to guide the determination of applications for planning permission.



1.18 — Parts of Ealing fall within the local planning authority area of the Old Oak and Park Royal Development Corporation (OPDC), including North Acton and Park Royal. Within their boundaries, OPDC is responsible for planning matters, including plan making and determining the majority of planning applications. As set out in the scheme of delegation between the OPDC and Ealing Council, some planning applications OPDC receives are determined by Ealing Council on its behalf. OPDC's Local Plan was adopted in June 2022.



Click here for more information on the Old Oak and Park Royal Development Corporation.



Image: Old Oak and Park Royal area.



Image: Acton Park.



**FOR THE PURPOSES OF NEIGHBOURHOOD
PLANNING, ALL THE POLICIES IN
EALING'S LOCAL PLAN ARE CONSIDERED
TO BE STRATEGIC POLICIES.**

Neighbourhood Planning Framework

1.19 — 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 developed within the borough, Central Ealing (adopted 19 December 2017) and West Ealing (adopted 12 June 2018). Two further plans are in the initial stages of production for Central Acton and Acton Hill.

1.20 — For the purposes of neighbourhood planning, all the policies in Ealing's Local Plan are considered to be strategic policies.

LINK

[Click here](#) for more information on the two neighbourhood plans.

A new Local Plan for Ealing

1.21 — Once finalised, Ealing's Local Plan will replace the current suite of local development plan documents, bringing the updated planning policies together into a single plan. It will provide a locally specific spatial policy framework for future planning and development of the local planning authority (excluding the OPDC area) for the period from 2024 to 2039.

1.22 — Following adoption, Ealing's Local Plan will become the statutory development plan for the Ealing Local Planning Authority, combining the Local Plan with the London Plan, the Joint West London Waste Plan and adopted neighbourhood plans. The document must be read as a whole, alongside the wider evidence base and local plan development documents, particularly for the purpose of planning and investment decisions.

Evidence Base

1.23 — Ealing Council is required to ensure that the Local Plan is based on appropriate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. In particular, local planning authorities must ensure that their assessment of need and the strategies geared to

meeting the need for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

1.24 — A robust evidence base enables the preparation of a sound Local Plan. It also provides the rationale and justification for how the council has developed its policies and strategies in emerging local development plan documents.

1.25 — The Council has worked with the Greater London Authority (GLA) and neighbouring local authorities in West London and the Heathrow Sub Region to share the development and production of the evidence base, where possible, and ensure that emerging findings accord with the duty to cooperate.

1.26 — Existing evidence base reports together with any newly published reports can be found on the Council's website.

1.27 — Ealing Council is continuing to update the local plan evidence base throughout 2022 and 2023 in advance of the publication of the Regulation 19 Local Plan in the Autumn of 2023. This will include an Infrastructure Delivery Plan (IDP), which will provide an infrastructure schedule of priority investment to

support delivery of the Local Plan. Preparation of the IDP is to follow this Regulation 18 draft Local Plan to ensure that consultation responses are incorporated into the schedule of priority investment.

1.28 — Ealing Council is also preparing updated design guidance and 20-Minute Framework documents for a number of towns within Ealing and further evidence base documents will be developed as required to support the delivery of the Local Plan. This will include further evidence to inform the planning approach related to tall buildings within Ealing.

LINKS

[Click here](#) for existing and newly published reports on the Council's website.

Integrated Impact Assessment

1.29 — The preparation of the Local Plan includes an assessment of how policies could influence the environment, health and equalities. As the 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 on the environment or on health or equalities as well as identify opportunities for improvements. All Local Plan policies, including alternative policy options, have been appraised in the IIA.

1.30 — The IIA fulfils the statutory requirements for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (Directive 2001/42/EU) and associated UK Regulations. It also fulfils the requirements for Health Impact Assessment and Equalities' Impact Assessment.

1.31 — Ealing's Integrated Impact Assessment for the Local Plan can be found on the Council's website.

LINKS

[Click here](#) for more information on Ealing's Integrated Impact Assessment for the Local Plan.

[Click here](#) for more information on the Shaping Ealing report.

Consultation

1.32 — Preparation of Ealing's Local Plan is being informed by extensive consultation and engagement with local communities and other stakeholders. This includes drawing upon feedback from the "Shaping Ealing" campaign launched in November 2021. This incorporates the findings of a series of conversations, surveys, and both formal and informal meetings which were held to understand people's views on where Ealing is as a borough now (its strengths and areas for improvement), and the shape it should take going forward.

1.33 — To ensure inclusivity and maximise participation, Shaping Ealing consultation material was available in the nine most common languages spoken in the borough. Almost eleven thousand responses were received by the beginning of May 2022, and this enabled the Council to get important feedback on local priorities. Respondents that have expressed an interest will receive a regular newsletter to provide ongoing updates on the Local Plan.

1.34 — More information on Shaping Ealing is available on the link to the left.



Image: South Acton Overground Station.



Image: Street food businesses.

Preparing the Local Plan

1.35 — The production of a Local Plan is a staged process, which includes evidence gathering as well as multiple rounds of community and stakeholder engagement to refine proposals.

1.36 — The following summarises the key stages of the Local Plan Preparation (as illustrated in Figure 2):

— Stage 0 Shaping Ealing engagement

(November 2021-May 2022): The Local Plan has been informed by feedback from the public through early consultation and engagement exercises. This process has helped identify the key issues that local residents and businesses are dealing with, and it has helped to shape initial Local Plan proposals.

— Stage 1 Evidence gathering (ongoing – 2021 to 2023):

This is an ongoing stage throughout the development of the Local Plan. It involves the compilation of studies and supporting documents to inform the preparation of the Local Plan, ensuring that proposals and policies are appropriate, justified and based on the latest available information.

— Stage 2 Preparation of the Regulation 18

Local Plan (March 2022-November 2022): The preparation of the Regulation 18 Local Plan involves the development of a set of draft proposals and policies that are informed by the evidence base and early stakeholder consultation.

— Stage 3 Consultation on initial proposals

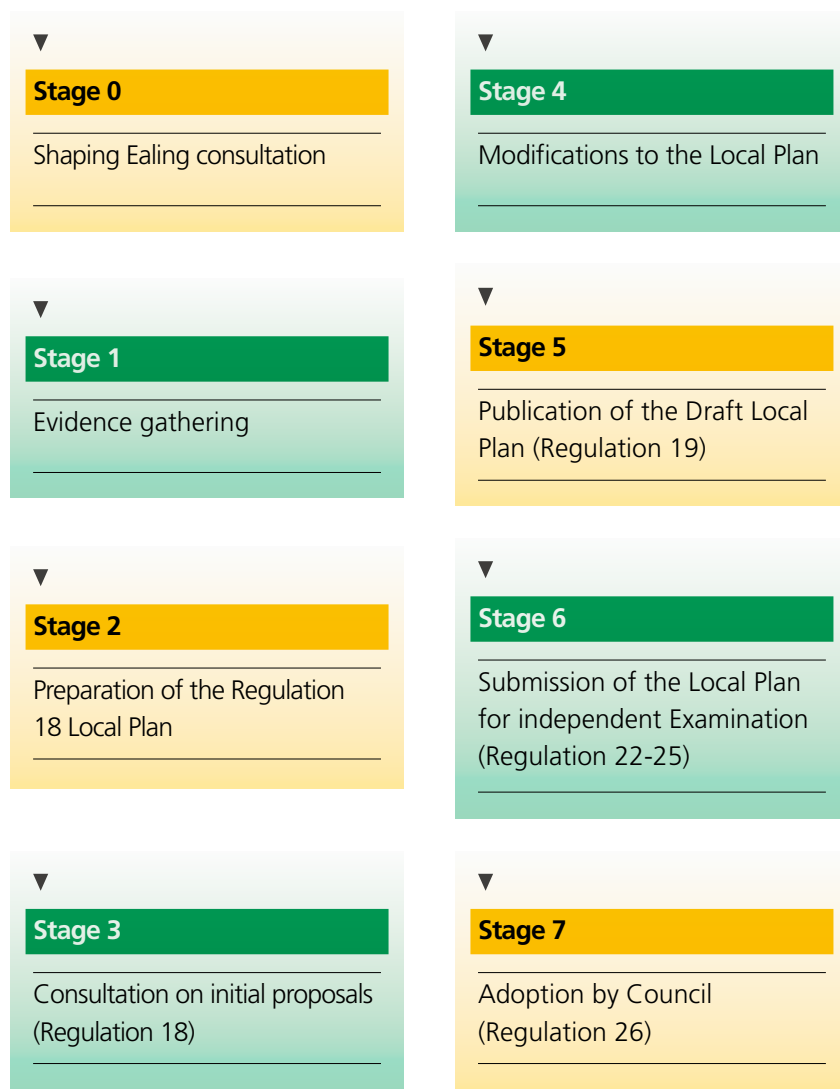
(Regulation 18) (November 2022-January 2023):

The Regulation 18 Local Plan is subject to a statutory public consultation period of a minimum of six weeks to obtain feedback from the local community, residents, businesses, developers and statutory consultees. As part of this process, a ‘call for sites’ exercise is undertaken and the development of three ‘reasonable alternative’ spatial options is prepared and analysed to enable a preferred spatial option to be identified.

— Stage 4 Modifications to the Local Plan (January

2023-September 2023): Following the statutory consultation on the Regulation 18 Local Plan, Ealing Council will review the comments received to inform the development of the Regulation 19 Local Plan and the modifications that are made to this document.

Figure 2:
Local Plan preparation stages



- **Stage 5 Publication of the Draft Local Plan (Regulation 19) (Autumn 2023):** Having taken into account the responses from the Regulation 18 consultation and the findings from the Integrated Impact Assessment (IIA), the council will publish its Final Proposals in a planning document for a statutory consultation period of six weeks before it is submitted to the government for examination by an independent inspector from the Planning Inspectorate.
- **Stage 6 Submission of Local Plan for independent examination (Regulation 22-25) (Winter 2023/24):** At this stage, the final draft documents are submitted to the government, and an independent inspector holds an examination into the soundness of the plan and the associated IIA and evidence. The examination hears evidence from anybody who wishes to make a submission on any of the key issues or questions highlighted by the inspector. The Inspector considers all the evidence and representations made at each stage of the Local Plan consultation process. The inspector can recommend adoption when the document is considered to satisfy legal requirements and can be considered ‘sound.’
- **Stage 7 Adoption by council (Regulation 26) (2024):** This involves the formal adoption of the Local Plan by the local planning authority.



Image: Art seller in
Acton Market Place.

CHAPTER TWO SETTING THE SCENE



Image above: Ealing Broadway Shopping Centre.

Image right: New build along the Grand Union Canal.

LINK

[Click here](#) for more information on the Shaping Ealing report.

Introduction

2.1 — The Local Plan sets out how Ealing will grow and evolve over the next 15 years, while identifying how many new homes and jobs are required to support Ealing’s growing population. Critically, it will reflect and emphasise the seven towns that make Ealing a distinct place.

2.2 — While the Local Plan will shape the future of Ealing and its seven towns, it will also look to protect and emphasise those places and communities by improving connectivity and provision of critical infrastructure.



2.3 — This section provides a brief overview of Ealing’s strategic context. This draws upon the extensive evidence base that has been developed as part of the Local Plan, including the Shaping Ealing consultation which provides a snapshot of the borough that highlights key issues and trends. This section identifies some of the key issues and opportunities that Ealing residents and businesses face. These issues and opportunities are further explored in Chapter 3 (spatial strategy) and Chapter 4 (town plans).

2.4 — This section will then set out the core themes of tackling the climate crisis, fighting inequality and creating good jobs and growth. These three themes act as the ‘golden thread’ within the Local Plan and are supported by nine priorities.

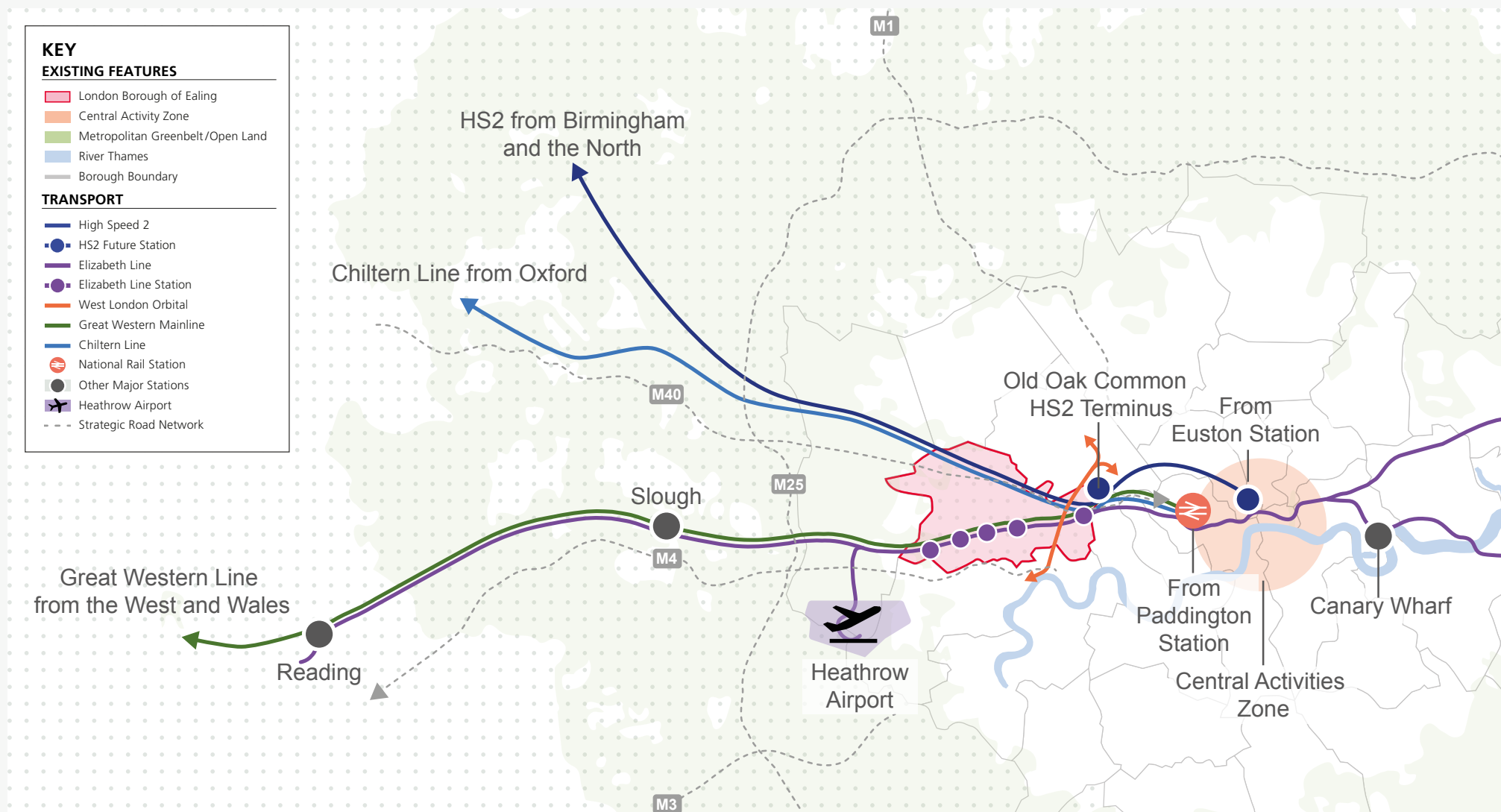


Image: Greengrocer, Ealing.



Image: Pedestrian crossing,
New Broadway, Ealing.

Figure 2.1:
London Borough of Ealing Regional Context



Strategic context

2.5 — Ealing's residents, businesses and workforce already make a significant contribution to the economies of London and the United Kingdom. It is a borough of national importance – economically, socially and culturally.



Image: Remote working is increasingly common.

2.6 — The borough's strategic position near Heathrow Airport, the new High Speed 2 (HS2) terminus at Old Oak Common opening in 2030, and the five new Elizabeth Line stations that opened in 2022 to complement the wide range of existing underground and mainline stations, and ease of access to the strategic road network make it one of London's best-connected boroughs. Figure 2.1 illustrates Ealing's strategic context within the wider London region.

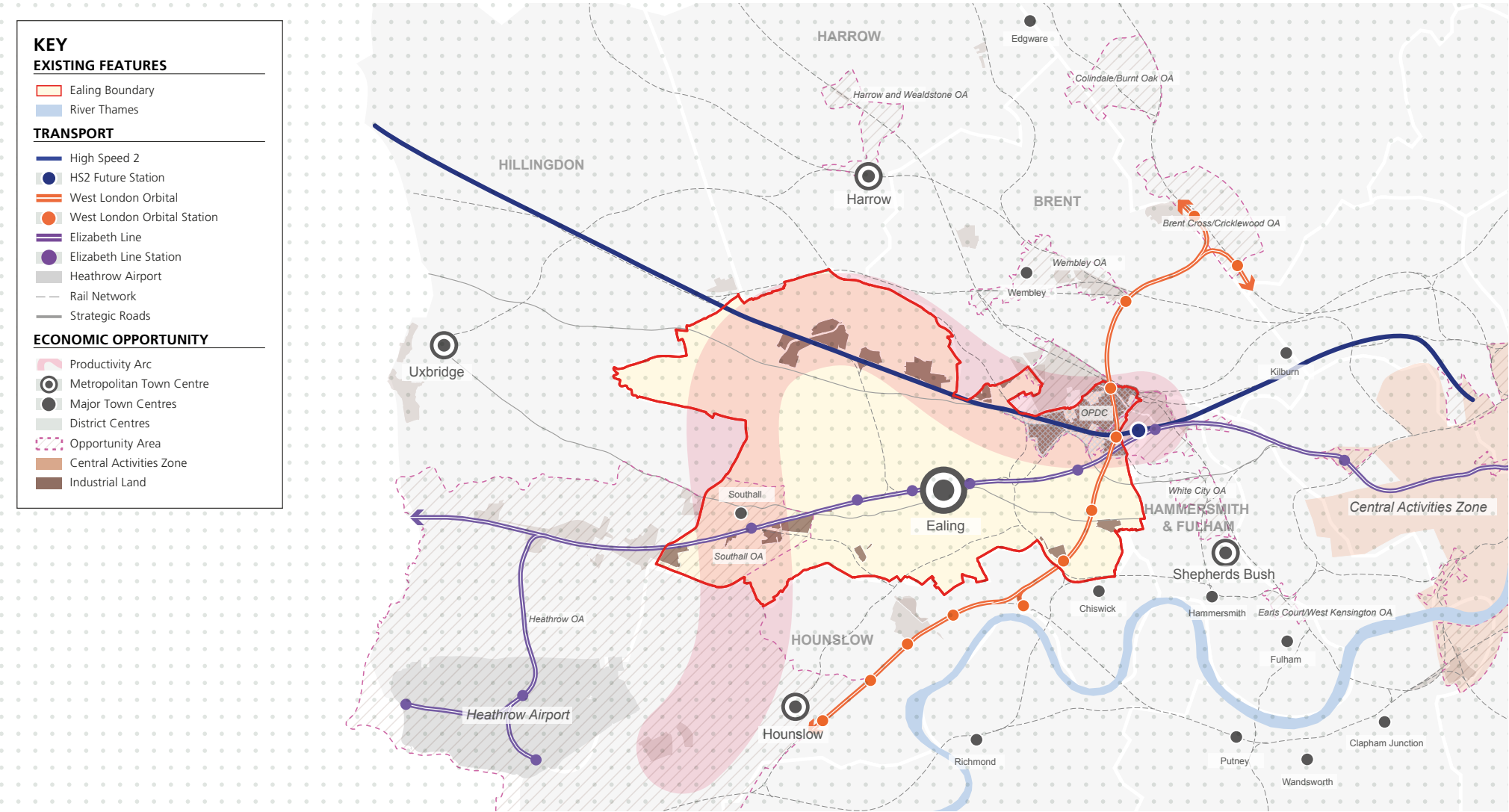
2.7 — As one of the largest concentrations of industrial floorspace in London and with Park Royal being the UK's largest industrial estate, Ealing is well placed to maximise these infrastructure assets. The combination of Heathrow's proximity and the concentration of employment land provides opportunity to further specialise in key growth sectors of digital/information and communication technology (ICT), professional services, film, tv, pharmaceuticals, manufacturing (linked to food manufacturing subsector) and logistics.

2.8 — In addition, Southall is home to the United Kingdom's largest South Asian population and there is a rich heritage of creativity and productivity in the borough, with globally renowned assets such as Ealing Film Studios.

2.9 — However, Ealing's local economy is fragile. An over-reliance on jobs related to the aviation sector, particularly within the borough's most deprived neighbourhoods, saw communities suffer greatly during the Covid-19 pandemic, with the recovery continuing to this day. The impacts of the pandemic resulted in the borough experiencing some of the highest furlough rates in London, illustrating the need to build greater resilience within the borough through diversification of economic opportunity.

2.10 — Over the past decade (2011 to 2021), Ealing's population has increased by 8.5%, a higher rate of population growth than both the London and England rates over the same period. This population growth is geographically concentrated in Acton and Southall and to a lesser extent in Greenford. The disparities in towns that have experienced population growth and those with more static population levels translates into differing demand for housing and social infrastructure across the borough. Adding to the complexity is that while Ealing today has a relatively young population, over the life span of the Local Plan, the borough is likely to experience a continual ageing of the population (a trend experienced over the past decade). This will change the future needs of the local population and create different short-term and long-term needs that must be addressed if Ealing is to remain an attractive borough to live, work and invest in.

Figure 2.2:
London Borough of Ealing West London Context





THE LOCAL PLAN WILL ADOPT A MORE INCLUSIVE APPROACH.

2.11 — Producing a Local Plan at this moment in time presents a unique opportunity to reset the role that Ealing can play in London and the wider United Kingdom. It provides the opportunity to address both the macro issues linked to the legacy of the pandemic and the climate change emergency, with consideration for local approaches that can support the borough to become a more inclusive, sustainable and socially just place for all residents.

2.12 — The Local Plan picks up from the previous Core Strategy (2012)'s focus on how growth and new development can be better balanced across Ealing's seven towns. Over the last decade Ealing has seen significant growth and investment concentrated in Acton, Ealing and Southall, compared with modest investment in Hanwell, Greenford, Northolt and Perivale. This historic approach to investment has not been equitable and inclusive for all of Ealing's residents. The Local Plan will adopt a more inclusive approach so that each of the seven towns will play a role in the borough's delivery of new homes and jobs, thereby reducing growth disparities and taking the pressure off Southall and Acton. This will enable those parts of the borough that have not benefited from as much growth or investment to share in any future prosperity. The Local Plan will strengthen the beneficial connections and ties between the towns and important assets

outside the borough. One instance is the 'Ealing Productivity Arc' Which places Ealing in the centre of west London's economic activity, by linking Heathrow airport and Hillingdon with the proposed HS2 terminus at Old Oak Common. The Arc will connect strategic industrial growth opportunities across Perivale, Greenford, Northolt and Southall to Heathrow. Figure 2.2 illustrates Ealing's sub-regional context within West London.

2.13 — The Local Plan will also look to address the imbalance between the delivery of new homes and jobs over the past decade. As an Outer London borough, Ealing has historically delivered a disproportionate ratio of homes to local jobs within the borough. The Local Plan will look to maintain and increase the delivery of new homes, in particular those that are genuinely affordable, while also supporting the delivery of new local jobs that Ealing residents can access. The Local Plan will aim to make Ealing a destination for growth in new businesses, complementing both Heathrow Airport and Central London employment hubs, and capitalising on the borough's excellent transport connectivity and its social and cultural offer.



Image: Aerial view, North Acton and Park Royal.

Borough context

2.14 — Ealing comprises seven towns: Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall. Each town has a strong local identity with its own unique character, challenges and opportunities. With the help of the Local Plan each of the seven towns will be able to perform to their full potential and contribute to the borough's overall future success. Figure 2.3 illustrates Ealing's borough context.

2.15 — The London Plan has designated two Opportunity Areas within Ealing: Southall and Old Oak and Park Royal. Southall is entirely within Ealing and the responsibility of Ealing Council as the planning authority, whereas Old Oak and Park Royal is partially within Ealing and under the responsibility of Old Oak and Park Royal Development Corporation (OPDC) planning authority. OPDC acts as the planning authority and is responsible for overseeing one of Europe's largest regeneration opportunities. This includes the neighbourhoods of North Acton and Park Royal, which contain a considerable proportion of the borough's high-value economic activity.

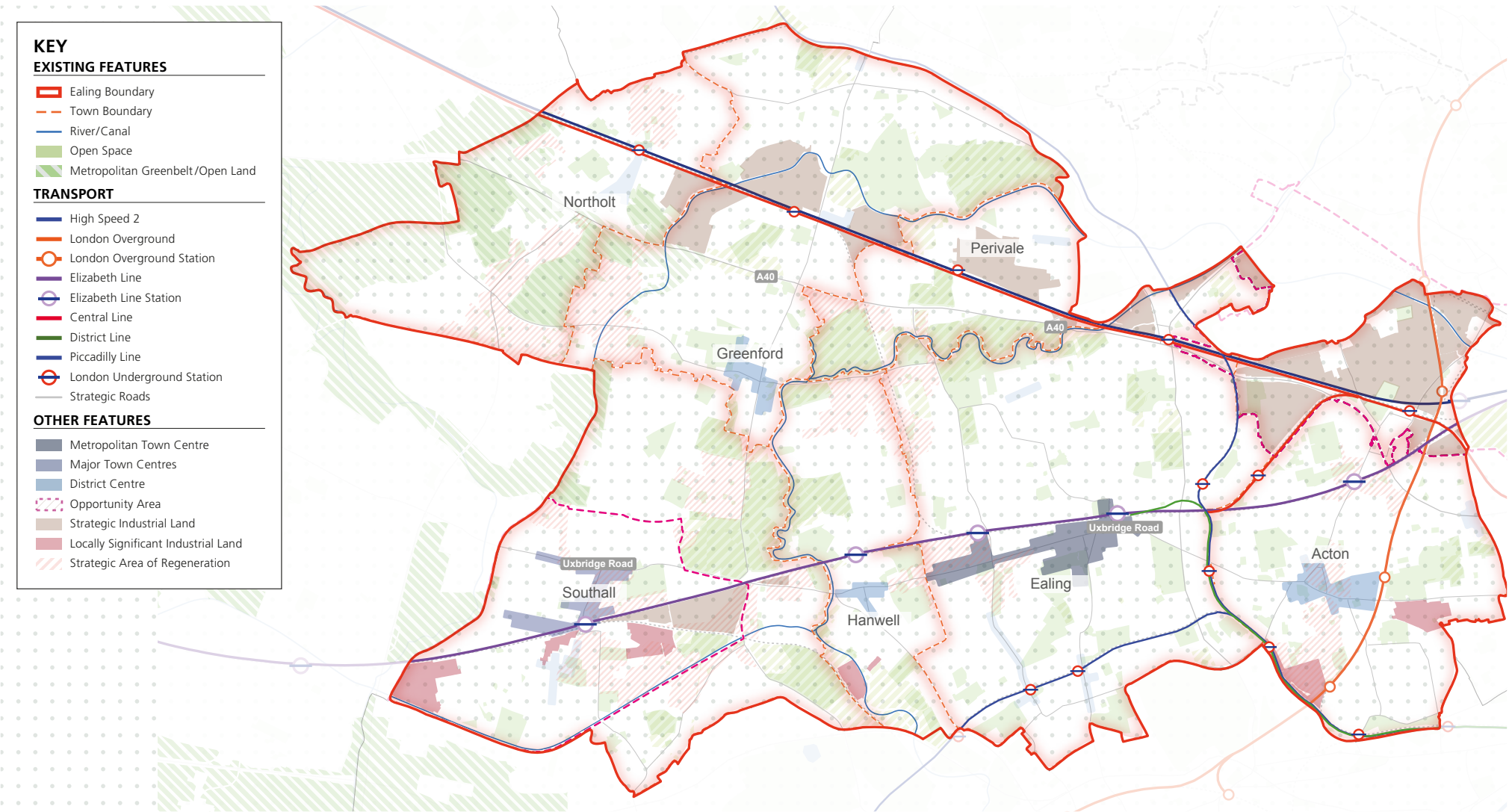
2.16 — Ealing contains large concentrations of Strategic Industrial Land (SIL) and Locally Significant Industrial Land (LSIS). These concentrations of industrial land are located within Southall, Greenford and Perivale, which are all locations that benefit from proximity and accessibility to the strategic road network.

2.17 — The borough includes large areas of strategic green open space, including sites currently designated as Green Belt and Metropolitan Open Land (MOL). These sites are mostly concentrated in the central and western parts of the borough, with more limited provision in the east of the borough, which has a more urban character and fewer green open spaces.

2.18 — In addition, there are twenty-nine conservation areas in the borough, which cover approximately 677 hectares or 12% of the borough's land area. Most are located within the towns of Ealing and Hanwell.

2.19 — The borough benefits from being one of the best connected in the United Kingdom. Ealing bridges the internationally significant transport hubs of Heathrow (in Hillingdon) and the future High Speed 2 terminus at Old Oak Common. This is complimented by five new Elizabeth Line stations along the Uxbridge Road, the Central Line serving seven stations, and the Piccadilly Line serving eleven stations. A business case is being prepared in conjunction with the WLA for a West London Orbital railway, to further enhance connections across west and northwest London, between Hounslow and Brent Cross.

Figure 2.3:
Ealing's borough context



2.20 — However, despite the benefits of global, international, and pan-London connectivity, there are parts of the borough, particularly areas in Greenford, Northolt and Southall that have very low public transport accessibility levels. Furthermore, many parts of the borough remain underserved by active travel infrastructure (walking and cycling routes) and major roads such as the Great Western Avenue (A40) can cause significant local severance and adverse environmental impacts.

2.21 — The London Plan has also identified Strategic Areas for Regeneration (SAR) across the borough, which are areas that fall in the top 20% most deprived areas of England according to the Indices of Multiple Deprivation (IMD). These areas are found across all the seven towns, but are most prevalent in Acton, Northolt and Southall, which have the highest levels of deprivation in the borough. In recognition of this, the council is preparing community-led regeneration frameworks for each of the seven towns, with Acton, Greenford, Northolt, Perivale and Southall having commenced, and Ealing and Hanwell to follow in early 2023. Ealing Council is also working closely with the Greater London Authority (GLA) to optimise the investment in new homes, new jobs and new infrastructure that will be enabled by these frameworks.

2.22 — While the borough has a wide range of infrastructure and land use designations that will steer how the seven towns will grow and evolve over the next 15 years, the pandemic has reinforced the importance of local towns and the crucial support they provide for the neighbourhoods that surround them. Therefore, the idea of the 20 minute neighbourhood is incorporated into the New Local Plan as the key tool to ensure , future growth and investment throughout the borough. With access to safe cycling and local transport choices, the goal is to enable people to fulfil the majority of their daily needs within a 20-minute roundtrip walk from their homes.



Image: Southall Railway Station.



Image: Greenford Quay, Ealing.

Strategic objectives and priorities

2.23 — The development of the Local Plan is closely aligned to the strategic vision and key priorities that are outlined in the Council Plan 2022-26. The Council Plan identified three strategic objectives. These are tackling the climate crisis, fighting inequality and creating good jobs and growth, and each is informed by the social, economic and environmental challenges and trends that the borough will encounter over the next fifteen years.

2.24 — To deliver on the three cross cutting strategic objectives of tackling the climate crisis, fighting inequality and creating good jobs and growth, a series of priorities have been identified. The three strategic objectives and nine priorities together inform the development of the 15-Year Vision and spatial strategy set out in Chapter 3 of this document.



Image: People working collaboratively.



**TACKLING THE
CLIMATE CRISIS**



**FIGHTING
INEQUALITY**



**CREATING GOOD
JOBS & GROWTH**



Click here for more information on the Council's Plan 2022-26.



Tackling the climate crisis

2.25 — Ealing Council declared a climate emergency in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate climate action. The aim is to become carbon neutral as a borough and an organisation by 2030. The Local Plan has a unique role within the council's climate change agenda, with the ability to establish a spatial vision with supporting policy, influence new development and infrastructure, manage public land and assets, and commission public services that can support reducing emissions and creating resilience to climate change impacts. Further information in relation to climate action can be found within Ealing Council's declaration of a climate emergency and the Climate and Ecological Emergency Strategy.

2.26 — In tackling the climate crisis, the Council has identified three main priorities:

An inclusive economy

2.27 — This means creating wealth within the community by making sure everything the council does contributes to social value and makes Ealing a fairer place to live and work.

LINKS

[Click here](#) for Ealing's Climate Action declaration.

[Click here](#) for the Climate and Ecological Emergency Strategy.



Image: Importance of Active Travel in the Borough.

2.28 — Ealing has a rich and proud heritage of industry and productivity, showcased by its vast expanses of industrial land stretching from Park Royal along the A40 corridor and down into Southall. Our local economy makes a significant contribution to the London economy and beyond, capitalising on our strategic location between Heathrow and London's Central Activity Zone (CAZ).

2.29 — However, the COVID-19 pandemic has exposed Ealing's economy as one of the least resilient and least diverse in London, in part due to its heavy reliance on the aviation sector and the many local businesses and jobs linked to Heathrow.

2.30 — The Local Plan seeks to develop sophisticated and ambitious employment policies that protect and strengthen the role of our industrial land and seven towns, and nurture the economy to grow, renew and diversify over the plan period.

Climate action

2.31 — This means greening and keeping Ealing clean, achieving net zero carbon, and ensuring our parks, open spaces and nature are protected and enhanced.

2.32 — Climate change will affect all our lives and those of future generations, with global changes having local impacts. Ealing Council declared a climate

emergency in 2019 and Ealing's Climate Emergency and Ecological Emergency Strategy was adopted in 2021. This sets out how carbon emissions can be reduced as quickly as possible. The Local plan will include policies that better enable our communities to adapt to the effects of climate change in the borough including heat waves, increased flood risk, and impacts on biodiversity, energy and food.

2.33 — Policies will also encourage waste reduction, an increase in recycling and the development of a stronger circular economy across the borough. This is particularly important because climate change will disproportionately affect our least well-off residents. Further information in relation to climate action can be found within Ealing Councils' declaration of a climate emergency and Climate and Ecological Emergency Strategy.

Thriving communities

2.34 — This means bringing people together to build strong neighbourhoods, empowering volunteers, encouraging community activism, engaging civic and faith leaders, and delivering well-loved community facilities and services.

2.35 — Ealing will become one of London's most connected boroughs once the Elizabeth Line and High Speed 2 are delivered. However, it will be critical that

all neighbourhoods within the borough become well served by bus, tube and rail that provide connectivity to London and to other parts of the country. Beyond these major infrastructure projects, more investment is required to make walking and cycling the primary modes of transport across the borough, particularly now as we expect to be using our local services and visiting our town centres much more.

2.36 — There is an important link between how places are planned and the health and well-being of people who live in them, in terms of how people move through and between places and how different communities are encouraged to interact with one another to create community cohesion and local pride. Ealing's Health Study helps underpin the Local Plan policies to ensure growth and development play a much more meaningful role in reducing health inequalities and create a more welcoming and safer environment for everyone. Further information in relation to thriving and healthy communities can be found within the Health Study that comprises part of the wider evidence base.



REGENERATION AND NEW DEVELOPMENT WILL ONLY BE ACCEPTABLE IF HEALTH AND WELLBEING OUTCOMES ARE PRIORITISED.

LINK

[Click here](#) for more information on the Health Study.

Fighting inequality

2.37 — Regeneration and new development will only be acceptable if health and wellbeing outcomes are prioritised. A comprehensive view of the wider health determinants has highlighted opportunities for the Local Plan to influence health across a broad range of social, economic and environmental factors. The fighting inequality theme looks to the root causes of health inequalities and the role of spatial planning and development in addressing those inequalities. The fighting inequality theme looks at opportunities related to:

- enhancing town centres and associated to economic opportunity and community facilities;
- increasing access to quality green open space, healthy food options and health care services;
- enabling opportunities for active travel;
- delivering well designed affordable housing;
- providing community facilities;
- reducing crime; and
- increasing community cohesion.

2.38 — Further information in relation to Fighting inequality can be found within the Health Study as part of the wider evidence base.

2.39 — In fighting inequality, the Council has identified three main priorities:

Tackling crime and inequality

2.40 — This means relentlessly focusing on reducing poverty and inequality for those that most need support and promoting wellbeing and safety for all.

2.41 — The Local Plan includes policies that require high quality design for all new developments and capitalise on opportunities to make adjacent open spaces and connecting routes safer and inclusive while reducing opportunities for anti-social behaviour. This, in turn, will create more opportunities for social cohesion, especially in places where long established neighbourhoods are undergoing change and welcoming new people into their communities.

A fairer start

2.42 — This means ensuring all our children and young people get the best start in life, from their earliest years through to a great education.

2.43 — There is a wide variation in socio-economic outcomes across the borough. Acton, Northolt and Southall are home to some of the most deprived communities in London, whereas communities close to Ealing town centre, in Northfields and Southfield are amongst the most prosperous. Barriers to accessing



affordable housing and good services is the biggest factor driving inequality, which is being compounded by an increasing number of Ealing's residents working in insecure and low paid jobs, known as in-work poverty.

2.44 — The Council wants to ensure all residents have access to good housing, jobs, skills, training and education, public transport and health and community facilities to help promote equality and inclusion, to ensure that everyone can succeed and prosper. The Local Plan fully embeds the recommendations of Ealing's Race and Equality Commission Report to ensure planning policy can help significantly reduce inequalities and poverty over the plan period.

Healthy lives

2.45 — This means protecting and enhancing the physical and mental health of all, supporting our older residents to enable them to remain independent and resilient and dealing with the ongoing impact of COVID-19.

2.46 — There is a direct correlation between the quality of the built environment and how the people and communities who live, work, or visit experience it as a safe, inclusive, accessible, and welcoming place. A poorly designed built environment can also enable discrimination, which is particularly harmful for our more marginalised and vulnerable residents.



Image: Supporting vulnerable residents.



Click here for more information on the Race and Equality Commission.



ATTRACTING NEW SECTORS AND INDUSTRIES TO THE BOROUGH TO CREATE A MORE DIVERSE, RESILIENT, INCLUSIVE AND SUSTAINABLE ECONOMY.



Image: Greengrocer, South Ealing.

Creating good jobs and growth

2.47 — The Local Plan will promote an inclusive economy based around principles of a sustainable, inclusive and socially just borough where residents, businesses, towns and communities grow and thrive together. Policies will encourage an equitable distribution of regeneration and investment and the spread of associated benefits across the borough's seven towns. These benefits include access to new employment opportunities, new genuinely affordable homes, enhancements to the prosperity and wellbeing of residents and wider environmental benefits.

2.48 — Policies will nurture existing businesses whilst attracting new sectors and industries to the borough to create a more diverse, resilient, inclusive and sustainable economy. The role of town centres will be repurposed and reimagined, so they become more vital and resilient. Town centres will be the beating heart of 20-minute neighbourhoods for the residents, workers and visitors they support. Industrial and commercial land will be intensified and will include affordable workspaces to maximise opportunities for residents and local businesses.

2.49 — Further information in relation to creating good jobs and growth can be found within the Affordable Workspace Study, the Industrious Ealing Study, and within the 20-Minute Frameworks as part of the wider evidence base.

2.50 — In creating good jobs and growth, the Council has identified three main priorities:

Good Growth

2.51 — This means making sure making sure the growth that takes place in Ealing enhances its character, conserves its future and makes a great place where people want to live.

2.52 — Ealing has many attractive and historic and natural environments, including twenty-nine designated conservation areas, numerous listed buildings, green open spaces and a canal network. These all contribute greatly to the attractiveness and unique identity of the borough. Growth and development are necessary to deliver the new homes, new jobs and new amenities Ealing's residents need. However, the Local Plan includes robust policies to enshrine the principles of 'good growth', whereby new development respects the character and heritage of the borough's valued and special places in each of its distinctive town centres.



Image: Improving employment opportunities.

Decent living incomes

2.53 — This means bringing new and well-paid jobs back to Ealing and ensuring good businesses can thrive.

2.54 — Accessing a well-paid and secure job is a key for raising the prosperity of Ealing residents. However, recent evidence shows Ealing has a high number of jobs paying less than the London Living Wage. In 2018, 31,000 jobs were not paying a secure living wage – the sixth highest out of all London boroughs. This is compounded by the fact that 40% of the jobs in the borough are in typically ‘low paying sectors’ such as retail, hospitality, and leisure, compared to 33% in London. This is considerably higher in Southall (52%) and Northolt (47%).

2.55 — The combination of these factors is contributing to rising in-work poverty, with the number of children living in absolute low-income families having risen by 10% since 2015, suggesting work is failing to pay for many Ealing families. The Local Plan is not the key tool to address this but it is an important one. It includes policies specific to the seven towns that will support them to become great places to invest, to start or grow a business, thereby providing more well-paid and secure jobs locally. Local Plan policies for employment also draw upon the recommendations of the Ealing Race Equality Commission.

Genuinely affordable homes

2.56 — This means delivering our radical programme of social rent council house building, affordable homes and ensuring our tenants are empowered and have ownership of their communities.

2.57 — Access to genuinely affordable housing is the primary barrier to prosperity for all seven of Ealing’s towns. There is a severe shortage of homes compared with the number of families and people that need them, with almost 11,000 applicants on the council’s housing register. Some of these are council tenants who would like to move, some are renting privately or living with family, and some have been accepted by the council because they are homeless.

2.58 — Many people want to live in Ealing but there is a limited supply of genuinely affordable homes. Through housing policy, it is important that we protect and strengthen Ealing’s social diversity and ensure the borough does not become hollowed out or polarised between wealthy and less well-off residents. Local Plan policies for housing will draw upon the recommendations of the Ealing Race Equality Commission



**THERE IS A SEVERE
SHORTAGE OF HOMES
COMPARED WITH THE
NUMBER OF FAMILIES
AND PEOPLE THAT
NEED THEM.**

**31,000
JOBS WERE
NOT PAYING
A SECURE
LIVING WAGE**



Image: Aerial view of Ealing

CHAPTER THREE SPATIAL STRATEGY

Introduction

Developing a new spatial strategy

3.1 — This chapter establishes the spatial strategy for Ealing over the next 15 years that will be the tool used by the council, partners, and stakeholders to identify where investment in infrastructure and services should be focussed.

3.2 — Figure SS1 presents the key considerations by the council in developing the spatial strategy for Ealing. This is set out in greater detail within the Spatial Options Report (see link below).

3.3 — The spatial strategy has been developed by incorporating key considerations from the wider planning framework, set out in Chapter 1 of this document, with a focus on the priorities set out in the National Planning Policy Framework (NPPF) and London Plan.

3.4 — The Local Plan incorporates from the NPPF the need to be positive and flexible in approach, with the purpose to achieve sustainable development.

3.5 — The Local Plan incorporates from the London Plan the concept of Good Growth, which is growth that is socially and economically inclusive and environmentally sustainable. Ealing's spatial strategy therefore aligns with the broader direction of growth and planning policies set out in the London Plan.

3.6 — The London Plan outlines four spatial dimensions that also underpin Ealing spatial strategy:

- (i) Focus growth in opportunity areas and growth corridors;
- (ii) Focus growth within town centres first;
- (iii) Prioritise strategic and local regeneration areas; and
- (iv) Deliver character-led growth.

3.7 — In addition, the London Plan places a specific requirement on boroughs to deliver character-led growth. The character of Ealing's neighbourhoods contributes to its uniqueness and distinctiveness within London. Reflecting on this, Ealing Council prepared an Ealing Character Study as part of the wider Evidence Base.

3.8 — Utilising the planning and spatial considerations from the NPPF and London Plan (alongside the wider evidence base), a spatial vision has been developed by Ealing Council that sets out what we aim to deliver over the next 15-years.



[Click here](#) for more information on Ealing's Spatial Options Report.

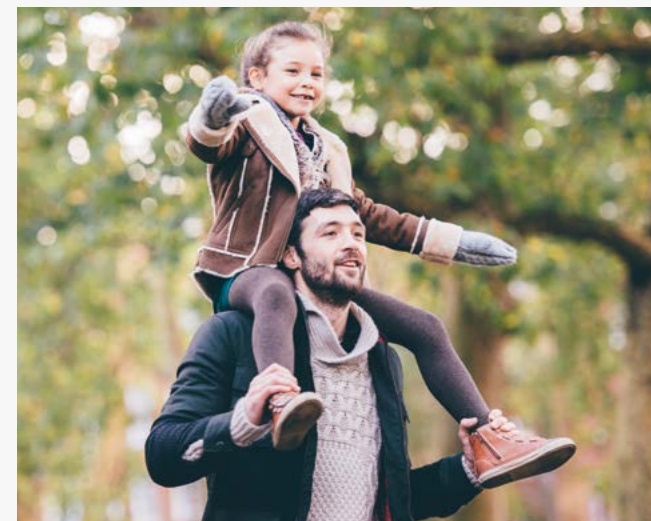


Image: People enjoying green spaces.

Figure SS1:

Key considerations in developing the Spatial Strategy





Image: Homes in Ealing.

Vision

3.9 — This section sets out the 15-Year vision for Ealing aligned to the core themes of tackling the climate crisis, fighting inequality and creating good jobs and growth.

3.10 — An overarching vision statement is further supported by the spatial strategy and strategic place interventions. This provides the structure for the subsequent borough-scale, town-scale and development management policies.



Image: Importance of local shops across Ealing.

Policy SP.1: A Vision for Ealing

A. The unique characteristics and cultural identities of each of Ealing's seven towns will be respected and enhanced, through the application of locally sensitive Good Growth principles.

B. Ealing will become the engine of West London's new economy, with growth managed to provide equitable access to jobs that provide decent living incomes which can support genuinely affordable homes for all. We want growth in Ealing to be inclusive so that people can both contribute to and benefit from growth. Ealing will grow and diversify its business space, and further strengthen the role of its industrial areas.

C. By promoting 20-minute neighbourhoods across the borough, where most daily needs can be met within a short walk or cycle, Ealing will become a cleaner, greener and more sustainable

borough. Firm action will be taken on climate change to protect the borough's future, there will also be a range of measures to foster civic pride and belonging, promote thriving communities and spread the benefits of access to modern infrastructure.

D. The future being shaped is a borough in which all children and young people get a fairer start in life, and everyone can enjoy long, healthy lives. A focus on fighting crime and inequality will enable more people to fulfil their dreams and aspirations.

QUESTION

Do you support the vision that is set out in this Local Plan?

[Click here](#) or scan the QR code to give us your views





Delivering the vision

3.11 — This section includes three strategic planning policies that collectively set out the approach to deliver the vision of the Local Plan. The core themes of the Local Plan – Tackling the Climate Crisis; Fighting Inequality; and Creating Good Jobs and Growth; also form the strategic policy headings, with each strategic policy integrating the relevant priorities that were outlined in Chapter 2. This ensures that the core themes, strategic objectives, and priorities of the Local Plan are fully integrated and therefore at the heart of delivering the vision in a clear and coherent way.



Image: Active travel, commuting in London.

Policy SP.2: Tackling the climate crisis

SP 2.1 Inclusive economy

A. Spreading the benefits of new growth more equally across the borough's neighbourhoods.

B. Retaining vital public assets and buildings, using them for the maximum benefit for the residents of our borough and keeping them in public hands for public use.

SP 2.2 Climate action

A. Making the best use of land and investing in sustainable connectivity by:

(i) Supporting the principles of the 20-minute neighbourhood by investing in places in which most of people's daily needs can be met within a short walk or cycle, with ease of access to public transport;

(ii) Enhancing active travel networks that connect each of these hubs and surrounding communities via high quality pedestrian and cycle routes that combine with strategic green and blue infrastructure (parkland and waterways).

(iii) Encouraging appropriate meanwhile uses in multi-phased schemes particularly for employment uses on vacant industrial land and premises.

(iv) Reducing the number of motorised vehicles travelling in and through Ealing.

(v) Increasing the sustainability of the logistics network in light of the introduction of the Ultra-Low Emission Zone.

B. Managing waste and promoting greater self-efficiency by:

(i) Supporting circular economy principles, with buildings and spaces designed with their full lifespan in mind. This will include a focus on resilient place-making, with buildings and spaces that they can readily adapt to changing uses and demands. This will maximise the use of buildings and their materials for the longest period possible and will reduce waste.

(ii) Avoiding household landfill waste through increasing reuse and recycling.



(iii) Promoting self-sufficiency in waste management through identifying sufficient sites and capacity for waste management facilities, whilst prioritising facilities which meet minimum greenhouse gas performance standards.

(iv) Working with neighbouring planning authorities and the West London Waste Authority to revise the adopted West London Waste Plan to plan effectively for the future management of waste in the area. This will enable appropriate sites for waste processing to be safeguarded and secured.

C. Promoting greater energy efficiency and investment in new technologies by:

(i) Contributing to Ealing's ambition to become net carbon neutral by 2030.

(ii) Promoting sustainable design and construction techniques including requiring new developments to significantly reduce CO₂ emissions and water consumption, whilst encouraging and promoting retrofitting in older properties.

(iii) Setting measurable sustainability standards for new developments, such as BREEAM or Passivhaus.

(iv) Promoting, supporting and investing in the use of low and zero carbon energy sources and technologies including combined heat and power schemes, district heating heat pumps and solar thermal heating.

(v) Installing more on-street electric vehicle (EV) charging points.

D. Building resilience, mitigation and adaptation to changing environments by:

(i) developments do not lead to a further deterioration of existing air quality, contribute to improved air quality where possible, and avoid exposure to unacceptable levels of poor air quality, or incorporate design solutions to minimise increased exposure.

(ii) Preventing an increase of flood risk through inappropriate development and supporting flood resilience and alleviation projects.

(iii) Promoting Sustainable Urban Drainage systems (SUDs).

(iv) Maximising opportunities for urban greening and a net gain in biodiversity.

(v) Mitigating the environmental impacts of the aviation industry, particularly in the context of any proposals for expansion of Heathrow Airport or Royal Air Force (RAF) Northolt, with major improvements in the way that measurable environmental targets are applied, monitored and reported.

(vi) Taking a character and heritage-led approach to mitigating the causes and effects of climate change as appropriate in areas of high character and heritage value and in relation to heritage assets.

E. Maintaining, enhancing and expanding the network of green infrastructure by:

(i) Ensuring that green spaces can fulfil their full potential using, where appropriate, development as a potential enabler or facilitator for improvements, including creating new parks, improved public access, recreation facilities and habitat creation.

(ii) Supporting tree planting, woodlands, orchards, hedgerows, and rewilding to promote carbon capture and help promote greater biodiversity.

(iii) Promoting community food growing, protecting allotments and leading food partnerships.



Image: Children playing on a green in Acton.

SP 2.3 Thriving communities

- A. Safeguarding, improving, and facilitating the restructuring of existing social infrastructure to better meet the needs of Ealing's population and meet any needs generated by population growth.
- B. Ensuring that development supports the delivery of necessary new social infrastructure and has no adverse effect upon existing infrastructure.
- C. Protecting and enhancing community facilities to help develop strong inclusive communities and contribute to social integration, cohesion and civic pride.

QUESTION

Do you support the priorities in this tackling the climate crisis policy?

[Click here](#) or scan the QR code to give us your views



3.12 — The council wants to make sure that new growth in our borough benefits every resident and every neighbourhood. An essential part of this strategy is to ensure that public assets – land and buildings – are retained and are in future used for the maximum benefit for the local community.

3.13 — In recognition that the effects of climate change are predicted to cause profound impacts on humanity and the ecological systems it relies on, Ealing's full Council declared a climate emergency in April 2019 and pledged to make Ealing carbon neutral by 2030. The scope of the declaration aims to address all carbon emissions, both produced and consumed, by everyone in the borough. This strategy also connects to the extraordinary power of the Local Plan and its unique position to build resilience through policy making.

3.14 — The council will ensure development in Ealing makes a positive contribution to sustainability and minimises future carbon emissions at every opportunity within the built environment. The council acknowledges the steep and fast learning curve of climate action but will not limit its ambition to ensure outcomes from the plan contribute to a fair, just society operating within planetary boundaries.

3.15 — The Council's Climate Change and Ecological Emergency Strategy (January 2020) recognises the pivotal role of the Local Plan and land use planning because:

- Planning policies significantly influence the standard of the built environment and directly contribute to how a place looks, feels and operates.
- Planning determines how the borough grows and shapes how a person experiences a place.
- Planning has responsibilities for the development of new buildings, new transport linkages and major pieces of infrastructure.
- It has an important role to play in supporting a transition to a low carbon future, through shaping places which reduce greenhouse gas emissions and minimise our vulnerability to the consequences of environmental change.
- The decisions made at the planning stage are long-term and far reaching, so it is important that these policies are progressive and proactive.

3.16 — The Local Plan will play a vital role in contributing to Ealing Council's ambition to become net carbon neutral by 2030 both as a Council and a borough. This means ensuring that future development achieves the highest measurable standards of sustainable design technologies for low and zero carbon energy sources and

delivers more EV charging points across the borough. It also means promoting retrofitting and adaptation of existing buildings to conserve energy and enhance building conditions, for example, through good sound insulation.

3.17 — Ealing Council is committed to achieving net waste self-sufficiency and supporting the principles of the circular economy. The separate West London Waste Plan (WLWP) aims to identify and safeguard sufficient sites for waste management facilities in the area and was adopted by Ealing and neighbouring authorities as a joint Development Plan Document in July 2015.

3.18 — The London Plan sets ambitious waste apportionment targets for the boroughs with the goal of achieving greater self-sufficiency. Ealing's waste apportionment target accounts for a 6.6% share of London's household, commercial and industrial waste (2021-2041) although that figure includes the whole of the London Borough of Ealing.

3.19 — However, this target makes no allowance for the OPDC, which is the largest area of industrial land in the borough and makes a significant contribution to overall waste levels. The London Plan requires Mayoral Development Corporations like the OPDC to: "cooperate with host boroughs to meet identified waste needs" (Policy S1 8 C).

3.20 — The WLWP will be revised to take account of the new waste apportionment targets. Plans for its revision including a timetable will be published by early 2023.

3.21 — Building resilience, mitigation and adaptation are also essential if places are to face up to the reality of climate change. These environmental threats are real and present, and Ealing needs to be prepared for them. This includes addressing:

- Poor air quality. This has direct effects on health, quality of life and life expectancy. It is anticipated that the majority of Development Sites identified will require mitigation as part of scheme design if taken forward at Regulation 19.
- The risk of current and expected flooding from all sources. The jointly prepared West London Strategic Flood Risk Assessment (SFRA) identified surface water flooding zones comparable to fluvial and tidal zones. Further work will be undertaken to ensure that all development sites will be subject to a further strategic assessment prior to their final allocation at Regulation 19.


**EALING COUNCIL'S AMBITION
 TO BECOME NET CARBON
 NEUTRAL BY 2030.**

— Measures to encourage urban greening in new developments (including planting more trees, rewilding, rain gardens, green walls and roofs) and to promote greater biodiversity, the creation of new wildlife habitats and better access to nature will be strongly encouraged. Ealing is also committed to protecting and enhancing the network of green infrastructure in the borough, including improved accessibility. Whilst providing land for food growing also helps to support and foster a healthier environment and promotes healthy lifestyles.

3.22 — Ealing Council is opposed to the future expansion of either Heathrow Airport or RAF Northolt unless it can be demonstrated that the adverse environmental impacts, such as increased noise or poorer air quality arising from aircraft or the surface transport impacts of additional freight and passenger movements, can be successfully mitigated or remediated, where necessary.

3.23 — Ealing Council is an active participant in Heathrow Spatial Planning Group (HSPG), a joint partnership of many of the local authorities and Local Enterprise Partnerships (LEPS) responsible for planning the land use, transport, environment, economic development and sustainable development of the sub-region surrounding Heathrow Airport. HSPG has produced a Joint Spatial Planning Framework (JSPF)

(published in February 2020) which sets out a sub-regional scale strategic vision and action plan for the sustainable development of the area that responds to the opportunities and challenges presented by Heathrow Airport Ltd's expansion proposals, although it is equally relevant to the existing airport campus.

3.24 — Ealing Council is committed to maintaining, enhancing and expanding the network of green infrastructure in the borough and improving biodiversity and air quality. During the pandemic, access to green space was critical for residents' health and wellbeing and the council want to increase access to open and green space, tree planting, food growing and protecting biodiversity. A key aspiration is to ensure greater integration of open spaces into our physical environment in designing and developing new infrastructure and by investing in existing facilities.

3.25 — Ealing Council is committed to maintaining, enhancing and expanding the network of green infrastructure in the borough and improving biodiversity and air quality. During the pandemic, access to green space was critical for residents' health and wellbeing and the council want to increase access to open and green space, tree planting, food growing and protecting biodiversity.

3.26 — An assessment of all of Ealing's Green Belt and Metropolitan Open Land (MOL) sites has been

conducted against the NPPF and London Plan criteria respectively. This review has sought to not only provide an objective, criteria-based assessment that reflects the geography, character, and current use of each site, but to also ensure there is consistency in how sites across the borough are designated. Having correct site designations is crucial to preparing a robust new Local Plan and for efficient strategic planning. It concluded that none of Ealing's seven Green Belt sites meet the criteria for this designation with some areas reverting to MOL. In terms of MOL sites, the assessment concludes that most sites should maintain their MOL designations, while others reverted to other policy designations. More information can be found at Appendix 3 which sets out the proposed changes to the Policies Map.

3.27 — Direct provision of supporting infrastructure is also a key part of the planning system and in addition to health infrastructure itself, which is evidenced in Ealing's comprehensive health evidence, all forms of social infrastructure have a role to play in the web of social and economic factors that directly influence health. The global consequences of climate change and the importance of mitigating these effects on health will also be essential to the success of the plan.



Image: Residents gardening in Ealing.



Policy SP.3: Fighting inequality

SP 3.1 Tackling crime and inequality

A. Reducing spatial inequalities within Ealing by promoting mixed and balanced communities particularly in those areas of high levels of multiple deprivation.

B. Creating a more equal and affordable borough, where the opportunities to access good quality housing, employment, digital connectivity, culture and physical, social and green infrastructure are maximised.

C. Designing safe, secure and accessible urban environments and ensuring that new developments reduce opportunities for criminal behaviour and contribute to a sense of security and community cohesion.

D. Investing in a new purpose built and designed Gypsy, Roma, and Traveller (GRT) site(s) to meet existing and future need whilst also looking to establish a dedicated transit site ensuring the GRT community can travel through the borough safely with viable alternatives to unauthorised encampments on private land and open spaces.

SP 3.2 A fairer start

A. Ensuring every child in Ealing continues to have access to good and sustainable schools in their local community by investing in modern, fit-for-purpose buildings and expanding provision for those with special educational needs.

B. Working closely with education providers to identify need and opportunities for new educational establishments within and around developments.

SP 3.3 Healthy lives

A. Improving air quality and tackling congestion to improve respiratory health.

B. Implementing 20-minute neighbourhood principles which encourage active travel, improve social mixing, and provide essential services such as access to healthy food.

C. Ensuring new development meets the highest design standards, responds positively to the local character and recognises the role of heritage in place-making.

D. Reintegrating land uses, particularly living, working and recreation, to encourage a better work life balance, to reduce journey times and leading to improved mental health and wellbeing.

E. Maintaining a sufficient supply of indoor and outdoor sports and recreation facilities and improving access to green and open spaces leading to physical and mental health benefits.

F. Mitigating the effects of climate change, particularly the urban heat island effect, and improving the existing housing stock to limit impacts upon general health and particularly more vulnerable parts of the population.

G. Working closely with National Health Service (NHS) partners to identify need and opportunities for new health infrastructure and health services within and around developments, particularly within Acton and Southall.

H. Implementing the Health Impact Assessment (HIA) process for major or strategic developments.

I. Meeting needs for specialist housing where this can complement conventional supply.

QUESTION

Do you support the priorities set out in this fighting inequality policy?

[Click here](#) or scan the QR code to give us your views



3.28 — Our greatest strength is our diverse community, with people of different backgrounds living side by side. We want a strong cohesive community, where diversity is celebrated, and everyone has equal opportunity regardless of their background. This means tackling inequality and poverty by creating a more equal and affordable borough where opportunities to good quality housing, employment, digital connectivity, culture and physical, social and green infrastructure are maximised.



Image: Ensuring every child has access to good schools.

3.29 — In addition, the Council aims to provide 30 pitches for Gypsy, Roma and Traveller community (including the potential re-provision of the 24 pitches at the existing Bashley Road site) together with a new transit camp.

3.30 — Key to a fairer start is supporting excellent educational outcomes and ensuring children and young people are successful in life. We want to continue to ensure there are sufficient high-quality school places available and will work closely with partners to do so.

3.31 — Reducing health inequality and ensuring that people from all backgrounds can have a healthy life is another key ambition of the Council. Socio-economic and built environment factors account for as much as 50% of the determinants of health, equal to the collective effects of health behaviours and clinical care. While the built environment directly comprises only 10% of the total, 40% is made up of the overlapping web of social and economic factors that constitute the community as a whole, its access to local and public services, employment, and greenspace. The importance of mixed and inclusive public spaces therefore goes far beyond purely architectural value or economic growth, although town centres are vital to both.

3.32 — The borough's town centres are focused upon the seven towns but extend also throughout all of Ealing's including 1 Metropolitan Town Centre (Ealing), 1 Major Centre (Southall), 3 District Centres (Acton, Greenford and Hanwell), 9 Neighbourhood Centres (including Northolt and Perivale) and 63 Local Centres. Collectively, this network makes up the main social and civic spaces of Ealing, and also forms its commercial and employment core along with designated industrial sites. Town centres do not just constitute the retail hierarchy, but also make retail and employment provision alongside the public and social life of the borough.

3.33 — Accessible and inclusive public places are therefore essential to economic and health equalities, but they are also integral to minimising climate change and ensuring resilience to its effects. Mixed centres are more sustainable not just because of their capacity for active travel but also because they offer social and environmental resilience through measures such as shared public infrastructure and urban greening.



Policy SP.4: Creating good jobs and growth

SP 4.1 Good growth

A. Directing development to sustainable locations that are well connected to sustainable transport modes or within close proximity to town centres, and thus deliver patterns of land use that reduce the reliance on the car and facilitate making shorter and regular trips by walking and cycling.

B. Ensuring that the most efficient use of land is made so that development on sites is optimised, which will contribute to more sustainable patterns of development and land uses.

C. Following a character-led and contextual approach to growth that optimises the capacity of sites while reflecting the valuable components of the built environment.

D. Taking a strategic approach to the preservation and enhancement of Ealing's built heritage, including the capacity for heritage-led regeneration and development where appropriate.



Image: Ealing residents.



E. Identifying appropriate areas for tall buildings and change that adds quality to and complements Ealing's character and place-making ambitions.

F. Making provision for necessary physical, social and green infrastructure by:

(i) Delivering strategic infrastructure that enhances both east-west and north-south connectivity including supporting proposals for the West London Orbital (WLO) maximising the catalytic potential benefits of the Elizabeth Line stations and future High Speed 2 (HS2) station; and working with neighbouring authorities to promote cross-boundary infrastructure improvements where relevant.

(ii) Producing an Infrastructure Delivery Plan (IDP) and schedule that sets out how infrastructure will be delivered at the right locations and at the right time to support the levels of good growth to be delivered and reflect borough wide and local infrastructure priorities.

(iii) Creating a clear framework for future negotiations on planning obligations, including developer contributions that will include a new Community Infrastructure Levy (CIL).

SP 4.2 Decent living incomes

A. Maintaining the existing supply of industrial land on designated and undesignated sites and adding to this where possible.

B. Managing Strategic Industrial Land (SIL) exclusively for conforming uses and undertaking any necessary consolidation through the plan-making process.

C. Setting out a specific strategy for Locally Significant Industrial Sites (LSIS) in line with the London Plan and actively by means of plan-led comprehensive masterplans undertaking mixed intensification.

D. Fully testing non-designated sites for industrial redevelopment including mixed use where this is necessary to enable industrial reuse and intensification.

E. Delivering affordable workspace where this also serves a broader social or economic purpose and to enable more small and medium sized businesses to start up.

F. Sustaining the vitality and viability of our town centres by:

(iv) Maintaining and enhancing the role of Ealing Metropolitan Town Centre as a commercial and employment hub for West London.

(v) Promoting the distinctive economic role and offer of other centres, particularly Southall Major Centre, and Acton, Greenford and Hanwell District Centres.

G. Growing the size and range of the employment offer (particularly in Northolt, Greenford and Perivale based upon their strong industrial sector) and the potential for mixed commercial development in town centres.

H. In the event of any plans for expansion of Heathrow Airport and any related development, shaping any proposals to maximise the contribution and benefits for Ealing's local economy, including improved connectivity.

I. Supporting culture and creative industries.

J. Promoting and supporting a strong and diverse night-time economy.



SP 4.3 Genuinely affordable homes

A. Meeting and where appropriate exceeding the 21,570 unit 10-year housing supply target identified in the London Plan for the period 2019-22 to 2028-29.

B. Providing new homes in truly mixed, inclusive communities across a range of tenures.

C. Maximising the provision of affordable homes with a particular emphasis on social rented properties including delivering 70% of new affordable housing as affordable rent.

D. Improving opportunities for higher quality market rented properties including build to rent where appropriate.

E. Working with residents to support the development of local community-led housing initiatives, including Community Land Trusts, to provide solutions to local housing issues.

QUESTION

Do you support the priorities in this creating good jobs and growth policy?

[Click here](#) or scan the QR code to give us your views



Image: Dickens Yard Ealing.



BUILDING UPON AND PROMOTING SOUTHALL'S ROLE AS A CULTURAL HUB AND DESTINATION OF NATIONAL IMPORTANCE.



Image: Elizabeth Line at Southall Railway Station.

3.34 — Land is a scarce and increasingly expensive commodity so making optimal use of land and buildings and ensuring good design in any new development are at the heart of how we enhance our borough, Ealing has a wealth of designated heritage assets including over 300 buildings and structures covered by statutory listing. including six scheduled monuments and four registered Parks and Gardens, as well as 28 conservation areas. In addition, there are over 700 non-designated heritage assets identified in Ealing' local heritage register. Places do evolve and change over time and new development has the potential to offer significant opportunities to enhance and better reveal heritage assets to enable cultural, social and economic benefits of these assets to be realised. This will be achieved by placing heritage at the heart of place-making, good growth and good design.

3.35 — The Council also wants to contain the spread of tall buildings by being clear about those locations where tall buildings may be appropriate and ensure that any future schemes are built to the highest standards of design and environmental efficiency, fit in with their local neighbourhood and help promote greater levels of open green space and biodiversity.

3.36 — Existing communities and new residents coming into new developments in the borough will need additional physical, social and green infrastructure

including health facilities, schools, sports and leisure amenities, transport, utilities, and spaces for the community. The successful delivery of the spatial objectives in the Local Plan therefore requires good infrastructure planning. Put simply, without the necessary infrastructure needed to support development then the levels of growth that the plan seeks to achieve over the next 10-15 years will not be sustainable. Further work will be undertaken to identify the specific infrastructure needed to support future growth and development as well as identifying when and where this will be and who will provide it. This will be set out in an Infrastructure Plan and schedule.

3.37 — The delivery of planned and proposed public transport infrastructure will be critical, including the Elizabeth Line, West London Orbital and the Brentford to Southall Line. In addition, targeted green infrastructure, landscape, and public realm enhancements will support the delivery of active travel interventions. These investments present the opportunity to create new strategic north-south routes that will reinforce (or establish) interdependencies between local neighbourhoods, metropolitan centres, and employment sites. The delivery of targeted green infrastructure and public realm improvements also provide opportunities for enhancing biodiversity and building resilience to future climate related events.

3.38 — Ealing faces a wake-up call for its economy which is increasingly being driven by relatively land-hungry uses like logistics together with insecure employment in the gig economy and industries such as call centres. COVID-19 and other economic challenges have created economic uncertainty, but they also present opportunities for growth that supports Ealing’s seven towns, the health and economic security of local residents, and the transition to a low-carbon economy.

3.39 — Industrial demand in Ealing falls into two broad categories: land necessary to provide for modern consolidated logistics uses, and particular types of space essential to meeting the demands of light industry and manufacturing. Limited opportunities also exist for the expansion of the area in industrial use, and these have been identified where possible as site specific allocations. Similarly, the comprehensive review of Ealing’s industrial land has highlighted some sections of SIL that do not perform in their current designation and proposals for their designation as LSIS or in mixed development are set out in spatial policies and site allocations.

3.40 — Ealing’s town centres represent a complimentary economic function to its strong industrial base with a distinct offer of knowledge intensive industries particularly in Ealing, Acton and Hanwell. Other centres in the Borough have a physically close relationship with SIL

and LSIS sites and these form a springboard for the growth of existing town centres in Southall, Greenford, Northolt and Perivale.

3.41 — The delivery of better paying and more secure forms of employment is also essential to the plan and the Council will deploy a complimentary programme of non-planning measures to help deliver this inclusive economy.

3.42 — The reintegration of living and working, and particularly of workplaces throughout the Borough that can be reached by means of public transport or active travel, are essential to people’s health and the broader strategy of action to address the current climate crisis. A contextual approach to growth, reflecting the comprehensive Borough-wide character study will build upon valuable elements of local character and help to address any existing shortcomings.

3.43 — Access to housing represents a significant economic constraint and source of inequality in the borough which appears to be constraining population growth and causing outmigration of the crucial working age population. In particular Ealing will pursue a unit based, rather than percentage based, delivery target for identified affordable housing needs and will also set out a strategy for the delivery of specialist housing types.



Image: Acton Park.

Strategic place interventions

3.44 — Sitting below the spatial strategy are the strategic place interventions. These are a set of interventions that should be seen as cross-cutting and often support multiple core themes. Chapter 4 of this Local Plan presents town-level local place interventions within the town spatial policies that will support the delivery of the 15-year vision.

3.45 — Figure SS3 presents the key diagram, which illustrate the spatial strategy and strategic place interventions.

3.46 — The Spatial Options Report provides further details about the strategic place interventions, which can be found on the council's website (see link below).

LINK

[Click here](#) for more information on Ealing's Spatial Options Report.



Image: Importance of providing amenity and children's playspace across the borough.

1. Delivery of significant levels of development at Ealing Metropolitan Town Centre

3.47 — Building on its excellent connectivity, Ealing Metropolitan Town Centre will be the location for significant, high density residential and employment growth. Development will focus on delivering strategic office, commercial, retail, and residential growth, while improving key health determinants including accessibility to and provision of healthcare facilities, deficiency in green open space provision, and improving air quality within the town centre. This will enhance the Metropolitan Town Centre's role as a destination, with a diverse retail, leisure, and cultural offer and a stronger night-time economy.

2. Delivery of moderate levels of employment-led development at Southall

3.48 — Building upon and promoting Southall's role as a cultural hub and destination of national importance, delivery of moderate levels of employment-led growth and development above extant permissions. Office, retail, and leisure-based development will be encouraged and reinforced within the Opportunity Area and the wider Ealing Productivity Arc to develop a more diverse and resilient local economy, while ensuring community

and civic infrastructure is delivered alongside residential development. Accessibility to healthcare facilities and provision of new school spaces (early years and secondary schools) have been identified as key health determinants that should be reinforced.

3. Delivery of significant levels of development in proximity to planned and proposed public transport infrastructure

3.49 — The delivery of strategic infrastructure that enhances both east-west and north-south connectivity will be critical to enable the spatial strategy, deliver significant levels of development and create new economic opportunity. The recently delivered Elizabeth Line and the proposed investment in the West London Orbital are critical infrastructure schemes to enable the spatial strategy. These investments provide connectivity to the CAZ, Heathrow Airport, and other outer London town centres. Significant levels of development will be focussed along both route alignments and their stations in order to maximise the transport investment and ensure accessibility of local residents to opportunities within and beyond Ealing.

4. Delivery of significant levels of development in Greenford and Northolt town centres

3.50 — Significant levels of development will be delivered within Greenford and Northolt that will support in delivering new 20-minute neighbourhoods by unlocking a wider number of sites close to these existing and emerging town centres (Greenford, Northolt, and White Hart Roundabout). The spatial strategy will aim to deliver a greater intensity and quantum of development within the wider network of town centres and the Ealing Productivity Arc. The ambition will be for these centres to play a larger role in creating economic opportunity, the provision of services and acting as centres of connectivity. Investment in these locations will also support in addressing key health determinants through increased provision of social infrastructure and access to services.



5. Delivery of moderate levels of development along key north-south corridors in Acton and the west of the borough

3.51 — The spatial strategy will deliver enhanced north-south connectivity across the borough. This will be through rail-based public transport investment in the West London Orbital at Acton Central and South Acton stations. This will enable Acton to capitalise on its excellent existing and future connectivity to accommodate significant levels of new development. Alongside this investment, to the west of the borough the focus will be on the delivery of new sustainable transport infrastructure to improve north-south connectivity in Northolt and Greenford. This will be through enhancing the existing public transport network (primarily bus based) and through targeted green infrastructure, landscape enhancements and enhanced public realm that will create high quality infrastructure for new active travel routes. These public and active travel investments will enable moderate levels of development along the route alignments.

Image: Improving transport and Northolt's connectivity.

6. Delivery of lower levels of development in Hanwell and Perivale

3.52 — The spatial strategy will deliver a lower quantum of residential led development within Hanwell and Perivale due to fewer opportunities. Where development opportunities exist within both towns, these are primarily located away from the town centres or rail infrastructure and therefore rely on sustainable connectivity investments (existing public transport network and green infrastructure and public realm enhancements for improved active travel). Employment-led growth within existing industrial estates (through intensification) as part of the wider Ealing Productivity Arc will be encouraged with stronger connectivity to the town centres.

7. Investment in sustainable connectivity between the strategic green and blue network, neighbourhood centres, and industrial sites

3.53 — Investment in sustainable connectivity that utilises the green infrastructure network and improved public realm will enhance active travel routes with the objective to improve connectivity between industrial sites and town centres across the borough.

This will support in providing a more balanced approach to development across Ealing and ensure that all town centres are delivering development. This approach will support the creation of complementary uses between town centres and industrial land and strengthen the role of smaller town centres across the borough.

8. Maintaining and Intensifying Strategic Industrial Land and Locally Significant Industrial Sites

3.54 — The spatial strategy will reinforce and intensify existing Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS) within the borough and explore options to improve industrial land and intensify employment where appropriate.

Figure SS2:
Conceptual London Borough of Ealing Key Diagram

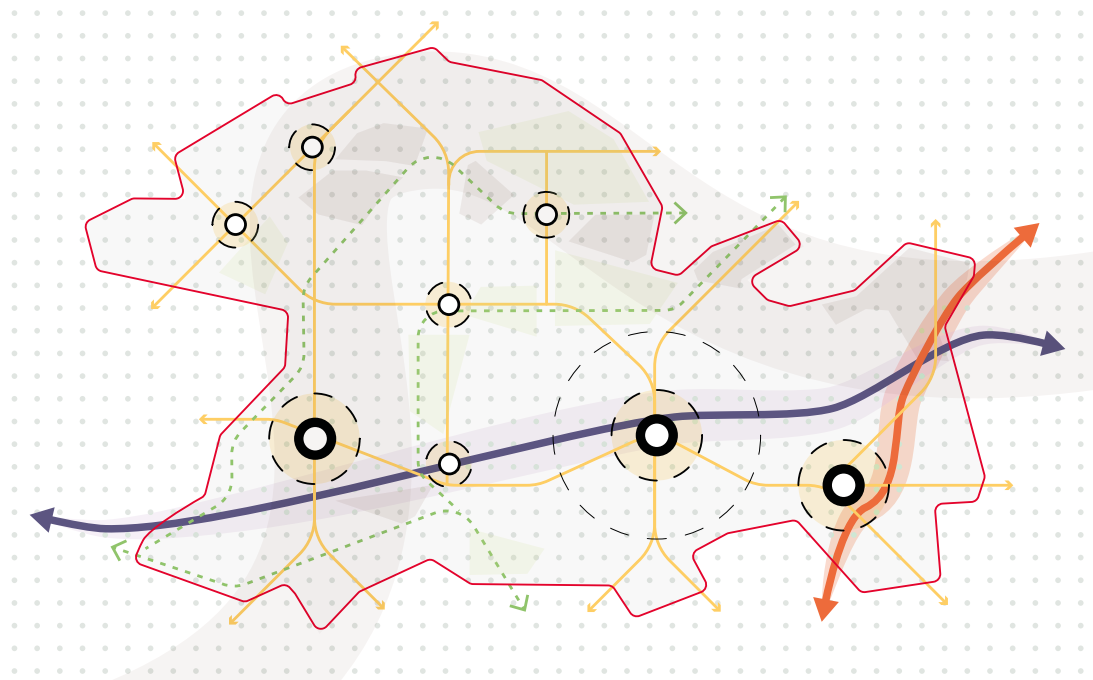


Figure SS3:
London Borough of Ealing key diagram

