

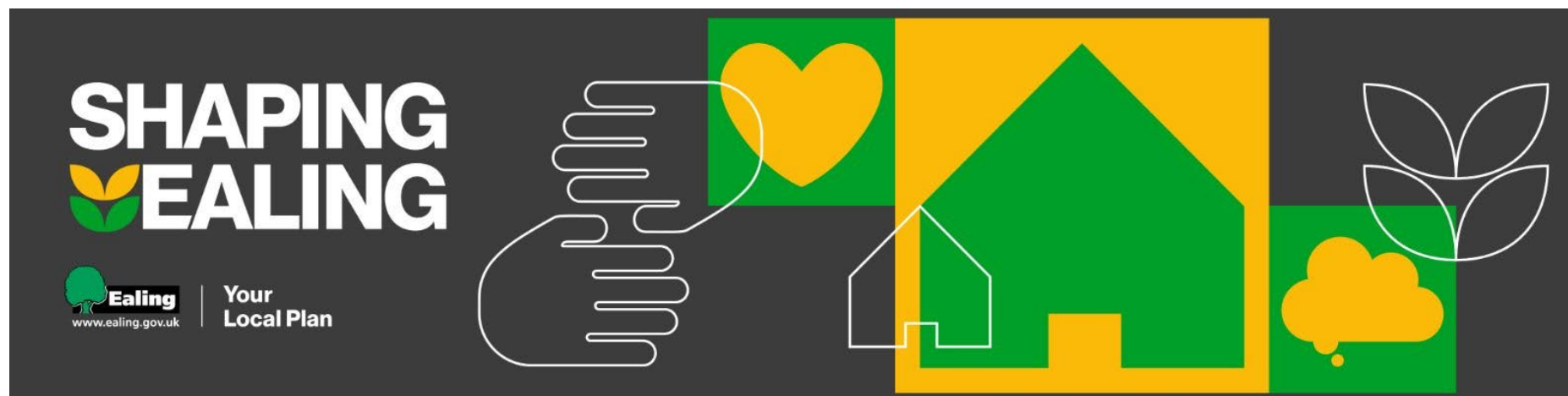
EALING

LOCAL PLANNING AUTHORITY

LOCAL PLAN

Local Development Scheme

JULY 2023



This document sets out:

- A brief introduction to the Local Plan
- Briefly explains the purpose of the Local Development Scheme
- Provides a short profile of each of the Local Development Documents that are being prepared by Ealing Council

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1. A Brief Introduction to the Local Plan

What are “Local Plans”?

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

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

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

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

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

As Ealing is a London borough it continues to work within the context of a regional spatial strategy ([the "London Plan"](#)) prepared by the Mayor of London. The London Plan sets out a framework for how London will develop over the next 20-25 years and sets out the Mayor of London's vision for 'Good Growth'. The London Plan is an integral part of the statutory development plan for the local planning authority and Ealing's Local Plan must be in "general conformity" with it. The London Plan is supported by a number of related strategies and Supplementary Planning Guidance (SPG) guidance on a variety of topics (example, viability).

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

[Neighbourhood plans](#) are community led and must meet certain basic conditions and be in conformity with the strategic policies in the local plan. They are also an integral part of the statutory local development plan. Two neighbourhood plans have been made thus far for Central Ealing and West Ealing and two further plans remain in the early stages of production for Central Acton and Acton Hill.

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

OPDC has been preparing a new local plan for the area and the examination hearings concluded (January 11 to 13 2022). Subject to the independent Inspector’s report, the plan is likely to be adopted before the end of 2022.

How are Local Plans prepared?

Local Plans are prepared and adopted in accordance with the **Planning and Compulsory Act 2004 and associated local planning regulations**. Further changes to the development plan system were introduced through the Localism Act 2011 and, in particular, the publication of the National Planning Policy Framework (NPPF) which introduced a “presumption in favour of sustainable development,” a “duty to cooperate” and the creation of a new tier of “neighbourhood development plans”. Local plans must be prepared with the objective of contributing to the achievement of sustainable development; be prepared positively, in a way that is aspirational but deliverable; be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; be accessible through the use of digital tools to assist public involvement and policy presentation; and serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the NPPF, where relevant).

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

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

First stage, evidence gathering. Second stage, preparation of the development plan documents (DPD) and consultation, also known as regulation 18. Third stage, publication of the DPD and consultation, also known as regulation 19. Both stages, second and third, require an integrated impact assessment. Fourth stage, making sure DPD's conform with the London Plan. Fifth stage, submitting DPD to the secretary of state, along with a final integrated impact assessment. Sixth stage, examination in public also known as regulation 24. Seventh stage, Inspectors report. Eighth stage, council adopts the DPDs, also known as regulation 26. Ninth stage, the authorities monitoring report is published.

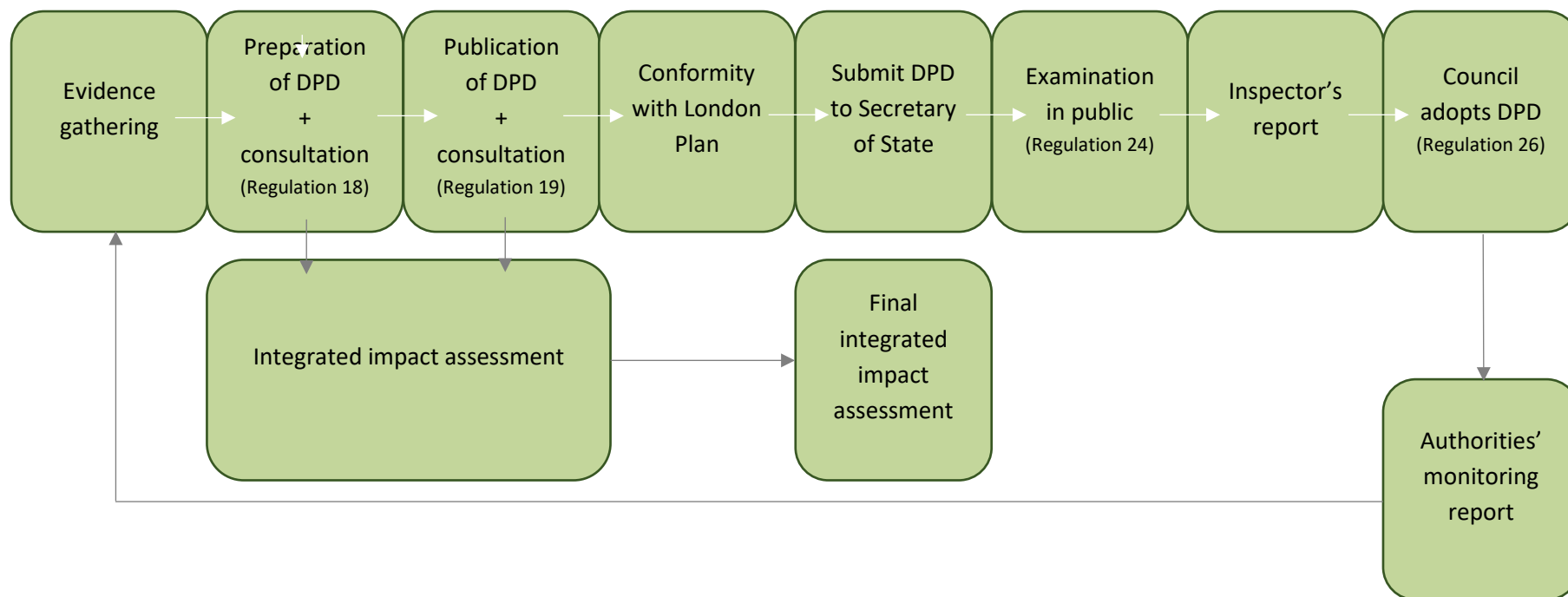
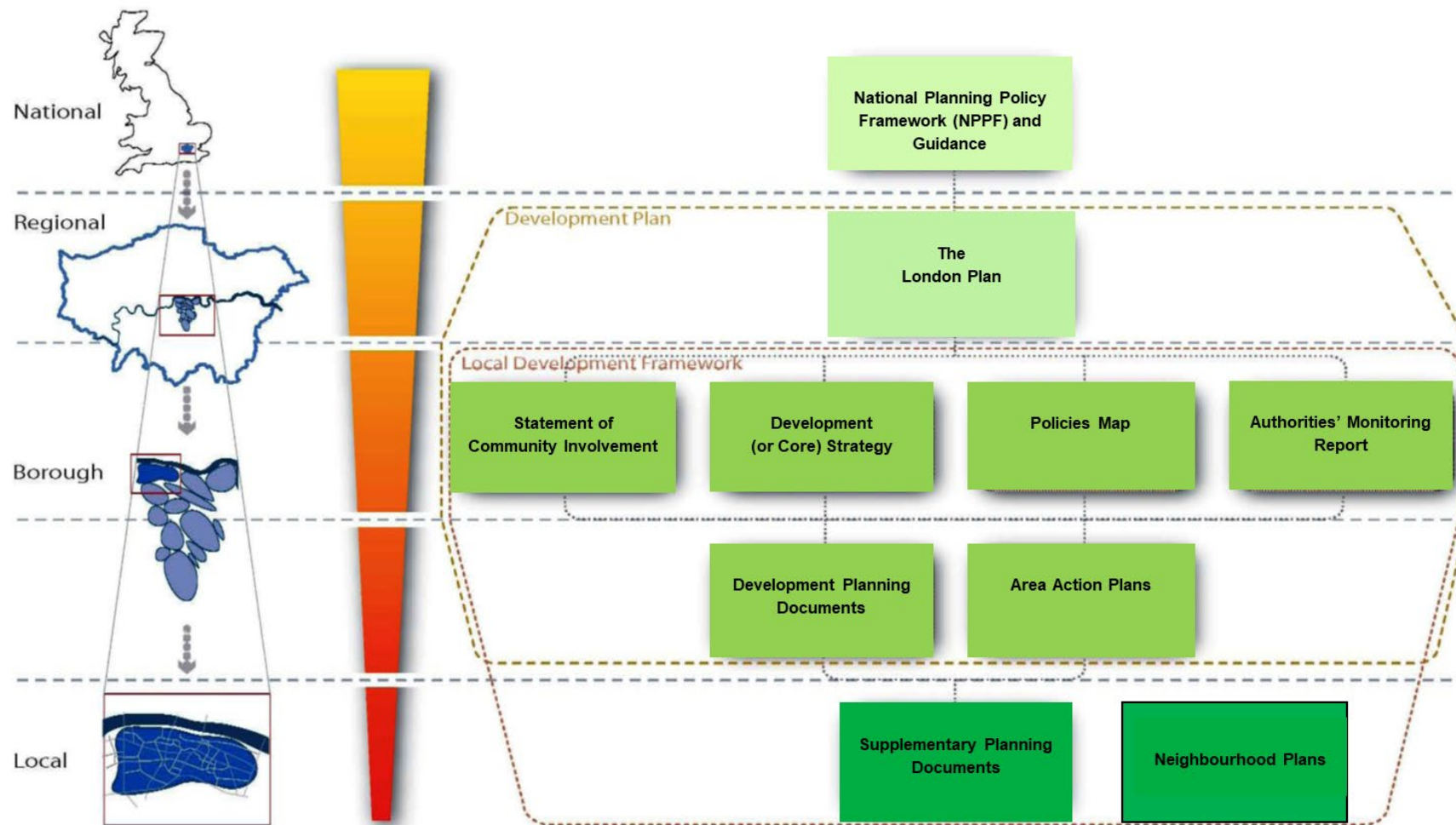


Figure 2: The Existing Planning Policy Framework in Ealing

Starting at the national level we have the National Planning Policy Framework (NPPF) and guidance. Then below that we have a regional level plan, also known as The London Plan. The London Plan guides all London Borough Local Development Frameworks, including the Statement of Community Involvement, the Development (or core) Strategy, Policies Map and the Authorities Monitoring Report. The Development (or Core) Strategy also supports the Development Planning Documents. The Policies Map also supports the Area Action Plans. Both the Development Planning Documents and the Area Action Plans support the Supplementary Planning Documents on a local level. Also at the local level you have the Neighbourhood Plans.



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

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

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

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

However, the JSPF was finalised immediately before a legal challenge to the Airports National Policy Statement (February 27 2020) and the rapidly unfolding impacts of the COVID-19 crisis. HSPG decided to publish the finalised documents as they stand and ‘to draw a line’ under this phase of the JSPF work, and then commence a new phase of work when the circumstances and way

forward becomes clearer. This may require some significant changes to the content of the existing documents to respond to new forecasts, evidence, national policies, and priorities. It is therefore important to read the documents in this light.

What is the current adopted Local Plan in Ealing?

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

- **Development (or Core) Strategy DPD** - This DPD sets out a vision for the future development in the borough and was adopted on April 2012.
- **Development Sites DPD** – This DPD sets out planning requirements for those 48 key sites with significant development potential in the borough and was adopted on December 10 2013.
- **Development Management DPD** – This DPD guides decisions on planning applications and was adopted on December 10 2013.
- **Joint West London Waste Plan DPD** – This DPD aims to identify possible sites for managing the area's waste and sets out a strategy for the sustainable management of waste arising in the area over a 17-year period up to 2031. It was produced in cooperation with five neighbouring boroughs and the Old Oak and Park Royal Development Corporation. It was adopted in July 2015.

- **Planning for Schools DPD** – This DPD identifies possible sites for new schools and sites for extensions to existing schools in the borough and was adopted on May 10 2016. It was the first of its kind in the UK and has been extremely successful in securing funding from government for new schools in the borough.

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

When did the existing Local Plan replace its predecessor?

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

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

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

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

At the same time, the first Shaping Ealing survey was launched, and is the beginning of several 'Shaping Ealing' conversations. The **survey** was short and simple and enabled the Council to get feedback on your overall feelings and priorities and create an

email list for a regular newsletter to update you on other exciting opportunities to get involved in future Shaping Ealing events. The survey was also available in the nine most common languages spoken in the borough. The survey closed on March 25 2022, and 10,661 responses. Shaping Ealing informed part of the evidence base for the draft new local plan. A detailed report summarising the results and feedback was published in July 2022.

During Winter 2022-23, Ealing Council presented residents, businesses, and others with our first ideas on priorities that will shape future planning decisions in a draft new 'Local Plan' and published its **Initial Proposals (or Regulation 18 draft local plan)**.

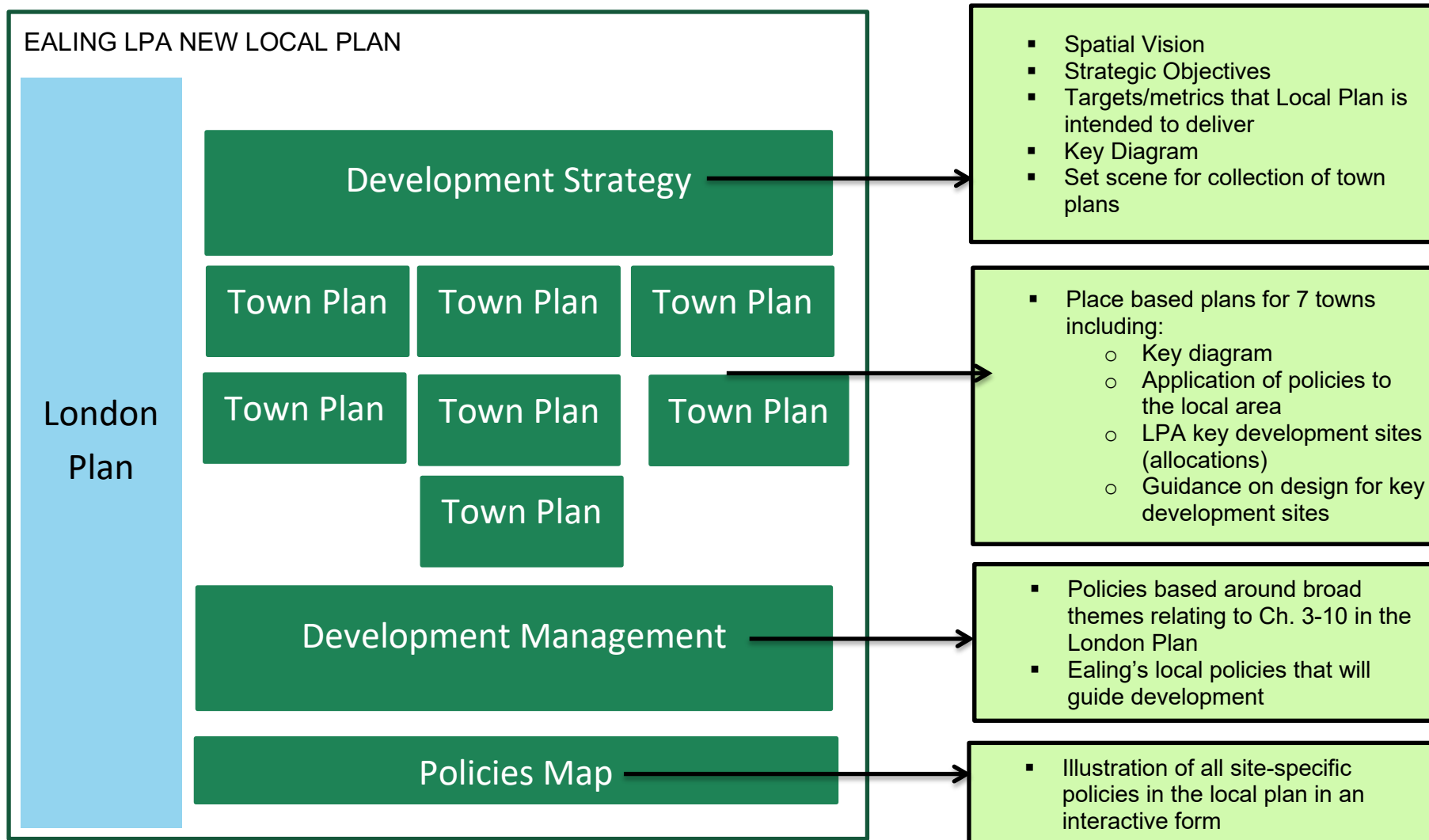
These initial proposals contained the following key elements:

- **Leader's Foreword**
- Chapter 1 – **About Ealing's Local Plan**: background information about the process of developing a local plan.
- Chapter 2- **Setting The Scene**: the strategic and borough level context for the Local Plan.
- Chapter 3 – **Spatial Strategy**: including the vision and how it will be delivered and strategic place interventions. It also provides a strategic framework for the following collection of town plans.
- Chapter 4 – **Town Plans**: which explore in more detail Ealing's seven towns and the local place-based interventions to deliver the spatial vision. They will include a spatial portrait, issues and opportunities, a spatial strategy, a key diagram, spatial policies, and the key development sites (or site allocations) for each town.
- Chapter 5 – **Development Management Policy**: which sets the standards and guidelines that planning applications will need to comply with to support the delivery of the plan. This section of the new plan will deal with broad themes. It responds specifically and complements Chapters 3 to 10 in the London Plan i.e., design, housing, social infrastructure, economy, heritage and culture, green infrastructure and natural environment, sustainable infrastructure, and transport.

- The new plan is also to be accompanied by a **Policies Map** which will illustrate all site-specific policies in the local plan in an interactive form that is prepared on an Ordnance Survey map base (to be hosted on the council's website). Proposed changes were included in an appendix to the draft local plan.

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

As we learned from Figure 2, The London Plan guides the borough level planning documents. Ealing's new Local Plan will be split into 4 main parts. The first part is the Development Strategy which contains the Spatial Vision, Strategic Objectives, Targets/Metrics that the Local Plan is intended to deliver, Key Diagrams and it sets the scene for collection or town plans. The second part contains the town plans and within that you have place-based plans for the seven towns, including, key diagrams, application of policies to the local area, local planning authority key development sites (allocations) and guidance on design for key development sites. The third part is development management, this contains the policies based around broad themes relating to chapter three to ten in The London Plan. This part also contains Ealing's local policies that will guide development. The fourth part is the policies map, these are illustrations of all site-specific policies in The Local Plan in an interactive form.



The consultation ran for 10 weeks from 30 November 2022 to 8 February 2023. It is a statutory requirement for a local authority to consult on a local plan for a minimum of 6 weeks at regulation 18, Ealing had already decided to consult for a minimum of 8 weeks as the consultation was spanning the Christmas period, we consulted for a further 2 weeks after having listened to our local communities. As part of the 10-week consultation period Ealing Council carried out 48 public meetings and workshops, attracting over one thousand attendees from across the borough.

Over six and a half thousand responses were received, and these are now all being considered before a final iteration of the draft local plan is prepared (Regulation 19). The Council received 13,000 responses from over 6,100 people, both statutory and non-statutory consultees and members of the general public.

The **indicative timetable** for the next stages in the production of the new Local Plan are:

- Public and Stakeholder Consultation on Initial Proposals (Regulation 19): January 2024
- Submission to the Secretary of State: May 2024
- Examination in Public (Regulation 24): Summer-Autumn 2024
- Adoption: End of 2024/early 2025

A separate DPD on **waste management capacity** is also proposed and is intended that this be produced collaboratively with neighbouring West London authorities building on the success of the Joint West London Waste Plan adopted in 2015. Further information regarding the scope of these DPDs and the timetable for their preparation is provided at Section 3 below.

What supplementary planning documents have been produced?

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

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

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

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

- SPG 3: Air Quality

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

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

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

- **Ealing Cinema SPD** - It primarily aims to establish some clear design objectives for one of the key redevelopment opportunities within Ealing Town Centre. It was adopted on December 10 2013.
- **Acton Town Hall and Surroundings SPD** – It primarily guides future development proposals through an agreed vision and development objectives (which relate to design, transport, and environmental matters). It was adopted on December 10 2013.

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

The first guidance on planning policy in the new [Local Planning Policy Guidance \(LPPG\)](#) was published in January 2022 on “Tall Buildings”.

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

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

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

The Council is now committed to an early introduction of CIL, and a draft evidence base is currently in the early stages of preparation. It is envisaged that a draft CIL charging schedule will be published in January 2024 alongside the Reg 19 version of the Ealing LPA local plan together with a draft SPD on Planning Obligations and Legal Agreements.

However, the government has proposed radical changes and amendments to the whole system of Planning Obligations (including the CIL regulations) and undertook consultation on a range of specific measures. It has yet to set out what the next steps will be. The Council is therefore keeping matters under a review and but will press on regardless and will adapt any proposals in accordance with any new legislative proposals when, and if, they emerge.

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

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

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

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

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

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

The evidence base for the emerging Local Plan will be completed by the end of 2023 and will include the following key components:

- Strategic Housing Market Assessment (SHMA) (examining housing need and affordability)
- Strategic Housing Land Availability Assessment (SHLAA) (examining housing capacity and supply for large and small sites)
- Spatial Options

¹ See NPPF 2021, Para 31.

- Sites Assessment
- Employment Land Review (examining future need for and supply of suitable industrial and employment land)
- Inclusive Growth Study
- Affordable Workspace Study
- Retail Needs
- Town Centre Health Checks
- Strategic Flood Risk Assessment (SFRA)
- Infrastructure Delivery Plan and Schedule
- Health Study
- Playing Pitch and Outdoor Sport Assessment
- Review of Green Belt/Metropolitan Land
- Green Space Strategy
- Biodiversity Action Plans
- Review of Sites of Importance for Nature Conservation
- Character Study
- Housing Design Guide

- Tall Buildings – Definition, Locations and Strategic Site Assessment
- 20-Minute Neighbourhood Frameworks
- Viability Assessment

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

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

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

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

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

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

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

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

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

[Locality have produced a useful guide](#) to neighbourhood planning.

More [information and resource is on the Locality website](#).

2. Introduction to the Local Development Scheme

What is the Local Development Scheme?

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

It indicates the work that is being done to produce the necessary documents and shows the timescales for preparation of these documents, the way in which the work will be done, and the resources needed to do it. It effectively establishes the Council's priorities for forward planning and includes consideration of further reviews of the documents once they have been prepared and adopted. The framework has and will continue to evolve.

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

Does this scheme supersede earlier versions?

Yes, this is the ninth published version of the LDS. It updates the edition last published in September 2022 which superseded earlier editions that were published in 2005, 2007, 2009, 2010, 2013 and 2015.

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

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

3. Local Development Document Profiles

New Ealing LPA Local Plan

Role and Context: This DPD will set out a vision and strategic objectives for the development of the borough. It will include site allocations and policies that manage the development of the LPA where planning permission is required.

Status: Development Plan Document

Chain of Conformity: The DPD will be consistent with both existing and emerging national policy and in general conformity with the Mayor's 'London Plan'.

Geographical Coverage: Borough wide, except for the area covered by the Old Oak and Park Royal Mayoral Development Corporation which has separate plan making powers.

Structure and format: See section 1 'initial proposals contained the following key elements' and figure 3 above.

Key Milestones:

- Public and Stakeholder Consultation on Initial Proposals (Regulation 18): January-February 2023 (6 weeks)
- Public and Stakeholder Consultation on Final Proposals (Regulation 19): January 2024
- Submission to the Secretary of State: May 2024
- Examination in Public (Regulation 24): Summer-Autumn 2024
- Adoption: End of 2024/early 2025

Arrangements for Production: Led by the Strategic Planning Team based in Economic Growth division of the Place Directorate with technical, legal, marketing, and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information.

Monitoring and Review: AMR with formal review if monitoring report indicates this is necessary.

Risk Assessment: (i) Failure to meet legal compliance tests: The threat of either legal challenge or having the examination process prematurely suspended can be mitigated by ensuring that policies are based on robust evidence, are backed up by well audited systems of public and stakeholder engagement and ensuring that the Council works in collaboration with neighbouring authorities to arrive at statements of common ground that adequately address cross boundary issues.

(ii) Failure to meet the tests of soundness: This requires policies to be based on a robust yet proportionate evidence base and working closely with the Planning Inspectorate to identify and remedy any shortcomings in plan-making at the earliest opportunity.

(iii) Lack of capacity of the Planning Inspectorate and other external agencies: Although outside the direct control of the Council the possibility of delays or slippage may occur for a variety of reasons and will be mitigated by regular liaison with PINs and facilitation of a service level agreement to ensure timely delivery on both sides.

(iv) Programme slippage: Local plan making operates in an ever changing political and legislative environment which can result in demands for new approaches or evidence to respond to changing circumstances. Whilst the Council will endeavour to anticipate changes (example, new and emerging policies in the replacement London Plan) this can lead to slippage. The timetable only allows for limited contingency having been built into the programme.

(v) Lack of resilience and other work priorities: The availability of suitably qualified planning officers with the relevant knowledge and experience to prepare a local plan is at a premium and loss or departure of key staff would be challenging and could result in delays to the overall programme. Whilst local plan making is a key objective of the Strategic Planning Team it has many other competing pressures and demands on resources. This can be mitigated by the identification of clear lines of responsibility, service planning and flexibility in how resources are allocated in the future.

Planning for Waste Management Capacity

Joint West London Waste Plan DPD

Role and Context: This document will support the delivery of Ealing's revised Local Plan and will satisfy the requirements of the new replacement London Plan and ensure effective mechanisms are in place for waste management capacity. It is anticipated that it will be prepared jointly with neighbouring West London boroughs and will supersede the existing Joint Plan that was adopted in July 2015. The DPD will identify and safeguard sufficient sites to accommodate waste management facilities in this sub-region and set policies to guide the determination of such applications.

Status: Development Plan Document

Chain of Conformity: The DPD will be consistent with both existing and emerging national policy and in general conformity with the Mayor's 'London Plan'. On adoption of the plan any sites identified in Ealing will be illustrated on a revised Adopted Policies Map for the LPA.

Geographical Coverage: LPA wide and including neighbouring West London LPAs.

Structure and format: Yet to be determined. Scoping is currently being undertaken and will conclude later in 2022.

Key Milestones:

- Public and Stakeholder Consultation on Initial Proposals (Regulation 18): March 2025
- Public and Stakeholder Consultation on Final Proposals (Regulation 19): June 2026

- Examination in Public (Regulation 24): Autumn 2026
- Adoption: Early 2027

Arrangements for Production: Jointly produced by participating LPAs with project management provided by a lead borough with costs shared equally between the parties. Technical, legal and administrative support provided by other teams as necessary. Use of consultants, where appropriate, to gather evidence base information and to facilitate public engagement. Outsource hard copy printing.

Monitoring and Review: AMR with formal review if monitoring report indicates this is necessary.

Risk Assessment: (i) Failure to get agreement on the production of a joint Local Plan: Given the scale of work it is best that this is undertaken on a sub-regional basis and the benefits of such collaborative working are savings in costs and helping to secure agreement on cross boundary issues. But this can also pose challenges and differing aspirations and governance arrangements can lead to delay and the potential for abortive work.

(ii) Failure to meet legal compliance tests: The threat of either legal challenge or having the examination process prematurely suspended can be mitigated by ensuring that policies are based on robust evidence, are backed up by well audited systems of public and stakeholder engagement and ensuring that the Council works in collaboration with neighbouring authorities to arrive at statements of common ground that adequately address cross boundary issues.

(iii) Failure to meet the tests of soundness: This requires policies to be based on a robust yet proportionate evidence base and working closely with the Planning Inspectorate to identify and remedy any shortcomings in plan-making at the earliest opportunity.

(iv) Lack of capacity of the Planning Inspectorate and other external agencies: Although outside the direct control of the Council the possibility of delays or slippage may occur for a variety of reasons and will be mitigated by regular liaison with PINs and facilitation of a service level agreement to ensure timely delivery on both sides.

(v) Programme slippage: Local plan making operates in an ever changing political and legislative environment which can result in demands for new approaches or evidence to respond to changing circumstances. Whilst the Council will endeavour to anticipate changes (example. new and emerging policies in the replacement London Plan) this can lead to slippage. The timetable only allows for limited contingency having been built into the programme.

(vi) Lack of resilience and other work priorities: The availability of suitably qualified planning officers with the relevant knowledge and experience to prepare a local plan is at a premium and loss or departure of key staff would be challenging and could result in delays to the overall programme. Whilst local plan making is a key objective of the Strategic Planning Team it has many other competing pressures and demands on resources. This can be mitigated by the identification of clear lines of responsibility, service planning and flexibility in how resources are allocated in the future. Working collaboratively also helps to defray costs and build in greater resilience.

Appendix 1: Glossary of Terms

Adoption: The final stage of putting a local plan in place. This requires confirmation by a full meeting of the local planning authority and a publicly available copy of the plan, an adoption statement, and Integrated Impact Assessment.

Article 4 Direction: An Article 4 Direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site (example, Conservation Area, listed building) or a particular type of development (example, office conversion to residential).

Authorities' Monitoring Report (AMR): The AMR assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Previously known as the Annual Monitoring Report, it is no longer required to be updated annually.

Community Review Panel: A panel selected from people who live or work in the borough who meet about once a month to discuss and give their views on development proposals, local plan, and other planning policy documents. The panel's recommendations feed into decisions made by the council and are seen as a formal part of the planning process.

Consultation: Procedure for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.

Core Strategy: A Development Plan Document which sets out the long-term spatial vision for the Borough, the spatial objectives, and strategic policies to deliver that vision. Ealing's document is entitled 'Ealing's Development Strategy 2026'.

Delegated Authority: In relation to planning permission, delegated powers are used by Local Planning Authorities (LPA) to deal with some planning applications. Delegated powers enable planning officers to determine applications themselves without needing a decision from the planning committee. The majority of mainly minor applications are dealt with in this way.

Design Review Panel: An independent panel comprising 20 members who are leading professionals, providing a broad range of expertise including architecture, urban design, landscape, heritage, sustainability, inclusive design. They provide additional expert advice to inform the planning process with reports published alongside other documents related to an application and included in planning committee reports.

Development Plan: As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan consists of (for Ealing) the Spatial Development Strategy for London (the 'London Plan') and the Development Plan Documents contained within its Local Development Framework.

Development Plan Document (DPD): A planning policy document that makes up part of the Local Plan. It is a Local Development Document which must be subjected to a statutory adoption process before it can be formally adopted by the authority. The process consists of consultation, submission of the document to the Secretary of State, Examination, receipt of Inspector's Report, and formal adoption.

Examination: A term used in the preparation of a Development Plan Document which involves the examination into the soundness of the plan and receipt of the Inspector's binding report. Part of the examination process includes a formal hearing presided over by a Planning Inspector appointed by the Secretary of State, to consider the policies and proposals of the local planning authority's Development Plan Documents.

Inspector's Report: A report issued by the Planning Inspector who conducted the Independent Examination, setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the local planning authority to make to the submitted document. The report is binding.

Issues and Options: Produced during the early production stages of the preparation of DPDs and may be issued for consultation.

Integrated Impact Assessment (IIA): An assessment of how policies could influence the environment, health, and equalities. As an assessment covers these three different areas, it is called an Integrated Impact Assessment (IIA). The purpose of the IIA is to highlight, and where possible address any undesirable effects that may arise for the environment, on health and equalities as well as identify opportunities for improvement.

Local Development Framework: A “folder” of consisting of Local Development Documents, Statement of Community Involvement, the Local Development Scheme, and Authorities' Monitoring Reports, drawn up by the local planning authority, which together provide the framework for delivering the spatial planning strategy for the area.

Local Development Scheme: A document setting out the local planning authority's programme for its Local Plan; in particular, the Local Development Documents it intends to produce and the timetable for their production and review as necessary.

Local Plan: The plan prepared by a local planning authority in consultation with its community. It sets out a vision and a framework for the future development of an area. It includes local development documents such as site allocations, strategic policies, development management policies and a policies map. Once adopted it becomes part of the local planning authority's statutory Development Plan.

Local Strategic Partnership (LSP): Partnerships of stakeholders who develop ways of involving local people in shaping the future of their area (important private, public, and voluntary sector organisations in the borough).

London Plan: This is the Regional Spatial Strategy for London. It is produced by the Mayor of London to provide a strategic context for the local planning authorities' Local Plans. The latest London Plan was published in March 2021. All local plans must be in general conformity with the London Plan.

Minor Amendment to a planning application: A minor amendment can be defined as an alteration that does not materially change a development that has been granted planning permission, in particular by:

- Increasing the size of the development in any way (including height, depth, and volume)
- Altering the facade in a manner that could lead to increased overlooking of neighbouring properties
- Materially changing the design
- Or in any way materially altering the impact of a development on the amenities of neighbouring properties, or the character of the area.

National Planning Policy Framework (NPPF): The NPPF and associated guidance sets out Government's planning policies for England and how these are expected to be applied. It must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It came into effect in March 2012. It was revised in July 2018 and updated in February 2019 and revised again in July 2021.

Planning Inspectorate (PINS): Government body whose main work is the processing of planning and enforcement appeals and holding inquiries into local plans. They deal with a wide variety of other planning related casework including listed building consent appeals, advertisement appeals, and reporting on planning applications.

Policies Map (previously known as the Proposals Map): A Development Plan Document which comprises a map of the local planning authority's area, and shows:

- Existing and revised designations of areas of land.
- Sites for particular future land uses or developments.
- Locations of proposed or actual area plans.
- The Policies Map must be revised as each new Development Plan Document is adopted.

Site Specific Allocations: Allocations of sites for specific or mixed-use developments that form part of a Local Plan. Ealing's current document is called Development Sites, 2013.

Statement of Community Involvement (SCI): This sets out the methods and standards which the planning authority intend to achieve in relation to involving the community in the preparation, alteration, and review of all Local Development Documents and in development management decisions.

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. It forms part of an Integrated Impact Assessment (IIA).

Supplementary Planning Document (SPD): A Local Development Document which provides supplementary information in respect of policies in Development Plan Documents. Supplementary Planning Documents do not form part of the Development Plan and are not subject to Examination.

Appendix 2: Map of the OPDC

Map of the Old Oak and Park Development Corporation. The image shows the three sub-areas within OPDC: Old Oak; Park Royal; and North Acton. Parts of all three of these sub-areas fall within the LBE boundary.

