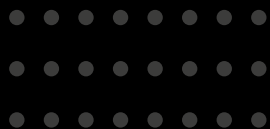




OUR SEVEN TOWNS

**Guidance on 20-minute neighbourhoods
in Ealing**



2025

Winter



Welcome

To our 20-minute neighbourhood guidance



Councillor Peter Mason

Leader of the Council

“Through 20-minute neighbourhoods, we want to create communities where your daily needs are all in a short walk or cycle from your home, whether that’s your local GP surgery, supermarkets and corner shops, or green and open space, we want our local neighbourhoods and communities to be truly accessible.

We want to continue fighting the climate crisis through promoting walking, cycling, and scooting, creating a greener and cleaner borough for our residents. This work is key to building strong communities, filled with identity, pride, and purpose, where residents can enjoy and experience their neighbourhoods together.”

Contents

FOREWORD	04	DATA INSIGHTS & ANALYSIS	13
INTRODUCTION	05	LOCAL ISSUES	14
POLICY CONTEXT	06	TOWN LEVEL PRIORITIES	15
A 20-MIN NEIGHBOURHOOD IN EALING	08	ENVISIONED JOURNEY	23
WHAT WE VALUE	09	WHAT WE EXPECT	24
WHY 20-MINUTE NEIGHBOURHOODS?	10	DELIVERY	26
OUR APPROACH	11	ANNEX	28

Foreword



Councillor Shital Manro
Cabinet Member for Good Growth and New Homes

“We are an ambitious borough focused on growth, but we’ve always been clear that it must be the right kind of growth - the type that delivers the social infrastructure and amenities that our communities need.”

In the Council Plan, we committed to enabling Ealing’s seven towns to have everything residents need within a 20-minute walk of their homes. Creating vibrant 20-minute neighbourhoods means delivering new local jobs, services and amenities, and the sustainable and active travel infrastructure required to access these. This means reinforcing and growing our existing network of local high streets, town centres and commercial areas. It is about making Ealing a more sustainable and polycentric borough, where investment and opportunity is fairly distributed across multiple centres, each promoting prosperity for the communities they serve.

Introduction

The 20-minute neighbourhood is principled around boosting the local economies of our seven towns, improving the health and wellbeing of our residents, increasing social connections in our communities and helping to tackle climate change.

As we grow Ealing’s economy, the increasing population and evolving needs of both Ealing and London show us that it is more important than ever to provide a clear document that outlines expectations for all - including private developers, housing associations, institutions, and for the council when commissioning new regeneration projects. This guidance will ensure we are equipped to accommodate future growth, while highlighting the critical role that local amenities play in creating vibrant, sustainable communities.

Ealing Council has been working closely with key stakeholders to embed the principles of the 20-minute neighbourhood in to its regeneration projects to ensure they benefit

Ealing’s communities. This guidance document has been created to make this approach more explicit, ensuring clarity and consistency for all future developments.

Town priorities identified in the guidance are a snapshot in time of local needs. They will require updating periodically to reflect the latest situation on the ground. However, the guidance and its consistent application on new developments is expected to build up a data depository, case studies and encourage knowledge sharing between developers and communities.

A set of tools and resources are provided in the annex of this document. These tools will also be published and kept up to date at www.goodforealing.com.



Policy context

The Council Plan – Thriving Communities

Ealing is made up of seven distinctive towns, each with their own character that makes Ealing what it is. People value their local areas more than ever and the Council wants to build prosperous, inclusive and sustainable neighbourhoods that each have the amenities needed for their community to thrive. The Council's Plan for Good Jobs sets out the goal to: “Radically reimagine and repurpose our town centres and commercial areas as part of vibrant 20-minute neighbourhoods”.

The Local Plan (Reg 19)

The Local Plan (Reg 19) 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 in accommodating growth, and as a result will benefit fairly from new investment.

The Local Plan (Reg 19) commits to the following with regards to 20-minute neighbourhoods:

- *SP3.3 Healthy lives*
 - (C.) Implementing 20-minute neighbourhood principles which encourage active travel, improve social mixing, and provide essential services such as access to healthy food.

Furthermore, some strategic place interventions include delivery of significant levels of development in Greenford and Northolt town centres:

- *3.65 Significant levels of development will be delivered within Greenford and Northolt that will support the delivery of new 20-minute neighbourhoods by unlocking a wider number of sites close to these existing and emerging town and neighbourhood centres (Greenford, Northolt, and White Hart Roundabout).*

Evidence base studies

Between 2022-24 the Council published a number of community-led 20-minute neighbourhood frameworks to reflect the Council ambitions to bring social and economic growth to each of Ealing’s seven towns. These are published as part of the Local Plan (Reg 19) evidence base and can be viewed on the [council website](#).



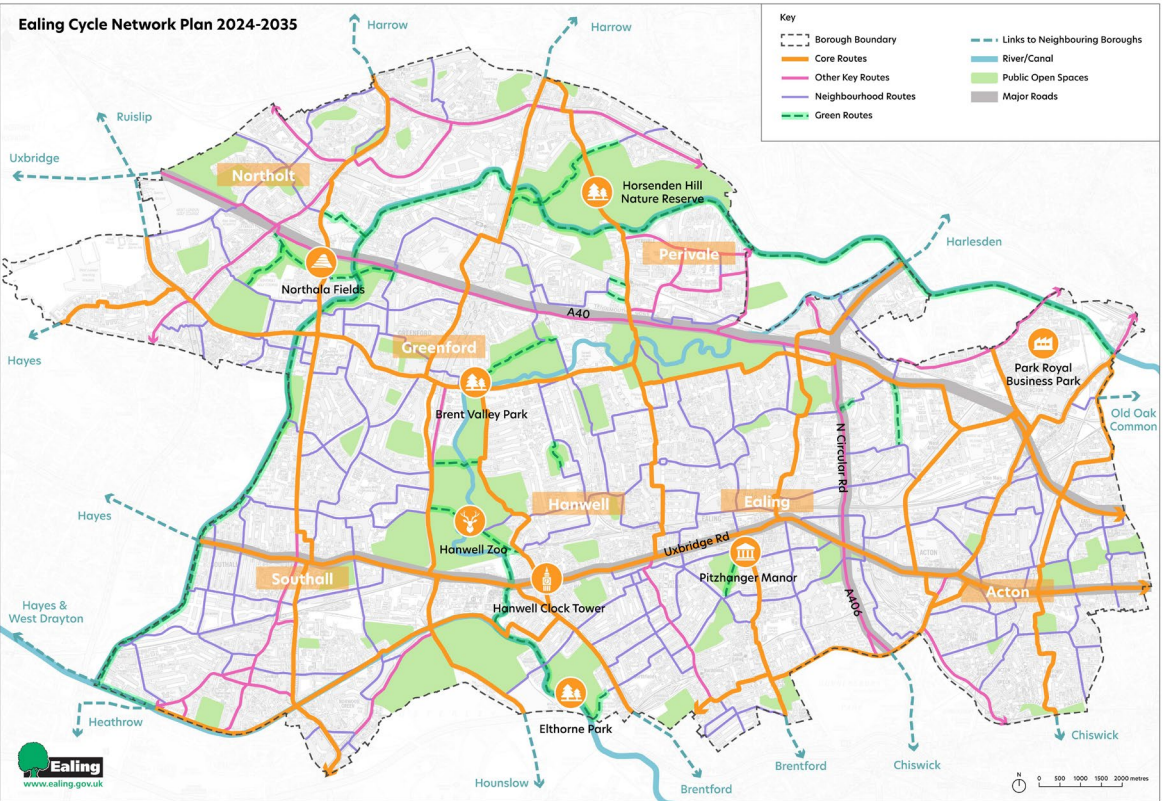
Well-connected neighbourhoods

The emphasis of the 20-minute neighbourhood approach is on creating high-quality walking and cycling infrastructure so that people in every neighbourhood can easily reach the services and amenities they need. Access to good quality footways and cycling routes is key, giving residents more choice in how they move around their local area. This helps to reduce car dependency, and promotes healthier, more sustainable living. Public transport is also key, with bus routes providing crucial access to hospitals and other services, especially for residents with limited mobility, and Underground and National Rail services linking the more suburban parts of the borough to the town centres.



To support this approach, we have developed a new [Cycle Network Plan](#), as part of the new Transport Strategy which demonstrates our commitment to a whole-borough approach. This plan outlines a clear ambition for delivering high-quality cycle routes over the next decade, ensuring that residents in every

neighbourhood can easily and safely access what they need. This will be a combination of core segregated routes, to connect the seven towns to each other; local neighbourhood routes for residents to access amenities and services nearby; and green links to support connectivity through parks and along waterways.



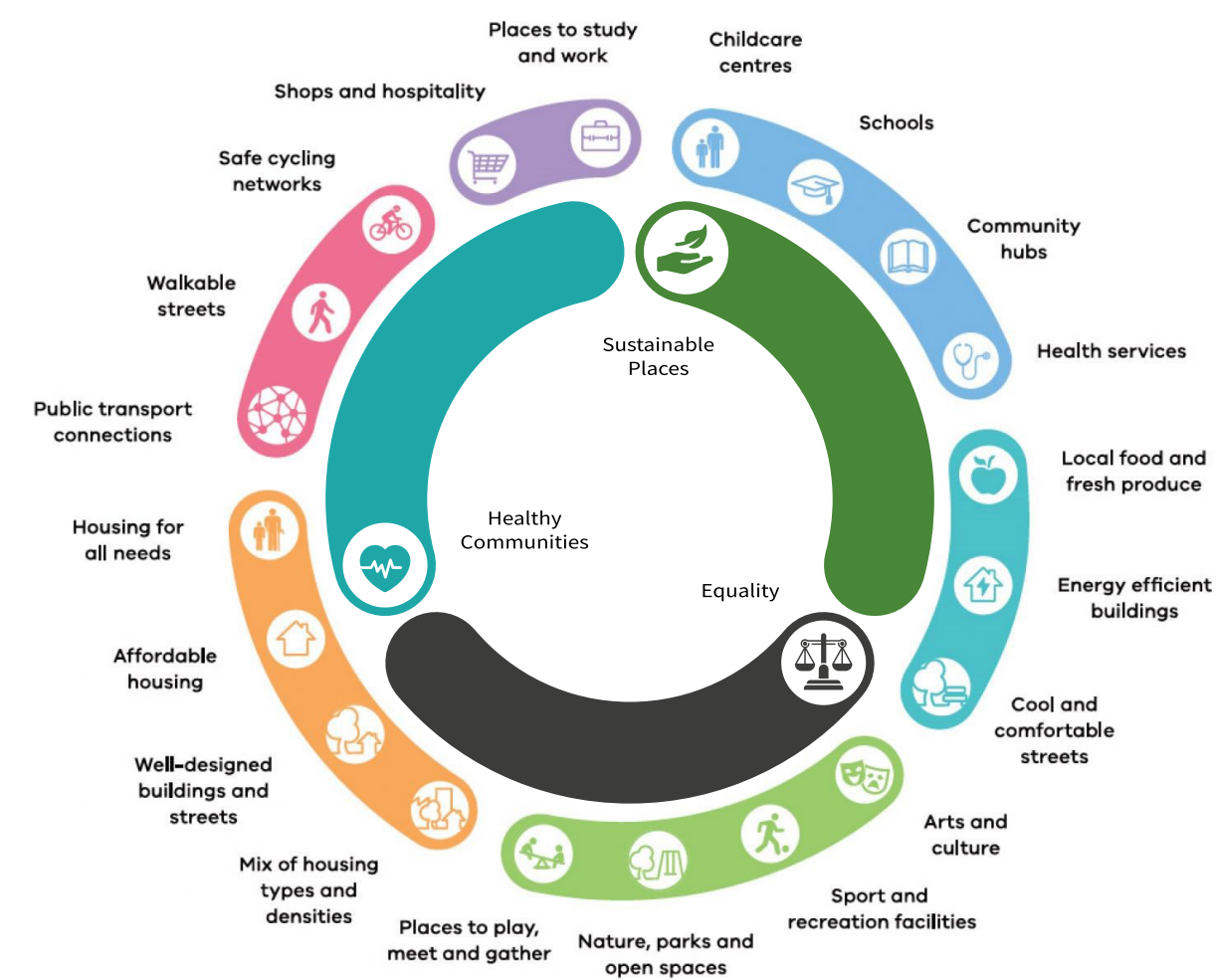
A 20-minute neighbourhood in Ealing

The 20-minute neighbourhood concept centres on ensuring essential facilities are reachable within a 20-minute round trip—10 minutes each way—via safe walking and cycling routes. Known by various names, such as the ‘15-minute city’ in Paris, this approach consistently prioritises accessibility and connectivity.

Ealing’s goal is to develop 20-minute neighbourhoods across the borough, ensuring every resident has convenient access to essential services through a well-connected network.

This interconnected network links our seven towns and forms part of the wider West London area.

A successful 20-minute neighbourhood also fosters a welcoming environment, where safe, accessible routes and local amenities facilitate spontaneous interactions and a strong sense of belonging. With diverse local businesses, community centres, and amenities celebrating local culture, these neighbourhoods contribute to resilient, connected communities.



What we value

At Ealing Council, we are committed to implementing 20-minute neighborhoods to foster vibrant, connected communities. Our key drivers include enhancing public health, promoting social equity, improving environmental sustainability, and increasing overall quality of life.

Healthy communities



Promoting health and well-being by fostering safety, social connections, and physical activity.

Equality



Ensuring everybody has equal opportunities and equitable access to amenities and facilities.

Sustainable places



Enhancing climate resilience by reducing carbon emissions through walkability and local access to amenities.

30% increase

Many people who walk and cycle spend more money on high streets than people who drive, which can increase high street spending by up to 30%.

60,000 years

Of perfect health could be gained each year across London’s population if people swapped motorised modes for short journeys that could be walked or cycled instead.

£2 billion

This can be monetised as over £2bn each year in health economic benefits.

Implementing 20-minute neighbourhoods not only improves health and wellbeing but also drives economic growth by increasing local spending and reducing healthcare costs.

Improving the health of Londoners. Transport for London 2014
Transport for London, Walking and Cycling: The Economic Benefits


Why 20-minute neighbourhoods?



Our approach


★ Ealing Council has been ranked within the top 12 planning authorities in the country and provides a 'platinum' decision-making service, according to a top industry publication.

Ealing Council is committed to making the 20-minute neighbourhood approach a success, with a focus on creating compact, walkable communities. This strategy aims to develop a sustainable, polycentric borough by distributing investment and opportunities across multiple centres. The approach will be embedded to ensure that new developments are designed as compact and walkable, while also delivering the necessary improvements to existing areas. This will enable as many residents as possible to walk or cycle to their local amenities, supporting a healthier, more sustainable lifestyle across the borough.




Community-centric planning

Engage local residents and businesses through consultations to understand each neighbourhood's needs. Empower communities to shape local spaces with practical, inclusive, and locally reflective solutions.




Public and private sector partnerships

Leverage private sector partnerships to bring expertise, funding, and innovation to regeneration projects, supporting economic growth balanced with social and environmental sustainability for community benefit.




Integrated infrastructure development

Prioritise investment in pedestrian-friendly streets, green spaces, and cycling infrastructure to encourage active transport and reduce dependency on cars.



Data-driven decisions

Use data on mobility, demographics, and environmental impact to inform planning and adapt over time. Monitor key indicators to refine strategies, ensuring they continue to meet community needs effectively.



Enhanced local services and amenities

Support small businesses and local retailers to boost economic activity and enhance the vibrancy of local high streets.

We are committed to delivering a thriving and connected borough centred around the 20-minute neighbourhood approach, focusing on:

	Key Outcome	Delivering against Council Priorities		
		Creating good jobs	Tackling the climate crisis	Fighting inequality
Health	Increase physical activity			
	Reduce air and noise pollution			
	Reduce the impacts of road traffic collisions			
	Reduce severance and social isolation			
	Improve access to healthcare			
	Improve local food environments			
Economic	Create new local jobs			
	Support local businesses			
	Improve access to training and education services			
	Improve access to start-up and shared workspace			
	Increase labour productivity			
Environmental	Reduce reliance on fossil fuels for transportation			
	Improve biodiversity			
Social	Increase sense of community and local pride			
	Increase social interaction			
	Increase perceptions of safety			

Delivering 20-minute neighbourhood principles against the Council Plan priorities

Data insights and analysis

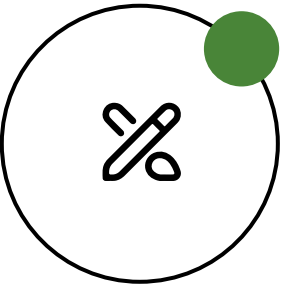
Empowered by rich data, we shape a stronger and more connected community



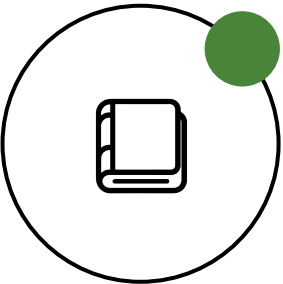
Ealing is committed to delivering 20-minute neighbourhoods within its seven towns. The Council have produced [frameworks](#) which identify focus areas for investment and include a delivery plan for possible projects.

How can you contribute to our data?

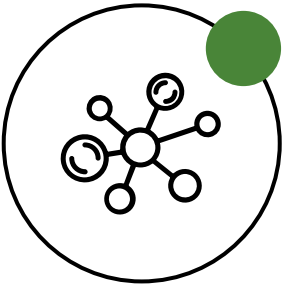
Undertaking your own research and establishing up-to-date baseline data would be the first step to understanding how a place functions. The initial data analysis can be a desktop exercise to understand local assets and facilities. The Council also encourages gathering qualitative data, to reflect the local community's experiences and needs.



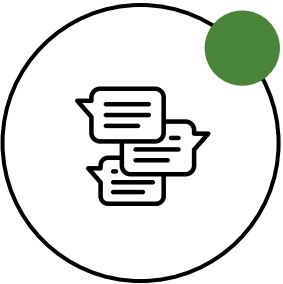
Shaping Ealing
10,661 respondents



Local Plan (Reg 19)
6,100 respondents



20-Minute Frameworks
2500 respondents



Your Voice Your Town
989 respondents
as of 2024

Local issues

Our 20-minute approach is dedicated to highlighting the real-life experiences of our residents.

Through their stories, we aim to shed light on the specific barriers they encounter and how the 20-minute approach looks to address these with practical solutions that make our community more inclusive and accessible for everyone. Here are some examples.



Hiroki

“If I want to go out somewhere at night with my friends, I go into Central London as there is nothing here in Ealing Broadway.”

We encourage early engagement with communities within 20-minute neighbourhood catchments to understand local issues and different user needs.



Melissa

“I have regular check-ups at my GP but sometimes I struggle to attend them on time because I don’t drive.”



Samira

“My daughter loves swimming and there isn’t anywhere for me to take her nearby.”

Town level priorities

Each town within Ealing has unique characteristics and needs, which have guided the establishment of specific priorities tailored to optimise local amenity provision.



This section outlines the town-level priorities for each area, providing developers with a clear framework to create vibrant, walkable communities.

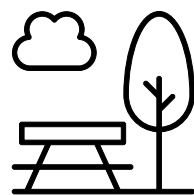
These priorities reflect our vision for a connected and resilient borough, where residents can easily access schools, healthcare, shops, parks, and other essential services. By aligning development with these priorities, we aim to empower our towns to thrive as inclusive and sustainable neighbourhoods, fostering a sense of belonging and community identity.

It is essential to recognise that all towns require the full range of features associated with a 20-minute neighbourhood. However, the emphasis here is on those features that are most deficient and, as such, have been prioritised for implementation under the 20-minute neighbourhood approach.

To ensure that these town-level priorities remain relevant and effective, they are designed to be live and adaptable. The Council, in partnership with the community, will regularly update and refine these priorities based on evolving needs and feedback from the ‘Your Voice, Your Town’ platform.



Creatives and **ACTON** New Industry



Nature, parks and open spaces

- Maximise greening and access to open spaces across the town to address severe greenspace deficiency.
- Create walkable streets and improve routes to parks, ensuring they are accessible, safe, inviting, and well-signposted.
- Address neighbourhood severance to improve residents' access to parks. Incorporate grey-to-green street planting, trees, and rain gardens in the public realm.
- Ensure natural interventions for greening and biodiversity are impactful.
- Target enhancements in existing parks like Woodlands Park, Springfield Gardens, Wesley Playing Fields, and Trinity Way Open Space.
- Focus on improving safety, inclusivity, and encouraging greater recreational use in existing parks.



Mix of housing types and densities

- Ensure new housing developments in Acton complement existing stock and provide a suitable mix to meet the needs of all residents across various demographics.
- Integrate new and existing estates to address inequality and promote community cohesion.
- Create a connected network of residents by incorporating local services, activities, and businesses into regeneration areas.
- Strengthen town centres and attract inward investment through regeneration efforts.
- Deliver sufficient local services to meet neighbourhood demand.
- Enhance the inclusivity and appeal of town centres to better support Acton's residents.



Places to study and work

- Support a thriving local economy in Acton's town centres and industrial areas by fostering its independent, entrepreneurial spirit.
- Expand affordable workspace and business units for start-ups and SMEs.
- Focus on job growth in high-potential sectors like Life Sciences and the Creative Industry.
- Collaborate with these sectors and education providers to build career pathways from school age through training, leading to local employment.
- Protect and provide accessible, practical workspaces to support a diverse range of businesses, from industrial operations to flexible desk-based workspaces.
- Ensure workspaces meet Acton's evolving business needs.

Metropolitan Centre **EALING** with Film and Learning



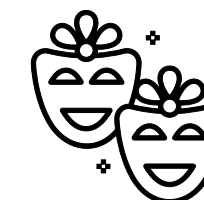
Shops and hospitality

- Elevate Ealing's culinary and retail scene with a focus on establishing West Ealing as a hub for high-quality dining experiences.
- Attract higher-end retail shops to enhance the shopping experience with a touch of luxury.
- Encourage the growth of independent shops offering a diverse range of specialist products.
- Cater to the distinct tastes and needs of the local community through a varied retail offering.



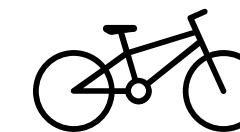
Places to study and work

- Nurture a dynamic business environment by creating affordable workspaces.
- Support start-up businesses with dedicated spaces in the Metropolitan Centre and surrounding town centres.
- Ensure ample grow-on space to retain employers and support business growth.
- Address and prevent economic stagnation in the Metropolitan Centre through strategic workspace initiatives.



Arts and culture

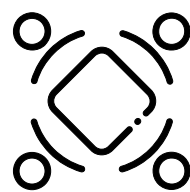
- Collaborate with key institutions and landowners to revitalise Ealing's cultural offer, and economy after 6pm.
- Utilise vacant units for cultural activities, including establishing a live music venue on the Broadway.
- Boost the local filming industry to enhance cultural offerings.
- Transform Ealing into a cultural destination appealing to both visitors and residents.



Safe cycling networks

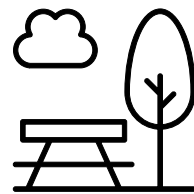
- Emphasise the development of safe cycling networks, focusing on primary and secondary active travel routes.
- Create safer routes that avoid busy roads like Uxbridge Road, utilising quieter streets such as Mattock Lane and Gordon Road.
- Improve active travel connections between town centres by leveraging local low-traffic routes.
- Enhance the pedestrian and cycling experience along Uxbridge Road to promote more sustainable modes of travel.

Hub of Productivity **GREENFORD** and Innovation



Community hubs

- Greenford Broadway is becoming a vibrant community hub for cultural, civic, and social infrastructure.
- Planned improvements to shopfronts, public spaces, and amenities such as play areas on the Broadway and Greenford War Memorial Green.
- Enhancements will foster stronger community connections and support social engagement.
- Aim to make Greenford Broadway a thriving centre for local residents.



Nature, parks and open spaces

- Improving access to green spaces is a top priority.
- Enhanced connections to Ravenor Park, Greenford War Memorial Green, and Horsenden Hill.
- Upgrades to play areas and the surrounding public realm.
- The canal frontage at Greenford Quays has already seen investment, with further development to prioritise green spaces.
- Open spaces will be made more accessible, safe, and welcoming, promoting outdoor activities.



Places to work

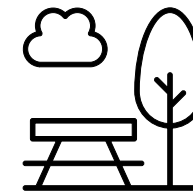
- Significant development north of Greenford Station, including new homes and employment opportunities at Greenford Quays.
- A potential innovation zone to support green businesses and drive sustainable economic growth.
- Future development phases will include workspaces, shops, and social infrastructure.
- Focus on enhancing employment opportunities and positioning Greenford Quays as a local economic hub.



Safe cycling networks

- Greenford aims to improve cycling and walking routes to promote active travel.
- Safe and efficient connections will be created between Greenford Station, industrial estates, green spaces (e.g. Horsenden Hill), and retail centres (e.g. Westway Cross).
- Public realm improvements planned around Greenford Station, including upgrades to the station forecourt and underpass.
- Initiatives will make cycling and walking more attractive and accessible for residents.

Independent Town **HANWELL** with Music and Art



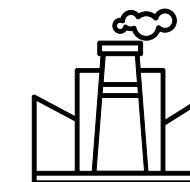
Parks and facilities

- Plan to establish a regional park along Hanwell's western edge to elevate the town's leisure and cultural status.
- Improve walking and cycling paths to enhance access to green spaces.
- Promote healthier lifestyles for residents through increased access to parks.
- The regional park will provide leisure, cultural activities, greenspace programming, and public amenities.
- Benefits will extend to both Hanwell residents and visitors.



Cultural activation

- Hanwell has a distinct cultural identity, with opportunities to enhance its cultural offerings.
- Utilise community spaces to foster local identity, heritage, and cultural activities.
- Transform vacant high street retail spaces into creative hubs to encourage leisure and cultural tourism.
- Increase high street engagement by promoting cultural activities.
- Repurpose underused venues with a sustainable activation plan.



Industrial land

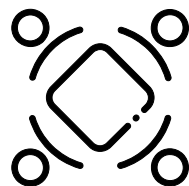
- The industrial area in Hanwell's south (Trumpers Way LSIS) provides essential local employment.
- Increase industrial activities to boost local job opportunities.
- Develop mixed-use spaces along Uxbridge Road, combining residential, commercial, and recreational facilities.
- Strengthen the town's economic resilience and create a more vibrant community.

Open Spaces and **NORTHOLT** a Growing Economy



Walkable streets and better connectivity

- Investment in local programmes and equipment to support transport and active travel across key roads in Northolt.
- Focus efforts on areas like Ealing Road, Kensington Road, Mandeville/Church Road, and White Hart Roundabout where UK Government-funded active travel works are being completed.
- Potential interventions could include a rolling programme of local bike rides, as well as outdoor and indoor activities.



Places to meet, play and gather

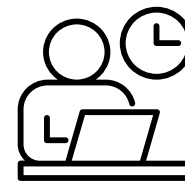
- Investment in existing community assets like Northolt Village Community Centre, Viking Community Centre, and Rectory Park Community Centre.
- Activate strategic locations like Northolt Station and local schools to enhance community and cultural offers.
- Investment in youth services and activities, as well as enterprise opportunities to address local unemployment and low-paid jobs, and promoting training and upskilling of local people.
- Shopping parades to be assessed for suitability for “meanwhile” use or additional amenities.
- Northolt Library to continue as a cultural and enterprise hub, with major renovations funded by UKSPF, to be completed by Spring 2025.



Places to study and work

- Support for industry and local businesses on high streets and within Northolt Industrial Estate.
- Vacant units to be repurposed for enterprise uses, such as skills centres, affordable workspaces, and start-up hubs.
- The UKSPF Community Hub at Northolt Library to attract investment and broaden upskilling opportunities.
- Training programmes to address high unemployment and low qualifications, promoting local jobs.
- Key enterprise provisions near schools, libraries, or community assets to bring education and job opportunities closer to home.

Sustainable and **PERIVALE** Eco-friendly Businesses



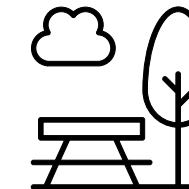
Places to work

- Perivale Industrial Estate is a key local employment hub with diverse businesses.
- Focus on building a new centre with retail, community facilities, and local amenities for workers and residents.
- Develop a strategic masterplan to intensify green industrial employment spaces.
- Support businesses to adopt green and circular economy practices for sustainable job growth.



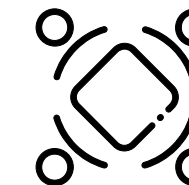
Shops and hospitality

- Improve and diversify the retail offering on Bilton Road and Medway Parade to meet daily needs.
- Enhance the public realm with well-designed shop frontages to improve visitor experience.
- Increase local spending and footfall by creating a more vibrant and attractive town centre.



Nature, parks and open spaces

- Create a new accessible north-south trail linking green spaces through Ealing Regional Park and Horsenden Hill.
- Extend the open spaces network with the newly opened Pear Tree Park.
- Support community activities like food growing, environmental education, and traditional crafts at Horsenden Farm.
- Expand volunteering opportunities to strengthen local engagement and maintain green spaces.



Places to meet, play and gather

- Horsenden Farm will serve as a key community hub, offering environmental education, food growing, and craft workshops.
- Promote traditional practices and host community events to build a strong sense of belonging.
- Ensure the farm remains a valued gathering space for residents while preserving its ecological and cultural significance.

International Culture SOUTHALL and Manufacturing



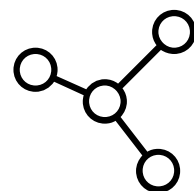
Community and health facilities

- Fund and support underutilised Council assets (e.g. Dominion Centre, Dormers Wells Leisure Centre, Southall Town Hall).
- Activate Southall Manor House and Open Havelock.
- Secure new facilities in developments for future needs (e.g. healthcare premises in Park Avenue and The Green Quarter).
- Address education, enterprise, and cultural needs through active ground-floor usage (e.g. Gurdwara and King's Hall Methodist Church)



Parks and open spaces

- Collaborate with Parks, Safer Communities, and local stakeholders to make Southall Park safer and more inclusive, especially in the evenings.
- Integrate Ealing Regional Park with Southall's public realm.
- Address the lack of local parks and doorstep play areas despite large parks like Glade Lane and Warren Farm.
- Activate spaces like Southall Square with greening and street-market agreements.
- Explore opportunities for activation at Emerald Square, Golf Links Estate, and Havelock Estate.



Walkable streets and bus connections

- Progress the active travel project "Get Southall Moving," focusing initially on Merrick Road public realm improvements.
- Collaborate with TfL and Network Rail to improve the frequency of train and bus services, ensuring adequate links with new development sites for the projected arrival of new residents.
- Continue supporting Let's Go Southall in promoting sustainable travel through engagement and providing free bicycles to local residents.

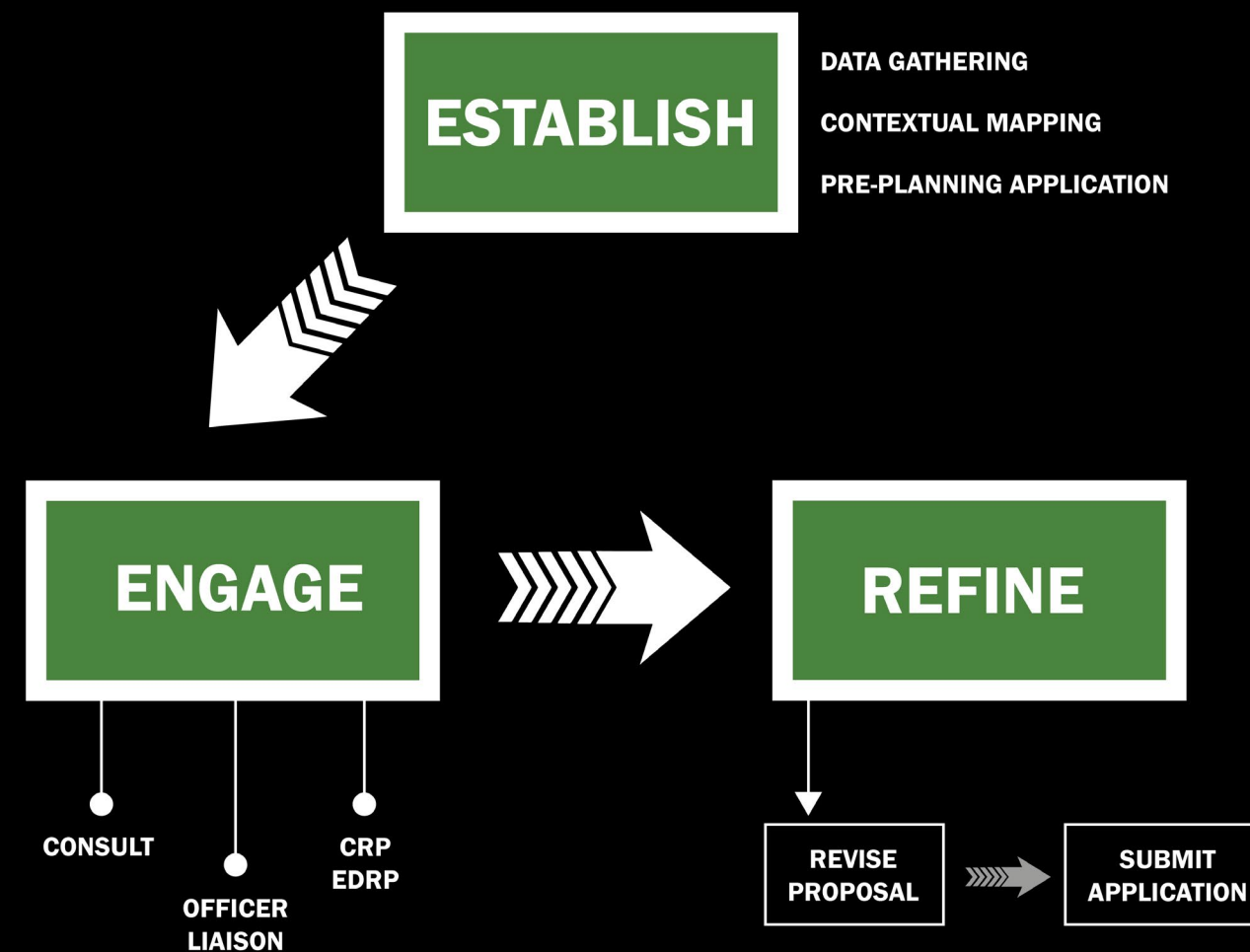


Places to work

- Ensure sufficient affordable commercial floorspace in key development sites, including The Green Quarter, to support SMEs, start-ups, and charitable organisations.
- Celebrate and diversify Southall's unique South Asian high street offer to strengthen it against competitors.
- Prioritise employment space provision and intensify LSIS areas to attract new businesses and inward investment to Southall, supporting local jobs.

Envisioned journey

To successfully implement the vision of 20-minute neighbourhoods in Ealing, all new major developments in Ealing must follow a structured process that ensures alignment with the borough's priorities and community needs.



What we expect

A. Establish baseline

Establishing a baseline means to gather initial data on the current state of the neighbourhood. This includes assessing local amenities, infrastructure, transportation options, green spaces, and overall accessibility.



Contextual amenity maps help to visualise the location of key services and facilities, making it easier to understand how accessible and well-connected a neighbourhood is.

Setting a baseline helps to identify areas where improvements are needed to ensure that essential services, like shops, healthcare, schools, and recreational spaces, are within a 20-minute round trip.

Initiate planning pre-application process

Developers should engage in a formal pre-application process with Planning officers and relevant department leads to align on 20-minute neighbourhood priorities for the area. Early engagement with the community is encouraged to understand local challenges and needs, providing context for proposals that can be refined during the application process.

Produce contextual amenity map

Develop a detailed contextual amenity map that identifies existing services and facilities within the proposed development area. This initial mapping is crucial for understanding the existing amenity context and identifying any gaps that need addressing. In addition, health and socio-economic data for the local area, spatial analysis, 'before and after' mapping capturing the planned facilities within the neighbourhood, would be required.

B. Engagement

Throughout all stages of the development process, from planning to delivery, the team must continuously re-assess the amenity context to ensure that the evolving needs of the community are met and reflect on the engagement carried out. These could include a range of tools including:



Consultation on amenities

Engage with the community by working with the Council's engagement teams to gather input and feedback on the amenities needed and desired by residents.

Meet with area officers

Engage with area and key service officers, for example, Regeneration, Urban Design, Community Engagement, Culture and Parks to discuss the area's ambitions and priorities, gaining a clear understanding of local objectives.

Community Review Panel (CRP)

Present the initial proposals to the Council's [Community Review Panel](#) for an expert assessment, ensuring that the design meets high standards and community expectations.

C. Refine the proposal

Be prepared to refine proposals based on feedback from the pre-application consultation (including community stakeholders, the Council's community and design review panels) to align proposals with the community's needs.

Importantly, allow for adaptable designs to reflect on changing community needs and market conditions in the future. Good practice suggests that successful places have mechanisms in place to review and

monitor community requirements and usage periodically. Therefore, we encourage regular community engagement and discussion with the Council's Regeneration Team.

Delivery

Collaborative partnerships for 20-minute neighbourhoods in Ealing

Collaboration between scheme promoters and the Council is essential for delivering vibrant, accessible, and sustainable 20-minute neighbourhoods in Ealing. This partnership ensures the correct provision of services and amenities, aligning new developments with the community's needs.

Maximising social value for community wellbeing

Beyond physical infrastructure, delivery mechanisms must include provisions for social value, enhancing the social and economic wellbeing of the community. The Council encourages early engagement with local delivery partners or community organisations to secure their involvement in the process. This collaboration builds trust and ensures that local partners have a stake in the project's success.

Developing a comprehensive delivery plan

A well-structured delivery plan is crucial for implementing the key elements of 20-minute neighbourhoods. The Council has prepared an [Infrastructure Delivery Plan](#) (IDP) that outlines area-specific projects, which should be integrated with new developments.

S106 contributions and CIL

Funding for additional projects will draw on a combination of resources, including S106 developer contributions and the [Community Infrastructure Levy \(CIL\)](#). Neighbourhood CIL will focus on delivering local projects that address community priorities, with input from local community groups and the 'Your Voice, Your Town' platform to ensure funds are allocated in ways that directly benefit residents. This approach ensures a collaborative process where identified needs are met through targeted investments.

Long-term projects: Phased implementation and evaluation

For long-term, phased projects, a monitoring and evaluation framework is essential. This framework allows developers and the Council to regularly review and address the community's evolving needs, ensuring the projects remain relevant and beneficial over time.

Commitment to the 20-minute neighbourhood approach

The Council is dedicated to embedding the 20-minute neighbourhood approach in all new developments. Commissioned housing, regeneration partnerships, and major projects are designed with accessibility and sustainability at their core, as exemplified in the [Social Sustainability Assessment for Acton Gardens](#).

Fostering community integration through thoughtful development

By following this guidebook, developers can create projects that integrate seamlessly into the community, providing accessible amenities and fostering vibrant, sustainable neighbourhoods. This collaborative approach not only streamlines the approval process but also contributes significantly to the quality and success of the development.

Supporting local needs and enhancing quality of life

By collaborating with partners who share these values, the Council aims to deliver projects that support residents with local daily needs and improve the quality of life in Ealing's neighbourhoods. This commitment ensures that Ealing's growth benefits the entire community and contributes to sustainable development.

Annex

[Ealing Data](#)

[Spatial Options and Regeneration Frameworks](#)

[Community Review Panel](#)

[Ealing Design Review Panel](#)

[Local Plan Evidence Base](#)

[Town and Country Planning Association guidance](#)

[Your Voice, Your Town](#)

[Good for Ealing - Ealing council's new inward investment programme](#)

[Health and Wellbeing Strategy](#)

[Climate and Ecological Strategy](#)

[Race Equality Commission](#)



Thanks for your committed support.

If you have any queries related to this document or the 20-minute neighbourhood approach in Ealing, please contact invest@ealing.gov.uk